RECORD OF PROCEEDINGS

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

HELD:

Tuesday, February 27, 2019, at 10:30 a.m. at RiNo Offices, 3501 Blake St. Suite 109, 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 statutes of the State of Colorado, with the following directors present and acting:

   Anne Hayes
   Chris Woldum
   Roberto Eaton
   Bernard Hurley
   Larry Burgess
   Liam Girard

Also in attendance were: Tracy Weil, Amanda Kriss, and John Deffenbaugh, RiNo Art District staff; Adam Feuerstein, Clay Dean Electric.

Directors Jonathan Kaplan and Jason Winkler were absent, absences excused.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The board unanimously approved minutes from the January 23, 2018 meeting.

OVERVIEW OF FINANCIALS:

The Board reviewed the overview of financials for the GID which Mr. Weil and Director Girard had revised to be more easily read and understood.
UPDATE OF BANK ACCOUNT AND LOAN SIGNERS:

Mr. Weil requests a vote to remove Jamie Giellis as an authorized signer from the Board’s bank and loan accounts. Director Hurley motioned for her removal and was seconded by Director Girard. The Board voted unanimously to remove Mrs. Giellis from these accounts.

PARK BUILDING ARCHITECTURE:

Mr. Deffenbaugh presented a request for funding approval to the Board for the RiNo Park buildings. He requested $157,000 which would allow RiNo to enter into contract with Tres Birds to reach design document completion and ultimately result in a finalized layout and design for the police building which fits the needs of the project partners and delivers on the goals of the facility. This would also allow RiNo to enter into lease agreements with the project partners.

The GID then went through the details of the funding request with Mr. Deffenbaugh including payment schedule, expected outcomes, and other funding streams contributing to total costs.

After discussion, the Board voted unanimously to approve Mr. Deffenbaugh’s funding request for the full amount of $157,000. Mr. Deffenbaugh will continue updating the Board with new information and progress on the project each month.

CLAY DEAN ELECTRIC WATER WHEEL UPDATE:

Adam Feuerstein, Clay Dean Electric

Mr. Feuerstein presented the report from the investigation into the proposed Water Wheel along the Promenade project in the S. Platte River. This study was funded by the GID in May of 2018. He explained that their research showed that a 50 foot waterwheel would be able to produce electricity given the average flow of the river but that they are hoping to bolster power output with design modifications. He explained that modifications to the river would be necessary between early spring to late fall to control flow. This would include a flash dam at 38th Street that would allow for the control of water depth and flow going into waterwheel. An additional concrete structure underwater will create whitewater as a feature for recreation. Animal barrier and trash collection will be included in these modifications while the flash dam is underwater and goes up and down to control water for steady energy output.

Director Woldum asks about the impact to the 100 year floodplain at Ringsby and asks if there is a level of coordination with City’s work to solve issue of flood breech at North side of work. Mr. Feuerstein explains that this could support work by city and that they are working with Rick McLaughlin currently.
Director Hurley inquires about dredging and other activities from construction and how this would effect the use of the river when it was all done. Mr. Feuerstein explains that controlling flow gives them options for recreation by making it deeper and calmer without causing risk from the amenities. Walls and jetty allows for erosion control and floodplain compliance.

Mr. Weil asks for wildlife impact and Mr. Feuerstein says that the bypass allows for 4-5 feet of clearance. Director Burgess expresses his worry about that bypass being a chokepoint because it limits size of passage for people, watercraft, and wildlife and urges Clay Dean to coordinate with the Stock Show project to tie in with the river in Adams County.

Mr. Feuerstein explains that the budget on the project has increased substantially to around $11 million. Mr. Deffenbaugh asks about the commercial benefit of the project when you take out the recreation side of things. Mr. Feuerstein says this is more of an educational and recreational benefit and that the project does not have much commercial benefit. Clay Dean will be talking with Xcel to get around policies and whether the power from the wheel would be isolated or integrated into the power grid.

Mr. Feuerstein explains that the next step would be to move into finance and construction. He presents the board with proposed budget for construction, community involvement, and fundraising efforts. He is working with Steve Sander on community involvement, moving the project through government oversight, and awareness/fundraising at the grassroots level. He also explains that Clay Dean has private equity and venture capital in Silicon Valley and St. Louis for renewable energy investors that they may be able to tap into for additional fundraising.

Director Woldum expresses concerns that this project isn’t fully coordinated with current floodplain efforts. He explains that the water cannot be treated locally and is EPA designated as hazardous and that the river is not ready for people to use recreationally. He suggests that Clay dean looks into feasibility and project management and safety.

The Board deides that Mr. Deffenbaugh and Director Woldum will take lead on coordinating further with Mr. Feuerstein. Clay Dean will also address the concerns of their design creating a choke point in the river. The Board will review all the documents and funding ask and reconvene at the next meeting.

OPEN GID BOARD SEAT:
Mr. Weil presents on the open seat on the Board, explaining that another seat will soon be opening as Director Winkler will be rolling off soon. They received four applications to fill the open seat.
Director Hurley motions to bring in all four applicants for interviews at the next Board meeting. The Board unanimously votes to approve this motion and Mr. Weil will be reaching out to invite these applicants.

BIKE RACKS:

Mr. Weil tells the Board that the city has bike racks available with funding for installation and has offered them to RiNo. However, he feels that should explore more creative options but think it could be an opportunity to save costs.

CHESTNUT PLACE

Mr. Deffenbaugh presents the design updates for Chestnut Place to the board, going through the vision document. The major focus on the design is on the pedestrian experience and connecting the history of the area (through Garden Lane, Neon, and Iron) with a strong integration of RiNo’s identity. There is also an emphasis on landscaping, trees, art, and connectivity.

Following a brief discussion as a Board, it was decided that Mr. Deffenbaugh will ask Anna to bring the current design proposal up 36th street as well.

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