

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

**HELD:**

Tuesday, May 14, 2019, 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  
Rachel Rabun  
Ari Stutz  
Bryan Slekes

Also in attendance were: Tracy Weil, John Deffenbaugh, Radhika Mahanty, and Alye Sharp, RiNo Art District staff; Chris Pacheco, NDCC; Kiki Turner, Keith Erffmeyer, and Julie Smith, Department of Finance; and Heidi Finn (by teleconference).

Directors Andrew Feinstein and Josh Fine were absent, absences 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.

**DEPARTMENT OF FINANCE DISCUSSION:**

*Kiki Turner, Keith Erffmeyer, Julie Smith; Department of Finance*

Director Feinstein invited representatives from the Department of Finance to come discuss property taxes and the current burden on small business owners in Denver, relaying how land values are established based on zoning and location.

Director Danielsen asked about the high taxes in the district, to which Mr. Erffmeyer said there's no wiggle room, adding that 62% of property taxes go to public schools and Denver is

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 14, 2019

Page 2

capped at a 6% revenue cap. Mr. Erffmeyer also said that the mill levy would go down to avoid going over the cap.

Mr. Erffmeyer noted that mill levies are certified in December, adding that taxes won't go up as much as the increase in property value. Director Croft asked about what's happening now with income levels not being in proportion with land bases. Mr. Erffmeyer said people often ask about exemptions, but he said there are rebate programs, including one for low-income families and veterans.

Director Slekes said we could bring the mill levy down in the BID, but it won't do much with the extra couple of mills and that there's not much to do for small businesses that are for-profit. Director Slekes also said the big issue is that multi-family buildings like apartments pay residential property taxes, but this would need a constitutional change for them to pay commercial rates.

Mr. Erffmeyer said that the BID could set up a special fund and identify a subset of businesses or residences for a rebate program that would have to go through City Council. Director Croft asked if other neighborhoods have done this, to which they said only Denver Human Services has done this to this point. Mr. Erffmeyer said it would probably open up a can of worms with other areas of Denver if RiNo were to do it.

Mr. Erffmeyer ended by saying that there is an appetite to do something for small businesses; for instance, there was an amendment on the table to lower the school portion of the taxes for commercial from 29% to 24%.

### **WALNUT STREET FUNDING DISCUSSION:**

*Chris Pacheco, NDCC*

Mr. Deffenbaugh recapped that they've been working on Walnut and 35<sup>th</sup> Streets with the City and said they've been in discussions with Molly Veldkamp and Chris Pacheco from NDCC on how to move the two-way forward and how to come at it from a realistic perspective. Mr. Pacheco and Ms. Veldkamp will seek city funding to support the conversation.

Mr. Pacheco said that the City is looking for \$400,000 out of the budget, with an ask for the BID to contribute \$60,000, but there is no funding request today, as this is more just a discussion.

Mr. Pacheco said he has NDCC funds right now to start it moving forward and with additional BID funds, makes the budget request look a lot more appealing. Right now they have \$200K that could be reallocated to Walnut Street to understand final design re: parking, loading zones, etc.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 14, 2019

Page 3

Mr. Pacheco noted funding spent to date: in 2017, NDCC spent \$100K to put all the bollards up to define the pedestrian walkway, then began a concept design of curb and gutter, sidewalks, etc. for Walnut, which they're wrapping up right now. He noted that cost would be about \$10M for full blown street, adding that it would be \$400K to just do the two-way. He said that the traffic light at Broadway and Walnut would have to be changed, which is the biggest expense.

Mr. Deffenbaugh said there will be a separate funding request at the GID Board meeting for 15% of funding for 35<sup>th</sup> Street. Mr. Deffenbaugh asked how we don't have the projects cannibalize each other for funding when Mr. Pacheco makes the ask in the City budget, but Mr. Pacheco said that it's his job is to try to get both of them.

Mr. Pacheco said his goal is to get it going this year with NDCC money, then if the BID decides to give money, that's more money that's on the table when he goes to make a budget request.

He added that the \$200K would go into effect this year since he already has it, then if they get the request, everything else would come into play next year. Director Croft asked which one he thinks has the better likelihood of being funded, to which Mr. Pacheco said that it's hard to say because there's already been funding put in from the BID for both. Mr. Pacheco will get back to the BID Board with the drop dead date to decide.

After Mr. Pacheco left, Mr. Deffenbaugh said that Anne Hayes, GID Board President, was comfortable with making an ask to the GID for the 35<sup>th</sup> Street design and was confident that they'd consider funding it; they meet next week. Director Croft said that ideally, the BID should put up dollars for Walnut, with the GID putting up dollars for 35<sup>th</sup> St. and let the city make the decision on priority.

### **FINAL BOARD SEAT INTERVIEW WITH HEIDI FINN:**

Ms. Finn called in for the final interview for the open BID board seat. She talked a little more about her background and her connections to the art district, with the BID Board asking her additional interview questions.

### **BOARD MEMBER DECISION:**

After the call with Ms. Finn, the Board discussed the previous candidates as well as today's interview. They recapped that the Board is going to fill one board seat now, then possibly open up two more seats. Director Croft reminded the Board that there is little representation from the historic neighborhoods, and little representation in terms of diversity from small business, and that we should consider this when we open the additional board seats.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 14, 2019

Page 4

Director Croft moved to fill one board seat today and put out a call for the other board seat in the next couple of months with the goal of creating a more diverse board that best represents the diversity of the district.

The Board voted unanimously to add Diana Merkel to the Board.

### **WALNUT STREET DISCUSSION, CONT'D:**

There was a motion to have the BID allocate 15% of \$400K capital improvement cost for Walnut St. contingent upon the GID contributing 15% of 100% design costs for 35<sup>th</sup> Street. **The vote passed unanimously.**

### **SIDE STORIES REPORT:**

Mr. Weil noted that the Side Stories team will be coming to do a report on the event at the next Board meeting.

### **APPROVAL OF MINUTES:**

The minutes from the April 9 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.

### **URBAN GARDEN PITCH:**

Mr. Weil presented an ask from Dateline Gallery to contribute \$500 to a community garden at 3000 Larimer St. The project already has \$500 in contributions, and they asked if the BID would match \$500 to the green space. **\$500 toward the community garden was approved unanimously.**

### **PROJECT UPDATES:**

Mr. Deffenbaugh sent out a presentation prior to the meeting and walked through it with the Board.

#### **Tiny Homes:**

Mr. Deffenbaugh noted that the Community Village Collaborative has come to RiNo with a request to sponsor a home; he noted that it falls within RAD boundary, but just

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 14, 2019

Page 5

outside BID boundary. Director Croft said he thought funds would be better spent on pushing for a new tiny home village within the BID boundary and that he has a couple of ideas on locations.

### **Trash Can Design:**

Mr. Deffenbaugh shared the current proposed design of trash and recycling cans from Site Pieces, as well as the budget. He then presented timeline and locations that have been identified so far. Mr. Deffenbaugh said next he needs to think about what public outreach looks like and will be working with Ms. Sharp to engage with stakeholders.

### **Design Standards:**

Mr. Deffenbaugh said he's waiting to hear back from Jeff Brasel at the City and should have the content finalized by the end of May.

### **RiNo Mobility Study:**

Director Croft asked if the document is now at a point where he thinks we could use it to advocate for policy change at the city, to which Mr. Deffenbaugh said yes.

### **CRUSH:**

CRUSH deliverables were passed around to the BID board. Mr. Weil noted that 428 applications came in for CRUSH. Director Danielsen added that they're looking at diversity and other things besides mural-based art. Mr. Weil said that he just got the sponsorship deck today, just need to send to committee to review, then they're ready to roll on getting sponsorships. Director Danielsen said that this year, property owners will be asked to pay for their walls.

### **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.

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 14, 2019

Page 6

---

Secretary to the Board