

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

HELD:

Tuesday, June 25, 2018, at 3:00 p.m. at RiNo Offices, 3501 Wazee St. #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
Tracy Weil
Ari Stutz
Tai Beldock
Bryan Slekes

Also in attendance were: Jamie Giellis and Alye Sharp, RiNo Art District staff.

Directors Rachel Rabun, Andrew Feinstein and Josh Fine were absent, absences excused.

CALL TO ORDER:

Ms. Giellis 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 May 8 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.

REVIEW OF FINANCIALS:

Ms. Giellis reviewed the financials with the Board, highlighting the following:

- \$373,000 currently in the bank account, earning good interest on the reserve fund
- The BID is still owed \$51,000 from the City for 35th Street, but it's mostly sorted out now

RECORD OF PROCEEDINGS

RiNo Business Improvement District

June 25, 2018

Page 2

- In the Accounts Payable, the BID still owes Wenk Associates \$16,000; Ms. Giellis also noted that the BID only owes AdCon \$14,000 (this shows as being double-counted)
- Station 16 has only received \$50,000 of the committed \$250,000 at this point; Ms. Giellis is currently reviewing the timeline and their deliverables now to decide if it's time to release the next \$100,000
- \$125,000 is still owed to Nelson\\Nygaard
- There is more signage and wayfinding set to be installed this year

27TH STREET STORMWATER PROJECT LATEST:

Ms. Giellis had a meeting earlier today with the City team and noted that we're planning the big community forum for the July RiNo Talks at Black Shirt Brewing.; there will be an invitation and personal calls to those affected right around 27th, including Council people Ortega and Brooks. Ms. Giellis added that she's already talked to Five Points and Curtis Park, who are in alignment with the RiNo Art District.

Ms. Giellis continued that the City is saying that the project will not be stopped, but still in conversations to get the Walnut Street two-way done at the same time.

Director Croft said he thought two-waying wasn't enough, and that some sort of financial assistance would be helpful for the businesses in the area, such as tax abatement during the construction or subsidies. The BID Board also agreed that curb and gutter as part of the two-waying would be a reasonable negotiation. Director Slekes suggested that the BID or Art District make the ask for a subsidization with distribution pro rata.

Ms. Giellis said that she will talk about expediting the two-way conversion, curb and gutter, some sort of financial assistance tying it back to create revenue opportunities back to businesses, with the email going to the storm water team, key City Council members, NDCC, and Public Works.

BID EXPANSION TO COVER THE 39TH AVE OPEN CHANNEL:

Ms. Giellis reminded the Board that they talked about a possible BID expansion to cover the proposed 39th Ave. Open Channel about a year ago, adding that they are now calling it the 39th Ave. Greenway. Ms. Giellis shared a map of the current BID area, the open channel, and the exploration area for expanding the BID in the Board packet.

Ms. Giellis reminded the Board that Ken Wolf and Ari Stutz approached the Board earlier this year because they have some properties along the Greenway and wanted to expand the BID to the current adjacent commercial area that's somewhat of an island.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

June 25, 2018

Page 3

Ms. Giellis also noted that there is potential to work with the City to activate and improve the greenway area that is essentially the gateway to the BID.

Ms. Giellis asked the Board if the included map makes sense for the exploration area for the BID so that RiNo staff can start to pull data for this area.

Director Feinstein said he thought what Ken and Ari are doing with their buildings fits exactly with the ethos of the RiNo Art District and thinks it's a great idea for RiNo to include their buildings within the BID boundary.

Ms. Giellis added that 100% of property owners to be added into the proposed BID expansion boundaries must sign a petition in favor. Director Weil added that this would put the BID in direct proximity to the 303 Artway. Ms. Giellis added that the Board doesn't have to decide at this moment, she just needs to know if the Board is interested enough to pull the data for that map to acquire property owner names and actual values and figures.

Ms. Giellis said that the Cole neighborhood association president is excited about this and would like the BID to come to the July or August neighborhood meeting to discuss.

Director Croft added that he thinks it's a good opportunity, and that the BID will probably be asked to expand again the future. He thinks there should be some sort of questions the BID Board asks themselves every time this happens. For example, he added, there should definitely be a district there, but should it be the RiNo BID? He also posed, "At what point does it not make sense because it could become too unwieldy due to size?"

Ms. Giellis clarified that RiNo would also work to be contractually programming the greenway portion that falls within the BID.

Director Croft suggested that the BID needs to get out in front of the conversations around feelings of RiNo taking over this part of the area, and also figure out how much the potential revenue would be vs. how much the services would cost. Ms. Giellis said that these conversations can be started while pulling the data.

Ms. Giellis noted that it's possible they'll just form some sort of maintenance district if no one steps forward to explore another type of district.

There was a motion to continue the process of exploring expansion of the RiNo BID for the current boundaries Ms. Giellis has proposed, which passed unanimously. Ms. Giellis noted that concerns raised will also be worked on.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

June 25, 2018

Page 4

PEDALHOPPERS IN RINO:

Director Danielsen introduced the topic, noting that Pedalhoppers is the largest of the bike bar companies in Denver. She added that their drop off and pick up is right in front of First Draft and their vehicles park illegally in front of driveways and blocking alleys, violating all sorts of parking issues.

Director Danielsen said that she has also had preliminary talks with DRiNk RiNo, who also want them out of RiNo due to these concerns. She's suggesting doing a Good Neighbor Agreement, but the owners won't respond.

Ms. Giellis will try to find out who licenses them.

Director Danielsen has included a list of things she thinks should be included in the GNA.

Ms. Licko will start correspondence with the City and will keep pushing the Pedalhoppers to respond as well and will keep the Board apprised.

Director Stutz added that the GINA should include no parking on sidewalks and bike lanes, if possible.

PARK BUILDINGS SPACE PLANNING COMPLETE:

Ms. Giellis informed the Board that the Park buildings space planning is completed and that the rendering is in the packet. She noted that RiNo is advancing on locking down partnership with the Denver Public Library, RedLine, and a community kitchen/training concept. She also added that the City has also approved the Park buildings as one of the two projects that can apply for a \$250,000 Our Town grant through the NEA.

PARKING STUDY CHARETTE AND OPEN HOUSE:

Ms. Licko asked if any board members were coming to the charrette, noting that anybody can come at any time.

She also added that a social media campaign has been launched focusing on a different aspect of parking or mobility in RiNo each week, asking respondents to note what needs to be improved; there has been lots of great feedback so far.

RECORD OF PROCEEDINGS

RiNo Business Improvement District

June 25, 2018

Page 5

35TH STREET FUNDING REQUEST AND TACTICAL URBANISM PROJECT:

Ms. Giellis noted that the Parking and Mobility team want to do a tactical urbanism project on 35th and have budget to do it within their scope; the project would transform 35th Street for a year or so while waiting for final design.

CRUSH 2018 LATEST:

Ms. Giellis informed the Board that CRUSH planning is progressing well, but lots of fundraising still to do. She added that between now and mid-July, she hopes to get the remainder of core funding in. Director Slekes asked if they're on schedule; Ms. Licko noted that they're probably a bit behind, but will get there.

Director Stutz asked if there's anything the Board can do to help? Ms. Giellis will send the basic sponsorship deck out to the Board, and if the Board knows anyone who might be interested, they can connect Ms. Giellis for more information.

Ms. Giellis added that there were 250 submittals from artists in Denver that still needs to be narrowed down to 50-60 by a 20-person committee; the entire lineup will be announced on July 19 at the press conference.

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