

Filing No. 2015-0200-



9/28/2022

**RINO BUSINESS IMPROVEMENT DISTRICT**

3525 Walnut Street, Suite 40

Denver, Co 80205

The following documents are provided in support of this submission:

1. Cover letter
2. 2023 Operating Plan
3. 2023 Budget
4. Public notice publication
5. 2021 Audit
6. Bylaws
7. Past year board minutes
8. List of BID board members
9. Board member attendance records
10. List of BID Activities



9/28/2022

**RINO BUSINESS IMPROVEMENT DISTRICT**

3525 Walnut Street, Suite 40  
Denver, CO 80205

Mr. Michael Kerrigan  
201 W. Colfax Ave. Department 1010  
Denver, CO 80202

Dear Mr. Kerrigan,

Attached please find the 2023 Operating Plan and Budget for the RiNo Business Improvement District, including our completed 2021 audit, information about our board, board members, and meetings.

We believe that the 2023 budget offers a comprehensive and effective means to deliver the mission of the BID and support the activities of local creative, business, and residential communities in an equitable and sustainable manner. Notable items include:

- Budget increases to reflect the transition from online working and meetings to in-person activities and hard-copy documentation in the wake of the Covid-19 pandemic. Such budget increases are reflected in lines: 8240, the RiNo Guide; 8210, website and social media promotion; 8230, marketing and advertising; 8250, PR. All lines are intended to support the promotion of the local creative, business, and residential communities.
- Construction of ArtPark phase 2 (the Interstate Building) will commence in late 2022. The 2023 budget includes an allowance to support the \$1.25m grant RiNo has been awarded by Colorado Creative Industries (CCI). Together with a contribution from the RiNo BID the project is fully funded. The building will be an open plan and flexible venue space for a diverse range of community-led activities.
- The 2022 budget line "Other Infrastructure Projects" has been discontinued and replaced with a new line titled General Projects.
- A new budget line has been added titled Mobility with a budget allocation of \$100,000 to support the delivery of mobility initiatives in partners with adjacent community organizations.
- 35th Street Cross Funding is budgeted as zero dollars. This was a 2022 funding transfer made to the City and County of Denver to support the delivery of a design proposal for 35th street from Wazee St to Chestnut Pl.
- The BID will continue to allocate budget to support grant funding to local creatives and businesses, with a focus on diversity, equity, and inclusion. This is identified in the budget line RiNo DEI and Support Fund Contribution.
- Several budget lines focused upon supporting creative organizations such as the Denver Fringe have been consolidated into one line titled Creative Support.

This is our most recent Annual Report, providing a summary of our work. An updated will be available in March 2023:

[https://ctycms.com/co-rino/docs/2021rinoannualreport\\_web.pdf](https://ctycms.com/co-rino/docs/2021rinoannualreport_web.pdf)

Please let me know if you have any further questions upon review of these documents.

3525 Walnut Street • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • [rinoartdistrict.org](http://rinoartdistrict.org)

artwork by @detour303

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'J' followed by a horizontal line that extends to the right and ends in an arrowhead.

John Deffenbaugh  
Senior Director of Strategy & Projects

# **RiNo Denver Business Improvement District (BID)**

## **2023 Operating Plan**

### **1. LEGAL AUTHORITY**

A BID in Colorado is organized pursuant to the Business Improvement District Act, Section 31-25-1201 et seq., Colorado Revised Statutes. The RiNo BID was created by adoption of ORD 15-0304 on June 1, 2015.

Following the adoption of the BID ordinance by Denver City Council, a TABOR election must be held to authorize the BID mill levy. Owners of commercial property within the proposed BID area, as well as lessees and residents of commercial property within the proposed BID area, are eligible to vote. A simple majority of voters returning the ballot must vote in favor of the BID assessments. The RiNo BID was approved by TABOR election in November 2015.

### **2. ABOUT RINO**

RiNo (River North) is an urban area just north of Downtown Denver comprising industry and warehouses; an eclectic mix of small startups, restaurants, and creative businesses; and a state-certified art district that spans the once industrial corridor. Recently, the area has seen a strong influx of development from both the public and private sectors that is sparking change and concern over the future of RiNo, and what it will look like as it continues to grow. The RiNo BID Board is working hard to strategically manage this growth and development, retain the unique and industrial character of the area, and keep the focus on the arts in RiNo, understanding it is the creative nature of the place that drives economic activity, tourism and quality of life.

### **3. BID OBJECTIVES**

This plan for the RiNo BID has been driven by the needs and voices of those invested in the art district. The BID intends to look holistically at the entire RiNo BID area, with the purpose of preserving the character, promoting economic strength of the creatives, entrepreneurs and properties located within and ensuring appropriate growth that promotes walkability, bikeability, sustainability and a cohesive community fabric. The BID's goals are to:

- Create a collective voice to accomplish the long-term goals of the art district.
- Purposefully improve and advance RiNo while keeping it affordable for creatives, entrepreneurs and small businesses.
- Be an advocate for RiNo to influence and direct policy, develop strategic partnerships, and leverage its budget by attracting grants and additional funding, thereby providing financial sustainability.
- Retain RiNo's unique urban and industrial character, and keep the creative entrepreneurial spirit at the heart of RiNo.
- Create an accessible, desirable area where people want to visit, engage and invest.

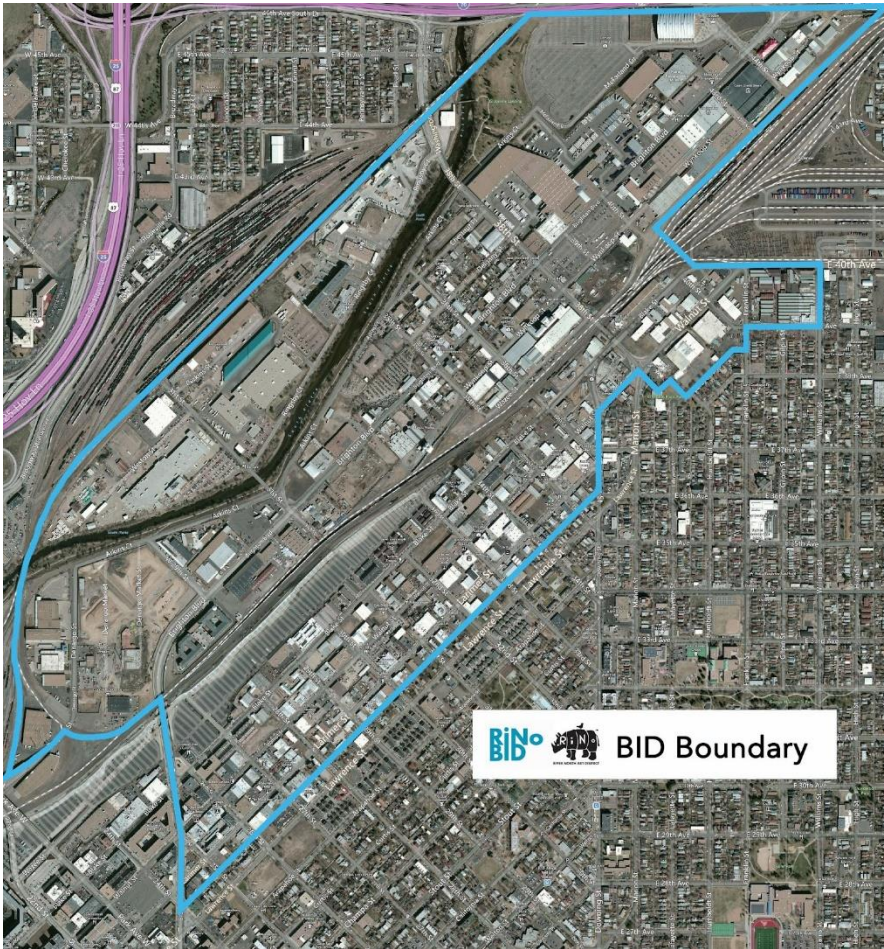
### **4. BID BOUNDARIES**

The RiNo BID boundaries include a parcel of land lying in Sections 22, 23, 26, and 27, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

- Beginning at a point on the southerly right-of-way of I-70 at its intersection with the southeasterly property line of the Burlington Northern railroad, said point lying approximately 600 feet east of the South Platte River;
- Thence easterly, with the southerly right-of-way of I-70, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly, with the northwesterly property line of the Union Pacific railroad, to its intersection with the northeasterly right-of-way of vacated 40<sup>th</sup> Street, said right-of-way vacated by Ordinance 187 Series of 1925;

- Thence southeasterly, crossing the Union Pacific railroad property to the northerly right-of-way of 40<sup>th</sup> Avenue at its intersection with the northwesterly right-of-way of Blake Street;
- Thence easterly, with the northerly right-of-way of 40<sup>th</sup> Avenue, to its intersection with the centerline of Williams Street projected northerly;
- Thence southerly, with the centerline of Williams Street, to its intersection with the centerline of 39<sup>th</sup> Avenue;
- Thence westerly, with the centerline of 39<sup>th</sup> Avenue, to its intersection with the centerline of Franklin Street;
- Thence southerly, with the centerline of Franklin Street, to its intersection with the centerline of Lafayette Street;
- Thence westerly and southwesterly, with the centerline of Lafayette Street, to its intersection with the northeasterly property line of St. Charles Place Park;
- Thence northwesterly, southwesterly, and northwesterly, with the property lines of St. Charles Place Park, to the northernmost corner said park, and the rights-of-way of Walnut Street and Marion Street;
- Thence northwesterly, on a projection of the last line, to its intersection with the centerline of Walnut Street;
- Thence southwesterly, with the centerline of Walnut Street, to its intersection with the centerline of Downing Street;
- Thence southerly, with the centerline of Downing Street, to its intersection with the centerline, projected northeasterly, of the alley lying between Larimer Street and Lawrence Street;
- Thence southwesterly, with said alley centerline, to its projected intersection with the centerline of Broadway Street;
- Thence northerly, with the centerline of Broadway Street, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly and westerly, with the northwesterly and northerly property line of the Union Pacific railroad, to its intersection with the northwesterly right-of-way of Delgany Street;
- Thence southwesterly, with the northwesterly right-of-way of Delgany Street, to its intersection with the easterly property line of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad, to the point of beginning.

The following map illustrates these boundaries:



## 5. BID SERVICES

The services that the BID plans to fund have been developed and prioritized by the property and business owners of RiNo, and include services as defined in Section 31-25-1212(1)(f) C.R.S. and improvements as defined in Section 31-25-1203(5), C.R.S.

### 5.1. RiNo Advocacy

The unified voice of RiNo on all matters related to preserving and advancing the district's unique character through representation, promotion of planning and development, policy, and partnerships. This includes:

- Dedicated staff that manage RiNo, advocate for RiNo needs, and focus on leveraging resources and improvements to the area.
- Serving as advocate and champion for RiNo on issues important to ensuring long-term sustainable growth, and acting as the influential, unified voice for the district that can be heard by the public, elected officials, developers and businesses and community partners.

- Advocating on local policy initiatives, planning and development issues to promote new solutions to RiNo’s continued growth including accessibility, improved public transportation, regional parking solutions and shared parking alternatives (among other things) to ensure growth can be best managed.
- Promoting and developing activities and programs to encourage healthy, active lifestyles and create a truly walkable, bikeable district.
- Leveraging partnerships and developing strategies to increase participation among community leadership, surrounding neighborhoods, business and the City and County of Denver.
- Advocating for funding from the City and County of Denver, State of Colorado and other funding sources and grantors to address critical art district’s objectives.

## **5.2. RiNo Branding, Marketing, Activation**

The BID shall facilitate the development of the RiNo brand, as well as creating and delivering an experience that encourages locals and visitors to explore RiNo through marketing, events and programming. Projects include:

- Further developing the RiNo brand to uniquely identify the area’s distinctive offer and future potential.
- Producing targeted marketing and messaging on a local, regional and national level to promote visitation and investment in the area. This includes (but is not limited to) website and social media development and management.
- Developing year-round programming and activities that bring in diverse demographic groups to experience and explore RiNo, including the development of signature RiNo events and activities.
- Providing awareness, recognition, promotion and education about businesses and creatives in the district, including specific public and community relations in support of growing the RiNo Art district.
- Working with, supporting and establishing partnerships with other art and creative districts in and around metro Denver and the State of Colorado.

## **5.3. RiNo Placemaking**

The BID shall work to retain the unique urban and industrial character of RiNo, integrating culture and creativity into the environment, delivering appropriate enhancements to the public realm, adding pedestrian amenities and activating the area. Projects include:

- Advocating to the City and County of Denver for funding and prioritization of larger-scale infrastructure needs and investments in RiNo to ensure the district is safe, accessible and connected.
- Investing in the development and implementation of a comprehensive RiNo-branded wayfinding program for vehicles, pedestrians and bicyclists, as well as distinctive gateways into RiNo to define and brand the district.
- Improving the aesthetics and functionality of RiNo’s public realm, sidewalks, streets and pedestrian areas. This includes (but is not limited to) adding amenities such as benches, bike racks and trash/recycling cans as well as public art, murals and creative projects to bolster the RiNo brand.
- Working to leverage resources to improve the South Platte River, create parks, green spaces and public spaces, and implement sustainability investments and green stormwater solutions to provide a healthy community that encourages social interaction.
- Undertaking creative enhancements and interventions, including activating alleyways and pedestrian walkways and developing interesting places and spaces.
- Promoting upkeep (as necessary) throughout the district to enhance existing maintenance by the City of Denver and property owners, working to help ensure visitors have a safe and pleasant experience.



#### 5.4. Business Support for RiNo Creatives and Entrepreneurs

The BID shall take a leadership role in keeping RiNo affordable and promoting its local talent, creatives and entrepreneurs through advocacy, programming, and direct support, amplifying the creative and cultural offer in the district and promoting economy vitality. Projects include:

- Sustaining and supporting the existing and developing creative and entrepreneurial community to protect their interests in the RiNo Art District as development progresses.
- Developing programs to collaboratively fund business needs, including grants and no/low-interest loan programs to support small businesses and entrepreneurialism in RiNo, and keep the cost of doing business in RiNo affordable.
- Supporting local creatives through collaborative projects, professional development, and artist-to-artist programs and networking.
- Advocacy and funding for creatives and artists, including support for current and future studios and live/work space.
- Promoting local businesses and creatives to increase their sales and profitability and
- creating community event and exhibition spaces.
- Facilitating a space clearinghouse to refer creatives and entrepreneurs to available spaces.

#### 6. BID REVENUE

The RiNo BID shall utilize an assessment method that is based upon a percentage of assessed value. The RiNo BID assessment rate may never exceed .004 (4 mills) on the assessed value of real property (business personal property is excluded). In Colorado, assessed value of commercial property is 29% of actual value. **In 2023, the RiNo BID assessment rate shall be 4 mills on the assessed value of real property.** Only commercially assessed properties are assessed through the BID. Residential properties are not assessed in a BID.

In future years, the RiNo BID Board may decrease (and subsequently increase) the mill levy (so long as it never exceeds 4 mills). In order to do so, the following shall occur:

- The RiNo BID Board shall send out a notification to each commercial property owner in the RiNo BID notifying them of the proposed change and of a public meeting to be held.
- The RiNo BID Board shall then hold a public meeting to present the proposed mill levy change and reasons for the change and hear comment.
- After that time, the BID Board may recommend a proposed mill levy change. This change must occur in line with the annual BID reporting period to Denver City Council (approved no later than December 5 of each year), and must be approved by City Council before the change occurs.

Each year, the RiNo BID Board will go through a process to certify the assessment rolls and determine each property owner's yearly assessment, as well as the total RiNo BID budget. This occurs through the following:

- Each May, the City and County of Denver shall provide very preliminary new assessed value data, which the BID may use to preliminarily plan the budget for the coming year.
- By August 25, refined preliminary assessed value data shall be provided to the RiNo BID Board by the City and County of Denver.

- By September 30, the RiNo BID Board must file the operating plan and budget with the City and County of Denver for the next year.
- The City and County of Denver has 30 days after receipt of all required information from the BID to approve the operating plan. The City and County of Denver may request further information from the RiNo BID Board as needed. All final information must be filed and approved no later than December 5.
- By December 10, final assessed value data must be provided to the RiNo BID Board.
- By December 15, the RiNo BID Board must complete a public hearing, adoption of the budget and operating plan and final certification of the mill levy.
- The final budget of the RiNo BID must be filed with the State of Colorado by January 31.

**7. BID BONDING**

The RiNo BID does not intend to issue bonds in 2023. However, as allowed by law, the BID may issue bonds or other multiple year financial obligations if it is authorized to do so by its voters in a future election and a future operating plan. The election must comply with all applicable Federal, State and municipal requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.

**BID GOVERNANCE**

The BID statute allows for a board of 5 to 11 members who are BID electors. The RiNo BID board consists of nine (9) appointed members from the RiNo BID area. The following members are to be included in this mix:

- At least two (2) property owners from the Eastside of the RiNo BID area
- At least two (2) property owners from the Westside of the RiNo BID area
- At least two (2) artist/creative property owners – one (1) from the Eastside of the RiNo BID area, and one (1) from the Westside of the RiNo BID area
- At least one (1) RiNo business owner

*NOTE: The determination of the Eastside/Westside designation is determined by location in relation to the railroad tracks that divide the district.*

The above mix is not specifically set out in the BID Ordinance of Creation. Subject to resolution, the BID may revisit the above mix in order to ensure equitable representation.

The current board members of the RiNo BID are:

RiNo BID Board Member	Affiliation	Governance Representation	Initial Term	Consecutive Term
Rachel Rabun	Mockery Brewing	Westside Creative Property Owner	2020	2023
Diana Merkel	P.S. Design	RiNo Business Owner/Eastside Property Owner	2022	2025
Tom Kiler	EDENS	Eastside Property Owner	2023	2026
Carla Mestas	CIRCLE Organization	RiNo Business Owner	2023	2026
Jevon Taylor	False Ego	RiNo Business Owner	2024	2027
Levi Johnson	Exdo Group	Eastside Creative Property Owner	2024	2027
Obadiah Ariss	The Preservery	RiNo Business Owner	2024	2027
Adam Larkey	Zeppelin Development	Westside Property Owner	2024	2027

The length of the term is three (3) years and the consecutive term limit shall be two (2) terms. After a member has fulfilled two consecutive terms, that person may not be a member of the RiNo BID governing body for three (3) years before being reappointed.

The BID shall inform the City of Denver of any RiNo BID Board vacancy that comes to its attention. Appointment to the BID Board in future years shall occur as follows:

- The RiNo BID Board shall accept submissions of interest for the vacancy.
- The RiNo BID Board shall provide posted notice of a public hearing, hold a public hearing, and thereafter provide the City of Denver with one or more recommended nominees to fill the vacancy, taking into account the qualifications thereof, the desired diversity of the Board, and the nominee’s willingness to serve.
- The City shall review the recommendation and may require additional information from the Board or the nominee. The Mayor and City Council will approve all BID appointments.

**8. BID MANAGEMENT STRUCTURE**

The RiNo BID expects to contract with the RiNo Art District (RAD) and Keep RiNo Wild (KRW) organizations to deliver its services. RAD is a 501(c)(6) membership organization that supports the development of the RiNo Art District and Keep RiNo Wild is a 501(c)(3) non-profit organization.

Each year the RiNo BID Board shall develop a work plan and budget for the RiNo BID. Once agreed upon, the RiNo BID Board would expect to execute a services contract with the RAD and KRW Boards to deliver their services.

The BID may enter into one or more contracts, agreements, or other arrangements with the RiNo Art District, Keep RiNo Wild, and/or the RiNo Denver General Improvement District regarding the support, planning, design, construction, financing and/or operation of the project known as the RiNo ArtPark Community Hub including the reconstruction and operation of the City’s Police Building and Interstate Building.

**9. BID TERM**

BIDs in Colorado may be perpetual. However, the RiNo BID shall have an initial ten-year term. This allows for property owners to evaluate the BID’s effectiveness prior to the end of the term.

The BID Board shall provide notice and conduct a public hearing during the ninth year of the BID’s existence to obtain property owner comments on the BID’s effectiveness and success. If the BID is deemed successful, the BID Board shall request that the City Council renew the BID by giving public notice, holding a hearing, and adopting an ordinance prior to the end of the ten-year initial term. If the BID is not considered to be successful, it shall sunset at the end of the initial term and terminate in accordance with all applicable laws and requirements. This process shall repeat every ten (10) years.

**10. CITY SERVICES**

BID services shall be designed to supplement existing City services and will be in addition to City services that are currently provided in RiNo. BID services shall not replace any existing City services.

**11. ADDITION OF PROPERTIES TO THE BID**

Additional property may be added to the BID only after a petition is signed by the property owner, filed with the City of Denver, and approved by the Denver City Council after public notice and hearing pursuant to C.R.S. 31-25-1220.

**12. DISSOLUTION**

Under Colorado law, the BID may be dissolved following a public hearing if property owners representing at least 50% of acreage within the BID and at least 50% of total assessed value within the BID submit petitions for dissolution to City

Council. City Council also retains discretion to initiate dissolution proceedings if the BID fails to submit an operating plan and budget for two successive years.

**RiNo Business Improvement District  
Summary  
2023 Budget as Proposed  
With 2021 Actual and 2022 Estimated  
For the Years Ended and Ending December 31**

	<b>Actual Prior Year 2021</b>	<b>Adopted Budget Year 2022</b>	<b>Estimated through end of Year 2022</b>	<b>Proposed 2023</b>
<b>ESTIMATED RESOURCES</b>				
<b>Beginning Fund Balance, Jan 1</b>	\$ 552,236.00	\$ 510,646.10	\$ 510,646.10	\$ 701,822.70
<b>Estimated Fund Revenue:</b>				
<b>Property Tax</b>	\$ 1,666,927.34	\$ 2,313,446.68	\$ 2,313,446.68	\$ 2,330,521.88
<b>DURA District 143</b>	\$ 36,964.41	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00
<b>Specific Ownership Taxes</b>	\$ 95,717.33	\$ 60,000.00	\$ 84,038.65	\$ 60,000.00
<b>Interest Income/Other</b>	\$ 55.43	\$ 80.00	\$ 80.00	\$ 80.00
<b>Total Revenue</b>	<u>\$ 1,799,664.51</u>	<u>\$ 2,410,526.68</u>	<u>\$ 2,434,565.33</u>	<u>\$ 2,427,601.88</u>
<b>Total Funds Available</b>	<u>\$ 2,351,900.51</u>	<u>\$ 2,921,172.78</u>	<u>\$ 2,945,211.43</u>	<u>\$ 3,129,424.58</u>
<b>EXPENDITURES</b>				
<b>Administrative</b>	\$ 602,374.63	\$ 620,000.00	\$ 611,887.25	\$ 708,781.73
<b>Advocacy</b>	\$ 164,103.60	\$ 181,750.00	\$ 172,750.00	\$ 196,000.00
<b>Activation &amp; Marketing</b>	\$ 142,694.89	\$ 177,500.00	\$ 197,167.69	\$ 280,000.00
<b>Infrastructure</b>	\$ 563,433.55	\$ 912,100.00	\$ 816,583.79	\$ 1,122,965.00
<b>Support</b>	\$ 368,647.74	\$ 475,000.00	\$ 445,000.00	\$ 575,000.00
<b>Total Expenditures</b>	<u>\$ 1,841,254.41</u>	<u>\$ 2,366,350.00</u>	<u>\$ 2,243,388.73</u>	<u>\$ 2,882,746.73</u>
<b>ENDING FUND BALANCE</b>	\$ 510,646.10	\$ 554,822.78	\$ 701,822.70	\$ 246,677.85

**NOTICE OF HEARING ON PROPOSED 2023 BUDGET  
AND 2022 BUDGET AMENDMENT**

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2023 has been submitted to the RiNo Business Improvement District ("District"). Such proposed budget will be considered at a meeting and public hearing of the District to be held by telephone and videoconference at 3:00 p.m. on September 28, 2022. Information regarding public participation by videoconference will be available at least 24 hours prior the meeting and public hearing and may be obtained by contacting John Deffenbaugh, by email at [john@rinoartdistrict.org](mailto:john@rinoartdistrict.org).

NOTICE IS FURTHER GIVEN that an amendment to the 2022 budget of the District may also be considered at the above-referenced meeting and public hearing of the Board of Directors of the District. A copy of the proposed 2023 budget and the amended 2022 budget, if required, are available for public inspection at the RiNo offices, 3525 Walnut Street, Suite 40, Denver, CO 80205. Please contact John Deffenbaugh by email at [john@rinoartdistrict.org](mailto:john@rinoartdistrict.org) to make arrangements to inspect the budget(s) prior to visiting the foregoing office. Any interested elector within the District may, at any time prior to final adoption of the 2023 budget and the amended 2022 budget, if required, file or register any objections thereto.

RiNo BUSINESS IMPROVEMENT DISTRICT  
By: /s/ Diana Merkel, President

Published On: 9/20/22

Published In: Denver Daily Journal

**RiNo BUSINESS IMPROVEMENT DISTRICT**  
**City and County of Denver, Colorado**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2021**

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## **FINANCIAL SECTION**



# JOHN CUTLER & ASSOCIATES

Board of Directors  
RiNo Business Improvement District  
City and County of Denver, Colorado

## INDEPENDENT AUDITORS' REPORT

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of RiNo Business Improvement District, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of RiNo Business Improvement District, as of December 31, 2021, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the budgetary information on page 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion is not affected by this missing information.

*John Luthr & Associates, LLC*

March 31, 2022

## **BASIC FINANCIAL STATEMENTS**

RiNo BUSINESS IMPROVEMENT DISTRICT

BALANCE SHEET  
 GOVERNMENTAL FUNDS  
 As of December 31, 2021

	<u>GENERAL FUND</u>
ASSETS	
Cash and Investments	\$ 516,472
Accounts Receivable	46,744
Property Taxes Receivable	<u>2,313,447</u>
TOTAL ASSETS	<u>\$ 2,876,663</u>
LIABILITIES AND FUND EQUITY	
LIABILITIES	
Accounts Payable	\$ 52,253
Accrued Expenses	<u>316</u>
TOTAL LIABILITIES	<u>52,569</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenues - Property Taxes	<u>2,313,447</u>
FUND EQUITY	
Fund Balance	
Restricted for Emergencies	54,000
Unassigned	<u>456,647</u>
TOTAL FUND EQUITY	<u>510,647</u>
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY	<u>\$ 2,876,663</u>

The accompanying notes are an integral part of the financial statements.

RiNo BUSINESS IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2021

	<u>Governmental Activities</u>
EXPENSES	
<b>Governmental Activities</b>	
General Government	\$ 1,841,253
TOTAL EXPENSES	<u>1,841,253</u>
REVENUES	
GENERAL REVENUES	
Property Taxes	1,703,892
Specific Ownership Taxes	95,717
Interest Income	55
TOTAL REVENUES	<u>1,799,664</u>
CHANGE IN NET POSITION	(41,589)
NET POSITION, Beginning	<u>552,236</u>
NET POSITION, Ending	<u><u>\$ 510,647</u></u>

The accompanying notes are an integral part of the financial statements.

RiNo BUSINESS IMPROVEMENT DISTRICT

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2021

	<u>GENERAL FUND</u>
ASSETS	
Cash and Investments	\$ 516,472
Accounts Receivable	46,744
Property Taxes Receivable	<u>2,313,447</u>
 TOTAL ASSETS	 <u><u>\$ 2,876,663</u></u>
LIABILITIES AND FUND EQUITY	
LIABILITIES	
Accounts Payable	\$ 52,253
Accrued Expenses	<u>316</u>
 TOTAL LIABILITIES	 <u>52,569</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenues - Property Taxes	<u>2,313,447</u>
FUND EQUITY	
Fund Balance	
Restricted for Emergencies	54,000
Unassigned	<u>456,647</u>
 TOTAL FUND EQUITY	 <u>510,647</u>
 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY	 <u><u>\$ 2,876,663</u></u>

The accompanying notes are an integral part of the financial statements.

RiNo BUSINESS IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2021

	<u>GENERAL FUND</u>
REVENUES	
Property Taxes	\$ 1,703,892
Specific Ownership Taxes	95,717
Other	<u>55</u>
TOTAL REVENUES	<u>1,799,664</u>
EXPENDITURES	
Current	
Administrative Expenses	602,374
Program Expenses	<u>1,238,879</u>
TOTAL EXPENDITURES	<u>1,841,253</u>
NET CHANGE IN FUND BALANCES	(41,589)
FUND BALANCES, Beginning	<u>552,236</u>
FUND BALANCES, Ending	<u><u>\$ 510,647</u></u>

The accompanying notes are an integral part of the financial statements.



RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The RiNo Business Improvement District (the “District”), is a public or quasi-municipal corporation of the State of Colorado was organized by order and decree of the District Court for the City and County of Denver on June 1, 2015, and is governed pursuant to provisions of the Improvement Districts in Municipalities (1949 Act) of Title 31, Article 25, Part 6 of the Colorado Revised Statutes. The District’s service area is located in the City and County of Denver (the “City”), Colorado. The District was established to provide funding towards projects and programming in four key areas: Advocacy, Placemaking, Marketing, and Branding and Support for the District’s Artists and Creatives.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

**Reporting Entity**

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

The District is reported as a component unit of the City and County of Denver (the “City”).

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of Net Position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Service fees, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**  
(Continued)

In the fund financial statements, the District reports the following major governmental fund:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less. The District does not hold any investments at December 31, 2021.

**Deferred Inflows of Resources**

In addition to the liabilities, the statement of financial position and balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position and fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Accounting Estimates**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Property Taxes**

Property taxes are levied on December 15 based on the assessed value of property certified by the County Assessor on December 10. The property tax may be paid in total by April 30 or one-half payment by February 28 and the second half by June 15. The County Treasurer's Office collects property taxes and remits to the District on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflow of resources are recorded at December 31. As tax is collected in the succeeding year, the deferred inflow of resources is recognized as revenue and the receivable is reduced.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position**

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Investment in Capital Assets* is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets. The District does not hold any capital assets at December 31, 2021.

*Restricted Net Position* are liquid assets, which have third party limitations on their use.

*Unrestricted Net Position* represent assets that do not have any third-party limitation on their use. While District management may have categorized and segmented portion for various purposes, the District Board of Directors has the unrestricted authority to revisit or alter these managerial decisions.

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact. The District has no nonspendable fund balance as of December 31, 2021.
- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Fund Balance Classification** (Continued)

- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2021.
- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned fund balance.

NOTE 2: **STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15, District Management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**(Continued)

**Budgets and Budgetary Accounting** (Continued)

- Budgets are legally adopted for all funds of the District on a basis consistent with GAAP.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

**NOTE 3: CASH AND INVESTMENTS**

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. At December 31, 2021, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories.

Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2021, the District had deposits with financial institutions with a carrying amount of \$516,472. The bank balances with the financial institutions were \$519,089. Of these balances \$250,000 were covered by federal depository insurance and \$269,089 were covered by collateral held by the authorized escrow agents in the financial institutions name (PDPA).

**Investments**

Interest Rate Risk

The District does not have a formal investment policy; however, the District follows state statutes regarding investments.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Investments** (Continued)

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

As of December 31, 2021, the District did not hold any investments.

**NOTE 4: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage, to, or destruction of assets; errors or omissions; injuries to employees, or natural disasters. The District carries commercial insurance to cover these risks. For the year ended December 31, 2021, the District did not have any claims that exceeded insurable amounts in the last three years.

**NOTE 5: COMMITMENTS AND CONTINGENCIES**

**Management Agreement**

In January of 2018 the Districted entered into management agreement with the RiNo Art District (RAD) to provide operations, programs, and general management and financial services to the District. During the year ended December 31, 2021, the District paid \$571,500 to RAD under the terms of the agreement. The agreement was renewed for 2022 where the District agreed to pay \$377,028 to RAD for services to be provided during that year. In 2022 the District agreed to pay \$198,696 to keep RiNo Wild (KRW) for services to be provided under the new management agreement.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2021

**NOTE 5: COMMITMENTS AND CONTINGENCIES** (Continued)

**Tax Payer Bill of Rights (TABOR) Amendment**

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2021, the emergency reserve of \$54,000 was recorded as a restriction of fund balance in the General Fund.



**REQUIRED SUPPLEMENTAL INFORMATION**

RiNo BUSINESS IMPROVEMENT DISTRICT

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2021

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Property Taxes	\$ 1,760,311	\$ 1,703,892	\$ (56,419)
Specific Ownership Taxes	60,000	95,717	35,717
Other	-	55	55
TOTAL REVENUES	<u>1,820,311</u>	<u>1,799,664</u>	<u>(20,647)</u>
EXPENDITURES			
Current			
Administrative Expenses			
Management and Administration	495,600	495,600	-
Accounting and Tax Services	37,900	36,400	1,500
Occupancy	45,000	45,000	-
Legal Expenses	15,000	2,112	12,888
Insurance	4,667	4,441	226
Treasurer Fees	17,705	17,149	556
Office Supplies and Miscellaneous	1,710	1,672	38
Program Expenses			
Advocacy	196,000	164,104	31,896
Branding, Marketing, Activation	177,500	142,695	34,805
Infrastructure	801,800	563,433	238,367
Business Support	425,000	368,647	56,353
TOTAL EXPENDITURES	<u>2,217,882</u>	<u>1,841,253</u>	<u>376,629</u>
NET CHANGE IN FUND BALANCE	(397,571)	(41,589)	355,982
FUND BALANCE, Beginning	<u>552,236</u>	<u>552,236</u>	-
FUND BALANCE, Ending	<u>\$ 154,665</u>	<u>\$ 510,647</u>	<u>\$ 355,982</u>

See the accompanying independent auditors' report.

# RiNo Business Improvement District Bylaws

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## **PREAMBLE**

These bylaws are adopted pursuant to the laws of the State of Colorado and the ordinances of the City and County of Denver. In the event of a direct conflict between these bylaws and state law or city ordinance, the state law or city ordinance shall govern.

## **ARTICLE I**

### **General**

- Section 1. The name of the district shall be known as the “RiNo Business Improvement District”, also known as the “RiNo BID”.
- Section 2. The office of the RiNo BID shall be located within or near the boundaries of the RiNo BID at such place as the RiNo BID Board (the “Board”) shall, by resolution, determine.

## **ARTICLE II**

### **Directors and Officers**

- Section 1. There shall be the number of directors provided by ordinance of the City and County of Denver on the Board of the RiNo BID.

- Section 2. A vacancy on the Board occurs when a director ceases to be an elector of the RiNo BID, resigns, is removed from office as provided by law, or dies.
- Section 3. A vacancy on the board shall be filled in the manner provided by the Ordinance which states: The BID and the City shall inform each other of any Board vacancy that comes to its attention. The BID Board will promptly provide posted notice of a public hearing, hold a public hearing, and thereafter provide the City with one or more recommended nominees to fill the vacancy, taking into account the qualifications thereof, the desired diversity of the Board, and the nominee's willingness to serve. The City shall review the recommendation and may require additional information from the Board or the nominee, shall take action as required to fill the vacancy, and inform the Board of the appointment
- Section 4. There shall be a president, a secretary and a treasurer of the board who shall be officers of the Board.
- Section 5. Officers shall be elected annually by the board at the first regular meeting of the fiscal year and shall serve a term of one year or until their successor is elected. Officers may serve more than one consecutive term.
- Section 6. The president shall preside at all meetings of the Board, shall sign all documents on behalf of the RiNo BID upon approval by the board, and shall have other duties as the board may direct. The president shall appoint such committees and task forces as are authorized by the board.
- Section 7. The secretary shall keep a record of all proceedings, minutes of meetings, certificates, contracts and corporate acts of the board and shall be custodian of the seal of the RiNo BID which shall be affixed to all contracts and instruments authorized by the board. The secretary shall be the "official custodian" of records for the purposes of the Colorado Open Records Act and may delegate duties thereof to the Manager or others.
- Section 8. The treasurer shall keep permanent records containing accurate documents of all money received by and disbursed on behalf of the RiNo BID and shall make all required reports. The treasurer shall have the care and custody of all RiNo BID moneys and shall deposit such moneys in the manner provided by law and

as authorized by the board. The treasurer shall be, ex-officio, the “official custodian” for purposes of the Public Deposit Protection Act (PDPA).

- Section 9. The board may provide such additional duties for any officer as it deems necessary.
- Section 10. A vacancy in any office shall be filled by the board at its next regular meeting for the remainder of the unexpired term, in the manner by which is set out in the Ordinance.
- Section 11. Directors and officers shall receive no compensation for their service but may be reimbursed for expenses incurred in the performance of their duties in the manner provided by the board by resolution.
- Section 12. Directors shall disclose potential conflicts of interest as required by C.R.S. Section 18-8-308 and shall voluntarily disclose pursuant to C.R.S. Section 24-18-111. Verbal disclosure shall be made prior to the discussion of an item involving a conflict, the Board member shall not advocate for or against a decision, and unless necessary for a quorum, shall not vote on the item.
- Section 13. Resignation from the board must be in writing and received by the President.
- Section 14. Any director may be removed, with or without cause, by a majority vote of the Board of Directors then serving, excepting the director who is the subject of removal. Any director whose removal has been proposed by the Board of Directors shall be given the opportunity to be heard at the meeting at which this removal is to be voted upon.
- Section 15. Directors shall perform their duties in accordance the RiNo BID Ordinance, and state and local laws. Pursuant to C.R.S. Section 7-128-401 Directors shall perform their duties in good faith, in a manner they believe to be in the best interests of the BID, and with the care of an ordinarily prudent person in a like position would exercise under similar circumstances.



## ARTICLE III

### Personnel and Management

- Section 1. The RiNo BID may employ such personnel or contract for such services as it deems necessary to exercise its powers and perform its duties and function. The terms and conditions of such employment or contracts, together with the duties to be performed, shall be determined by the board in conformance with the law.

## ARTICLE IV

### Meetings

- Section 1. The regular meetings of the Board shall be held at the District Office or as otherwise approved by the Board. If the regular meeting date falls on a legal holiday, the regular meeting shall be held on the next succeeding business day at the same time and place.
- Section 2. Public notice of all meetings of the board shall be given as provided by law and shall contain the date, time and place of meeting, and specific agenda information where possible. Public notice of any meeting shall be posted at least twenty-four hours in advance at such public place or places as the board may designate annually at its first regular meeting in the fiscal year.
- Section 3. A majority of the directors in office shall constitute a quorum of the board for the purpose of conducting business. Directors may be in attendance at any meeting in person or by electronic means, but any such connection shall permit any director not attending in person to hear all discussion concerning any item upon which action is to be taken and shall permit all persons in attendance to hear the director attending by electronic means.
- Section 4. When a quorum is in attendance, action may be taken by the board upon an affirmative vote of a majority of the directors in attendance, but a majority of all directors shall be required to approve the annual budget and operating

plan, to approve budget and appropriations resolutions and certification of mill levies and special assessments, to elect officers, to amend the bylaws, and to approve any contracts or agreements in excess of Ten Thousand and No/100 Dollars (\$10,000).

- Section 5. No director may abstain from voting except in the case of a conflict of interest which has been disclosed as provided by law. No proxy voting shall be permitted.
- Section 6. All meetings of the board for any purpose whatsoever shall be open to the public; provided, however, that the Board may enter into executive session as a local public body using the procedures, and for the purposes allowed by the Colorado Open Meetings Act, C.R.S. Section 24-6-402.
- Section 7. As provided in the Colorado Open Meetings Act, except during a properly called, noticed, and held meeting of the Board, no more than two board members shall discuss District business in person, by telephone, or other electronic means.
- Section 8. In order for the Manager to take action in the best interests of the District between board meetings, the Manager may, by electronic means, poll each member of the Board to request tentative approval of the proposed action. Such electronic means may take the form an email sent to the Board members requesting a response to the Manager only which, when the Manager has responses from a majority of the Board members in office, may be acted upon by the Manager. At the next meeting of the Board, the Board shall have a full discussion of the action and, in public session, shall vote to ratify or not. Ratification will be deemed to be approval as of the date of the poll. The denial of ratification shall be authorization for the Manager to take any reasonable action that may be required to terminate the activity.
- Section 9. Final action on any item shall be taken only at a regular or special meeting by motion or by resolution. Resolutions shall be used for all actions of a general and permanent natures, shall be in writing, shall, upon adoption, be authenticated by the secretary, and shall be contained in a well-bound book, properly indexed. All motions shall be set forth in the minutes of the meeting.

Resolutions and motions shall become effective on the day of adoption unless otherwise stated.

- Section 10. The Mayor's office shall be informed if a Board Member fails to attend three consecutive regular meetings of the Board without the Board having entered upon its minutes an approval for the absence or absences; except that such absence or absences shall be excused for temporary mental or physical disability or illness.

## ARTICLE V

### Fiscal Matters

- Section 1. The fiscal year of the RiNo BID shall be the calendar year.
- Section 2. The board shall establish limits on the check writing and bank transfer authority of officers, employees and agents of the RiNo BID, but two signatures shall be required on all checks and bank transfers over Five Thousand and No/100 Dollars (\$5,000) on contracts not approved by the Board Chair and Directors, and at least one of the signatures should be that of a board member who is a registered signer on the bank account.
- Section 3. The board may authorize an officer, employee, or agent of the RiNo BID to enter into any contract or execute and deliver any instrument in the name of and on behalf of the RiNo BID. Any such authorization shall specify the particular contract or instrument, or the category of contracts or instruments, so authorized.
- Section 4. No loan or advance shall be made or contracted on behalf of the RiNo BID and no note, bond, or other evidence of indebtedness shall be executed or delivered in its name except in the manner provided by law and as authorized by the board.





## ARTICLE VI

### Amendments

Section 1. These bylaws may be amended or repealed, and new bylaws adopted, by the board at any regular or special meeting.


## ARTICLE VII

### Indemnification

Section 1. To the extent allowed by the law, the RiNo BID shall indemnify any director, officer, employee, or agent or any former director, officer, employee, or agent for any expense actually incurred in connection with any action, suit, or proceeding or for which any loss or claim resulting from any such action, suit, or proceeding in which such person has been made a party by reason of being or having been such director, officer, employee or agent, including any matter as to which such person is adjudged to be liable in such action, suit, or proceeding except for such person's willful and wanton acts or omissions in the performance of official duties.

Section 2. The RiNo BID is authorized to obtain such policy or policies of insurance for the purpose of providing such indemnification and for such other purposes as the board deems necessary.

Section 3. The indemnification provided in this article does not constitute a waiver, either partial or complete, of any immunities or limitations on judgements provided by law with respect to the RiNo BID or its directors, officers, employees, or agents.



Adopted by the Board of the RiNo Business Improvement District this \_\_\_\_ day of \_\_\_\_\_,  
2020.

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President, RiNo BID

ATTEST:

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Secretary, BID

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, August 24 at 3:00 p.m. via in-person and Google meet.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Diana Merkel  
Jevon Taylor\*  
Tom Kiler\*  
Rachel Rabun\*

Also, in attendance were Tracy Weil, John Deffenbaugh, Alye Sharp\*, Adrienne Villa, Molly Paillet and Dori Suess with RiNo Art District.

Director Kendra Anderson was absent, absence excused.

(\* attended via phone)

**CALL TO ORDER:**

Director Merkel noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, could not be approved due to lack of attendance. Director Merkel stated that these items could be approved via email.

**CITY REQUIRED VACCINATIONS:**

Ms. Sharpe announced that the Department of Public Health and Environment recently issued a new public health order requiring all city employees to be fully vaccinated by **September 30**. Board and commission members are specifically identified as city employees in the public health order, and all city employees must be vaccinated. Board and Commission members are required to be vaccinated, even if they do or can meet virtually. The only exception for them is if they qualify for a medical or religious-based exemption.

In order to provide proof of vaccination, please book a virtual 10 minute appointment with an OHR representative via [this link](#), Monday – Friday, August 16 – September 30.

Board/commission members can simply show their vaccine card or a virtual copy to the staff member, they will then be marked as complete.

#### **BUDGETING SURVEY FEEDBACK:**

Mr. Deffenbaugh stated that we only received 12 responses from all the boards. He suggests that we will need in person attendance, to take the next few months to tweak the budget buckets before we submit to the city. Mr. Deffenbaugh reviewed some of the responses and will send out the results to the board.

Mr. Weil announced that Fringe Festival was interested in receiving funds in 2022 as well as Side Story, who requested help to pay for a projector. Director Merkel stated that the need for a projector would be great – movies in the ArtPark, available for artists to use, etc.

Mr. Weil reminded the board that this is the beginning of budgeting season, and we will need to finalize budgets and submit to the City by the end of September/beginning of October.

Ms. Merkel reminded the board that tagging is becoming an issue, and that this topic has never been on our radar as a budget item. Mr. Deffenbaugh stated that accountability sits with the landowner and the City should be helping. Mr. Weil stated that Ms. Pangburn is working on the underpass and permission wall to give graffiti writers a voice.

Mr. Deffenbaugh stated the key themes for budget items - homelessness, ArtPark buildings, No Vacancy, Mural Program. These items will be integrated into the budget.

#### **PLACIER AI Q/A:**

This presentation was cancelled due to lack of board members attendance

#### **NEW BOARD MEMBER UPDATES:**

Ms. Villa sent out a doodle poll to schedule time for interviewing applicants. We are asking that all board members respond quickly so that Ms. Villa can send out a meeting invite.

#### **RINO PARKING STUDY & WIP RECOMMENDATIONS:**

Mr. Scott Burton with the City of Denver presented the Curbside Access Plan Rough Draft to the board. This plan is to discuss parking recommendations that will be approved by the City.

Mr. Burton would like recommendations for the ArtPark area.

It was brought up that there are several issues with wayfinding for parking. Mr. Weil will be adding parking wayfinding to the 2022 wayfinding plan. He is asking board members for suggestions on where signage could go for the Rockies lots. Mr. Burton is working with the

Rockies lots to accommodate for business/employee parking during the week and non-game days.

Another topic of interest was that there was no staff parking for businesses. Mr. Burton stated that this is currently being discussed by the City and it is not clear that this will make it into the final policy.

Mr. Burton stated that he would share the presentation deck with all GID board members via email. Once a decision has been made by the city, Mr. Burton will present the final plan to the board later in 2021.

#### **ARTPARK UPDATE:**

Mr. Weil gave a brief update on the ArtPark Grand Opening Weekend. It has been confirmed that Twenty One Pilots will host Artopia and perform on Friday, 9/24. We are waiting for the band to announce this on social media the week of Sept 1<sup>st</sup> before we announce on our own social media. <https://rinoartdistrict.org/artopia-application>

Mr. Weil reminded all board members to purchase their Lawn Salon tickets and suggest or donate any auction items ASAP. <https://cbo.io/tickets/rinoartpark/tix>

#### **OTHER BUSINESS:**

Director Merkel is asking that all BID board members attend the next board meeting in-person.

#### **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

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, September 21, 2021 at 3:00 p.m. via in-person and Google meet.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Diana Merkel  
Jevon Taylor  
Tom Kiler  
Rachel Rabun  
Carla Mestas

Also, in attendance were Tracy Weil, John Deffenbaugh, Alye Sharp, Marian Pulford, Adrienne Villa, Molly Paillet and Dori Suess with RiNo Art District and Heather Britton, City of Denver.

**CITY REQUIRED COVID VACCINATIONS:**

Ms. Britton with the City of Denver verified vaccination cards for Director Taylor & Director Anderson. The deadline for the city required vaccinations is September 30, 2021.

**CALL TO ORDER:**

Director Merkel noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board via consent agenda.

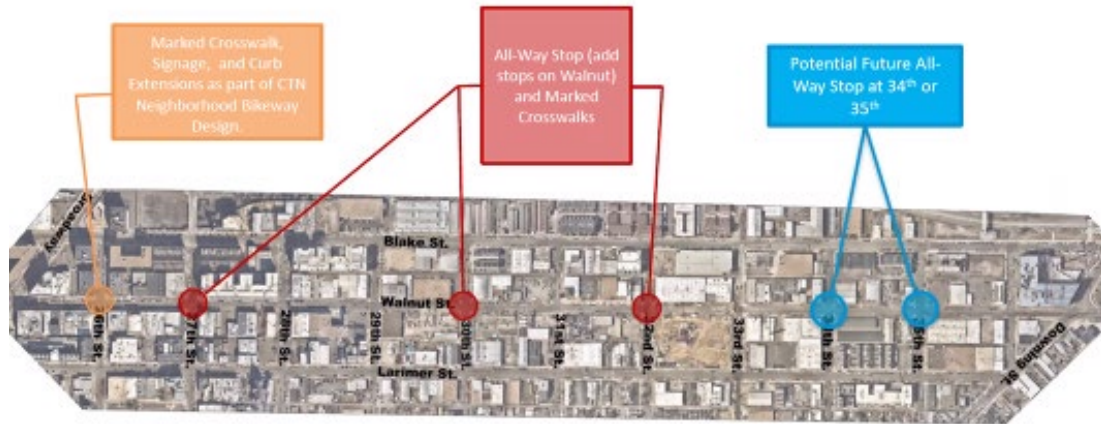
**BID BOARD MEMBER INTERVIEW SCHEDULING:**

Due to scheduling conflicts, we asked the board to decide on a date to interview potential BID board members. After a brief discussion, it was decided that October 5<sup>th</sup>, 10:00 AM – 12:00 PM would work best to schedule the interviews. Ms. Villa will send the calendar invites out.

**WALNUT STREET STOP SIGNS & CROSSWALKS:**

Mr. Brett Boncore joined us from the DOTI to chat more about the Walnut Street Stop Signs & Crosswalks. Director Kiler noted that pedestrian safety is the biggest item that needs to be addressed.

## Walnut Street Traffic Control Evaluation



### Next Steps

- **October 2021** Finalize & Approve Design
- **Winter 2021/22** Implementation
- **2022 +** Monitor

After a brief discussion on the evaluation, Director Merkel noted that she appreciates the stop sign near Improper City, sooner we can implement this – the better!

Director Kiler has concerns regarding the queuing station at 26<sup>th</sup>. We want to make sure back up is managed appropriately. Mr. Boncore stated that the bike lane on 26<sup>th</sup> will connect into shared use sidewalk on Broadway.

Director Kiler asked if there was any way BID could help with the implementation? Mr. Boncore thanked the BID for the good partnership and stated that his team is going through the regular work order process through October, and there is a chance that it could be implemented in November 2021 but due to weather and city resources it could be December 2021/January 2022.

# BIKEWAY PROJECTS

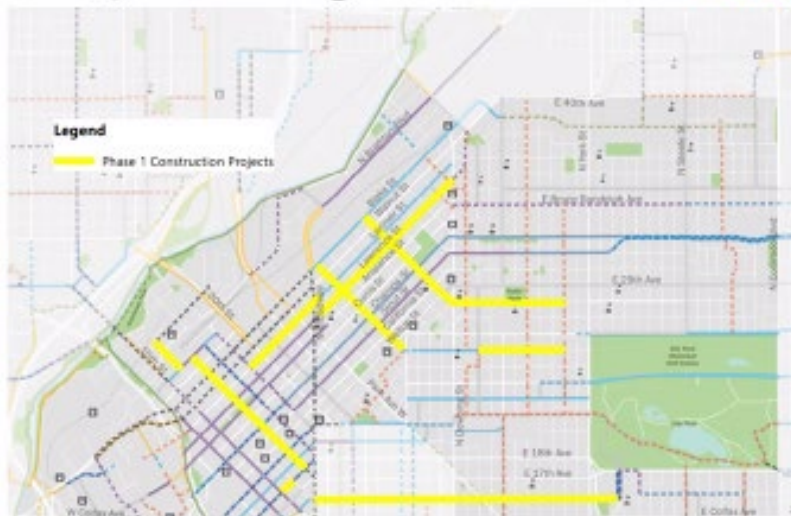
## Thirteen Proposed Bikeway Designs

- Approximately 25 miles of bikeways in central network
- Proposed designs displayed using online input map
- Individual corridor surveys open for input from June 25 to July 31
- 274 number of total comments



# Construction Schedule

Projects starting construction in the [next year...](#)



- 25<sup>th</sup> Avenue NBW
- Lawrence Street NBW
- 30<sup>th</sup> Street NBW
- 28<sup>th</sup> Avenue PBL
- 16<sup>th</sup> Street PBL
- 17<sup>th</sup> Street PBL
- 26<sup>th</sup> Street NBW
- Larimer Street PBL
- Tremont Street PBL
- 16<sup>th</sup> Avenue PBL



# RINO & Five Points Area Bikeways Project Status Updates

Project	Extents	Status	Tentative Construction Year
26 <sup>th</sup> St Neighborhood Bikeway	Blake St to Washington St	Final Design	2022
30 <sup>th</sup> St Neighborhood Bikeway	Blake St to Downing St	Final Design	2022
Lawrence St Neighborhood Bikeway	24 <sup>th</sup> St to Downing	Final Design	2022
Larimer St Protected Bike Lane	19 <sup>th</sup> St to 25 <sup>th</sup> St	Final Design	2022

Mr. Boncore stated that there will be a community outreach in early 2022. For any additional items that we did not discuss today, he will circle back with Director Kiler & Mr. Deffenbaugh offline.

## **CIRCULATOR STUDY UPDATE:**

Mr. Deffenbaugh will share the current slide deck with the board to review.

Director Merkel asked how we will obtain funds for this. Mr. Deffenbaugh stated that CSU will probably be a funding partner and that we are sharing the proposal with multiple stakeholders.

Director Anderson & Director Merkel are both impressed with where we are with the study, specifically with the level of research and details.

## **LARIMER STREET CHECK-IN:**

Mr. Deffenbaugh stated that the first design workshop was held on Friday, 9/17. He will share the current slide deck with the board to review.

## **LAWN SALON:**

Ms. Pulford stated that most BID board members had purchased their tickets to the Lawn Salon and reminded the board that the link was on the Monthly Board Report that Ms. Villa sent out. Ms. Pulford also shared the link via Zoom Chat.

Director Rabun suggested that the Covid Protocol is highlighted on the order form.

## **OTHER BUSINESS:**

Director Mestas announced that the Social Justice Leadership Program at CIRCLE is looking for scholarships & partnerships.

Ms. Sharpe reminded the board that the last No Vacancy First Friday is October 1<sup>st</sup>.

### **BUDGET OVERVIEW & APPROVALS:**

Mr. Weil reviewed the 2022 BID Budget As Proposed. He announced that the budget has increased by \$600,000.

Here are the key items that Mr. Weil explained:

- We will vote on this budget at the close of today's board meeting and after the public hearing.
- Admin – BIDs contribution for staffing, programs, accounting, office space
- Advocacy – this has been lowered due to no social impact grants in 2022 and instead will focus on creative entrepreneurial
- We will combine the support fund and social impact grants into DEI work
- Activation & Marketing and Infrastructure has been increased
- We would like to implement the Data Collection with Placier AI
- RiNo Guide – we need to decide if this should be print or online only
- Signage & Wayfinding – same as last year, implement east side, the next phase will add additional parking and kiosks at the ArtPark
- New ideas for 2022:
  - o sanitary products at ArtPark
  - o Showers for all – there is only one in Denver
  - o Urban orchard (appoint consultant team, identify space where we can add additional planters, look at utilities, provide package, irrigation, blueprint for future years budgets) Sasaki would be the team that we have worked with in the past.
- Park Buildings Construction – we owe about \$3,000,000 on the loan and have raised \$1,700,000 so far. We would like to ask BID to contribute more to get the loan paid for, GID will be asked the same.
- Contribution to Phase II – design fee of \$75,000
- Larimer Street Design - \$15,000 in case we need to replace any barriers or general maintenance or upkeep. Businesses are managing this now but in case we have compliance issues or repairs.
- OddKnock Productions was quite successful with No Vacancy, and they would like to discuss a collaboration for 2022.
- ArtPark programming: Ms. Pulford & Ms. Paillet are working on grants for this, but we would like additional funds
- Projector: would like to purchase a projector and work with Side Stories to use it for programming

- Art Festival in 2022 is being considered
- No Vacancy was quite successful, would like to continue next year
- Mural Program: Ms. Pangburn is doing a wonderful job with the program, and we would like to continue this in 2022
- The contribution to the Denver Fringe Festival was reduced to \$25,000
- The funds for Outreach were increased by \$25,000
- Director Mestas noted that RiNo should continue to put social issues at the forefront of programming, projects, etc.
- Anytime there is a decrease, Director Mestas suggests we have footnotes to show why this is changing
- It was suggested that Social Impact Grants be moved to Advocacy
- We would like to continue working with SideCarPR for press releases, social media, etc.
- GID will be taking on underpass maintenance

The regular BID Board Meeting adjourned at 4:27 PM and the Public Hearing opened at 4:28 PM to vote on the 2022 BID budget, work plan and mill levy. After a brief discussion, the BID Board unanimously approved. The Public Hearing adjourned at 4:31 PM.

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

**RECORD OF PROCEEDINGS  
MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, November 30, 2021, at 3:00 p.m. via Zoom.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Diana Merkel  
Jevon Taylor  
Tom Kiler  
Adam Larkey  
Obe Ariss  
Levi Johnson  
Ashlee Wedgeworth  
Carla Mestas

Also, in attendance were Tracy Weil, John Deffenbaugh, Alye Sharp, Marian Pulford, Adrienne Villa, Molly Paillet and Dori Suess with RiNo Art District.

**CALL TO ORDER:**

Director Merkel noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board via consent agenda.

**NEW BOARD MEMBER INTRODUCTIONS :**

Director Merkel introduced the three new BID board members – Levi Johnsen (EXDO Group), Obe Ariss (The Preservary), and Adam Larkey (Zeppelin Development) - along with a brief intro from each person on the call.

**PARK BUILDING CONSTRUCTION UPDATE:**

Mr. Deffenbaugh gave a brief update on the construction of the ArtPark and will share the slide deck with the board via email. He stated that the feedback and press coverage for the Grand Opening was fantastic and that all certificates of occupancy were received the day of the big party. Mr. Deffenbaugh also reviewed the change orders by Denver Public Library.

Director Ariss would like to know what the BID is doing to promote the building now that it is complete. Ms. Paillet explained how the partners are slowly ramping up and shared that Denver Public Library is hoping to open in January, Redline & Alto Gallery is open and as of today, Focus Points/Cocua has no opening date. Once all the partners are operating at full speed, we will start collaborating with them on programming. Director Kiler mentioned that he loves the space for RedLine Gallery.

### **38<sup>TH</sup> STREET UNDERPASS AND TRASH CANS UPDATE:**

Mr. Deffenbaugh gave a brief update on the 38<sup>th</sup> Street underpass as well as the RiNo trash cans. Both projects are fiscally sponsored by the BID and GID. The underpass is now complete, and the lighting project has been fixed. We will be closing the lane in the next few weeks to clean feces and dead pigeons, to make it more pleasant for pedestrians.

Mr. Weil added that the mural in the underpass were supposed to be a permission wall for local graffiti crews however the Denver police department viewed this as gang activity and painted over the wall. Ms. Pangburn is currently working with the City for a resolution.

Mr. Deffenbaugh shared that the ninety-eight trash cans in the district are being cleaned up and will be done in the next few weeks. This item is budget to part of the ongoing maintenance in conjunction with the GID. He also noted that the trash cans were extremely popular in the community poll taken this year.

### **EVENT PROPOSALS:**

OddKnock Productions will propose their 2022 idea at the RAD board meeting on 12/14.

IRL presented a large festival idea to the event committee on 11/30.

We will have two management agreements with KRW & RAD. KRW will handle the charitable programming like mural festivals. Mr. Weil will email the details to all board members.

### **OTHER BUSINESS:**

Director Ariss requested a contact list of all board members. Mr. Weil shared the link to the BID page on the RiNo website (<https://rinoartdistrict.org/about/rino-bid>) and Ms. Villa stated that she would email a contact list to him after the meeting.

Director Taylor asked about the social impact funding & DEI initiatives for 2022. Ms. Sharpe gave a brief explanation of our process for this year's grantees and shared that we are working with Director Mestas on our DEI initiatives and will be ready to share with the board early 2022. We

allocated \$50,000 for DEI initiatives for 2022. Director Taylor stated that he would be interested in joining the discussion/process for the social impact funding.

Mr. Deffenbaugh alerted the board to be aware of the new stop signs along Walnut Street.

Mr. Weil announced that the RiNo Marketing Report, a collaboration with SideCar PR will be completed by the end of the year and presented in early 2022.

Mr. Weil also announced the “It’s a RiNo-ful Life” will happen Sunday, 12/19. There will be live music, local pop-up vendors, complimentary hot cocoa, and a scavenger hunt.

Director Ariss requested to join the event committee.

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

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, January 25, 2022, at 3:00 p.m. via Zoom.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Tom Kiler  
Adam Larkey  
Levi Johnsen  
Obe Ariss  
Diana Merkel  
Candi CdeBaca  
Jevon Taylor  
Ashlee Wedgeworth  
Carla Mestas

Also, in attendance were Tracy Weil, John Deffenbaugh, Alye Sharp, Adrienne Villa, Molly Paillet and Dori Suess with RiNo Art District.

Rachel Rabun was absent, absence excused.

**CALL TO ORDER:**

Director Merkel is in attendance but sick, so Mr. Weil noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board.

**RINO OFFICERS AND UPDATE:**

Mr. Weil shared that Director Kendra Anderson has resigned from the BID Board. With this said, we will need to refill her role as Treasurer as well as vote on the role of BID Chair and Secretary – which is currently filled by Director Merkel and Director Rabun. This will occur at the board meeting scheduled for February.

## RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

January 25, 2022

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### FRINGE FESTIVAL

Mr. Weil noted that we have allocated \$25,000 for the 2022 Denver Fringe Festival. Last year, the event was held at Reelworks, Savoy, a couple of breweries like The Walnut Room, and other venues throughout the district. In 2022, Fringe will host Kids Fringe at the ArtPark.

Mr. Weil shared that Fringe has their own fundraising efforts and their overall budget is \$100,000. Fringe has a very diverse group of artists and Kids Fringe was a huge success in the district so we will continue to sponsor them.

### RINO ART DISTRICT STUDIOS

Mr. Weil introduced Director Sonia Danielsen from the Keep RiNo Wild Board to discuss the RiNo Art District Studios funding request. Mr. Weil introduced an idea to the board to co-fund affordable spaces that Director Danielsen is currently operating, until the current lease ends in May 2022. The studios are located at Backyard on Blake Street. There are currently fourteen artists and Director Danielsen stated that the spaces have been (pretty much) at full capacity and that it typically takes 1-2 months to find an artist.

Mr. Weil stated that RiNo Art District (RAD) would need to sign the lease and Keep RiNo Wild (KRW) would operate the program. This has been vetted through KRW & RAD, in which both boards supported the effort. KRW voted to sign a 5-year lease. Mr. Weil also shared that we have already received a grant for \$11,000 to contribute to this project as well as a \$12,000 donation.

Mr. Weil is asking the BID Board for a funding request of \$22,000. Mr. Weil reminded the board that the BID is sponsoring the purchase of a projector for SideStories at \$25,000 however this purchase did not occur and there will be money available to use from this. There is also \$60,000 allocated for the RiNo Support Fund, in which we could use \$5,000 for the studios.

One other note that Mr. Weil made is that the space can also function as an exhibit space throughout the year.

After a brief discussion and vote, the BID Board unanimously approved the funding request of \$22,000.

### ODDKNOCK PRODUCTIONS

Mr. Weil introduced Zach Martens, Parker Murphy & Brendan Duggan from [OddKnock Productions](#) to discuss their new project for 2022. In last year's production, [Test Kitchen](#), most of the performers were from around the United States however for this year's production, they would like to hire exclusively local talent as well as design and front of the house positions. OddKnock was pleasantly surprised to have such a diverse audience last summer and all the



## RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

January 25, 2022

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performances were sold out. There is a reserve that would support the artists and team if the pandemic continues and tanks ticket sales due to COVID restrictions.

The board wants to ensure that the intentional outreach & goal for this project is the district neighborhoods and to make sure content is relative to the area. OddKnock informed the board that they are highly aware of this and ensure that the artist representation will, once again, be a diverse mix of local artists and to be able to tell more stories that connect emotionally and physically with the audience. Another suggestion to connect to the community is by offering 1-2 performances for free. Ms. Sharp & Mr. Weil will work with OddKnock to ensure all goals and intentions for this project are met.

The annual budget covers rehearsal, design fee, staff, build out, sound and artists salaries. We have allocated \$25,000 for 2022, which will be paid out in February.

### **MARKETING OVERVIEW:**

Enclosed in the Board packet were the wrap-up reports for the 12 Days of Giftmas and It's a RiNoFul Life events that SideCar helped with. Both events were successful, and we will continue to work with SideCar on future holiday events.

Mr. Weil announced that we will collaborate with Westword for Art RiNo. The event will be held September 5-11, 2022, with the Westword Music Showcase (WMS) running September 9-10.

The weekend will kick off with murals on September 5<sup>th</sup>. Ms. Pangburn is recruiting the artists and has already locked down Smug One for one of the murals. She would like to bring on a female artist as well.

Mr. Weil and Ms. Pulford met with Westword on January 18th to discuss sponsorships and marketing.

Mr. Weil advised the Board that the event press release would be sent out in March once we have a few bands & artists on the list. We will also have a marketing plan with SideCar PR for Summer 2022. We will also make a big push to promote and work with local venues and galleries for the entire week. This is something that the event committee can help with.

### **INFRASTRUCTURE UPDATES:**

Mr. Deffenbaugh gave a brief update on each of these infrastructure projects – Walnut Street, Coors Field Lot, and River Mapping.

- *Walnut Street Stop Signs* have been installed at 27<sup>th</sup> and Walnut and the community feedback is positive!
- *Coors Field Parking Lot Strategy*

## RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

January 25, 2022

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- Short Term: social media marketing & online promotion
- Medium Term: on-going online & social media marketing, link to SP Plus to enable online booking and reservations, enhanced wayfinding signage and engage with stadium district about lighting
- Long Term: engage with the City and Stadium district to develop dynamic signage trail from Park Ave, I-25 and Broadway to the lot as well as the use of digital signage to indicate number of available spots.
- *River Mapping* is still being worked on by Sasaki. Once the report and graphics are completed, Mr. Deffenbaugh will share with the Board.

### PARK BUILDING UPDATES:

Mr. Deffenbaugh reviewed the most recent construction updates at the ArtPark.

#### *Building A (Police Building):*

- We continue to work with partners to resolve minor building and infrastructure issues
- We await on opening date from DPL and CoCua and are pushing them to clarify this. Both partners continue to pay rent and operating expenses.
- RedLine Studios and Alto Gallery are operating successfully and have hosted two First-Friday events so far.
- 2021 reconciliation of forecast v. actual operating expenses underway and will be presented once they are complete.

#### *Building B (Interstate Building):*

- \$100,000 gift provided by McWhinney
- Schematic design completed
- Design being costed by Mark Young Construction, expected by 2/28.
- Mr. Deffenbaugh will present design status and review progress with City legal documents to Parks & Rec on 2/28.

Ms. Paillet provided an update on the ArtPark programming that she is working on for 2022.

- ArtPark River Series will run March – June 2022
  - Programs are designed for children, teens and adults and will explore Denver history, contemporary water issues, environmental concerns, and creates opportunities for artistic engagement with the South Platte River.
  - Partners/Hosts: Lighthouse Writers, Americas for Conservation and the Arts, Birdseed Collective/Alto Gallery, RedLine Contemporary Art Center, Greenway Foundation, CSU Spur Campus, Swansea Rec Center, Wyatt Academy Elementary School, and Two Bee Industries
  - Funded by Bonfils Foundation
- Kids Arts Programming, Summer 2022
- Halloween ArtPark Fun
- Traveling ArtPark programs to schools

**RECORD OF PROCEEDINGS**

RiNo Denver Business Improvement District

January 25, 2022

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Ms. Paillet noted that \$25,000 was allocated for programming in 2022 by the BID, as well as the \$20,000 Bonfils grant that we received.

**OTHER BUSINESS:**

Mr. Weil gave a brief update on the ArtPark naming process. The Denver Public Library is running their own naming process for the library and there is a possibility that the branch name will be the same as the park. The naming committee is looking for more community engagement however the process is ongoing with no set date.

Mr. Weil shared that the All-Board Meeting will be held at Catalyst on 2/24 and this will be an in-person event. We will be discussing DEI efforts and the framework of the Strategic Plan.

**ADJOURN:**

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

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, March 22, 2022, at 3:00 p.m. via Zoom.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Tom Kiler  
Rachel Rabun  
Adam Larkey  
Levi Johnsen  
Obe Ariss  
Diana Merkel  
Jevon Taylor  
Ashlee Wedgeworth  
Carla Mestas

Also, in attendance were Tracy Weil, John Deffenbaugh, Alye Sharp, Adrienne Villa, Molly Paillet and Dori Suess with RiNo Art District.

**CALL TO ORDER:**

Director Merkel noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board. The board will review the 2022 financials and approve via email.

**RINO OFFICERS:**

Mr. Weil explained the Treasurer role and asked the board members if anyone was interested in taking on this role. After a brief discussion, Director Merkel nominated Director Larkey, who had expressed interest in the role. The nomination was unanimously approved.

**RECORD OF PROCEEDINGS**

RiNo Denver Business Improvement District

March 22, 2022

Page 2

Mr. Weil stated that the BID Board would need to vote for Board Chair & Board Secretary. These roles are held by Director Merkel & Director Rabun. The board motioned to approve and voted yes to keep both directors in the same role.

**INTERSTATE BUILDING PROJECT UPDATE & FUNDING REQUEST:**

The Interstate Building project is in design, with the objective of submitting drawings to the City of Denver for construction permitting in early March.

The primary driver of this timescale is the \$1.25M loan RiNo has been awarded by CCI, which requires the construction permit to be obtained and the project to be fully funded by end of June 2022.

We anticipate commencing construction in Q4 this year, with an estimated eight-month construction period.

The Interstate Building will not be leased to a long-term partner tenant, it will be operated and managed directly through RiNo Art District.

The venue is intended to be an open plan and flexible space that will be rented to a number of short-medium term partners for a variety of uses.

The current ArtPark Cooperative Agreement (lease) between RiNo and the City will be extended to include the Interstate Building. This will not require City Council approval.

The building design will be developed to accommodate a diverse range of programming such as exhibiting visual art, community meetings, health & wellness classes, language access classes, performance art, small business networking events and RiNo Talks.

Mr. Deffenbaugh shared the concept images from the slide deck that was sent to all board members. He noted that the film on the glass will change color on the building exterior.



**RECORD OF PROCEEDINGS**

RiNo Denver Business Improvement District

March 22, 2022

Page 3

There will be no food or beverage services in the Interstate Building, however there will be a kitchenette with a sink, dishwasher, etc. CoCua will be the only food serve at the ArtPark.

We are working with Sidecar PR to develop the marketing strategy. The building is schedule to open Fall 2023 so we have time to work on this. Director Ariss would love to see food trucks, first time business owners, all types of businesses in this space and on Festival Street.

Mr. Deffenbaugh mentioned that CoCua is in the process of obtaining a liquor license. Mr. Weil also shared that there would be a mobile bar, but it is not part of the build out.

Mr. Deffenbaugh shared the Cost Status. He noted that a contribution for \$20,000 from Carmel has been made. However, we do have a funding shortfall for this project.

**3. Cost Status**

- Currently available funds to progress the Interstate Building Construction:

Source	Value (\$)
CCI Grant	1,250,000.00
McWhinney Gift	100,000.00
<b>TOTAL</b>	<b>1,350,000.00</b>

- We have been working with the general contractor, MYC, during the pre-construction design period to develop the project budget.
- MYC has bid the project to its supply chain partners and returned a current budget estimate of **\$1,695,587\***
- In addition to the construction contract value, we propose to include client-held funds for contingency and city-required public art contribution. This results in a total project cost of:

Cost	Value (\$)
Construction Contract	1,695,587.00
6% Contingency	101,736.00
1% Public Art Contribution	16,956.00
<b>TOTAL</b>	<b>1,814,279.00</b>

\*Includes value engineering measures outlined in appendix A

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**3. Cost Status**



The project therefore has a funding shortfall as set out below:

Source	Value (\$)
Estimated Project Cost	1,814,279.00
Less Available Funds	(1,350,000.00)
<b>Funding Gap</b>	<b>464,279.00</b>

- RiNo is incredibly fortunate to have obtained the CCI grant of \$1.25M, however to progress the building to construction, and not lose this generous donation, we need to identify how to plug this funding gap.
- The project team proposes the following strategy:
  - **2022:** Identify budget lines in the 2022 BID and GID budgets that may be reduced or redirected to contribute toward the Interstate Building project
  - **2023:** Build in a one-off budget line into the 2023 budgets of the BID and GID to fund the remaining balance.
- This proposal is illustrated in the table on the following slides.

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RiNo Denver Business Improvement District

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We are asking the BID & GID Boards for funding in 2022 by reducing or redirecting current budget lines. We will then add a budget line in 2023 to cover these costs.

### 3. Cost Status

- 2022 BID Budget lines that we propose be reduced or redirected to contribute to the project:

Line	Title	Value (\$)	Contribution (\$)	Remaining (\$)
8116	RiNo Support Fund	110,750	50,000	60,750
8182	Data Collection	12,000	12,000	0
8311	Wayfinding	175,000	40,000	135,000
8112	General Hospitality	10,000	5,000	5,000
8240	RiNo Guide	15,000	5,000	10,000
<b>TOTAL BID 2022 Contribution</b>			<b>112,000</b>	

- 2022 GID Budget lines:

Line	Title	Value (\$)	Contribution (\$)	Remaining (\$)
8330	General projects	100,000	25,000	75,000
8414	Public art	75,000	50,000	25,000
8346	Bus shelter	2,500	2,500	0
<b>TOTAL GID 2022 Contribution</b>			<b>77,500</b>	

### 3. Cost Status

Source	Value (\$)	Notes
Estimated Construction Cost	1,695,587.00	Estimate, may fluctuate. Final approval sought prior to construction
Contingency	101,736.00	6%
Public Art Contribution	16,956.00	1%
Total Project Cost	<b>1,814,279.00</b>	
Less Currently Available Funds	(1,350,000.00)	Fundraising on-going, likely to reduce BID and GID contributions below
Funding Gap	<b>464,279.00</b>	<b>Fundraising on-going and likely to reduce funding gap</b>
2022 BID Contribution	(112,000.00)	
2022 GID Contribution	(77,500.00)	GID budget less flexible, majority of funds committed to Brighton Blvd
Remaining Balance	<b>274,779.00</b>	
2023 BID Contribution	(164,868)	60% of remaining balance
2023 GID Contribution	(109,912)	40% of remaining balance

- The staff team has reviewed the 2022 budget line modifications and 2023 budget impacts and is confident that this strategy presents a realistic approach and does not compromise other outcomes.
- Agreement in principle is sought from the BID and GID boards, subject to final numbers presented for approval prior to construction commencing in Q4 2022.**

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Ms. Pulford is working on the fundraising as well as 4-5 grants. Director Ariss offered any help he could offer with talking to individuals, foundations, developers since we are on a timeline crunch. With receiving this funding, it brought our construction timeline up by 9 months.

Director Merkel stated that she is in support of the line items that we need to pull funds from. We must take advantage of this grant and ensure that we have all set in place by the deadline to receive the money.

**RECORD OF PROCEEDINGS**

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Regarding the Placier AI line item, Mr. Weil stated that as a staff, our bandwidth has been stretched. Director Kiler offered to donate the software if we need to use it for a specific event. And Director Merkel shared that Westword could also share their data for ArtRino week.

Mr. Deffenbaugh shared the Building A Financing Refresher slide deck.

4. Building A Financing Refresher

- ArtPark Building A was completed in September 2021 and received significant positive press coverage.
- The project was funded by a finance agreement with Collegiate Peaks Bank, based in the district.
- The terms of the finance agreement are set out below
  - Interest Rate: WSJP 0.25% fully floating, floor 3.5%
  - Amount of Loan: Up to \$3,000,000
  - Term: 78 months
- **Payments:** Interest only payments due monthly for the initial 18-month draw period, paid by the Borrower-funded interest reserve of \$150K. The subject loan will begin amortizing in month 19, with principal and interest payments due monthly, based on a 5-year amortization, for the remaining term of the loan (Est. \$54,575.23/month). All remaining principal and interest will be due at maturity.
- Collateral:
  - Cash Collateral \$620,000 account by bank for the life of the loan
  - Cash Collateral \$150,000 account held by bank to be used for interest only payments
  - Assignment of Contributions from BID and GID per Project Cooperating Funding Agreement to contribute \$200,000 each annually to RiNo Art District to fund loan repayments.

4. Building A Financing Refresher

- Summary of board approved funding sources and funds provided in Oct 2020 to secure the financing:

Origination fee	0.50%
Credit rate	3.50%

Estimated Construction Cost		\$ 3,000,000.00	Subject to construction RFP
Bank origination fee		\$ 15,000.00	
Assumed 2020-22 interest		\$ 210,000.00	Assuming 2 years of \$3m borrowed.
<b>Total Cost 2020-22</b>		<b>\$ 3,225,000.00</b>	
GID Funding			
Reserves contribution	\$ 400,000.00		Collateral
2020 contribution	\$ 110,000.00		Collateral
2021 contribution	\$ 200,000.00		
2022 contribution	\$ 200,000.00		
<b>Total GID Funding</b>		<b>\$ 910,000.00</b>	
BID Funding			
2020 contribution	\$ 110,000.00		Collateral
2021 contribution	\$ 200,000.00		
2022 contribution	\$ 200,000.00		
<b>Total BID Funding</b>		<b>\$ 510,000.00</b>	
RAD/KRW Funding			
<b>Total Funds Raised</b>		<b>\$ 150,000.00</b>	Reserve account
<b>Total Funds Available</b>		<b>\$ 1,570,000.00</b>	
<b>Anticipated 2022 balance</b>		<b>\$ 1,655,000.00</b>	Subject to reduction by Fundraising

*Note: Since this table was produced in 2020, board approved BID and GID contributions for the year of 2022 were increased to 300,000 per entity.*



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### 4. Building A Financing Refresher

- Estimated amortization of the financing throughout the period:

Loan amount	\$ 1,655,000.00	
Origination fee	\$ 8,275.00	0.50%
Total loan amount	\$ 1,663,275.00	
Rate	3.50%	Subject to change
Annual payment	\$ 368,384.43	

	1-Jan			31-Dec	
	Prin Balance	Cash Payment	Interest Expense	Prin Repayment	Prin Balance
Year 1	\$ 1,663,275.00	\$ 368,384.43	\$ 58,214.63	\$ 310,169.81	\$ 1,353,105.19
Year 2	\$ 1,353,105.19	\$ 368,384.43	\$ 47,358.68	\$ 321,025.75	\$ 1,032,079.45
Year 3	\$ 1,032,079.45	\$ 368,384.43	\$ 36,122.78	\$ 332,261.65	\$ 699,817.80
Year 4	\$ 699,817.80	\$ 368,384.43	\$ 24,493.62	\$ 343,890.81	\$ 355,926.99
Year 5	\$ 355,926.99	\$ 368,384.43	\$ 12,457.44	\$ 355,926.99	\$ 0.00

He stated that we have a 5-year term between BID, GID, and fundraising, so we are looking to accelerate the payback.

**SHOWERS FOR ALL FUNDING REQUEST:**

The sum of \$60,000 is included within the BID’s approved 2022 budget to support the creation of a new mobile shower and laundry unit. Approval is sought from the BID to transfer the \$60,000 to Showers for All to create a second mobile shower and laundry unit. The unit will have RiNo branding and will be traveling throughout Denver. We could look at upkeep next year and add another unit. After a brief discussion and positive feedback from all board members, the motion was approved.

**38<sup>TH</sup> & BLAKE MOBILITY HUB:**

This is a city led project installing five electrical charging points, benches, storage for e-bikes, scooters, information point, etc. The RiNo mobility plan is fulfilled with this project.

Mr. Deffenbaugh asked the BID Board if they are interested in a maintenance agreement in the future. This could encourage the City to add more hubs throughout the city. He noted that the parking would be exclusive to electric vehicles.

**COORS FIELD PARKING LOT:**

Director Kiler & Mr. Deffenbaugh have been working on this project for the past 6 months to market the Coors Field Lots for public parking on non-game days. Mr. Deffenbaugh shared the new graphics and noted that they would be posted on the RiNo website and social media. The stop signs and crosswalks encourage pedestrian traffic. Parking.com will be used to purchase the spots.

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VINYL BANNER  
Above 27th Street Garage Entrance, with visibility from Larimer Street



**NO VACANCY LOCATION OPTIONS:**

Director Merkel noted that No Vacancy was a spontaneous project last year with 16 artist residencies plus OddKnock Productions and it was very successful for Summer 2021. We should be looking for a Summer 2022 location. No Vacancy could be scaled to whatever location is available, any type of vacant space that could use activation.

Mr. Weil & Ms. Sharpe toured IMAC, a building that Director Kiler thought would be a good fit. Some of the ideas for the fall would be a haunted house. Also noted, was that No Vacancy would be wonderful to have during ArtRiNo.

This is an ongoing conversation and if anyone has a location/space please let Director Merkel, Mr. Weil & Ms. Sharpe know as soon as possible.

**RECORD OF PROCEEDINGS**

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**ARTRINO EVENT UPDATE:**

ArtRiNo will be held September 5-11. Mr. Weil has been working with Adan Vicerol on the graphics for the event. Mr. Weil shared the visuals with the board. These will be emailed out later.

There will be workshops and larger events at the ArtPark throughout the week as well as a lighting project at the promenade by Luminade.

This art will engage the community for longer than just that weekend. It will be like ArtBasil in Miami. This will be the RiNo signature event as we part ways with Crush. It will spread to the entire district. Director Kiler suggests that we connect to the surrounding neighborhoods. Mr. Weil confirmed that workshops and outreach will happen to each neighborhood.

Mr. Weil stated that we are working on obtaining beverage sponsorships & joint sponsors with Westword with a possibility of raising \$300,000 with fundraising.

Regarding branding and promoting the event, Mr. Weil advised the board that we will need to finish the branding and announce at the beginning of April to the media. The announcement will coincide with Westword announcing the band line up, RiNo artists, etc. Director Kiler & Director Larkey shared that they would be happy to help with promoting the event through their organizations, social media, and staff.

**OTHER BUSINESS:**

Director Larkey shared that the largest tenant at Taxi is donating furniture to nonprofits. Director Taylor & Director Mestas stated that they would be interested in this furniture.

Director Larkey shared that the Flight Building has artist residence space that will partnership with Platte Forum extra space and bring artists through during events. He would like to solidify a partnership with them and RiNo. Ms. Paillet and Ms. Sharpe would like an intro to work on this.

RiNo/SideCar PR will be doing the marketing & promotion for First Friday at Backyard on Blake.

Director Mestas announced that CIRCLE will be holding their first fundraiser. A sponsorship packet will be shared with the Board later.

**ADJOURN:**

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.

**RECORD OF PROCEEDINGS**

RiNo Denver Business Improvement District

March 22, 2022

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Secretary to the Board

**RECORD OF PROCEEDINGS**  
**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**RiNo BUSINESS IMPROVEMENT DISTRICT**

**HELD:**

Tuesday, May 24, 2022, at 3:00 p.m. via Zoom.

**ATTENDANCE:**

The meeting of the Board of Directors of the RiNo Business 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:

Tom Kiler  
Rachel Rabun  
Adam Larkey  
Obe Ariss  
Jevon Taylor  
Diana Merkel

Also, in attendance were Tracy Weil, John Deffenbaugh, Adrienne Villa, Brittany Ross, and Dori Suess with RiNo Art District; Jordan Pulling and Anna Cawrse with Sasaki; Alexis Jarvis & Sarah Cullen with SideCar PR; Scott Burton with City of Denver.

**CALL TO ORDER:**

Mr. Weil & Mr. Deffenbaugh noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order.

**CONSENT AGENDA – MINUTES & FINANCIALS:**

Both the financials and minutes, presented via email prior to the board meeting, were approved unanimously by the board.

Mr. Weil introduced our new Membership Coordinator, Brittany Ross to the Board. Ms. Ross will act as liaison between the RiNo Art District and its members, including recruiting & outreach to new members, regular communication with existing members and backend membership duties.

**RINO STORY VIDEO:**

Mr. Deffenbaugh shared the Strategic Plan video on which we are working. Once completed, this video will be shared with the Boards and on our website.

## RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

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### **SIDECAR INTRODUCTION:**

Mr. Deffenbaugh introduced Ms. Sarah Cullen and Ms. Alexis Jarvis with [SideCar PR](#).

Ms. Cullen and Ms. Jarvis gave a brief explanation of how SideCar will be helping the RiNo Art District in 2022. SideCar has been providing PR support to the art district since last year. The main goal is to bring awareness to the district with fostering healthy, welcoming relationships by supporting small local businesses and promoting members.

Here are some of the events that SideCar has helped promote and will continue to do so this Summer:

- ArtPark Programming
- Mural Program
- Social Media Contests: we recently partnered with Improper City on a contest
- First Fridays: August First Friday will be at Backyard on Blake (New RiNo Studios)

Ms. Jarvis shared that our social media posts will include items such as the First Friday itineraries, weekly event series on Instagram, and partnering with local businesses on contests.

Mr. Weil posted an example of one of the social media posts.

<https://www.instagram.com/p/CbsVzLOFbUJ/>

Director Kiler shared that EDENS would be happy to help promote and share events on their social media channels. He also asked what the typical lead time is on promoting an event. SideCar stated that two months would be wonderful but one month out is good. SideCar noted that we need to plan and forecast sooner to promote a good PR run.

SideCar also shared that the most impactful type of promotion has been the social media posts. RiNo Art District has an incredible social media following on Instagram & Facebook – Instagram alone has 60,000 followers. This type of promotion provides consistent messaging and reached across multiple channels.

It was noted that we would like to see projects that have been accomplished in the district, such as the recently installed stop signs (pedestrian safety) and trash cans (supporting homelessness and efforts to help). SideCar shared that they are open to new ideas and are happy to promote and share info on everything that is going on in the district. Mr. Weil reminded the board that the Monthly Board Reports will have SideCar updates as well.

### **UPPER LARIMER PARKING RESTRICTIONS UPDATE:**

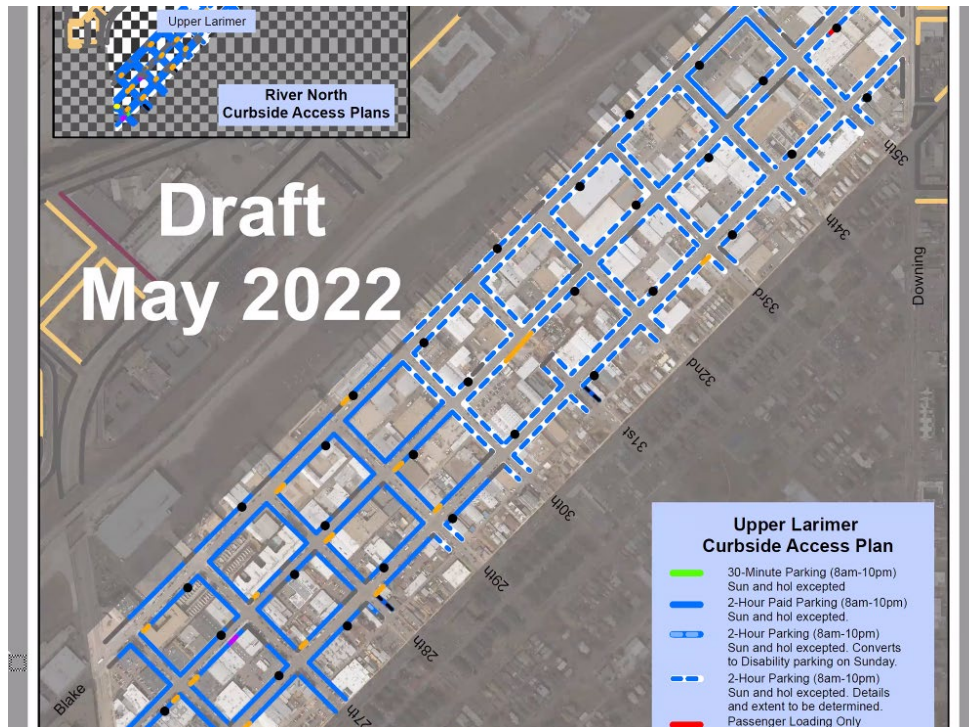
Mr. Scott Burton gave a brief overview of the curbside access plan. Mr. Deffenbaugh will share a slide deck with the board.

**RECORD OF PROCEEDINGS**

RiNo Denver Business Improvement District

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**LARIMER STREET BLOCK CLOSURE UPDATE:**

Ms. Anna Cawrse and Ms. Jordan Pulling gave an update on the block closure on Larimer Street.

We currently hold a permit for the street closure. The BID approved \$10,000 to undertake a design study with Sasaki. Mr. Deffenbaugh noted that we are not looking to fund this project ourselves. The funds would be from the businesses on Larimer, the city, fundraising, etc. This is a center of activity and needed this study. We are the facilitator, and it is up to the local business owners on how to proceed.

Director Merkel shared how wonderful it is to see more tree canopy in the area. Mr. Deffenbaugh will continue to work on this project and share updates in the future.

**URBAN FOREST INITIATIVE AND FUNDING REQUEST:**

The BID has a budget of \$100,000 to progress the Urban Forest Project. At this point, an approval of \$10,000 is sought to progress stage 1, AUDIT. This phase will identify streets that will be considered for new trees. Once these locations are defined, we will return to the Board with an update and seek approval for the remaining funds to progress the project.

Mr. Deffenbaugh is requesting \$10,000 to allow the Urban Forest Project to move through stage 1. Mr. Deffenbaugh noted that this would be a budget item every year to ensure that long-term maintenance and resources can financially be made. After a brief discussion, the board unanimously approved.

**RECORD OF PROCEEDINGS**

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**RINO EXECUTIVE DIRECTOR RECRUITMENT UPDATE:**

As of today, we have received twenty-five resumes for the Executive Director position. The application deadline is May 31<sup>st</sup>. Mr. Weil will pull together the Executive Committee to review the resumes and schedule interviews for the first week of June.

**ART RINO UPDATE:**

Mr. Weil shared that Art RiNo planning is in full force. The artist announcement will be made after Memorial Day. Mr. Weil has met with Westword and will start working with Fireside at Five on all event planning. We will continue our sponsorship discussions, and to date we are close to raising \$75,000, this includes \$25,000 from the Denver Nuggets.

Mr. Weil announced that Denver Walls is doing a mural event and we may wrap into Art RiNo. We cannot do a dedicated mural festival until 2023 but may combine efforts until then.

**OTHER BUSINESS:**

The opening night for [OddKnock Productions](#) "From On High" is June 17<sup>th</sup>. Book your tickets now!

Denver Fringe is June 23-26. Check out their [website](#) for all the details.

Director Merkel announced that she is hosting a First Friday at 2921 Walnut.

**ADJOURN:**

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



**RiNo Business Improvement District Board Information 2021-2022**

<b>Name</b>	<b>Address</b>	<b>Email</b>	<b>Phone</b>	<b>Initial Term Ends</b>	<b>Consecutive Term Ends</b>
Diana Merkel	P.S. Design, 2921 Walnut Street, Denver, CO 80205	<a href="mailto:diana@ps.design">diana@ps.design</a>	303-875-0401	2022	2025
Rachel Rabun	Mockery Brewing, 3501 Delgany St, Denver, CO 80216	<a href="mailto:rachel@mockerybrewing.com">rachel@mockerybrewing.com</a>	303-885-8928	2020	2023
Adam Larkey	Zeppelin Development, 3455 Ringsby Court, Ste 100, Denver, CO 80205	<a href="mailto:adam@zeppelinplaces.com">adam@zeppelinplaces.com</a>	720-440-1019	2025	2027
Carla Mestas	CIRCLE Organization, 3457 Ringsby Ct., Denver, CO 80216	<a href="mailto:carlammestas@gmail.com">carlammestas@gmail.com</a>	303-669-9782	2023	2026
Tom Kiler	Great Divide Brewing, 2201 Arapahoe St., Denver, CO 80205	<a href="mailto:tkiler@edens.com">tkiler@edens.com</a>	202-360-3337	2023	2026
Jevon Taylor	GreenSpaces, 2590 Walnut Street, Denver, CO 80205	<a href="mailto:jevon@greenspaces.com">jevon@greenspaces.com</a>	720-212-4972	2024	2027
Kendra Anderson	Bar Helix, 3490 Larimer Street, Denver, CO 80205	<a href="mailto:kendra@barhelixdenver.com">kendra@barhelixdenver.com</a>	720-849-3458	2022	2025
Sonia Danielsen	Danielsen Investments, 1433 E 7th Ave, Denver, CO 80218	<a href="mailto:soniadanielsen@mac.com">soniadanielsen@mac.com</a>	303-884-9354	2018	2021
Andrew Feinstein	EXDO, 3535 Larimer Street, Denver, CO 80205	<a href="mailto:afeinstein@exdomanagement.com">afeinstein@exdomanagement.com</a>	310-266-7202	2018	2021
Obe Ariss	The Preservary, 3040 Blake Street, #101, Denver, CO 80205	<a href="mailto:obe@thepreservary.com">obe@thepreservary.com</a>	303-917-1106	2025	2027
Levi Johnsen	EXDO, 3535 Larimer Street, Denver, CO 80205	<a href="mailto:levi@exdogroup.com">levi@exdogroup.com</a>	303-468-5443	2025	2027

<b>RiNo BID</b> <b>Attendance September 2021 - August 2022</b>								
BOARD MEMBERS	9/21/21	11/30/21	1/25/22	3/22/22	5/24/22	7/26/22	8/24/22	TOTAL MEETINGS ATTENDED
Diana Merkel	X	X	X	X	X	X	X	7
Rachel Rabun	X			X	X	X	X	5
Kendra Anderson*								0
Carla Mestas	X	X	X	X		X	X	6
Tom Kiler	X	X	X	X	X		X	6
Jevon Taylor	X	X	X	X	X	X	X	7
Levi Johnsen		X	X	X				3
Adam Larkey		X	X	X	X	X	X	6
Obe Ariss		X	X	X		X	X	5
							<i>*Budget</i>	

*\*resigned January 2022*

*\*\* voted to RiNo BID board started in Nov 2021*



9/28/2022

**RINO BUSINESS IMPROVEMENT DISTRICT**

3525 Walnut Street, Suite 40  
Denver, Co 80205

**List of 2022 Activities 2022 and 2023 (planned)**

- Contribute to ArtPark Phase 2, the interstate Building, which is due to commence construction Q4 2022. This is a partnership between RiNo and the City and County of Denver to create a flexible venue space within the recently completed Arkins Park, adjacent to Brighton Boulevard. ArtPark Phase 1 was completed in September 2021 and accommodates a branch of Denver Public Library, eight affordable Artist Studios, and a social enterprise commissary kitchen
- Promote and market local artists, businesses, and creatives through website and social media channels to support the local economy.
- Expand the recycling and landfill program to support neighborhood cleanliness and continue to provide employment opportunities to those affected by homelessness.
- Fund a range of creative events including the Denver Fringe, to support the local creative community and also to draw visitors to the area.
- Contribute towards the RiNo Mural Program, invigorating the built environment with vibrant murals, providing valuable funding to local artists, and ensuring RiNo remains a destination in Denver (bringing knock-on economic benefits to local businesses).
- Partner with the City and County of Denver in the development of curb lane management activities, which are scheduled to be rolled out in Summer 2023.
- Contribute towards the Art RiNo festival. Following success in the inaugural year of 2022, the event will return in 2023.
- Roll out the RiNo Urban Forest project, which will plan, locate, install, and maintain new trees in order to improve shade, walkability, and overall quality of environment.

3525 Walnut Street • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • [rinoartdistrict.org](http://rinoartdistrict.org)

artwork by @detour303