RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo ART DISTRICT (RAD)

HELD:

Tuesday, October 19, 2021, at 9:00 am via zoom

ATTENDANCE:

The meeting of the Board of Directors of the RiNo Art District was called and held as shown above with the following directors present and acting:

Anne Hayes
Sonia Danielsen
Diana Merkel
Gerald Horner
Jonathan Power
Bernard Hurley
Anthony Aragon
Andrew Feinstein
Jonathan Kaplan

Also, in attendance: Tracy Weil, Adrienne Villa, Molly Pailet, Marian Pulford, John Deffenbaugh, Dori Suess of the RiNo Art District

CALL TO ORDER:

Director Danielsen called the meeting to order.

CONSENT AGENDA:

Minutes & Financials
The consent agenda, including minutes, were reviewed prior to the meeting, and approved unanimously by the board. Financials for September are not ready and will be emailed out once completed.

ARTPARK GRAND OPENING WRAP-UP & FUNDRAISING UPDATE:

Ms. Pulford gave a brief wrap up of the ArtPark Grand Opening and the weekend earnings. We doubled our sponsorship goal, but the auction failed to bring in the dollars that we thought it would bring in.

Ms. Pulford announced that we received a $1.25M grant from CCI. We received a letter from Candi Cdebaca's office in support of this effort.

Ms. Pailet gave a brief update on the programming at the ArtPark Grand Opening. It was a successful weekend with cooking demos, slam poetry, dancing, music, coffee ceremony, river performance, etc. It was a good and weird time had by all and also nice to see families enjoying the area.

Mr. Deffenbaugh shared that Redline already has artists moving into the building however DPL & Cocua has no timeline at this time.

Mr. Weil gave a quick update on the building naming by the District 9 office. He listed naming considerations that are currently being suggested – Kitsicua, Ironton, Bob Raglan, etc.

Director Danielsen gave kudos to the whole team for the weekend.

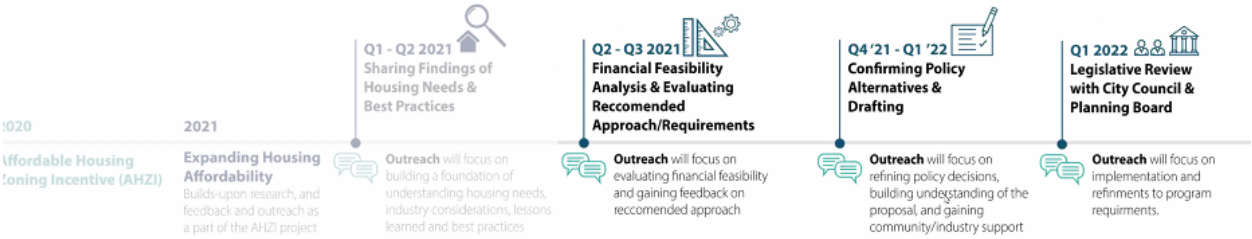
Director Feinstein announced that Governor Polis is aware of the ArtPark and would like to schedule a visit at some point. He also shared that Governor Polis is aware of the CCI grant that we recently were awarded. Director Feinstein suggested that we reach out to the Governor and invite him to the kickoff of the next building.

RiNo and Tres Birds are attending an ArtPark Denver Design Week talk/tour — here's the link!
https://www.denverdesignweek.com/session/play-for-allrino-artpark-and-creative-placemaking-for-healthy-communities-presented-by-rino-art-district/

PRESENTATION: EXPANDING HOUSING AFFORDABILITY UPDATE:

Ms. Analiese Hock, City of Denver, Principal City Planner and Kristofer Johnson, City of Denver, City Planner, presented to the board the Expanding Housing Affordability incentive and design overly. The city is exploring linkage fee updates, inclusionary housing, and incentive zoning expansion which important as RiNo is home to the pilot project for zoning. Mr. Deffenbaugh reminded the board that this presentation was to discuss the overlays only. Ms. Hock will share the slide deck with the board following the meeting. Here are some screenshots of said slide deck:

Project Timeline



Proposal Overview

What: Creating new and predictable requirements for affordable housing contributions as part of new development.

- **Mandatory (Inclusionary) Housing**: Requires a portion of new housing units to be affordable and provides incentives.
- **Linkage Fee**: Ties the impacts of new development to the need for affordable housing. These fees play a critical role in funding new affordable housing throughout the city. Under this proposal, residential projects that build affordable units as part of the development would not pay linkage fees.

Mandatory Housing: Build On-Site Summary

RiNo Area

		High-Cost Markets	Typical Markets
Build Onsite Option #1	On-Site **Rental**	**10%** of total units at **60% AMI**	**8%** of total units at **60% AMI**
	On-Site **Ownership**	**12%** of total units at **80% AMI**	**10%** of total units at **80% AMI**
Build Onsite Option #2	On-Site **Rental**	**8%** of total units at **60%** AMI and **7%** of total units at **80%** AMI (**15% total**)	**6%** of total units at **60% AMI** and **6%** of total units at **80% AMI** (**12% total**)
	On-Site **Ownership**	**9%** of total units at **80%** AMI **9%** of total units at **100%** AMI (**18% total**)	**8%** of total units at **80% AMI** **7%** of total units at **100% AMI** (**15% total**)

Mandatory Housing: Incentives

	Baseline Incentives – in exchange for building required affordable units on-site		Enhanced Incentives – in exchange for 2-3% more affordable units		
	Fee Reduction $6.5 – 7.5K per affordable unit at 60% AMI	**Parking Reduction** minimum of 0.5 spaces per unit	**Incentive Height** Increased height ~25 – 50% increase	**Parking Exemption**	**Affordable Housing Review Team**
Applicability	Citywide	Citywide	Specific Zone Districts	Transit-rich areas	Citywide
Build On-Site	✓	✓	✓	✓	✓
Fee In Lieu	✗	✗	✗	✗	✗
Affordable Projects (e.g., LIHTC)	✓	✓	✓	✓	✓

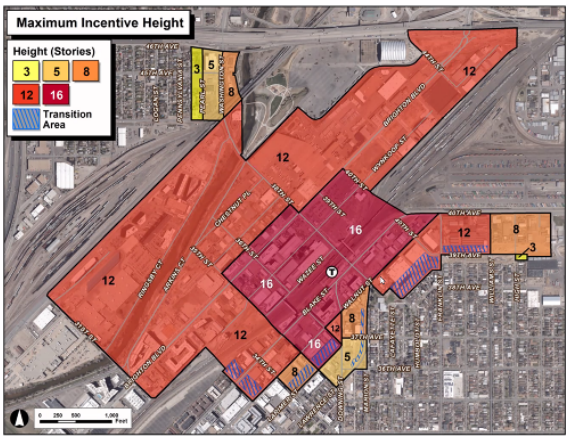
✓ - Incentive avaliable; ✗ - Incentive not avaliable ✓ - incentive avaliable based on capacity

DENVER THE MILE HIGH CITY

EXPANDING HOUSING AFFORDABILITY
Through Market-Based Tools

38th & Blake Incentive Overlay (IO-1)

- Tool to encourage additional affordable housing by allowing greater height/density
- Residential projects must provide units, commercial projects have option to pay fees
- Height bonus ranges from 2 to 11 stories depending on location
- More than half of projects are utilizing the incentive height



Goals of Citywide Applicability to 38th Station Area

- Maintain development momentum and capacity in important TOD area
- Create consistency across all areas of the city and minimize one-off solutions
- Generate more affordable housing opportunities close to transit, jobs, amenities, services, etc. than is current produced through Incentive Overlay

https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/text-amendments/housing-affordability/expanding_housing_affordability_background_report.pdf

STRATEGIC PLANNING:

Mr. Weil gave an update on the Strategic Planning that we are working with Kerri Drumm on. The board focus group is completed, as well as the staff focus group. We are planning to hold a small business focus group as well as an artist focus group in the next week. We will also schedule an upcoming work board review in January, followed by a board retreat in February and should be completed with the Strategic Planning in March 2022.

BUDGET NEXT STEPS, BID & GID BUDGET UPDATES:

Mr. Weil stated that the BID & GID finished their budget requirements to the City and that the budgets increased almost $1M for 2022. The BID completed the first part of their budgeting process, and all documentation was turned in September 30th.

EVENT PRESENTATION:

This has been postponed for the RAD board meeting. Director Merkel gave a brief teaser about an event proposed by IRL and a former Meow Wolf artist that will have some type of river fest light art event, workshops, teaching, mini fest if you will. She said they need one more month to get their proposal together to present to the boards.

OTHER BUSINESS:

Director Feinstein announced that he would leaving for a 6-month sabbatical in January 2022. He and his family are moving to Rwanda. He will still be a board member and will try to attend meetings, however it depends on the time zone that he will be in. He will work with Mr. Weil to have another co-chair that could help during this time.

Director Power shared that he got married last week! Congratulations Jonathan!

Another ArtPark Opening Weekend plug was shared by Ms. Pailet: check out this great video/article Rocky Mountain PBS made from being onsite during programs - https://www.rmpbs.org/blogs/rocky-mountain-pbs/artpark-rino-five-points-opens/

Director Horner will work with Director Danielsen and Mr. Weil to strategize on finding new board members who will bring specific skill sets (artists, business owners, etc.) to this board. This board could go up to eleven members.

Mr. Weil announced that we have three new board members for the BID board – Obadiah Ariss (The Preservary), Levi Johnson (EXDO Group), Adam Larkey (Zeppelin Development)

ADJOURNMENT:

There being no further business to come before the Board and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-reference meeting and was approved by the Board of Directors of the RiNo Art District.

_____

Secretary to the Board