

RECORD OF PROCEEDINGS
MINUTES OF THE MEETING
OF THE ADVISORY BOARD OF THE
RiNo DENVER GENERAL IMPROVEMENT DISTRICT

HELD: Wednesday, May 17, 2017, at 10:30 a.m. at the RiNo Art District offices,
2901 Blake St., Suite 165, 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
Roberto Eaton
Larry Burgess
Tom Gordon
Jason Winkler
Bernard Hurley
Chris Woldum

Also in attendance were: Jamie Licko and Alye Sharp of the RiNo Art District; Brian McLaren, project manager for the Brighton Blvd. reconstruction project; David Menter, Michelle Sims and Tim Lucero from RTD.

Director Kaplan was absent, absence excused.

CALL TO ORDER:

Director Hayes called the meeting to order.

APPROVAL OF MINUTES:

The Board unanimously approved minutes from the previous meeting on April 19, 2017.

REVIEW OF FEBRUARY 2017 FINANCIALS:

Ms. Licko informed the Board TC will be leaving at the end of the year; Ms. Licko's started to talk to firms about taking over.

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We've received 1/3 of mill levy assessments and 2/3 of capital charges for 2017 – that makes up about ½ of the GID's budgeted income for the year; another big amount will come in June/July when people pay the rest of their property taxes.

BRIGHTON CONSTRUCTION (Brian McLaren):

Mr. McLaren updated the Board on the following:

- Paved this week south of 36th moving south – permanent southbound lanes will be paved just south of 31st today. First major part of concrete pour, then will add in parking lanes. The traffic will then shift to the other side of the street
- 36th-38th - finishing the water line and then will do the pavement from 36th north.
- Majority of pavement from 31st-38th should be done by the end of the month
- North of 38th - completing storm sewer work, then need water line relocation and can start paving
- The Board was reminded that they can drop in to the Brighton project office any time with questions and concerns.

The Board also discussed with Mr. McLaren an opportunity to put in sleeves to accommodate future development and how they would access utilities. The goal is to eliminate future projects cutting through the new pavement and sidewalks to access their building. Mr. McLaren noted that he will have to work with Denver Water to address this possibility. Ms. Licko will follow up with Mr. McLaren to determine next steps.

RTD BUS STOP LOCATION REVIEW:

- RTD indicated that in general, most of the stops haven't moved since the last Brighton design discussion, but the ones that have were not moved substantially, just to accommodate things like ADA requirements.
- RTD and the City will work to get the final details laid out and will send to the Board for review. Jamie will email everything out to the Board that was presented.
- Board can follow up with RTD directly with any other questions that they may have.
- Ms. Licko also informed the Board that the BID will be issuing an RFP for parking and access study in June and will be looking at bus stops and access throughout the entire neighborhood.

PLATTE PED BRIDGE FUNDING REQUEST (Director Chris Woldum):

Director Woldum reviewed the progress of the pedestrian bridge to cross the S. Platte River:

- NDCC funded 30% design for the bridge in late 2016, now at 60% design
- Zeppelin took over as project managers in January 2017

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- On track for 100% design by July
- Partnering with a nonprofit (Bridges to Prosperity) to raise the rest of the funds for the bridge – gap is \$1 million, total budget is \$2.6 million
- Want to go to construction next year in conjunction with the RiNo Park
- Zeppelin is putting in \$900,000; is not taking a project management fee

Director Woldum requested that the Board consider financially supporting construction of the bridge in whatever capacity they can. Director Gordon asked to review financials, such as when maintenance will kick in for Brighton. Ms. Licko reminded the Board that Brighton Blvd. project close isn't until Spring 2019, with plantings to go in late spring. THEN, the GID is not responsible for maintenance until one year after that, most likely in mid-2020.

Ms. Licko informed the Board that she will put together a high level review of all projects and GID commitments over the next few years for the Board to discuss at the next Board meeting, after which they'll consider how much they could contribute toward bridge construction. Director Woldum informed the Board that he'll be requesting \$50,000.

After a motion that the GID will be a sponsor of the bridge (the Art Bridge) with a solid cash amount decided at the June Board meeting, the Board voted unanimously to support this.

BRIGHTON BLVD. RENAMING (Director Bernard Hurley):

Director Hurley informed the Board that the petition to change Brighton Blvd. to Broadway North will begin soon; the City is currently working to ensure that there will be no costs to small businesses as the process moves along.

A motion was made to send a letter to the City of Denver in support of efforts to undertake the process to explore changing Brighton Blvd. to Broadway North or keeping it Brighton Blvd. The Board voted unanimously to support issuing the letter.

Director Woldum noted that he'd like to see the letter before it's submitted. Ms. Licko will circulate this to the Board for comment and acceptance.

BYLAWS + PROCUREMENT STRATEGY:

Both the bylaws and procurement strategy, reviewed by the Board prior to the meeting, were approved unanimously.

GID LOAN:

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Ms. Licko will have an update on the loan next month; currently working to make sure the tax-exempt status of the loan won't be affected by the reamortization.

GID AUDIT:

The audit for GID financials is set to take place the week of June 12.

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 Advisory Board of the RiNo Denver General Improvement District.

Secretary to the Board