

RECORD OF PROCEEDINGS
MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo ART DISTRICT (RAD)

HELD: Tuesday, August 18, 2020, at 9:00 am at the RiNo Art District offices, 3525 Walnut Street, Suite 40 and via Zoom.

ATTENDANCE:

The meeting of the Board of Directors of the RiNo Art District was called and held as shown above with the following directors present and acting:

Andy Feinstein
Gerald Horner
Anne Hayes
Sonia Danielsen
Anthony Aragon
Elizabeth Nguyen
Justin Anthony
Jonathan Power

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

Director Jonathan Kaplan was absent, absence excused.

CALL TO ORDER:

Director Danielsen called the meeting to order.

INTRODUCTION TO NEW BOARD MEMBERS:

New Board members Gerald Horner, Elizabeth Nguyen, and Anthony Aragon all introduced themselves, as did all other members of the board.

APPROVAL OF MINUTES:

After review prior to the meeting via email, the Board unanimously approved the minutes from the June 2020 meeting.

FINANCIALS:

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Ms. Suess reviewed the previous month's financial statements with the Board, highlighting the following:

- Currently \$294K in the bank.
- AR includes two membership invoices due in September. Will restart membership then, which has been on hold since March.
- Paycheck Protection Program loan has been received for ~ \$81K – will be revenue as soon as the loan is forgiven.
- Net income is \$71K.

Mr. Weil noted that they'll be talking about organizational stuff at this Wednesday's Executive Committee meeting. Mr. Weil and Mr. Deffenbaugh then differentiated the BID, GID, RAD budgets and how they're different for the new board members.

Ms. Suess then went through financials for the Keep RiNo Wild (c)(3) organization; Mr. Weil explained the c3 for new board members and noted that this is a fairly new nonprofit arm for the RiNo Art District and still getting its footing. He added that they will be moving some of the programming/staff over to c3 by the end of this year.

Mr. Weil also noted that 2021 budgeting will be starting soon – he, Mr. Deffenbaugh, and Ms. Suess will meet then will come back to the Board.

Mr. Weil also added that they'll meet separately with the new board members to go more in detail about the organizations and budgeting.

SECRETARY VOTE:

Mr. Weil reminded the Board that they need a new secretary, and that currently there are two co-chairs and a treasurer. Mr. Weil reviewed the position role and Director Horner nominated himself. The Board voted unanimously to approve Director Gerald Horner as the new Secretary.

PARK BUILDINGS:

Mr. Deffenbaugh gave an overview of the ArtPark project for the new board members.

Starting at beginning – RiNo Art District is leasing two buildings from the City and raising money to convert them to a community center. He noted that RiNo entered into an LOI back in Dec. 2018 with the City – in the short-term, they have a loan from Collegiate Peaks Bank and also reviewed commitments from the BID and GID for 2021 and 2022 in the amount of \$200K – in good faith, they will continue contributions beyond these years). Mr. Deffenbaugh said they're finalizing loan documents now, but the RAD will see them in advance, and that all have gone through legal counsel.

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He then went through the timeline noting that there have been many meetings with the City and partners (Denver Public Library, RedLine, and Focus Points). He also noted that they'll need City Council approval for the co-operative agreement with the City before commencing construction. He added that the contractor has been selected through an RFP process and that next month they'll have the final lease agreement to put before the Board.

Ms. Pulford reminded the Board that tomorrow there is a small event at the park with the primary purpose to fill in developers building new projects or with existing projects near the ArtPark. They're expecting 40 people tomorrow, and will be giving a tour of empty buildings with food provided by a Comal graduate.

Ms. Pulford said that the best bet for major donors will be with people who exist within a ½ mile radius of the park, as they will have the highest ROI. She acknowledged that it's a bit of a strange time to be asking for money, but will start by just getting in front of them for when they're in a better spot for a major donation.

Ms. Pulford further talked through fundraising strategy in the short/medium terms based on COVID. The Board further discussed fundraising and timing based on their personal experiences.

PETITION UPDATE:

Mr. Weil informed the Board that there is currently a petition circulating to 'change RiNo's name back to Five Points'. He noted that the RiNo staff had a conversation with the petition creator and Councilwoman CdeBaca's office to discuss a response and next steps as to how the organization can connect better with neighborhoods. Staff is working on a presentation to CW CdeBaca's office and will be listening more and looking at how they talk about the district's boundaries and define these, as they're mostly for certification for CCI and membership. Mr. Weil noted that they are thinking about doing away with the boundaries altogether since they're an arts nonprofit and don't want to be misconstrued as the 'RiNo neighborhood'. He also added that the RiNo Art District is exploring adding the names of the neighborhoods to district signage. He will have more details at an upcoming meeting.

BID AND GID UPDATES:

Mr. Weil noted that they want to start updating the RAD board on what the BID and GID are working on. Mr. Deffenbaugh said that the GID took over landscape responsibility from the City for Brighton Blvd. last month and that Denver DayWorks is doing the trash and recycling collection. The GID will now be looking for someone to maintain and control the lighting, noting that so far these approvals are for 25th-38th St. and they will be inheriting Phase II – 38th to 44th St. – soon. Director Hayes said they're also continuing the streetscape design with Sasaki and

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developing streetscape master plans to ensure there is a consistent design vision in the GID for a better quality of experience when walking around the area.

Mr. Deffenbaugh also said that the Circulator Feasibility Study will be moving forward funded by BID and GID and that the Curb Area Management Plan by the City is also coming.

Finally, Mr. Weil noted that Walnut Street is due to be two-wayed next month and that the BID voted to allocate an additional \$20K to creating a marketing plan district-wide.

CRUSH 2020:

Mr. Weil informed the Board that CRUSH Walls starts in 3 ½ weeks and that they've raised over \$550K so far, which may be closer to \$600K by the time they're done. He said artists are set, walls are set and that they're excited that they get to do it this year. Director Anthony said one of the biggest shifts is that they're making it more interactive, online this year with drone footage, etc. Ms. Sharp also said there will be a few youth workshops, as well as artist talks that will be a combination of small crowd and online, with almost everything being available virtually.

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-reference meeting and was approved by the Board of Directors of the RiNo Art District.

Secretary to the Board