Held: Tuesday, January 15, 2019, at 9:00 am at the RiNo Art District offices, 3501 Wazee Street, Suite 109.

Attendance:

The meeting of the Board of Directors of the RiNo Art District was called and held as shown above with the following directors present and acting:

Jonathan Kaplan
Andy Feinstein
Anne Hayes
Sonia Danielsen
Tracy Weil
Justin Anthony
Rebecca Vaughan
Chandler Romeo
Jonathan Power
Rex Brown
Justin Croft

Also in attendance were: Eva Zimmerman, Amanda Kriss, and Alye Sharp of the RiNo Art District; Kirsty Greer, McWhinney; and Bryan Slekes, Great Divide.

Directors Adam Gordon and Vicki Sterling were absent, absences excused.

Call to Order:

Director Romeo called the meeting to order.

Approval of Minutes:

After review prior to the meeting via email, the Board unanimously approved the minutes from the December 18, 2018 meeting.

Financials:

Mr. Weil reminded the Board that they discussed starting a finance committee at the previous meeting, noting that they didn’t meet this month, but they did review the financials earlier. Mr.
Weil has also asked the accountants to revamp the financials a bit so that there is a bit more information and are easier to read.

Mr. Weil noted that the Emerging Artist Fund and Create Denver grant are now in restricted funds accounts.

Tracy went through the accounts receivable for CRUSH, noting that there were still a couple of big things that are being worked out.

He noted other big things for which RAD currently owes:

- Electric is electrical for Boxyard – making payments on this
- Still owe Jamie Giellis for half of Centro’s contract for December

Director Romeo noted that if RAD can get a lot of their receivables in, they’ll mostly cover the payables.

Mr. Weil also noted that RiNo Made is still struggling a bit, but over $2000 was sold at the opening of Cody Kuehl’s show. Mr. Weil also mentioned that the store needs to gross $24,000 per month to break even.

Director Power asked if going forward, if the accountants could break out what is coming from sales of art and what’s coming in from merchandise on the P+L, to which Mr. Weil said that he could have the accountants make this happen.

The Board then discussed other ways to increase the stores profit, noting that they would like to keep the commission to artists at 60% if possible. Director Feinstein said there should be more events in the store to get more people here. Director Croft noted that the Made in Reykjavik pop-up will open soon for Zeppelin Station’s Made in a City series.

Mr. Weil then reviewed the updated 2019 budget for RiNo, noting that he hopes that the Donor Relations Director will help bring in more membership dollars.

After reviewing each line, Mr. Weil then opened it up to Board questions.

Mr. Weil informed the Board that the RAD staff it currently working on the 501(c)(3) application, to which Ms. Sharp noted that she’s working with an attorney on the 24th of this month to get this completed ASAP.

Director Power noted that hiring someone to cover the debt is a hard ask because new money raised would just be going to pay old debts.
Director Power also noted that RAD should be taking a percentage of each event that they’re a part of to cover operating expenses.

Director Anthony mentioned that RAD needs to establish some kind of litmus test so that as things come in, the Board can ask if it checks all the boxes and reap the benefits RAD is looking for.

Director Anthony said that taking a percentage reminds people that these things don’t happen without the supporting organization.

Director Romeo added that she’d ask for the BID + GID to forgive what is owed; Director Croft who’s also chair of the BID, noted that it’s hard because these are taxpayer dollars and they’re responsible to the taxpayers. He thinks a portion could be forgiven, but the Board needs to vote on forgiving the $25k, adding that some portion could be forgiven, and then there could be repayment through a promissory note for the rest of it.

Director Brown asked which organizations will be audited, to which Mr. Weil informed the Board that the BID and GID are the only ones audited and that will take place next Monday and Tuesday.

RE-ZONING:

Kirsty Greer of McWhinney came to discuss a project they’re working on as prospective buyer of some of Great Divide’s property. Mr. Greer noted that because the land is within a PUD, they would have to exit from the PUD and do a re-zone to be adopted into the underlying zoning, which she stated was basically just asking to return to what should exist there anyway. CMX-8.

Ms. Greer also noted that the vision for the land was a bit TBD, but would be mixed-use. McWhinney also developed the Dairy Block, and this would most likely be a similar concept.

Ms. Greer summarized that they just need support to be removed from the PUD. The Board agreed and noted that they could also advocate to keep the curb cut that the GID created and that the city is trying to take away as part of the proposed project. There was a motion to support this, which was voted on to support unanimously.

Ms. Greer and Mr. Slekes will send some talking points for the letter and documentation of the curb cuts. Mr. Weil noted that Councilman Brooks will be cc’d on the letter.

NATIONAL WESTERN BUILDINGS:
Mr. Weil informed the Board that he heard from National Western and sounds like RAD will be able to move forward to get the vacant buildings within the National Western Center complex for art uses. Directors Vaughan and Romeo, as well as Mr. Weil and whoever else from the Board wants to come will go to tour the buildings.

Mr. Weil clarified that there is no cost to RAD for the buildings. Mr. Weil will send out the dates to tour the buildings to the Board once they have more information.

OXPECKER BALL:

Director Danielsen informed the Board that the kick-off for the fundraising committee is tonight at her house. Mr. Weil passed around the packets with information about the Park and the Ball, noting that the institutional sponsorship packet will have a little more information.

Mr. Weil noted that there are 50 tables to sell total, and that Sonia has already sold 2-3 tables. He said that info will be up on the site in the next couple of days and that ticket sales will go live on February 1.

MISSION STATEMENT:

Mr. Weil passed around the mission statement that Molly Pailet created while she was interning last summer. Director Anthony noted that it’s nice to have a short statement of what RiNo does.

Director Romeo said she thought this was the perfect thing to finalize at the retreat. There was some discussion around the mission statement presented, noting that the second sentence captures it pretty well.

The Board talked about how art and artists should always be the driver.

Director Romeo noted that if this is “where art is made”, the mission statement should include ‘process’.

Director Croft noted that he thinks our constituency is crying for us to take a stand on affordability.

Director Romeo asked if RAD should have a smaller meeting to discuss the mission statement prior to the retreat, to which Director Vaughan said that she’s happy to host at PlatteForum.

Ms. Sharp will send out a Doodle Poll to schedule this.
ADVANCEMENT DIRECTOR POSITION:

Mr. Weil noted that the position application is now open and will close on January 27.

401(K):

Tracy asked the Board to consider approving a 401(k) for staff members, noting that at first staff would be the only ones to contribute.

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-reference meeting and was approved by the Board of Directors of the RiNo Art District.

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Secretary to the Board