

RECORD OF PROCEEDINGS
MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Tuesday, April 10, 2018, at 3:00 p.m. at RiNo Offices, 3501 Wazee St. Suite 109, Denver, Colorado

ATTENDANCE:

The meeting of the Board of Directors of the RiNo Business 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:

Justin Croft
Sonia Danielsen
Andy Feinstein
Tracy Weil
Tai Beldock
Rachel Rabun
Bryan Slekes
Josh Fine

Also in attendance were: Adam Jadun, Denver Public Works; Troy Russ of Kimley-Horn; and Jamie Licko and Alye Sharp, RiNo Art District staff.

Director Ari Stutz was absent, absence excused.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The minutes from the March 13 Board meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 2

REVIEW OF FINANCIALS:

Ms. Licko reviewed the financials provided in the Board packet, highlighting the following:

- As of March 31, there was just under \$178,000 in the BID bank account; however, the April posting was made today and got another \$75,000 in.
- Accounts receivable – Couple of things still due from the City - \$49,000 for the 35th Street Design, but should have resolution pretty soon. City also owes for maintenance on temporary pedestrian areas on Walnut Street, but should also be paid soon.
- Accounts payable – Wenk Associates for 35th Street design and some money related to wayfinding/signage (processing).

Ms. Licko then reviewed some other financial matters:

The line of credit paperwork is all done; however, legal documentation is still needed from the BID Board, including a resolution to authorize the \$250,000 line of credit promissory note, a certificate of incumbency, a tax pledge agreement (can take up to 1.5 mills of the 4 mills if the BID defaults), and the line of credit promissory note.

The Board requested Ms. Licko to ask if they can do prime + 0% for interest for the line of credit, to which Ms. Licko said she's happy to ask, and if they can't, then to tell them they're also looking at other banks for a line of credit elsewhere. Director Feinstein said he'd call some other banks he's worked with before discussing further with Collegiate Peaks.

WALNUT STREET TWO-WAY CONVERSION (Public Works and Kimley-Horn):

Ms. Licko reminded the Board that the city has been doing engagement on the Walnut Street two-way conversion and introduced representatives from Public Works and Kimley-Horn to update the Board on the current status.

Mr. Jadun noted that there have been two public meetings so far – first was a cross-section of where there were issues, possible stop signs, crosswalk issues. At the second public meeting, baseline design was brought to the public and they asked attendees what they'd like to see in a two-way conversion, ideally. He noted that in general, feedback included pedestrian improvements and multi-modal environment, including sidewalk, curb and gutter, water quality features, utilities for lighting (but not actual lighting), driveway consolidation, improvement of loading zones, overall creating a safer environment.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 3

He also noted that he felt that people are open and excited about seeing improvements to pedestrian environment and are pleased with the intermediate temporary improvements.

Mr. Jadun added that next steps are estimated costs: baseline cost, areas where enhancements could be added either by the BID or NDCC, or other funding sources and that they will be introducing preliminary designs, but the main goal is to start getting costs to begin budgeting.

Mr. Russ from Kimley-Horn went through the exercise from the second public meeting utilizing a map of the street and properties along Walnut Street. He noted that angled parking would all go away, but there are other decisions to make that affect business access, parking and others. He then walked through issues that the transportation team has to work through using the map laid out on the table, asking the Board about driveways and which make sense to amend, adding that fewer driveways = more parking.

Mr. Russ then asked the Board their thoughts about the streetscape, noting that there is a basic design, as well as an enhanced version. For instance, they could explore curb extensions, but that would also result in less parking.

Director Danielsen asked about plans for adding additional stop signs, but Mr. Russ responded that stop signs are a poor way to traffic calm, noting that curb extensions are more efficient, as they narrow the streets. (He also noted that there are no current curb extensions in RiNo.)

Mr. Russ then asked the Board about mid-block crossings and where people like and need to cross.

Ms. Licko asked the Board to consider their overall goals for the street first.

Director Croft asked about the total right-of-way for Walnut Street width, to which Mr. Jadun responded that there is 80 feet. Mr. Russ added that they're assuming 11 feet for traffic lane widths, to which Director Croft responded that they'd like to see more like 9 feet, adding that it significantly impacts retail and safety.

Director Croft noted that this neighborhood will always prioritize multi-modal, including bike lanes, to which Mr. Russ noted that since there are parallel bike lanes on Larimer and Blake, they're focusing on making Walnut Street a premium pedestrian corridor, and that they would lose more parking with bike lanes.

Director Croft is concerned that the basic design doesn't include the curb extensions, which he considers to be a new standard in street design. Ms. Licko noted that as of right now, they're not standard in the City of Denver, to which Mr. Jadun added that this is true, unless the City

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 4

has identified safety concerns. Director Croft asked what would trigger ‘safety concerns’ considering pedestrians have been killed on Walnut Street, to which Mr. Jadun said it would be a separate project outside of the two-way conversion.

Director Croft asked how far the conversion will go, to which Mr. Jadun responded that it will be all the way down Walnut Street within RiNo from Broadway to Downing.

Director Fine asked about what turns will be allowed off of Broadway (e.g. can’t turn left onto Larimer when heading south), to which Mr. Russ said that they haven’t gotten to that point yet.

Mr. Russ clarified that most of what’s presented today is for budgeting purposes, but would still need to bring the 30% design back to the public for fine-tuning.

Director Danielsen asked about adding in pop-up park type green spaces along the street, to which Director Croft agreed that the street needs to be geared toward pedestrians with cars still having access.

Mr. Russ noted that the only question that’s still unclear from discussion with the Board today is what will happen within the curb lines? Ms. Licko asked if they could include options in the next design presentation for people to respond to.

Ms. Licko stated that the representatives working on the Walnut Street two-way conversion will come back when it makes sense to present to the BID Board again.

27th STREET STORMWATER PROJECT:

Ms. Licko informed the Board that Public Works will be tearing up 27th Street from Blake to Welton Street to put in a new storm drain and that this is part of a bigger six-year capital improvement program for wastewater, noting that it will begin after the Rockies season is over. Director Fine said it’s too constant and there’s no coordination between anybody – he added that they should be ensuring that they’re only ripping up the street once.

Ms. Licko asked for direction from the Board and Director Croft added that as a BID, it’s their responsibility to take care of the businesses in the district.

Ms. Licko will write an email to the new Director of Public Works stating the BID’s concerns over the project, including that the projects to date have had a lack of coordination, resulting in severe effects on the businesses of RiNo. Director Croft also suggested adding to request this be pushed out two years. Director Croft also added that the BID should reach out to Curtis Park Neighbors and the Five Points BID to ensure we’re coordinated on our efforts.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 5

MOBILITY, ACCESS, AND PARKING STUDY:

Ms. Licko noted that a press release will be going out next week detailing the study and she'll circulate to the Board beforehand.

Director Feinstein added that he's disappointed by the lighting in the underpass – that there needs to be additional lighting. Ms. Licko noted that she has a request in to the city to do additional improvements to the underpass, including additional lighting, cleaning, and painting – all things that would increase the vibrancy, as well as other options of how RiNo can increase the lighting.

She's also working on bird control, getting the railings painted, noting that anything concerning the walls and underpass structure will require working with Union Pacific.

Ms. Licko noted that there is one thing she needs input on re: MAPS study:

The parking consultants sent maps with considerations for where they'll do the measuring. Ms. Licko wanted to make sure this was okay because they've cut out a chunk of the BID area of where they're collecting data, claiming there wasn't much impacted outside of their proposed boundary. Director Croft suggested looking at the contract to see if the boundary is stated – but Ms. Licko believes it just says "within the study area", but that she'd clarify.

PARK BUILDING UPDATE:

Ms. Licko informed the Board that she was at the park buildings today with the City and library. She updated that Board that the agreement with the City is progressing – the draft lease agreement with City should be ready by next Friday, which will be a 10 + 10 year lease, with first three years having no payments to the City. After year three, there will be no rent, but a percentage revenue share on profit from operations that would ramp up but cap at a certain amount. She has also requested the ability to keep revenue from the buildings, as well as the ability to permit events in the park. The city will be bringing all utilities and doing environmental, and paying for a new roof for the Interstate building; they'll be giving between half a million to \$750,000 toward the renovation of the buildings. Currently the high level costs from Tres Birds was \$1.2M-\$1.5M; however, this included things that won't be needed. For instance, some of the existing things like hot water heaters, etc. are in good condition.

Ms. Licko added that the Interstate building is empty, and that the police will be out of the other building by July 1. Construction on the park, promenade, and festival street will begin in August/early September.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 6

Ms. Licko also noted that the CU Denver partnership is on for the Interstate Building – design will happen this fall, with construction in spring (done before the park). The library is putting together their budget request for the entire almost 7,000 square foot EEB building – certain portion for maker space, then leases for collaborative partnerships within the space (all arts-focused). Will also bring in school groups with the goal being to not charge them full market rent.

The smaller building will still be a food and beverage component, but will be something more flexible than a “grease trap”, and could possibly get a liquor license as well.

As for the Interstate building – DCPA still interested and is touring next week.

The BID Board then voted unanimously to approve \$1500 toward a test fit of the EEB building by Tres Birds.

ANNUAL MEETING:

Ms. Licko then noted that RiNo is all set for a breakfast-time annual meeting on May 31, tentatively in Zeppelin Station. More details to come soon.

BRIGHTON RIBBON-CUTTING:

Ms. Licko noted that the Brighton ribbon-cutting will take place on June 21 cutting with a press release in the afternoon. The celebration will include a street party all up and down Brighton.

Ms. Licko will be reaching out to businesses along Brighton on Monday and will be asking the GID for funding next week.

DRINK RINO CIRCULATOR

Ms. Licko informed the Board that DRiNk RiNo will be canceling the circulator entirely due to the large cost. However, there are other things coming for tours, including a kiosk in Zeppelin Station where people can order an eTuk.

CRUSH UPDATES

RECORD OF PROCEEDINGS

RiNo Business Improvement District

April 10, 2018

Page 7

Ms. Licko noted that there will be more details coming at next month’s meeting, but gave the following updates:

- Carlo de Luca from Station 16 was here two weeks ago and had a really great week of conversations with sponsors and made some big strides.
- Just finalizing some sponsorship packages now, but there has been a lot of interest.
- Also had a great meeting with about 20 local mural/graffiti artists who came in feeling mistrustful because of last year, but left feeling empowered. They’ll be involved in curating the local component with Robin Munro.

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 Board of Directors of the RiNo Business Improvement District.

Secretary to the Board