

## **RECORD OF PROCEEDINGS**

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

#### **HELD:**

Tuesday, May 16, 2017, at 10:30 a.m. at RiNo Offices, 3501 Wazee St. #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  
Tracy Weil  
Chris Woldum  
Bernard Hurley  
Roberto Eaton  
Larry Burgess

Also in attendance were: Jamie Licko and Amanda Kriss, RiNo Art District staff; and Adam Feuerstein and Michael Tipton, Clay Dean Electric.

Directors Karen Good and Jason Winkler were 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 21, 2018 meeting.

#### **FINANCIALS:**

Ms. Licko reviewed the financials with the Board, noting the following:

The new accounting system is now in place, though the included actuals in the Board packet were incorrectly formatted and are too small to read. Ms. Licko will be sending out a digital version for the Board to review. Additionally, the GID audit was just completed and the findings have been included in the packet.

The accounts receivable listed included property tax income that hit the account as of April. Additionally, the GID loan has just over \$2 Million remaining because of early payoffs and what

has been paid so far. The GID Board had approved \$7500 toward the Brighton opening, will show up in May financials. Director Hayes inquired about actual money available in the GID accounts to ensure for proper resources for the soon to come Brighton maintenance and Ms. Licko responded saying she would calculate the amount out and make this available to the Board.

#### **DENVER ICON WATERWHEEL:**

Adam Feurstein and Michael Tipton present on the Denver Icon Water Wheel, renewable energy proposal from Clay Dean Electric and Director Hurley. The wheel would provide sustainable, clean energy for the RiNo Promenade and also serve as an educational, iconic structure for the City of Denver and RiNo. The 50 meter tall wheel has been proposed to be installed between 38th Street and 35th Street at the river. Director Hurley suggested this as a place of gathering, environmentalism, education, and placemaking.

Mr. Feurstein asks the board for a \$20,000 investment in research and development of this wheel to take the project from concept to actual engineering. Director Woldum inquired about the scope of that investment to which Mr. Feurstein said they would largely be engineering the modifications for the river to control the flow, calculating total energy output for different flow scenarios, and assessing environmental impacts and safety. The proposal would take between 9 and 12 months. Director Hayes encourages the Clay Dean team to work with the National Western redevelopment team (as they will be installing a large water education facility in the river) as well as the promenade designers at Wenk to figure out collaborations and partnerships.

Director Hurley supported the project strongly, going as far as to say he would even pay for this portion himself. Director Woldum said he was optimistic but wants a public outreach process, though Director Hurley was concerned about this pushing back the timeline. Ms. Licko explains that there is a opportunity to use the June neighborhood meeting to have open dialogue with the community about the project.

Director Hayes suggested voting to approve funds with the contingency that Clay Dean presents at the June RiNo Talks meeting to which the board passed unanimously.

#### **PROMENADE DESIGN UPDATE:**

Ms. Licko explained to the board that because the promenade was funded in the GO Bond to advance design and construction to align with RiNo Park, the funds were released on May 1st with additional public design charrettes to come. The park and the promenade will be built at the same time starting this fall. Additionally, a longer term strategy for total construction will be coming soon from the City.

#### **BRIGHTON GRAND REOPENING:**

Ms. Licko gives a brief synopsis to the Board on the plans for the Brighton Boulevard Grand

Re-Opening celebration to take place on June 21 including the following aspects:

- An official City ribbon cutting with the Mayor and press at 2:30pm
- A live marching band to perform before and after the ribbon cutting ceremony
- A street party (without street closures) with activities and celebrations at businesses along the corridor
- A visitor passport that, if stamped at each location, will enter patron for a chance to win one of several donated prizes (such as free hotel stays, new bikes, and gift cards)

The Board expressed their enthusiasm for the completion of this project. Director Hayes inquired about the softscape infrastructure completion timeline, which Ms. Licko said she would request.

### **35th STREET DESIGN:**

Ms. Licko updates the Board the 35th Street Design process including that the NDCC team met with the City about annual CIP budget projects which amount to around \$15 Million in available funds. Presently, the Walnut Conversion and 35th Street Completion are the top priorities for CIP funding. However, the Walnut Conversion is being pushed forward for funds, though the need is not as imminent as it would be for the 35th Street project. Ms. Licko does point out that the City is willing to swap project priorities and ended up putting in \$600,000 toward completion of the design and engineering for 35th Street, meaning next year will need a capital request.

She also notes that the City will need to leverage RiNo to commit funds from the 2019 budget toward the completion of drawings and documentation which would amount to around \$60,000, though this could be split between BID and GID funds (this would not need a formal vote yet).

Directors Hurley and Woldum agree that this project is a critical priority. The Board expressed interest in sitting down with the City about the whole connectivity of the Promenade, The RiNo Park, and 35th Street going forward.

The GID Board unanimously supports advancing this effort contingent on the integration of mobility, parking, access for the entire area.

### **NEW BOARD MEMBERS:**

Ms. Licko included a draft application form for new Board members, stating that now that former Director Gordon's termination paperwork is completed, they can start advertising for the position. Director Hayes asks the Board to start thinking about specific skills that they want to think about. Director Weil wants to include art component as a desired attribute while Director Hurley wants to include something about diversity.

### **RINO HAPPENINGS:**

Ms. Licko informed the Board general happenings in RiNo including:

- The Annual Meeting is being moved to September
- The RiNo Mobility and Parking Study (MAPS) is underway, with the community charrette on Wednesday June 27 from 3:00 pm - 7:00 pm
- CRUSH Walls is coming back with east and west side activations
  - Director Woldum voices support for westside activation and expressed a desire to help out in future years
- Park buildings progress is ongoing with space planning, tennenting, and figuring out final cost estimates
- Insider Tours launched in April and is seeking suggestions for future locations.

**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 General Improvement District.

\_\_\_\_\_ Secretary to the Board