



# RiNo GID Board Meeting

Collegiate Peaks Bank | April 24, 2024

# **RiNo GID Board Meeting Agenda**

- 1. Call to Order**
- 2. Voting Matters**
- 3. Informational Matters**
- 4. Adjourn**



# Voting Matters

*Kirsty Greer*



# Meeting Minutes

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



# Financial Statements

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





# Informational Matters

*Kirsty Greer*



# Board Retreat Recap

- Given the retreat identified the GID as a growth or mature stage organization, how can the board continue to support efforts to maintain a mature state? What are the board meeting items or discussion that focus on the board role to answer where we are going, are we healthy, do we have what we need, and in particular, relative to the GID's focus on nurturing RiNo's public realm?
- What specific board discussions/decisions does the GID need to have in the next six months?



# Board Retreat Recap

- Committee development: are any GID board members specifically interested to explore development or serve on an outreach committee, governance subgroup or City liaison/Accountability committee?





# Board Retreat Recap

- Which board members are interested to work with Kate to develop a GID board member committee that specifically addresses the GID role/responsibilities?



# Board Retreat Recap

- Which board members are interested to dive deeper and serve on a subgroup with focus on the 38<sup>th</sup> Street Underpass?



# 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 filled out an evaluation form weighted based on the selection criteria in the RFP
- Committee met on April 5<sup>th</sup> to review proposals – received 4 proposals
- Selected two vendors to interview
- Interviews occurred on April 11<sup>th</sup> & 12<sup>th</sup>
- Selected vendor notified week of April 15<sup>th</sup>



# 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 3<sup>rd</sup>
- 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



# 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 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.



# Other Updates

- Board comments or questions
- Reminder: open records, open meetings, meeting noticing and board meeting materials
- Annual Meeting
  - May 14<sup>th</sup>
  - ReelWorks
  - 4:30-6:30pm
- Next Board Meeting: May 22<sup>nd</sup>





# Adjourn

*Kirsty Greer*

