RECORD OF PROCEEDINGS

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

HELD:

Wednesday, January 23, 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
   Karen Good
   Bernard Hurley
   Liam Girard

Also in attendance were: Tracy Weil, John Deffenbaugh, and Alye Sharp, RiNo Art District staff.

Directors Larry Burgess, Jason Winkler, and Roberto Eaton 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 December meeting.

INTRODUCTION TO PROJECTS DIRECTOR:

Mr. Weil and Director Hayes introduced RiNo’s new Projects Director, John Deffenbaugh, to the Board. Mr. Weil noted that he’ll also be at the regular NDCC meetings at the end of each month, and to let him know if there are any other community members that Mr. Deffenbaugh should connect with.

FINANCIALS AND BUDGET DISCUSSION:
Mr. Weil said that going forward, he plans to send the financials to Directors Hayes and Woldum to review prior to the Board meeting. After review of the previous month’s financials, Director Kaplan asked about the DURA Iron Works line item. Director Woldum clarified that it’s the Source Hotel TIFF and that the increment comes directly to the GID.

Mr. Weil said for the Board to let him know if there’s any other things the Board would like to see as part of the monthly financials statement.

Director Girard said that Collegiate Peaks will most likely boost interest rates on public funds in the next 30 days, which would affect the GID’s accounts.

Mr. Weil then walked through the budget to finalize for 2019.

Director Kaplan asked if the budget can include doggie poop bags on the trash cans, to which Mr. Weil said that it will be explored as part of the trash can discussion.

Director Hayes said that Mr. Deffenbaugh will be in charge of figuring out the maintenance schedule for Brighton Blvd. and figuring out how this will be maintained by the GID.

Director Kaplan asked about the uplighting, to which Director Hayes said that those have been delayed. She said they’re on the way, and electrical is already installed, but Director Hayes said the pedestrian lights also aren’t lit yet and that the GID needs to figure out if it’s related to the uplighting being delayed.

Director Hurley asked about long-term management of the district, to which Mr. Weil said that he’s onboard as President now, and that it’s not short-term.

Mr. Weil said that at the all-board retreat in February, he’ll have a full budget with line items for each organization.

The Board is all in agreement on the budget that Tracy reviewed, with the realization that things could change as the district changes throughout the year.

**RAD + GID MANAGEMENT AGREEMENT:**

Director Hayes walked through the management agreement between the RiNo Art District (RAD) and GID, noting that it’s the same format as last year with some minor changes. The dollar amount for this agreement is $165,000 that would go toward the RAD to manage the district. The agreement was voted upon by the Board and approved unanimously.
RINO BOARD RETREAT:

Mr. Weil gave the Board a reminder that this retreat with all three boards will take place on February 22 from 9AM-1PM. Ms. Sharp will send out the location and more details.

MAINTENANCE:

Karen Good

Ms. Good, as representative of the City of Denver, noted that private property owners along Brighton Blvd. are responsible for snow removal, but there is still a question mark in terms of the bike lanes.

Ms. Good then noted that for the landscaping component, there is a one-year landscape establishment period under which the contractor is responsible for winter watering, etc. until the end of the establishment period. This means that spring of 2020 is when landscape responsibility turns over to the GID. She also noted that the landscaping has a three-year warranty and that there will be other three-year warranties after final acceptance.

Ms. Good also noted that since the bike lanes are outside of the curb-to-curb and elevated, which is different than how they’re typically built, the City has no capacity to maintain the bike lanes at this time. Since the city doesn’t have equipment and can’t do it, they want to work with the existing IGA that the City has with the RiNo BID and pay the BID to maintain the bike facility, as they’re already working on an MOU with the BID to maintain other things.

Ms. Good also noted that the 35th Street Bridge will now be taken care of by the City as opposed to the BID maintaining it as it has in the past.

Director Hayes asked if it should be the GID maintaining the bike lanes rather than the BID, since they’re a part of Brighton Blvd. Ms. Good said that going forward, the City hopes to have the equipment and capacity once they build out the protected bike lane network, but for now the maintenance contractor in place through the BID could switch over from 35th Street since they don’t have to do that anymore, and now do the bike lanes on Brighton instead.

Ms. Good added that once the establishment period starts, the GID will have a whole year to figure out the maintenance.

Director Hayes asked why the City couldn’t just hire this contractor directly, noting liability issues, to which Ms. Good said that that would be a part of the IGA.
Ms. Good will follow up with the city to see if they can try to hire contractors directly instead of going through the BID.

**GID TASK LIST:**

Director Hayes said that Mr. Deffenbaugh should sit down with the City to talk about CIP funding when the timing is appropriate.

Director Kaplan asked about bus shelters along Brighton, noting that there was a call for entry on Colfax and we should look at something similar for Brighton.

Mr. Deffenbaugh said that he could do some research into pricing and other items for bus shelters.

Mr. Weil also noted that the Waterwheel study will be presented at the next meeting.

**GID BOARD SEAT:**

Mr. Weil said that the call for applications will be re-posted for the open GID Board seat within the week and left open a couple of weeks. Ms. Sharp will share with the Board when it’s up. Mr. Weil will bring the matrix of how this person will fit into the Board as well as the applications to the next Board meeting for discussion.

**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