



RECORD OF PROCEEDINGS

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

HELD:

Wednesday, March 27, 2024, at 10:30 a.m., Collegiate Peaks Bank

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:

Kirsty Greer, Board Chair
Liam Girard, Treasurer
Teresa Ortiz
Karen Good
Edee Anesi
Jamie Roupp
Jamey Bridges
Malcolm Craig

Absent Board Members: Andrew Katz, Jonathan Alpert

Staff Present: Alye Sharp, Sarah Cawrse, Adrienne Villa, and Ed Rapp with RiNo Art District

Others Present: Ally Grimm with DENVER WALLS

CALL TO ORDER:

Director Greer noted for the record that a quorum was confirmed and called the board meeting to order.

VOTING MATTERS:

Approval of GID Board Meeting Minutes - Director Greer motioned to approve the February 28th board minutes with one change to be made: "Approval of BID Financial Statement" to "Approval of GID Financial Statement". The board seconded the motion and unanimously approved.

Approval of GID Financial Statements – Mr. Rapp gave a brief update on the GID Financial Statements as 2/29/24.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

March 27, 2024

Page 2

- Cash in the bank at the end of the period is \$672,325
- YTD Net Income (NI) is \$478,547. High Net Income is attributable primarily to:
 - New year flows tax revenues and low 1Q expense activity
- YTD Revenue achievement of \$598,004 is 32% of full 2024 budget
- YTD General expenses are 19% of full 2024 budget
- YTD Advocacy expenses are 0% of full 2024 budget
- YTD Infrastructure expenses are 1% of full 2024 budget
- All Bank Reconciliations have been completed through February 29,2024

Director Girard noted that the GID loan is showing up as a \$0 on long-term liabilities on the balance sheet to which RiNo CFO Mr. Rapp previously said that was the recommendation of the auditors. Director Girard would like a footnote added to the financials to reflect the verbatim from the auditor, shared at the 2/28/24 GID Board Meeting. He would like this to be resolved by the next GID Board Meeting.

Director Greer asked how the YTD Net Income compares to 2023. Mr. Rapp stated that he plans to have meaningful meetings with staff to review what they anticipate spending. He added that he will introduce a budget tracking tool.

Motion to approve February financials pending resolution of the GID loan debt note being added to the financials going forward. The board unanimously approved.

Clean Team Ambassadors RFP – Ms. Cawrse gave a brief update on the process in hiring a vendor to perform cleaning and maintenance services within the GID & BID boundaries.

- RFP open from March 11 – March 27
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- Looking for 1-2 representatives from both the GID and BID to be part of a selection committee to assist with reviewing proposals, interviewing candidates, and selecting a vendor
 - GID Director Ortiz and GID Director Bridges will join the selection committee.
- Reviews should occur between March 28 – April 5
- Potential interviews will be conducted as needed and dependent on the selection committee's and interviewee's schedules
- Ms. Cawrse added that Denver Works has not responded to the RFP.
- It was added that a communication plan will include a social media kickoff on the RiNo website and Instagram, as well as the newsletter.

Director Greer motioned to approve the selection committee members to evaluate proposals with RiNo staff, interview candidates, and select a vendor, and to authorize RiNo staff to enter into an agreement with the selected vendor that does not exceed \$270,000. The motion was seconded, and the board unanimously approved.

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

March 27, 2024

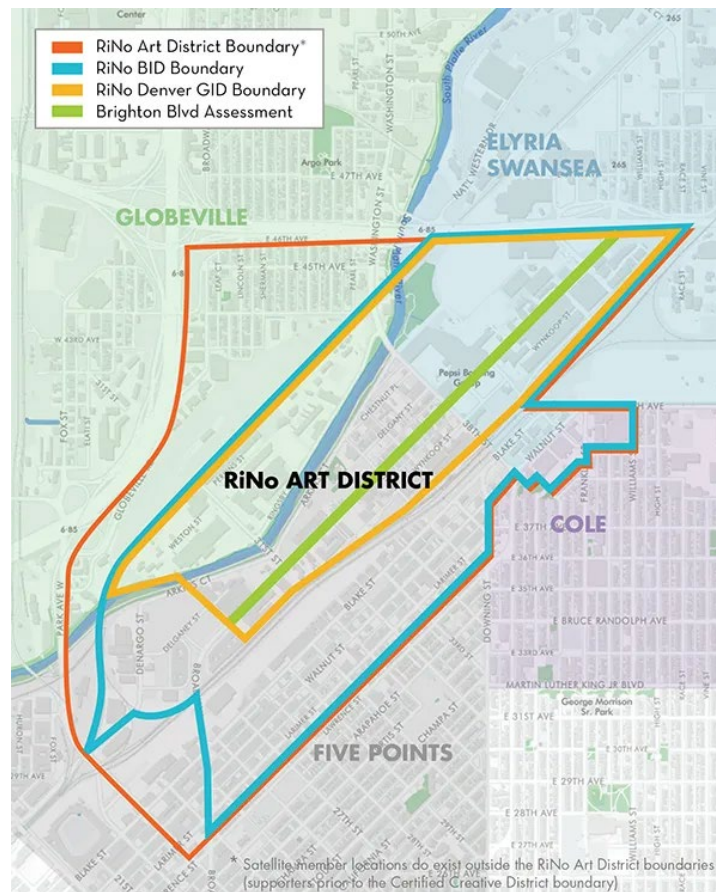
Page 3

INFORMATIONAL MATTERS:

New Board Member Introductions – Ms. Cawrse introduced the new GID Board Members – Malcolm Craig with McCaffery Interests Inc., Jamey Bridges with Zeppelin Development and Jonathan Alpert (not in attendance) with Westfield Company.

The All Board Retreat is April 18th, and a meeting invite has been sent to each board member.

RiNo Art District Overview – Ms. Cawrse provided an overview of the RiNo Art District. Four Organizations that work together to fund projects, initiatives, and programs. Each organization has a board of directors and the RiNo staff's work is directed by the boards.



- **RiNo Art District – Nonprofit 501(c)(6)**
 - Membership organization
 - Ensures cohesion across all entities and the delivery of initiatives in an equitable and community-driven manner
- **Keep RiNo Wild – Nonprofit 501(c)(3)**
 - Focused upon education, community benefit, creative programming

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

March 27, 2024

Page 4

- **Business Improvement District – Special Tax District**
 - Focused upon business and creative support, mobility, and public realm improvements
- **General Improvement District – Special Tax District**
 - Focused upon public realm enhancements within its statutory area of focus
 - Created in 2015 to fund physical infrastructure projects.
 - GID took on a \$3,000,000 loan to fund enhancements to Brighton Boulevard between 29th Street and 44th Street. The loan is paid for by owners of property fronting Brighton Boulevard.
 - GID assesses commercial property (29%) and residential property (TBD, 6.8% for multi-family residential) at 4 mils for 2024. Example:
 - Property value: \$1,000,000
 - Assessed value: \$1,000,000 x 29% = \$290,000
 - 4 mils: \$290,000 x 0.004 = \$1,160
 - Taxpayer \$ to GID: \$1,160
 - 2024 Revenue: \$1,890,682.97
 - 2024 Available Resources: \$2,631,270
 - GID Priorities
 - Implement RiNo’s mission and goals informed by the Strategic Plan, but mainly focused on infrastructure and maintenance
 - Public realm improvements, placemaking, and creating an inviting district for all community members
 - Support safety, connectivity, and mobility improvements
 - South Platte River access and enhancements
 - Enhancements to RiNo ArtPark
 - Maintaining Brighton Boulevard
 - Public art
 - GID created to provide enhanced services and improvements that are supplementary to what is provided by the City and County of Denver
 - GID Board
 - Board Members can be on the board for up to two 3-year terms
 - Develops a work plan and budget for each year
 - Budgeting process occurs over the summer
 - Board will vote on the work plan, budget, and mill levy in September 2024
 - ✓ Budget packet is sent to the city by September 30
 - ✓ Budget packet is finalized and sent to City Council for formal approval
 - Attendance at monthly board meetings is important as decisions are made for spending and contracts

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

March 27, 2024

Page 5

Staffing Updates – Ms. Cawrse shared a list of the current list of RiNo Staff.

- Sarah Cawrse, Executive Director, Urban Strategy & Design
- Alye Sharp, Executive Director, Programs & Partnerships
- Ed Rapp, Chief Financial Officer
- Molly Paillet, Programs Director
 - Ms. Paillet’s last day will be April 1st. We are currently seeking applications for a Programs Manager.
- Adrienne Villa, Finance & Operations Manager
- Brittany Ross, Membership Manager
- Rob Gray, Facilities & Events Manager
- TBD, Associate Urban Designer
 - This job will be posted later.

DENVER WALLS Update – Ms. Ally Grimm provided a 2023 recap, attached.

It was noted that the public relation services and clean-up spends were changed on the 2024 proposal. RiNo has a contract with SideCar, and we will ensure that there is not a higher spend with pr services in 2024. The contract was created by Spencer Fane and the BID motioned to review the contract before RiNo Art District signs. There is no need for a formal vote, just to provide feedback.

It was also noted that there will not be a board committee for DENVER WALLS. Ms. Cawrse shared that there will be updates at each board meeting.

Urban Forest Master Plan – Sasaki will provide an update at the next board meeting. Ms. Cawrse is waiting for the City to release their new guidelines/standards for tree planting.

Brighton Boulevard Maintenance – Streetscape maintenance is ongoing to fix/repair streetscape elements.

It was requested that Mr. Gray attend the next GID board meeting to provide an update on the ArtPark & Truss House.

Upcoming Meetings –

- Thursday, April 11 – RiNo Talks
- Thursday, April 18 – All Board Retreat
- Wednesday, April 24 – GID Board Meeting
- Tuesday, May 14 – RiNo Annual Meeting

RECORD OF PROCEEDINGS

RiNo Denver General Improvement District

March 27, 2024

Page 6

OTHER BUSINESS:

There is no other business to discuss.

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 Advisory Board of the RiNo General Improvement District Improvement District.

Secretary to the Board