

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, January 14, 2020, at 3:00 p.m. at RiNo Offices, 3525 Walnut Street, Suite 40, Denver, Colorado

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Justin Croft  
Rachel Rabun  
Diana Merkel  
Bryan Slekes  
Andrew Feinstein  
Kendra Anderson  
Sonia Danielsen

Also in attendance were: Tracy Weil, John Deffenbaugh, and Alye Sharp, RiNo Art District staff; Molly Veldkamp, City of Denver.

Director Ari Stutz was absent, absence excused.

**CALL TO ORDER:**

Director Croft noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the December board meeting were reviewed by the RiNo BID Board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

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### **FINANCIALS:**

The Board reviewed the financials, with Mr. Weil noting that there wasn't much out of the ordinary this past month. He added that some of this year's tax revenue has already come in, with more to come in February and beyond.

Mr. Weil noted that he, Mr. Deffenbaugh, and accounting are working on a massive spreadsheet that will be easy to read to go over what's been spent, allocated, etc.

Mr. Weil informed the Board that there will be interviews for the Finance Director position in the next couple of weeks. The Finance Director will be sharing these financials going forward.

Director Croft asked if there should be a year-to-date rather than monthly financials presented, to which Mr. Deffenbaugh said that's part of what they're working on. Mr. Deffenbaugh said there will also be a narrative of text that accompanies it.

### **2020 BUDGET FINALIZED:**

Mr. Deffenbaugh said that going forward, they'll have the spreadsheet he mentioned to more easily be able to track expenditures. He said this will include the RAD organization. Mr. Weil said that this spreadsheet would be available in addition to the financial documents they already receive.

Mr. Deffenbaugh said that there are some items in the budget that haven't been discussed in detail yet, and may be spent in future years rather than 2020. He noted that if everything that's budgeted is spent, there will be about \$11,500 left over in reserves.

Mr. Deffenbaugh went through the infrastructure items line by line, including possibly electric shuttles, park buildings, signage and wayfinding, 35<sup>th</sup> Street, trash can servicing, and Boxyard Park design, among other smaller allocations.

Mr. Deffenbaugh noted that the trash/recycling bins have been getting tagged pretty continuously, to which the Board agreed that it's fine to leave them and let them get tagged.

Director Croft reviewed the Walnut two-way situation for new board member Ms. Anderson, noting that they've been pushing for this for a while, as Walnut Street is the last one-way street in RiNo. He said that it should turn to two-way with painting by the fall of this year, adding that addition of sidewalks, etc. is a larger project.

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### **NEW MEETING SCHEDULE:**

Mr. Weil noted that board meetings are moving to every other month, but will meet every month around budgeting time. He said they'll try it out first to see if that's enough time to get everything done.

Mr. Weil also noted that all the boards will have Equity, Diversity, and Inclusion training from the Equity Project in February. Ms. Sharp talked about what this will entail and hoped for outcomes.

Mr. Weil said they'll also switch to more of a consent agenda, which means the board will get everything more in advance – Director Croft clarified that the packet will be more robust and then they'll decide if there's anything they want to call out for discussion, or if they want to focus more on visionary, high-level stuff.

Director Croft asked if they can do an email vote on the bylaws, to which Tracy said yes they'll be emailed out for a vote as soon as they're ready and incorporate additions from board members.

Director Croft said he thought that since the RAD will have more committees and will be meeting more, does anyone think there should be BID committees? Mr. Weil reviewed the committees and he said he thought that all board members from all boards should and could be on all the committees.

Mr. Weil said committees should be ready for signup next month.

### **BOARD OFFICERS DISCUSSION & VOTE:**

Mr. Weil noted that three board members will fall off this year, including the current President and Secretary and that we'll need to bring on four new members before then. Director Croft, as current President, will mentor the President Elect until he falls off on June 1.

Mr. Weil reviewed generally the officer positions.

There was a motion to keep Justin Croft as President and Bryan Slekes as Secretary through June when their board terms expire, and Sonia Danielsen as treasurer through January 2021. The motion was approved unanimously by the Board.

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Director Croft suggested a colleague of his who has interest in joining the board; Mr. Weil will schedule a meeting with he, Justin, and Diana to meet her and give her more information about joining the BID board.

### **CRUSH 2020 FUNDING REQUEST:**

Mr. Weil handed out a capital approval request as well as data from last year's CRUSH event. Mr. Weil noted that the BID has funded CRUSH at \$250K for the past couple of years with the idea that they might become more self-sufficient down the road. He then reviewed the capital improvement paper line items, and discussed changes coming for this year.

Director Croft said everything looks great except for money from City of Denver or Visit Denver, to which Mr. Weil said these would be under sponsorship, noting that the City gave about \$25K last year, as well as \$5,000 from Visit Denver. He said that the CRUSH committee is asking for the same \$250K as last year, and Director Danielsen, who sits on the CRUSH committee, noted that CRUSH is in a much better place this year than last year.

Director Feinstein asked about the Development Director timing, to which Mr. Weil said ideally they'll be onboard by March 1.

Director Croft asked if they could set a goal to cut the BID's contribution by \$50K next year, adding that he thought the city should give more money every year and that Two Parts should approach Visit Denver for more money as well.

Director Anderson suggested that this year, it would be great to do some sort of business map or passport for CRUSH attendees to stop around the district.

There was a motion for the BID to contribute \$250,000 for this year's CRUSH, which was approved unanimously by the Board.

### **PROJECTS UPDATE – RINO ARTPARK COMMUNITY HUB FUNDING:**

Mr. Deffenbaugh said that the park buildings will now be known as the RiNo ArtPark Community Hub. He noted that he's met twice with the city since then re: the loan and talked through the route to get to the current structure they're considering for approval, clarifying that this would be a loan taken out by the RAD, with backing/guarantee by the GID. He noted that they're finalizing this soon and this was mostly an update to BID.

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Mr. Deffenbaugh said that hopefully they'll be onsite mid-summer. Ms. Veldkamp added that the City is motivated to get this done because the park will be open in July and they don't want vacant buildings in there.

Ms. Veldkamp also said that the North Denver Cornerstone Collaborative, the agency where she currently works, is being dissolved and being incorporated into DEDO and DOTI (formerly Public Works). Ms. Veldkamp said that she's working to transition over the next couple of months so that the relationships she's built will continue.

**BOARD MEMBER VOTE:**

After the meeting, the Board voted unanimously, minus one absent vote, via email to approve Carla Mestas as a new BID board member. She will join the board at the next regularly-scheduled meeting.

**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 Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board