

RECORD OF PROCEEDINGS

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

HELD:

Tuesday, March 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
Bernard Hurley
Chris Woldum
Roberto Eaton
Bernard Hurley
Larry Burgess
Liam Girard
Jason Winkler
Karen Good

Also in attendance were: Tracy Weil, John Deffenbaugh, and Alye Sharp, RiNo Art District staff; Jeff Swanson, OZ Architecture; Trevor Owens, Mass Equities; and Tyler Kiggins, Wenk Associates.

Director Jonathan Kaplan was absent, absence 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 March 27, 2019 meeting.

OVERVIEW OF FINANCIALS:

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Mr. Weil noted that the first round of revenue for the GID came in in February, with more coming in monthly until all has been collected in July. He added that not much has changed otherwise since last month's financials.

PARK BUILDINGS UPDATE:

Mr. Deffenbaugh passed around a briefing about creating a community hub with the proposed RiNo Park buildings, noting that the first round of design meetings with the partners happened last week. He added that the Public Library and RedLine Gallery are emerging as anchor tenants for the police buildings, and that Art Hyve and PlatteForum could become subtenants of the Library. Mr. Deffenbaugh also added that there has been a slight issue with Prodigy Coffee and Comal, as both would like double the amount of space; both Comal and Prodigy also have similar concepts that they'd like to have in the buildings.

Mr. Deffenbaugh said that schematic design is targeted to be completed by the end of April.

INTERVIEWS:

Mr. Weil noted that the and Director Hayes had a phone interview with Jamie Roupp prior to today's meeting, as he couldn't be here in person. The Board reviewed the mix of proposed board categories before interviewing the first candidate.

The Board interviewed the following candidates, asking them to elaborate on the application they submitted through the website:

Edee Anesi
Dan Flaherty
Brock Fleming

MASS EQUITIES PRESENTATION:

Mr. Weil noted that today is a follow up presentation on design of the Mass Equities project at 2900 Brighton Blvd. Mr. Owens noted that the city threw out that they could add additional parallel parking in front, which has been updated since the previous presentation. He reminded the Board that at the previous GID meeting, there were concerns of how much their new development will fit in with the existing GID landscape and water quality, etc.

He noted that the update today will be before they formally submit with the City, as they're hoping to get the GID's blessing and any feedback so they don't miss any opportunities for

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coordination. Director Hayes noted that they're the first developer to come in after the GID is established, so whatever happens really sets a precedent for future development.

Mr. Swanson said that from 29th Street to the 3000 lot (east side of Brighton), that there is currently bike lanes and benches and some plantings. Their intent is to match the GID – they've reached out to RNL Design to get these original planting designs. He noted that the main difference is that they're adding some parallel parking, and that there will be extra plantings, but not quite as much water quality treatment.

He noted the following as part of the presentation:

Before: 1383 SF water quality area

With new design: 1,104 SF water quality area

Before: 484 SF planting area

With new design: 3,171 SF planting area

Director Hayes suggested that they look at other parts of Brighton Blvd. where there are similar on-street parking and making sure it's comparable, because it feels different than the more linear sections of Brighton.

They'll send the PDFs and then do a follow-up with the GID board to see how to address various items before submitting to the City.

36th STREET DESIGN:

At the last board meeting, the GID Board requested a proposal to extend Chestnut up 36th Street. Mr. Deffenbaugh noted that the proposal is now lower, but is a bit high comparatively to Chestnut Pl. design. He noted that the requested amount from the GID will get the plans to 30% design. They would start right away on this; but Mr. Deffenbaugh said they'd have to set up a working group. **After a motion to approve the capital request for 36th Street presented by Mr. Deffenbaugh, the Board voted unanimously to approve it.**

Mr. Deffenbaugh also updated the Board that 35th Street is a slightly separate conversation since they already have 30% design; however he wants them to revisit it since it didn't have as much due diligence as they'd like. He also noted that they're working for CIP funds to get to 100% design.

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BOARD MEMBER DECISION:

The Board discussed the interviews that took place earlier in the meeting and who would be the best fit for the Board, including having someone more in tune with all the infrastructure type projects coming to the GID imminently.

Jamie Roupp was nominated and approved unanimously by the Board. They're also interested in having Dan Flaherty as a resident Board member and will encourage him to apply to a future opening.

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.

Secretary to the Board