

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

HELD:

Tuesday, May 12, 2020, at 3:00 p.m. at RiNo Offices, 3525 Walnut Street, Suite 40, Denver, Colorado and via Zoom

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
Carla Mestas
Sonia Danielsen
Rachel Rabun
Diana Merkel
Bryan Slekes
Ari Stutz
Andrew Feinstein
Kendra Anderson

Also in attendance were: Tracy Weil, John Deffenbaugh, Marian Pulford, Dori Suess, and Alye Sharp, RiNo Art District staff; and Scott Burton, City and County of Denver.

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 March 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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RiNo SUPPORT FUND UPDATE:

Mr. Weil noted that 183 artists and small businesses are getting grants ranging from \$500-\$2500 and that so far have received great feedback from the community.

Director Stutz asked about list of who actually got the funds and Director Croft asked about press, to which Ms. Sharp said to which Ms. Sharp said they're working on pulling together some more significant data and getting permission to share stories now.

NEW BOARD MEMBERS:

Mr. Weil noted that they generally have a committee review incoming board members, which consists of Mr. Weil, Director Merkel, and Director Croft. Mr. Weil noted that they've previously told Tom Kiler that he would be added at a later date and wanted to add him this summer. Mr. Weil reminded that Board that there was a Call for Board Members open for a couple of months, and few seats to fill as Directors Croft, Stutz, and Slekes roll off on June 1. He noted that Director Croft is the current Board chair and that there's been discussion to adding Justin Anthony from the RAD Board to the BID Board to fill the Chair seat. Mr. Weil said the committee will interview the others.

Director Croft noted that Justin Anthony has been an Art District board member for several years and a lot of the things he's been interested in are really BID things. Director Croft has had many conversations with him about this, and Director Croft added that jhe will stick around ex-officio to help with the transition.

Director Croft said that Tom Kiler is the owner of EDENS, a company that owns retail and think that he shares a lot of the same goals as the BID. Directors Feinstein and Danielsen seconded their support for Justin Anthony and Tom Kiler.

Director Croft added that he wants to set the Board up with institutional knowledge as well as policies and guidelines that he thinks will help move RiNo ahead and that he'll probably be chairing a committee for RiNo as well.

Director Croft moved to bring Justin Anthony and Tom Kiler on as BID board members starting June 1, with Justin Anthony taking over as Board Chair. The Board voted unanimously to approve the two new board members.

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POLICIES:

Ms. Sharp reviewed the policies included in the board packet and said these are pretty generic to special districts, written by Spencer Fane. The four policies were adopted unanimously as written. She noted the bylaws and mission statement will go out by email for feedback and vote.

WEBSITE AND SOCIAL MEDIA:

Mr. Weil reviewed the included capital approval paper for website and social media funding. He said he'll need a vote for Eva Zimmerman's portion and a funding request for Doghead Creative for projects for social media work. Mr. Weil clarified that it will be split up \$5000 for Doghead Creative and the rest for Ms. Zimmerman's salary. Director Danielsen clarified that this is the BID half of the ask. Director Mestas asked if this for the remainder of 2020? Director Stutz said these funds were already allocated, this is just the first ask out of that bucket. Approval of these funds was passed unanimously by the Board.

PARK BUILDINGS:

Mr. Deffenbaugh said that they're getting close to the exciting part of reality and shared a timeline of where they've been to get there.

Mr. Deffenbaugh said they talked about the Police Building Co-op Agreement back in March that formalizes that the BID and GID will contribute to RAD to pay for the parks. He then reminded the Board that RAD will be the one taking out the loan, and contributions will be \$110K from the BID in 2020, and in 2021 and 2022, the BID will contribute \$200K each year, matched by the GID. Mr. Deffenbaugh walked through the rest of the document.

Mr. Deffenbaugh asked for a motion to approve this. Director Croft noted that he, Director Feinstein, and Director Danielsen have already vetted this. Director Croft clarified that this is in 'good faith' but that the BID actually can't commit for future years. Mr. Deffenbaugh noted this had been reviewed. Director Croft said he thinks this makes sense, as there are a lot of great social goals with the ArtPark and it will create places for everybody and support organizations that do a lot for the RiNo community, as well as significantly improving what a park could be. Director Mestas said she appreciates those elements that they're conscious and aware of the impact on community and surrounding areas. Director Croft moved to approve and sign the co-op agreement, which was then approved unanimously by the Board.

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FINANCIALS:

Ms. Suess reviewed the April financials, noting that the BID received some tax assessments on Friday. She said the balance sheet now compares what the BID is doing this year in 2020 compared to 2019 in April to see if it's up or down. She noted there's almost \$130K more in the bank this year than last year; property tax receivable is \$1.7M, and have received a little over \$1M as of April 30.

She noted that she's switched over some financial statements to govt. style; she's also created a budget tool that's been really helpful – will go through next. Director Croft said the new format is very helpful and noted that he thought the BID should bump its reserves up, as outlined in the document written by PUMA and distributed to the Board at the last meeting.

Mr. Weil pulled the budget up on the screen, noting that this is part of the budget tool Ms. Suess put together so they can track timing on everything. Mr. Weil noted what he, Mr. Deffenbaugh, and Ms. Suess went through about where there are funds that could be reallocated in response to the COVID-19 crisis.

Director Croft said he just found out the City is doing a circulator study, so the BID could reallocate the funds for its own circulator study and instead advocate for the circulator to start here. Mr. Deffenbaugh said the Denver Moves study is 10-15 years and said that they are advocating, but would be a very long-term proposal; however, the one that Mr. Deffenbaugh had been pushing for is more of a 2-5 year plan.

Mr. Weil said they should also consider ramping up the reserves, noting that that they can update these buckets and submit a budget amendment to the City. Director Croft said he thought the chief financial tool on the table right now after the Support Fund is working on supporting initiatives to open more ROW seating for restaurants. Director Croft said they should figure out the split between future reserves and supporting initiatives that would support small business and ongoing "policing" of those measures. Director Feinstein said Cherry Creek North is doing PPE kits, do we want to do that here? Mr. Weil noted that they're going to do a survey to businesses to see what they need. Director Anderson said she's been discussing with other small business owners on how to create forums on which they can gather and talk about ideas instead of just straight up financial support. RiNo BID could work with the community to create forums and salons and facilitate them to invite various types of businesses to participate.

SCOTT BURTON, CCD – CURB MGMT. and AREA PLAN:

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Mr. Burton said the City is doing a 'strike force' which is addressing ROW closures for businesses to operate in streets and that more information will be released publicly.

Mr. Burton said they're in the initial stages of implementing a curbside access plan (used to be called area mgmt. plan) and gave an overview . He said the program is meant to create a strategy to address curbside and parking concerns and that the outcomes would be paid parking, parking that corresponds to level of activity (time limits), and exploration of kiosks and app paid parking in RiNo. Director Feinstein asked about 'pickup' parking for food, etc. Mr. Burton said they're exploring reutilizing valet spaces for new uses given current situation. Mr. Burton said the timeline from the first committee meeting until implementation would be about nine months to a year, but RiNo might take longer since they're interested in creative stuff and bike parking, etc. He's currently trying to get a committee of 8-12 people together and then can move forward with this. Mr. Burton said the first committee meeting will probably start in June, with implementation starting in the early part of the following year. Mr. Burton said that he would continue to be the BID's contact on this going forward.

BACK TO SMALL BUSINESS SUPPORT/BUDGET REALLOCATION SHEET:

Director Croft asked if there's some kind of study where we go through scenarios of what would happen if we only receive 50% and 75% of remaining tax dollars that are outstanding. Ms. Suess will work on this and send out.

Director Merkel asked about CRUSH updates, to which Mr. Weil said they've canceled large in-person events and revised the scope of Two Parts to be smaller. Director Danielsen said they're also working on a plan to live stream the art being created, with a focus on more local artists. She also noted they received 722 applications this year.

Director Anderson continued from earlier saying that she thought she could take the lead on setting up something separately like ten Zoom meetings by industry (10-20 people per call), then staff is on there taking notes. Mr. Weil will work with Director Anderson offline.

FUNDRAISING STRATEGY:

Ms. Pulford said that since she can't meet with people in person, the main focus has been writing grants over the past couple of months and have over \$400K worth of asks out there now. She said about \$300K of this is for the park, and the rest are for CRUSH. Ms. Pulford said they've made a really good connection to a branch of the Walton Family Foundation and asked about any connections to the Reiman Foundation. Ms. Pulford said they'll keep feeling it out about approaching developers around the park to make some significant asks.

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FURTHER PARK BUILDINGS UPDATES:

Mr. Deffenbaugh showed the Board the presentation given to the City yesterday, noting that the RFP for construction should hopefully be issued by the end of this month. He went through current photos and renderings. He said there would be a bout an 8-month construction timeline, so end of 2021 Q1 completion, 2021 Q2 opening. Director Anderson asked if there’s been any discussion about updated floor plans etc. because of updated social distancing stuff, etc. to which Mr. Deffenbaugh said for now, they’re just proceeding with design as though things will be back to ‘normal’ by this time next year; those conversations may happen when we know a bit more.

MISSION STATEMENT:

Director Croft brought up the draft mission statement he crafted for discussion. He said they’ll also email it out and give time for feedback, but just wanted any initial reactions. Director Mestas said how do we look at the language in terms of inclusivity, but thought it was important that ‘equitable’ is already included. Director Croft said add ‘inclusivity’ and use ‘partnerships’ instead of ‘serving’. Director Mestas said it will be so important for board members to be able to relay this back to people when they ask what the BID does.

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.

Secretary to the Board