

RECORD OF PROCEEDINGS

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

HELD:

Tuesday, June 24, 2020 at 10:30 a.m. via Zoom and RiNo Art District offices, 3525 Walnut Street #40, Denver, CO, 80205.

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:

Anne Hayes
Chris Woldum
Liam Girard
Bernard Hurley
Dan Flaherty
Jamie Roupp
Karen Good

Also in attendance were: Tracy Weil, John Deffenbaugh, Marian Pulford, Dori Suess, and Alye Sharp, RiNo Art District staff; Kirsty Greer, McWhinney.

Directors Larry Burgess and Candi CdeBaca were absent, absences excused.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The board unanimously approved minutes from th May 2020 meeting.

REVIEW OF FINANCIALS:

Ms. Suess reviewed the May financials with the Board, noting that at the end of May, there was over \$1M in the bank.

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Ms. Suess noted that 60% of total property tax had been received by the end of May, and that this was currently 24% under budget for the year. Mr. Weil noted that this should be taken care of after late payments come in, but that they'll keep an eye to make sure they're not overspending. He also noted that there's leeway on some of the projects they went through at the last meeting.

Director Flaherty asked about when the GID would be making the first payment on the park building construction, to which Mr. Deffenbaugh said in September or possibly mid- to late-August.

RiNo ArtPark UPDATE:

Mr. Deffenbaugh presented some videos of the park and noted that it's almost completed. He then added that they're hoping for the end of September for final city approval on the ArtPark buildings project and then they'll jump straight into construction. He said the leases are ALMOST done once final verbiage from the city is incorporated.

Ms. Pulford said she wanted to talk to everyone about getting out to the park buildings for a tour in the next few weeks and more info would be coming soon.

BRIGHTON BLVD:

Mr. Deffenbaugh informed the Board that the landscaping maintenance on Brighton Blvd. was handed over to the GID last week. He and Director Hayes walked 10 blocks and noted that the plants are doing well, and plants that 'passed away' during the winter have been replaced by Western States. Mr. Deffenbaugh added that Western States has been taking care of them since the beginning so this was really a 'light handover'. Mr. Deffenbaugh said that they will also be talking to the landscape lighting company to maintain and manage those for up to a year.

Director Hayes noted that this is Phase 1, and that Phase 2 will be handed over in either July or August.

FLOOD MITIGATION PLAN:

Mr. Deffenbaugh reminded the Board that there is both a technical functional solution or a public space amenity solution to the flood mitigation plan along the S. Platte River. Mr. Deffenbaugh also reminded the Board that at the last meeting, they discussed contributing GID dollars to the study, noting that there are no more details yet from the City, but will

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hopefully have something to email to the Boards for an email vote soon. He said he also has a slide deck that talks about all five phases that he'll email to the Board when the timing is right.

Director Woldum said that Mickey Zeppelin was on the steering committee and there have been a lot of side conversations outside of the public meeting with individual stakeholders along the river. Director Flaherty said it looks like both solutions create a path up to 38th Street and thought this was a good opportunity to connect Globeville better. Director Woldum agreed and noted that he's very interested in equitable access to the riverfront. Mr. Deffenbaugh said the RiNo team had a great call with GES Coalition and Globeville First to start building better relationships with those communities.

Mr. Deffenbaugh also reminded the Board that the GID had approved dollars to put toward Sasaki creating a visual map of all the developments coming along the river to identify gaps and opportunities.

INTERVIEW WITH KIRSTY GREER:

Ms. Greer introduced herself to the Board, noting that she works at McWhinney, who owns land at 38th and Blake and 34th and Brighton.

After the interview and Board discussion, the Board voted unanimously to add her to the Board, effective immediately.

The Board then reviewed other applicants and Mr. Weil said they'll resend out the list and everyone will pick their the top two for an interview at the next GID meeting.

BUDGET DISCUSSION:

Mr. Weil noted that the GID had a \$50K line item in this year's budget for CRUSH and reviewed what he intended to use the budget for this year. He said artists will paint the underpass along Brighton Blvd. again like last year, as that has been a great activation in the past. He said last year, they chipped in for the Globeville Landing Park mural and it was recently severely vandalized. He's also asked Parks and Rec to help with this mural, as most of the GID dollars will go to the underpass painting.

Director Woldum said he'd like to talk about what other things they could be doing to help artists and small businesses.

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Mr. Weil noted that RiNo is doing some interesting activations with the BID and could discuss doing something like this with the staff. The board then voted and approved the \$50K for CRUSH projects outlined by Mr. Weil unanimously.

Director Woldum said he thought the BID's microgrant was a huge success and asked if the GID could do something like that. Director Flaherty said he really likes the idea of having the fund be something people could apply to and come to the GID with their ideas to be approved.

Director Hayes asked Ms. Sharp if she said GIDs could fund something like this and she said they'd consult with Spencer Fane to see how they'd have to word it to make it work, as GIDs typically can only fund things that are considered 'public improvements'. Staff will come up with something and report back to the GID Board.

FUNDRAISING UPDATE:

Ms. Pulford gave a quick update on the fundraising she's been doing to date for the park buildings. She said they're starting to think about getting in front of people now that things are calming down a bit with COVID-19. She said part of the reason they'll be asking folks on tours in the park is to start making asks and having people make pledges. Director Hurley asked about recent contributions, to which Ms. Pulford said she's also working on a presentation with hard numbers about ROI and investment based on proximity to the park. Mr. Weil said there's also been a lot of grantwriting during this period. Ms. Pulford added that she feels really good about the amount of money that RiNo has to raise.

Director Flaherty asked about language she could share with the Board about how to donate; Ms. Pulford said she'll send some materials.

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