

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

HELD:

Tuesday, December 6, 2022, 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
Jonathan Power
Tracy Weil
Jonathan Kaplan
Gerald Horner
Bernard Hurley

Also, in attendance: Charity Von Guinness, Adrienne Villa, Alye Sharpe, John Deffenbaugh, Marian Pulford, and Dori Suess of the RiNo Art District

CALL TO ORDER:

Director Danielsen called the meeting to order.

CONSENT AGENDA – MINUTES AND FINANCIALS:

The consent agenda, including minutes and financials, were reviewed prior to the meeting, and approved unanimously by the board.

Ms. Suess presented the financial report for the RAD bank account and the budget for RAD 2023. Noted that we do not have an amortization schedule for the park building loans, so accurate projections are difficult to make. KRW will hold a larger portion of the salaries in 2023 for grants. We are still under 30% standard for overhead in KRW. For the most part the budget is similar to 2022. The board did not have questions about the budget. Director Danielsen asks if there was a difference between money received by the BID and GID in 2022 and 2021, there was not a significant difference.

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OFFICE TERMS:

RiNo Staff will be moving into a new office space above Denver Central Market in February, a term sheet will be signed soon once the lawyer has reviewed. Staff is very excited about the space and to be back in person part time.

Director Danielsen worked very hard to get the terms of the lease to be beneficial to RiNo, 3 months of free rent, price per square foot came down \$4.50, now a 5-year lease rather than a 3-year lease with an option to renew. All in rent will be \$4,600 a month, Director Danielsen has saved us approximately \$15,000 a year with her negotiations.

OTHER BUSINESS:

The January board meeting will be in person at the offices of Westfield Company and the February meeting will be in person in the new RiNo offices.

Mr. Deffenbaugh gave a brief overview of progress on construction on the Interstate Building. Completion is scheduled for April 28th, 2023. Director Hayes asked if we have received Denver Water approval yet, we have not.

Ms. Paillet has wonderful programming planned leading up to the opening in April.

COMBINE MEETING WITH KEEP RINO WILD BOARD:

KRW Director Fedrizzi joined the call.

STAFFING UPDATE:

Ms. Hasti Soltani has joined RiNo as the new Artists and Program Manager from the Colorado Office of Film and Television.

SOMEBODY'S FRIEND DANCE FESTIVAL:

Ms. Sharpe has shared a one-page update on the festival since our last meeting, which demonstrates more engagement with neighborhood partners and the surrounding community. Ms. Kimberly Chmielewski and Ms. Cecelia Jones briefly reviewed the one pager and opened the floor for questions.

Director Horner asked where access points are on the street, Ms. Jones explained that there will be no closed streets, space will be fenced within DCM and ReelWorks parking lots. Director Horner asked if parking in Coors Field lots would be possible, but Somebody's Friend has not explored this option to date.

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Director Weil said he appreciates that the festival wants to ensure that the district is left clean and that they will give back to the community. Expect 15,000 attendees.

A funding support request is proposed from the BID for \$20,000. Director Danielsen asked if we could request that our funds go directly to the artists rather than to operating costs. Ms. Sharp and Ms. Von Guinness voiced their opinions that unrestricted money would be the most beneficial and the festival will bring a great benefit to the district. Director Horner suggested that we emphasize the importance of paying artists fairly when supporting them. Ms. Von Guinness and Ms. Villa are getting RiNo Wage Certified, which means we will always pay artists at a fair rate. Director Weil motioned to approve \$20,000 funding, Director Kaplan seconded the motion, unanimously approved by RiNo Art District Board.

NUMBER 38:

Mr. Spencer Fronk from Number 38 attended to request support for issues surrounding noise complaints by two neighbors. Mr. Deffenbaugh will attend a city hearing in January to speak in support of Number 38.

Mr. Fronk gave a brief background on Number 38 and the noise complaints that have been happening since they opened in 2020. Number 38 hired a third-party mediator and implemented significant improvements to mitigate noise issues. They have never received a ticket for a noise offense from the city. Their cabaret license was renewed after a review with poorly defined terms. The complaints from one neighbor continued, which Mr. Fronk categorized as harassment. Number 38 has requested a revision to their cabaret license to allow them to continue to operate. Number 38 believes they have operated within the noise ordinance and are requesting support from RiNo Art District at their hearing in January for revision to their license. Director Hurley voiced his support for Mr. Fronk and stated that all neighbors are in agreement. Director Weil agreed and said that as someone who lived next to Number 38, he always felt respected by Mr. Fronk and his business.

Number 38 would like to enter into a good neighbor agreement with RiNo, Mr. Fronk will make a first draft and share with the board. Director Weil believes that RiNo has done a good neighbor agreement with Ratio in the past to help with issues they had. Director Danielsen believes that the board should support Number 38, other directors agreed. Mr. Deffenbaugh will speak in support of Number 38 and will share a letter and good neighbor agreement with the board.

ADJOURNMENT:

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

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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