

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE ADVISORY BOARD OF THE RiNo DENVER GENERAL IMPROVEMENT DISTRICT

HELD:

Wednesday, November 16, 2022, at 10:30 a.m., via Zoom

ATTENDANCE:

The meeting of the Advisory Board of the RiNo Denver General Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Kirsty Greer, Chair
Teresa Ortiz
Andrew Katz
Liam Girard, Treasurer

Edee Anesi and Jamie Roupp was absent. All absences were excused.

Also, in attendance were Charity Von Guinness, John Deffenbaugh, Dori Suess and Molly Paillet with RiNo Art District, and Dave Jula, Kelly Crum, Mickey Zeppelin, and Slavica Park.

CALL TO ORDER:

Director Greer noted for the record that a quorum was present and called the meeting to order.

ICEBREAKER:

Director Greer asked an icebreaker question to the board.

CONSENT AGENDA – MINUTES AND FINANCIALS:

The minutes from the September 28th meeting were reviewed by the Board prior to the meeting and approved unanimously by vote.

Ms. Suess says net income is \$479,000, there is a negative net total equity because of the GID loan. Suess says 90% of revenue budgeted has been received. Expenses are being underspent– Brighton Blvd Utilities, Brighton Blvd general maintenance, Brighton Blvd lighting. Ms. Suess says financials look “really good.”

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Director Greer asks if we are underspending on general business expenses. Ms. Suess says that since the financials are from September it is not fully representative.

Director Gerard to check in with Troy on the ArtPark loan (RAD loan—funding through BID and GID).

Director Katz motions to approve financials, Director Gerard seconds.

RIVER LEVEE PROJECT UPDATE:

Mr. Dave Jula and Ms. Kelly Crum with the City and County of Denver, as well as Mr. Mickey Zeppelin joined presented an update.

Project background: Studies (Storm Water System Study) to prevent river flooding and figuring out plans for levees in Globeville. Priority to prevent Globeville residents from having to pay flood insurance.

Goals:

1. Alleviate Local Stormwater Flooding
2. Reduce the Risk of River Flooding
3. Improve Water Quality
4. Coordinate with and leverage concurrent projects
5. Strengthen partnerships
6. Create innovative solutions that create community benefit
7. “Re-green” the community and restore natural resources
8. Provide individual support against flooding; communicate flood risk and improve safety during rain events

Phase one complete, phase two to begin 2024.

[Presentation here.](#)

Discussion about the idea of a 100-year flood. Mr. Jula explains that it is not every 100 years, but that the phrase is for an event of a grand scale.

Ms. Slavica Parks said that plans for Ringsby Court have been submitted, waiting for responses from DOTI. If Ringsby is moved this affects the development of river levee projects.

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There's been a feasibility study (MATRIX and Martin and Martin—paid by Zeppelin) undertaken, the project has been deemed physically feasible. Waiting for the City of Denver to go ahead with the project.

Mr. Zeppelin brings up concerns around landscaping with the river if a wall goes up and holistic concerns around building around the river/unconnected studies. Mr. Zeppelin asks if flooding can be prevented without the construction of levee walls around the ArtPark/Promenade.

Director Greer asks for continued River Levee Project Updates.

Before she leaves, Ms. Park mentions that she will come to another future meeting to get more into the politics of what's happening with this project.

BRIGHTON BOULEVARD MAINTENANCE CONTRACTS:

Mr. Deffenbaugh explains that rates have gone down as the provider now knows there isn't a working risk with RiNo and is more familiar with needs.

Director Gerard asks about past electricity issues, Mr. Deffenbaugh says this issue is taken care of with quarterly maintenance.

Mr. Deffenbaugh discusses moving away from using Bayaud and doing a bid process for enhanced trash collection/public realm clean up. Contract to be renewed rolling monthly.

Director Gerard motions to approve, Director Katz seconds, motion approved.

ARTPARK – INTERSTATE BUILDING UPDATE:

Director Gerard asks if the building is funded and how costly the "nice to have" items for the building are. Mr. Deffenbaugh says \$200,000-\$300,000.

Director Greer asks about draws on the grant. Ms. Suess says RiNo has received one draw and draw two and three are in process.

Ms. Von Guinness clarifies RAD and KRW funding for RiNo ArtPark.

Director Greer asks for notes on the agenda for what does and does not require a vote.

OTHER BUSINESS:

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Director Greer asks about reassessment and a missing tax representative at a past meeting. She says that increasing funds are top of mind and that we should be cognizant that that number is not shrinking.

Mr. Deffenbaugh talks about the past \$100,000 that was budgeted for the river project and when that process fell apart.

Director Katz asks about federal money that was allocated to the river. FEMA money.

Mr. Deffenbaugh talks about Zeppelin politics.

Mr. Deffenbaugh says that it sounds like there is not an option not to do wall, but that we should strive to work with this system and push more things forward like a bridge, etc.

Director Katz asks about security issues around Globeville parking lot, Delgany, etc. Director Ortiz says one thing was vandalized but other that no issues.

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-referenced meeting and was approved by the Advisory Board of the RiNo General Improvement District Improvement District.

Secretary to the Board