

RECORD OF PROCEEDINGS

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

HELD:

Tuesday, May 22, 2019, at 10:30 a.m. at RiNo Offices, 3501 Blake St. Suite 109, Denver, Colorado

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
Bernard Hurley
Chris Woldum
Jamie Roupp
Larry Burgess
Liam Girard

Also in attendance were: Tracy Weil, Radhika Mahanty, John Deffenbaugh, and Alye Sharp, RiNo Art District staff; Mary Jane Burgess; representatives from ClayDean Electric; and Molly Veldkamp, NDCC.

Directors Roberto Eaton, Jason Winkler, Jonathan Kaplan, Karen Good, and Chy Montoya 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 the April 24, 2019 meeting after a small typo fix.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

May 22, 2019

Page 2

OVERVIEW OF FINANCIALS:

Director Woldum noted that there's been a change in how they're coding things on the balance sheet; for instance, looking at current assets - 1152 – obligations to date are projects they've committed funding to. Director Woldum noted that the GID currently has about \$800,000 to work with when making decisions going forward.

Director Woldum noted that there was not a lot of P+L activity to note in April.

He also noted that item# 1145 is property tax receipts – yet to be collected; the amount that has already been collected is under year-to-date income.

Director Hurley asked where rent is on the statements, to which Mr. Weil said under Management Agreement – lumped in with staffing and some office stuff. Director Weil noted that RiNo is using a time-tracking system internally to see how much time is spent on BID vs. GID, etc.

Mr. Weil and Director Woldum reviewed the current lease agreement with the Zeppelins, noting that they've abated rent for the next six months for the store space, but that the office is still paying rent at \$6000 per month.

Director Woldum asked if Brian McLaren will be coming to a future meeting, to which Director Hayes said they tested the irrigation last week and had some preliminary conversations about the planters; they're having a walk-through with Brian McLaren on Friday. Director Woldum suggested he come to the June meeting, if possible.

PROJECTS UPDATE: (Read John's slides)

John reviewed the BID and GID budget reconciliations, noting the unallocated monies left at around \$86,000.

35th Street:

Mr. Deffenbaugh reminded that Board that that he's been discussing Walnut and 35th Streets with the city and that the goal is to finalize 100% design for 35th Street by the end of next year (2020).

He noted that \$450K will be requested from City CIP to finalize design for 35th Street, with \$400K requested to two-way Walnut. NDCC said that if the BID and GID were to contribute, it would help the request by saying there is hyperlocal funding going into

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

May 22, 2019

Page 3

these projects as well. Mr. Deffenbaugh noted that the BID has already approved \$60,000 (15%) to go toward Walnut Street, and John is asking for \$67,000 (15%) from the GID for their percentage to maximize the prospect of 35th Street happening next year. He reviewed the draft rendering of 35th and noted that this would go toward 100% design next year. Mr. Deffenbaugh said this would come out of next year's budget, but need the commitment to the city now.

Director Hayes asked that if the City requests the \$450K, when would the money become available, to which Ms. Veldkamp said it would be available in January 2020. Ms. Veldkamp said they would only officially request the money from the GID if and when it's approved next year.

Motion to approve the \$67,000 to complete 35th Street design passed unanimously.

The board discussed having a more global strategy/masterplan noting that if the GID can get *all* the ancillary streets to 30% design, it makes more sense. Mr. Deffenbaugh said he'll be seeking a fee proposal from Sasaki to develop a 30% public realm masterplan for all remaining streets.

Trash + Recycling Program:

Mr. Deffenbaugh presented the current status of the trash + recycling program, noting that he's been doing research with other districts on their programs. They've identified draft east and west side locations for cans and will send RFP for trash day porter in July – either Denver Day Works or Ready to Work. Once the locations are finalized, he will work with the City in July to get locations permitted. He discussed the timeline, with installation tentatively Q4.

Brighton Blvd.:

Mr. Deffenbaugh noted that he's working with the City to see when the GID will need to take responsibility for each component of Brighton.

He said there's currently some issues along Brighton including the PLDs, maintenance of the PLDs, railings, benches, etc. He'll be talking a walk with Brian McLaren (Project Manager for Brighton construction), Karen Good (Public Works), Molly Veldkamp (NDCC), a representative from Kiewit and Western States, and representatives for the lighting to see if what's been built matches up with what was designed. Mr. Deffenbaugh said he doesn't think it's too far off, but there a few things to note.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

May 22, 2019

Page 4

He'll have a lot more to report at next month's meeting.

RiNo Art Park Buildings:

Ms. Mahanty said that the fundraising packet is a work in progress. Mr. Deffenbaugh said that they'll have updated graphics later this week and reviewed the current renderings. Mr. Weil reminded the Board that there will be a Capital Campaign Kick-off at Bigsby's Folly, 5:30 PM on June 20.

Design Review Standards:

Mr. Deffenbaugh said he has a meeting with Jeff Brasel at the City tomorrow to review; they'll hopefully be finalized by the end of the month.

Mobility Study:

Mr. Deffenbaugh said he's also hoping to close this out by the end of the month and will circulate once it's ready.

WATERWHEEL FUNDING REQUEST:

Representatives from Clay Dean Electric came to present on the current status of the Waterwheel for the South Platte. They passed around a packet with more information, including a funding request.

They noted that today, they're asking for Phase 1 of public relations (\$28K).

Director Woldum asked if there's more information on the impact on the waterway and the work Army Corps is doing, as he still has feasibility and construction costs concerns. A representative from Clay Dean said that there have been questions on Fish + Wildlife, but are still waiting on responses; the Greenway Foundation has been involved and they have sat down with the city with Mr. Deffenbaugh as well. He noted that they're having another meeting near the end of June. Director Hayes asked about feasibility, to which the representative from Clay Dean said it's complete, and that they're currently working on particulars – things like flow for fish to swim around without obstructing habitat and making sure they have just the right water flow. Director Hayes asked who will give the final okay, to which Director Woldum said that multiple agencies will have to approve – Army Corps, Public Works, flood plain concerns, etc. Mr. Woldum said he'd really like a meeting to fully understand the effects before the GID Board approves money for PR, marketing, branding, etc.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

May 22, 2019

Page 5

Director Hurley said they need to make sure everyone is comfortable and sit down as soon as possible with Greenway, City, etc., noting that more endorsements could help push this through.

Mr. Deffenbaugh will share highlights of the meeting.

BOARD SEAT OPENING JUNE 1:

Mr. Weil reminded the Board that Jason Winkler’s final term expires on May 31 and they will need to re-open the board seat next month. Director Hurley noted that he thinks this board needs more diversity. Mr. Weil reminded the Board that it will need to be opened back up to the public, with Mr. Woldum adding that it’s important that the next board seat be a resident or artist.

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