RECORD OF PROCEEDINGS

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

HELD:

Tuesday, September 12, 2017, at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, 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
Ari Stutz
Bryan Slekes
Josh Fine
Rachel Rabun

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff; Jill Jennings-Golich, Deputy Director of Community Planning and Development (CPD), City of Denver; and Lisa Gedgaudas and Ginger White-Brunetti, Denver Arts and Venues.

CALL TO ORDER:

Justin 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 August 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. Licko walked through the prior month's financials in detail and will make recommendations for reallocation of some funds that won't be spent in their current buckets by the end of the year.
- Ms. Licko also noted the following:
  - Almost all the tax revenue from the BID has come in; 10% management fee for 30% design for 35th Street will be coming in the next 30 days.
  - Jamie noted that the BID had budgeted $40,000 for a Planning Director, but never hired one, so could consider hiring one for 2018.
  - Other items reviewed for each bucket, including projects and services that will not be completed this year.
  - In 2017, the BID collected $507,000 just from the mill levy; this will increase to $963,000 for 2018.

2018 BUDGETING:

Ms. Licko noted that the BID will rollover $50,000, plus tax revenue for 2018 and specific ownership taxes, giving the BID approximately a $1M budget for 2018. As she reviewed the draft budget for next year, she noted that each "bucket" has percentages taken out for administrative/staff expenses. The Board suggested that the BID cover $35,000 instead of the allotted $20,000 for rent in 2018; $15,000 from the previous year will be carried forward to cover this increase.

The Board also discussed the current mill levy and how the much larger budget will be spent, including accomplishing bigger projects and adding staff members. Director Fine noted that the BID also wants to be sure that they're building enough reserves.

The Board voted unanimously to use the amended budget at the public hearing to occur after this meeting. The Board also agreed to revisit the mill levy in one year, but did not vote on the matter.

SAFE CREATIVE SPACES FUND:

Ms. Jennings-Golich, Deputy Director of CPD, passed around a flier about how the Safe Creative Spaces fund (not the program) works. She noted that it is still expensive to bring creative spaces up to code through the Safe Occupancy Program, so the fund was started to help spaces get up and running quicker. CPD and Arts and Venues are currently working with City Council to figure out how they could create a fund that incentivizes people to go through the program. Arts and Venues will be putting money toward the fund, but need partners who will add additional funding. Ms. Gedgaudas then passed around a working draft of how the fund may work; Ms. Licko noted that Arts and Venues came to the BID early in the drafting of the fund so that the

BID could be involved in the creation and how it will work, not just an ask for funding. She also noted that the fund will need to be park "outside of the City walls".

Director Croft, who's involved with GRACe Riverfront Art Center (the first to go through the program), noted that they've already spent $30,000 on an architect and the code update process just to comply with the program. He stated further that he thought that the process was more of a typical development process with drawings, reviews, etc. and that the pgoram should be facilitating code compliance instead of reviewing current code compliance; this would save people a lot of money and expedite the process. He also stated the the BID could be helpful in this realm.

Director Stutz stated that he would like to participate in the fund discussion.

38th UNDERPASS:

Ms. Licko informed the Board that NDCC would be putting in $10,000 toward the project. She also noted that we intend to go back to the City for more funding.

Visual Interest and the City Engineer recently reviewed the lighting schematic and said that the project overwhelmingly meets lighting needs of the underpass. They also noted that because it can't be painted white, that it's somewhat unknown of exactly how it will illuminate and may need a bit of tweaking.

A motion was made for the BID to fund the remainder of the budget for the project and the Board voted unanimously to approve this. Ms. Licko noted that RiNo will also make an ask of the GID Board to chip in.

CHANGES TO CURTIS PARK PARKING STUDY:

Ms. Licko informed the Board that the parking study was revised per request sent by RiNo BID, which included removing all of the two-hour parking and added some loading zones at the request of some business owners.

All can be amended when the RiNo parking study is complete

RiNo PARK RFP:

Ms. Licko noted that the Board needs to create a strategy for review of proposals, but for now, she'll plan to get a committee together to short list consultants.

BELOVED COMMUNITY VILLAGE ART PROJECT:

Director Weil passed around a mock-up for a community art project to give more privacy to the Beloved Community Village's fence so that they're not living in a "fish bowl". The mock-up illustrated colorful slats for the chainlink fence; Director Weil will provide more information soon.

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.

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Secretary to the Board