RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE ADVISORY BOARD OF THE
RiNo DENVER GENERAL IMPROVEMENT DISTRICT

HELD: Wednesday, July 19, 2017 at 10:30 a.m. at the RiNo Art District offices, 2901 Blake St., Suite 165, Denver, Colorado

ATTENDANCE:

The Meeting of the Advisory Board of the RiNo Denver General Improvement District, City and County of Denver, Colorado was called and held as shown above and in accordance with the applicable statues of the State of Colorado, with the following directors present and acting:

Anne Hayes
Tracy Weil
Jonathan Kaplan
Roberto Eaton
Tom Gordon
Bernard Hurley
Jason Winkler
Chris Woldum
Larry Burgess
Karen Good

Also in attendance were: Jamie Licko and Alye Sharp of the RiNo Art District; Justin Croft, RiNo BID Chair; and Andy Feinstein and Chandler Romeo, RiNo Art District Board Chairs.

CALL TO ORDER

Director Hayes called the meeting to order

APPROVAL OF MINUTES

The Board unanimously approved minutes from the previous two meetings on June 21, 2017 and June 30, 2017.

REVIEW OF JULY 2017 FINANCIALS:

Ms. Licko reviewed the highlights from the previous month's financials, which were distributed to the Board prior to the meeting. Ms. Licko also notified the Board that the draft audit has been received, with a few things for our accountant to clarify. The final draft will be ready to review this week and needs to be submitted to the city by July 31.

TERRORISM INSURANCE

Ms. Licko informed the Board that terrorism insurance was waived based on feedback from the Board through email review. However, it still needing ratification, a motion to cancel the terrorism insurance was unanimously approved by the Board.

KEY UPCOMING DATES FOR 2018

Ms. Licko informed the Board that the GID is entering the busy season for budgeting and planning. New assessed values for the GID will be in by August 25, then we'll know what our proposed overall budget will be for 2018. The 2018 operating plan and budget must be submitted to the City by September 30, with a public hearing on the proposed operating plan and budget to take place before it's submitted. The GID Board will have a discussion on the general direction of the GID for 2018 at the August and September Board meetings.

BRIGHTON RENAMING UPDATE

Ms. Licko gave the following update: Melissa Rosas of NDCC said the the City is currently reviewing the Board's questions internally, and are getting answers on these, including the usage of the formal name North Broadway North versus the simplified Broadway North.

Director Hayes noted that she spoke to Kelly Leid of the National Western Center (NWC) and told him that she anticipated a co-petitioner so that the RiNo GID is not representing people outside of the District. Mr. Leid is checking on whether or not that can be the NWC.

More information will be available at the August GID Board meeting.

EXECUTIVE COMMITTEE DISCUSSION

Director Hayes reminded the group what the Executive Committee's purpose is, which is monthly meetings of the Board (BID, GID, RiNo Art District) Chairs to discuss things all three Boards are dealing with. Director Hayes invited them today to be a part of a discussion about the GID and the GID's role so that we all have a common understanding. She stated that she would like to hit the "reset" button on how each group is organized and to review the purpose of the GID and why we initially organized each separate district. Director Hayes is concerned about the projects the GID Board said they'd focus on in the first couple of years via the operating plan, but haven't gotten any traction with the Board thus far.

Ms. Licko offered to step out of the meeting since there's been some sensitivity around her role with the GID, whereupon she proceeded to leave the office.

Director Hayes asked for thoughts and brief comment from each of the Executive Committee members.

Director Feinstein stated that his concerns include inconsistency on the objectives of the GID and things that were advocated for as the neighborhood; he wants to make sure everyone is on same page about what the GID should be doing, and that all Boards can work in concert to move those things forward. He's a strong advocate of having one administration among all Boards so that everyone is moving in the same direction.

Director Croft said he seconded that and spent a lot of time petitioning for the GID and is very familiar with what its tasks are; Brighton Blvd. being the main project, but also noted that people were willing to sign if the GID added in additional west side projects. He also noted that the operating plan for GID talks about the efficiencies of all Boards working together, with the Art District carrying out these services as the lead organization.

Director Hurley stated that he wants the money spent only on the specific projects outlined at the very beginning, and just wants to make sure money is not being spent on the other side of the tracks.

Director Hayes said she's brought up these other projects at many Board meetings, but we haven't figured out anything specific. She also stated that the GID needs to get specific on what we will do with the funds, and how we will work with the BID and RAD on specific projects; for example, enhancement to the future RiNo Park. She just wants to make sure we're talking about the other projects as well.

Director Hurley asked if the Park, for example, is a BID thing or a GID thing. Director Winkler said he thinks it should be 100% a GID project, not a BID project. Director Gordon expressed that he thinks the issue is not whether or not the GID should be contributing money to these projects, but thinks that it should be a City project first and foremost, with the GID contributing to enhance the budget. He thinks the GID should be working with the City and the City alone, not subsidizing the RAD or BID.

Director Romeo brought up the joint administration of the Districts, and noted that the GID pays about 15% of the total administration budget; with 50% paid by the BID, and 35% by RAD, which she thinks is quite fair and a good way to keep costs down for all three organizations. Director Gordon said he thinks the Board should meet once a month, and only utilize enough administration to do what's legally required. He said the GID Board should meet to agree on only what City projects they can support financially.

Director Croft stated that he feels this the heart of the problem – what Director Gordon is suggesting is not supported by the operating plan.

Mr. Winkler stated that he felt dollars collected over time are mainly for maintenance, not for large infrastructure projects. He thinks that while the dollars amounts collected are significant, they're not enough to build large projects such as a park or promenade, but rather token money to contribute to larger infrastructure projects by the City, State, etc. His takeaway from Director Gordon is that the GID is here to support the work, not do the work.

Director Hayes stated that this is where she thinks we have opportunities to work with other Boards to do fundraising, etc. to leverage those small dollars the GID is putting in. Director Hayes also stated that it seems everyone is looking at it from a personal perspective, but we're supposed to be thinking about the district as a whole and what's best for the entire district.

Director Feinstein said he thinks this is why it's so important that we have one administration running the entire neighborhood.

Director Burgess said that he thinks planning efforts that affect the neighborhood need to come back to the GID Board separately, not a public meeting because he thinks he can't get enough information out of them. He also stated that the City should be here telling the Board what they're NOT going to do within the GID boundary so that the GID knows where they can put their dollars. For next year's work plan, he would like to get City representatives and other project leads in to make formal requests with exactly where the dollars will be spent. For example, Director Woldum brought in the request and a work plan for the S. Platte River pedestrian bridge, and Director Burgess had the information he needed to make a decision. Generally, the Board agreed with this.

Director Burgess also said the other Boards never come brief the GID Board, and Director Croft agreed that there's a breakdown in communication. Director Feinstein said, in theory, the Board meetings should all happen separately, then the most important things float up to the Executive Committee, then back down to each Board. Director Croft reiterated that the main problem is a communication breakdown, and asked the Board what we need to do differently to make sure everyone's getting the information they need?

Director Winkler said he really appreciates the weekly Board updates sent out by email from the RiNo staff. Director Burgess suggested that all three Boards meet once a quarter; Director Feinstein recommended once every four months.

Director Kaplan said that none of the three entities can operate in a bubble without impacting one of the other organizations and reminded everyone that we serve the taxpayers of the district.

Director Winkler said his MAIN concern is the question of efficacy in each group and WHOLE of groups. He thinks things should be getting done faster by the creation of a GID, yet he thinks we're moving slower. Director Croft replied that the Art District and BID are exponentially

getting more things done than they were before, and asked how the GID Board could participate more. Director Winkler responded that the BID and RAD are more connected in their goals – the "soft touches"; he thinks they're grossly different than what the GID is doing. Director Croft said he thinks that's not true, that the BID is doing enhancements to infrastructure, e.g. advocating for two-waying streets and Walnut improvements, and thinks there's a lot of crossover.

Director Kaplan added that he thinks it's every Board member's due diligence to read everything in Dropbox and to know what's going on with the other organizations.

Director Winkler stated that the Board doesn't discuss side projects because the Board is too busy talking about bylaws and other administrative stuff and noted that he thinks it's the staff's job to call special meetings with select members of the Board to discuss issues that they might have expertise in. Director Romeo said part of the problem is she observed the Board react adversely when Director Hayes brought up an item for discussion; she said that as an outside observer, it made her heart sink. Director Hayes said her impression is that every time she brings up something she thinks the GID should fund, that she gets strong resistance and we go down another path. Director Croft agreed that he saw that in just this meeting alone.

Director Feinstein said we're all in agreement that the Boards need to do a better job of communicating, but he thinks there's plenty of communication and information coming from the administration. He said it's the Board members' job to read things that are sent out, and if they don't have time, then you shouldn't be on the Board.

Director Burgess said he thinks that Director Weil, who sits on all Boards, should have time on the agenda to update the Boards on what the other Boards are working on.

Director Hayes noted that a big deal that she wants comment on from Executive Committee that has yet to be discussed is the Board talking outside the Board meetings. She said Director Winkler sent an email to everyone, and that's what prompted this. Director Croft said the whole intent is to demonstrate transparency since we're a quasi-governmental entity.

Director Kaplan offered a summary, noting that takeaways include more communication between Boards, with the Executive Committee being more present. Director Feinstein said he strongly recommends that we keep administration the same across all three Boards. Director Burgess said he wants Executive Committee or the original entity (City, etc.) telling the GID Board what they're requesting money for and what's going on, not RiNo's administration.

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 Advisory Board of the RiNo Denver General Improvement District.

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Secretary to the Board