

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

HELD:

Tuesday, December 14, 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
Bernard Hurley
Andrew Feinstein

Also, in attendance: Tracy Weil, Adrienne Villa, Molly Paillet, Marian Pulford, John Deffenbaugh, and 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 and financials, were reviewed prior to the meeting, and approved unanimously by the board.

BUDGET OVERVIEW:

Mr. Weil shared the 2022 draft budget and explained the changes that were made. Here are the key items:

- Staff expenses were moved to Keep RiNo Wild
- Local grant category includes the contributions to ArtPark, support fund and website. Ms. Pulford reminded the board that most grants go through Keep RiNo Wild, in case any members were wondering why the numbers looked low.

RECORD OF PROCEEDINGS

December 14, 2021

Page 2

- There will be no RiNo Guide this year due to Covid
- Interest expense is for the ArtPark buildings and infrastructure
- General Business expense was increased. This includes items such as office rent, attorney fee, office cleaning, insurance, training, and education.
- Advocacy expense includes BIPOC grants, annual report, and social impact grants
- We will continue to have artist stipends throughout the year as well as costs for social media, SideCar PR
- We are not using Shopify this year
- Mr. Weil note that we may hire another position due to two employees will be on parental leave in April 2022.

After a brief discussion, the board unanimously approved the 2022 budget.

ODDKNOCK PRESENTATION:

Ms. Sharpe introduced Brendan Duggan, Parker Murphy, and Zach Martens from OddKnock Productions to discuss their proposal for residency within RiNo. Mr. Duggan shared that No Vacancy in summer 2021 was a chance to try a new innovative structure and they were blown away by the support of the community and sold out all five shows.

Mr. Duggan announced that they would like to propose a 4–5-month immersive office experience. The story would be about “a company with 1980’s flair office space meets Brazil meets American Psycho”. He explained that the audience would be included in the performance as the OddKnock performers would interact with them as “coworkers.” Mr. Duggan then shared a highlight video from No Vacancy.

There would be five performances a week to open on May 20, 2022. They would like to start fundraising immediately as well as get at least 2 months ahead for installation & rehearsal. The OddKnock team is really excited to propose this to the board and would like to invest in the RiNo district.

Mr. Murphy shared that he has been working with Ms. Sharp and Mr. Weil on finding a space suitable for this venture, and that would need at least 5,000 sq. feet of space. Ms. Sharp stated that this will be presented to the BID board at the end of January as the BID will be the fiscal sponsor. They are looking to raise \$110,000-\$115,000 for capitalization of this.

Director Danielsen asked if the board would need to vote to send to the BID. Mr. Weil stated yes, and the board unanimously approved to recommend to BID.

Once the vote was made, Director Hayes had a prior commitment and left the zoom meeting.

RECORD OF PROCEEDINGS

December 14, 2021

Page 3

RINO ART STUDIOS DISCUSSION:

Director Danielsen and Mr. Weil are working on a formal proposal to share with the board for discussion and a vote at the next board meeting. Director Danielsen has been managing the studios and shared that she spends about 30 minutes a month managing the studios. She may spend up to two hours during a busy month. Current tenants (14 artists) are on a month-to-month rental agreement with a 30-day move out notice. Mr. Weil stated that the lease is up at the end of May 2022 and suggested that RiNo Art District take over the lease. The details of the lease will be shared once the formal proposal is completed, but he did note that RiNo Art District would have to sign the lease and Keep RiNo Wild would operate the program

SHOWERS FOR ALL UPDATE:

Mr. Deffenbaugh shared an update on the Shower for All project. He will share the slide deck with the board via email. After a brief discussion, the RAD board highly recommends without a quorum vote, to the BID board.

EVENT COMMITTEE REPORT:

Mr. Weil shared that the committee has been meeting regularly to discuss Art RiNo, a week-long event partnering with the Westword Music Showcase. Further details will be shared at the next board meeting.

STRATEGIC PLANNING UPDATE:

Mr. Weil gave a brief update on the Strategic Planning work we have been doing with Kerri Drumm. The staff will review the implementation in January, followed by a group discussion in February and the All-Board Retreat in mid-February.

NEW BOARD MEMBER UPDATE:

Mr. Weil announced that we will wait until early next year to add new board members. He stated that he met with Christa from Patagonia who initially applied to the BID board but may be better suited for the RAD board. We will start discussions in 2022.

OTHER BUSINESS:

Mr. Deffenbaugh stated that a letter would be sent to the City of Denver regarding affordable housing. The draft letter will be completed by the end of this week.

Director Danielsen thanked Director Feinstein for being a co-chair on this board as he will be leaving for Africa next week with his family. He will be spending 5-8 months there and with that said, will be stepping down as co-chair.

RECORD OF PROCEEDINGS

December 14, 2021

Page 4

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