



RiNo BID Board Meeting

Enterprise Coworking RiNo | April 24, 2024



RiNo BID Board Meeting Agenda

1. Call to Order
2. Public Comment Period
3. Voting Matters
4. Informational Matters
5. Adjourn



Public Comment Period

Diana Merkel





Voting Matters

Diana Merkel



Meeting Minutes

- **Vote:** Do all BID Board members who were present at the March board meeting approve the March meeting minutes?



Financial Statements

- **Vote:** Does the BID Board approve the March financials?





Informational Matters

Diana Merkel



Board Retreat Recap

- Given the retreat identified the BID as a start up or turnaround stage organization, how can the board support efforts to reflect a mature organization? Especially relative to communications/community engagement and financial clarity.
- What specific tasks/activities will each member support in the coming six months?



Board Retreat Recap

- Committee development: are any BID board members specifically interested to explore development or serve on an outreach committee, governance subgroup or City liaison/Accountability committee?
- Is anyone interested to work with the Treasurer and staff to develop narrative updates on financial reports, etc.?
- Which board members are interested to work with Kate to develop a BID board member committee that specifically addresses the BID role/responsibilities?



BID Renewal Process

- RFP open from March 11 – March 21
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- BID board members Alison Nestel-Patt and Danny Newman were nominated for the selection committee
- Selection committee evaluated proposals based on the selection criteria in the RFQ
- Committee met on April 4th to review proposals – received 9 proposals
- Selected three consultants to interview
- Interviews occurred on April 10th, 15th, and 16th
- Follow-up conversations occurred on April 19th
- Selected vendor notified week of April 22nd



BID Renewal Process

- GBSM was selected
- Finalizing scope of work and contract
- The BID Board will be engaged throughout the process and plan to have the consultant attend future meetings



Clean Team Ambassadors

- RFP open from March 11 – March 27
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- GID board members Jamey Bridges and Teresa Ortiz, and BID member Spencer Fronk were nominated for the selection committee
- Selection committee evaluated proposals based on the selection criteria in the RFP
- Committee met on April 5th to review proposals – received 4 proposals
- Selected two vendors to interview
- Interviews occurred on April 11th & 12th
- Selected vendor notified week of April 15th



Clean Team Ambassadors

- Consolidated Services Group (CSG) was selected
- Finalizing contract
 - Includes 8 months in 2024 and the option to renew for an additional three years at the rates in the table below
- Costs for 2024 will be prorated based on a start date
- Cost will be shared between the BID and GID, and discussed during 2025 budgeting process



DRAFT COST PROPOSAL

2024 – 8 months	2025	2026	2027	Total
\$262,760	\$362,498	\$375,185	\$388,317	\$1,388,760



Clean Team Ambassadors

- Bayaud Enterprises / Denver Day Works has been notified of the selection
- Service closeout and keys handed over on May 3rd
- Other Information:
 - Sending CSG our logo and colors to mockup uniforms
 - Until uniforms are made, they will wear orange vests
 - Currently working on the Eponic software system to enter in the boundaries of work
 - Board members will get access to the app to report incidences – the app may be spread more broadly for other community members to use once CSG has gotten through the deep clean and is doing recurring service with a clear understanding of scope of work
- Plan to roll out communications about the Ambassadors in May & June





District 9 Updates

Councilman Watson



ArtPark Update

- City Reporting:
 - Quarterly reports, 2023 annual report, Truss House fee schedule submitted
 - Upcoming yearly inspection 4/30
 - Fee Schedule has passed the first round of approvals
- Tenants:
 - Comal: Comal is reporting they are 10k below projected sales due to construction in front of the restaurant.
 - DPL: An increase in foot traffic by 10x during the LoUD concert series.
 - Alto: Monthly art exhibits / programming has provided a constant flow in traffic.
 - Redline: Studios are at full capacity with artists working on collaborations between tenants of the ArtPark.



ArtPark Update

DRAFT Fee Schedule (Pending Approval)

\$500 Damage deposit and Event Insurance required

Peak Season (April - October)

- Weekend Rates
 - Private Use - \$7,000 (single) / \$5,000 (Multi) / \$1,000 (Lawn)
 - Subsidized Use - \$5,000 (single) / \$3,500 (Multi) / \$500 (Lawn)
 - Supported Use - \$500 (single) / \$500 (Multi) / \$500 (Lawn)
- Weekday Rates
 - Private Use - \$5,000 (single) / \$3,000 (Multi) / \$500 (Lawn)
 - Subsidized Use - \$2,000 (single) / \$1,500 (Multi) / \$250 (Lawn)
 - Supported Use - \$500 (single) / \$500 (Multi) / \$250 (Lawn)
- Monthly
 - Private Use - \$50,000 (Month)
 - Subsidized Use - \$35,000 (Month)
 - Supported Use - \$10,000 (Month)
 - The lawn is not permitted for a month to maintain the greenery.



ArtPark Update

DRAFT Fee Schedule (Pending Approval)

\$500 Damage deposit and Event Insurance required

Non-Peak Season (November - March)

- Weekend Rates
 - Private Use - \$3,500 (single) / \$1,750 (Multi) / \$500 (Lawn)
 - Subsidized Use - \$1,250 (single) / \$625 (Multi) / \$250 (Lawn)
 - Supported Use - \$500 (single) / \$500 (Multi) / \$10,000 (Month) \$250 (Lawn)
- Weekday Rates
 - Private Use - \$1,750 (single) / \$1,000 (Multi) / \$500 (Lawn)
 - Subsidized Use - \$1,250 (single) / \$625 (Multi) / \$250 (Lawn)
 - Supported Use - \$500 (single) / \$500 (Multi) / \$250 (Lawn)
- Monthly
 - Private Use - \$26,250 (Month)
 - Subsidized Use - \$13,125 (Month)
 - Supported Use - \$5,000 (Month)
 - The lawn is not permitted for a month to maintain the greenery.



ArtPark Update

Truss House Update:

Condensing Unit Replacements

Total Estimated Costs.....\$157,129

Inclusions:

1. Provide two new Condensing units.
2. Receive, unload and storage of 2 new Condensing units.
3. Loading and delivery of 2 new Condensing units to site.
4. Remove existing units to trash.
5. Set new Condensing units.
6. Refrigeration piping of new units to existing piping on exterior of building.
7. Crane service.
8. Reconnect electrical from new units to existing.
9. Start up new units.

EXCLUSIONS

This Cost Proposal specifically excludes the following items:

1. Permits reimbursed at cost.
2. Performance or Pay Request.
3. Nights.
4. Security.
5. Gate Enclosures and locks.



ArtPark Update

Truss House Update:

Condensing Unit Enclosure

Total Estimated Costs.....\$35,975

Inclusions:

1. Fabricate and install HSS4X4 Main Supports.
2. Fabricate and install HSS2X2 Intermediate Supports.
3. Fabricate and install perforated steel panels (to match existing).
4. Shop Drawings for approval.
5. All Steel prime painted unless noted otherwise.
6. Supervision.

EXCLUSIONS

This Cost Proposal specifically excludes the following items:

1. Finish Paint.
2. Light gauge steel, flashing and wood.
3. Permits reimbursed at cost.
4. Performance or Pay Request.
5. Gate Locks.



2900 Block Larimer Street

- 12/07/2023 BID board approved funding from 8328 Mobility line item
 - Line item was underspent in 2023, so the extra funds were approved to use towards the study
 - Work was completed in 2024
- Draft mobility study is complete and will be submitted to the city for comments
- An invoice has been requested to bill the 2900 block nonprofit (official name is TBD) for the \$8,000 they committed
- The nonprofit will finish the permitting process if the city determines the street may remain closed



Other Updates

- Board comments or questions
- Reminder: meeting noticing and board meeting materials
- Annual Meeting
 - May 14th
 - ReelWorks
 - 4:30-6:30pm
- Next Board Meeting: May 22nd





Adjourn

Diana Merkel

