

RECORD OF PROCEEDINGS

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

HELD:

Tuesday, May 27, 2020 at 10:30 a.m. via Zoom and RiNo Art District offices.

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
Karen Good

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

Directors Larry Burgess, Jamie Roupp, 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.

INTRODUCTION TO DEVELOPMENT DIRECTOR MARIAN PULFORD AND FINANCE DIRECTOR DORI SUESS:

Mr. Weil introduced the new RiNo staff members to the Board.

APPROVAL OF MINUTES:

The board unanimously approved minutes from the January 2020 meeting.

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REVIEW OF FINANCIALS:

Ms. Suess walked through the financials with the Board, adding that she noted changes to property tax collection due to COVID-19 from the City and State in the first section of the financials. She said the bank accounts are currently at a little over \$1 million and that 54% of tax revenue has been collected so far this year.

Dori went through the financials. History on mgmt. report about property taxes during COVID-19. Bank accts a little over \$1M. 54% of tax revenue collected so far this year.

Mr. Weil added that property tax has been coming in a little bit slower this year due to COVID-19, but they'll just keep an eye on it. He then showed the Board Ms. Suess's newly created budget tool to illustrate where there's flexibility if needed given the slower tax revenue stream. He said that the biggest bucket is infrastructure, and that the circulator study could be moved, which would be about \$17,500 freed up. He said the GID also budgeted \$150K for maintenance, but it looks like it should only cost about \$70K. He said that in total, there's up to about \$237K to work with if need be.

POLICIES:

Ms. Sharp reviewed the policies emailed out prior to the meeting; the policies were written by Spencer Fane. Having previously reviewed them, **all four policies were voted on and approved unanimously by the board** and will be readily available. She noted that these will go out for signature after the meeting and then go online and into the PDF board books to be distributed.

FUNDRAISING UPDATE:

Ms. Pulford said she has not been able to meet with individual donors face to face yet due to the current pandemic, but that there is \$400K in grant asks out currently. She added that she would love the chance to meet with each board member individually over the next few months to go over everything more targeted and get to know each board member better.

She also informed the Board that she will be meeting with Beacon Foundation tomorrow thanks to a connection from former RAD Board member Rex Brown.

PROJECTS UPDATE:

RiNo Curb Area Management Plan:

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Mr. Deffenbaugh said Scott Burton from the City will be joining in a few minutes and will be giving an update on the parking and curb lane management study. He added that the parking study will help deliver some of the objectives in RiNo's own parking study and will look at whole RiNo area and how best to use the curb lane. Mr. Deffenbaugh said this will most likely be implemented early next year – these could be paid parking, two-hour restrictions, etc.

Mr. Burton added that comprehensive curbside and parking plans have been developed in areas that have changed quite a bit, rezoned, or have been developed. He said since folks are competing for a very limited number of parking spaces, that this will be a curbside access plan implemented within 9 months, so it won't 'collect dust'. He also added that they'll work with a committee of stakeholders – RNOs, BIDs, residents, business owners – to develop the draft plan that will then be presented to the public. Director Hayes asked about what kinds of conclusions happened in other neighborhoods and Mr. Burton responded that the most relevant plan would be in Baker from 6th to Alameda. Here, they ended up with a combination of time limited, metered, and residential permit parking. From there, they then evaluate and make adjustments as necessary. Director Hayes also asked about timeframe, to which Mr. Burton said it would probably be a virtual meeting once every couple of weeks to do this quickly, and also possibly in tandem with a public survey.

River engagement study:

Mr. Deffenbaugh said that RiNo has engaged and is continuing to engage with some key players along the river. He said that there's a feeling that there's a big problem, but not no one has really articulated what the actual problem is. He added that there is lots of development going along the river, but not much is known between developers on each other's plans. As part of this effort, Mr. Deffenbaugh said a landscape designer will take aerial photos of all the developments along the river from Downtown to National Western to allow a gap analysis to be carried out to see where the gaps/opportunities are and really just inform discussions by seeing every development on one document.

Mr. Deffenbaugh said he's requesting \$9,100 to fund Sasaki to do this.

Director Flaherty asked if they'll be able to begin any part of the work without visiting the site, to which Mr. Deffenbaugh said they'll be able to start laying the basis of the graphics and really clarify the parameters of what they're doing. Mr. Deffenbaugh said the promenade in RiNo will be included in this, too. Director Flaherty asked if they're going to look at infrastructure improvements, lighting, art installation, more specifically, what are the 'areas of opportunity'? Mr. Deffenbaugh said the wording is intentionally vague (the word 'opportunity') to not limit the scope too much and that they'll be looking at all of that. Director Hayes asked if stakeholders will be able to add things they'd like looked at, to which John said yes that

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stakeholders will help build out the scope. **The \$9,100 toward Sasaki for the river engagement study was approved unanimously by the Board.**

Mr. Deffenbaugh added that the second piece of the river has to do with flooding. He said last year the GID had a lot of conversations about the water wheel, and flooding was a big issue. He said there is now a five-phase plan to address that, and that phase five includes 34th-38th street across from the new park and where the promenade will be. He added that a couple of solutions have been proposed, but Mr. Deffenbaugh is working on a feasibility study for the section within RiNo. Mr. Deffenbaugh said there will be a nice slide deck coming and that since the riverside is currently 'a bit of abyss', this could be a springboard for future things. He will have more info in the near future.

Director Hurley said he's seen a lot of for rent signs and he said we don't really know yet what's coming, but that a lot of businesses will be impacted.

Mr. Weil went over what RiNo has been doing so far, noting that \$200K in micro grants were awarded to small businesses and artists. He said a small committee has been discussing what more RiNo can do – right now they're diving in to possible street closures to support restaurants and bars on expanding into the street. Ms. Sharp said that the biggest priority for RiNo has just been able to keep an open line of communication for businesses such as virtual RiNo Talks with an open forum, and that a community stakeholder survey is out now as well. Director Hurley noted that the 'new now' will require more open space, more social distancing, etc.

RiNo ART PARK:

Mr. Deffenbaugh reviewed a lease agreement with one of the park tenants and noted that they hope to put the RFP for construction out next week to identify a contractor by the end of July; the contractor would be onsite by September. He said it's starting to get real. Mr. Deffenbaugh noted that the leases were prepared by Spencer Fane, and that the lease includes language about prioritizing Globeville-Elyria-Swansea residents in the park's programming.

Mr. Deffenbaugh then reviewed the RFP; he said feel free to reach out with any feedback today or tomorrow.

Mr. Deffenabguh then reviewed the finance documents about the park buildings construction loan that RAD will be entering into with Collegiate Peaks.

He then said the final thing he will need approval on is the internal co-op agreement between the RAD, BID, and GID – RAD will be the one taking on the debt, supported by BID and GID in

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making financial contributions every year. He added that there is \$110K already in the GID budget for this year. In 2021 and 2022, the BID and GID would each contribute \$200K out of infrastructure bucket of each organization, and that beyond 2022, they will work together with the bank to re-evaluate, but most likely will have significant fundraising achieved by then.

The Board voted to approve the co-op unanimously except for Liam Girard, who recused himself due to working for Collegiate Peaks Bank.

NEW BOARD MEMBER DISCUSSION:

Mr. Weil said they have board seats to fill, noting that Kirsty Greer had applied previously and the staff would like to recommend interviewing her for a seat. Director Hurley said he wants the whole board to be able to interview each candidate. Mr. Weil said that in June, Directors Burgess and Hays will be rolling off the Board. However, Mr. Weil talked to Spencer Fane and said because of the current crisis, the GID could vote keep them on longer. After a motion to extend board member terms until August, the Board voted unanimously to retain Directors Hays and Burgess until then due to the current crisis.

Director Hays thought they should add a June board meeting to interview Ms. Greer. Ms. Sharp will send out the calendar invite.

MOBILITY AND PARKING PLAN:

Mr. Deffenbaugh gave an overview of the progress on the plan. There was discussion on hiring Nelson Nygaard for a circulator feasibility study for \$40K, which was a recommendation of the plan. Mr. Deffenbaugh noted that the BID was asked for \$22.5K, with the GID contributing \$17.5K for their portion.

The Board voted unanimously to approve the \$17.5K toward the feasibility study.

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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