

## **RECORD OF PROCEEDINGS**

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

#### **HELD:**

Tuesday, September 23, 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:

Chris Woldum  
Liam Girard  
Bernard Hurley  
Dan Flaherty  
Kirsty Greer  
Edee Anesi  
Teresa Ortiz  
Jamie Roupp  
Karen Good, City & County of Denver DOTI  
Lisa Calderón, City Council District 9

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

#### **CALL TO ORDER:**

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

#### **APPROVAL OF MINUTES:**

After one minor change to reflect a board member's attendance, the board unanimously approved minutes from the August 2020 meeting.

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### PROJECTS UPDATE:

#### ***Brighton Blvd. Lighting Contract:***

Mr. Deffenbaugh went through the Brighton Blvd. maintenance overview and noted that the missing piece has been the lighting, as they already have contracts for landscaping and trash and recycling service. He noted that the lighting proposal was circulated before the meeting via email.

Director Greer asked if the landscaping and irrigation numbers include replacement costs for dead trees, etc., to which Mr. Deffenbaugh said they walked the entire corridor before the handover from the city and made sure that there were no dead trees and other plantings, and that the City would replace those before the handover if so. Mr. Deffenbaugh also confirmed that there's an allowance for future replacements.

Mr. Deffenbaugh said that Sturgeon was the only respondent because they had experience with the supplier and will be able to provide their knowledge to the GID for more autonomy later.

Mr. Deffenbaugh also noted that all of these contracts have exit clauses and will be paid monthly and that he'll be in charge of managing the contracts and monitoring the work they're doing.

**The board voted unanimously to approve the Sturgeon Electric contract for 2021.** (The Board previously approved trash/recycling and landscaping/irrigation maintenance for the entire Brighton corridor from 29<sup>th</sup>-44<sup>th</sup>.)

#### ***ArtPark Coop Funding Agreement:***

Mr. Deffenbaugh then presented another document that was circulated prior to the meeting for a vote, noting that this is the Police Building/"Builindg A" Coop Funding agreement and that the GID had already pledged \$200K for 2021 and 2022 toward this building that will house RedLine, Comal, and DPL, subject to annual appropriation. He added that this formal document was approved by the GID board in February, but there are some minor modifications, which were then highlighted by Mr. Deffenbaugh.

**After brief discussion, the board voted unanimously to approve the updated document, with Director Girard abstaining from voting.**

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### **FINANCIALS AND BUDGET PROCESS:**

Ms. Suess informed the board that 93.6% of tax payments had been received, which puts the GID in a good position with unrestricted cash over \$1M. Director Girard added reiterated that there was nothing too exciting this month and everything was pretty straightforward.

Mr. Weil then went through the process for budgeting, noting that they need to provide City Council with the budget by September 30, where it will then be approved.

Mr. Deffenbaugh reviewed the budget that is submitted every year, updated for 2021, noting that they'll be seeking approval of this today and will further flesh out the details through the end of the year.

Ms. Sharp reviewed the process for the public hearing, noting that the notice was published in the newspaper. Once the board has discussed, they'll open a hearing for the public to comment, then the board will vote to approve.

Mr. Weil walked through the budget tool created by Ms. Suess that goes more in-depth and walked the board through each line item, noting that they'll highlight key projects to the City as part of the budget submission.

Director Greer asked about large differences in 2020 actuals vs. budgeted like the Brighton Blvd. maintenance, to which Mr. Deffenbaugh noted that this figure was a best guess last year because of timing, but that they have a much better understanding now. She also asked about the reserve for the park buildings construction, to which Mr. Deffenbaugh said there was \$60K reserve to cover changes. Director Greer also asked about security, to which Mr. Deffenbaugh said they don't have a line item, but that they're working with the District 9 team to address homelessness and shift policy humanely.

Director Flaherty asked about locations within the GID for a new safe outdoor safe site, to which Mr. Deffenbaugh said he's working with their team and that they should definitely talk about this more on the GID soon. Dr. Calderón clarified that she thought it was great that the GID and BID are talking about this and working with the Five Points BID as well. She noted that D9 opposed the Coliseum parking lot because of a lack of engagement with the Elyria-Swansea community.

Director Flaherty added that he thought the Globeville neighborhood has been disconnected from the district and that the GID could do a lot in terms of pedestrian and bike access to the new promenade/park. Mr. Deffenbaugh noted that there's \$100K budgeted for "River Enhancements" and he thought this could be great to include there and shared some additional

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information that has come out of the feasibility study he referenced in past meeting that could deliver better connectivity between the neighborhoods.

Mr. Weil said he'll connect with Dr. Calderón outside of the meeting to continue our discussions around diversity, equity, and inclusions and the neighborhoods.

**The board meeting was then adjourned and the public hearing opened.**

With no members of the public being present, the budget, work plan, and mill levy were put up for a vote.

**The board voted unanimously to approve the budget and work plan as presented for 2021 and to keep the mill levy at 4 mills.**

Ms. Sharp will send out a Doodle poll to move the November GID meeting because it falls on the Wednesday before Thanksgiving.

Public meeting closed.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Advisory Board of the RiNo Denver General Improvement District.

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Secretary to the Board