

9/30/2024

RINO BUSINESS IMPROVEMENT DISTRICT

1320 27th Street, Suite G

Denver, CO 80205

Filing No. 2015-0200-



9/30/2024

RINO BUSINESS IMPROVEMENT DISTRICT

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Denver, CO 80205

The following documents are provided in support of this submission:

1. Cover letter
2. 2025 Operating Plan
3. 2025 Budget
4. Public notice publication
5. List of BID Activities
6. 2023 Audit
7. Bylaws
8. Past year board minutes
9. List of BID board members
10. Board member attendance records



Department of Finance

City and County of Denver

201 W. Colfax Avenue, Dept 1010

Denver, CO 80202

Dear City and County of Denver,

Attached please find the 2025 Operating Plan and Budget for the RiNo Business Improvement District (BID), including our completed 2023 audit, information about our board, board members, and meetings. We believe that the 2025 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:

- The BID is committed to communicating their programs, projects, and initiatives and in 2025 will look to expand that communication through a variety of advocacy and marketing efforts.
- The BID will place more focus on maintenance and cleanliness and have rebalanced budget in the Infrastructure line item to provide more support to expand the Clean Team Ambassador program.
- Arkins Park (ArtPark) and the Interstate Building (Truss House) has finished construction and through a partnership with Denver Parks & Recreation, it will be managed to achieve the ArtPark's mission to form a creative hub, sparking innovation, and bringing people together through powerful partnerships and pillars of access, affordability, collaboration, education, culture, and nature.
- The BID will continue to support DEI initiatives, such as the Social Impact Grants that provide funding to local creatives and businesses, with a focus on diversity, equity, and inclusion.
- The BID will focus on additional ways to support businesses, including new grants and marketing strategies.
- The BID will continue to plan for and support a diverse range of infrastructure projects and creative programming and initiatives.
- The BID plans to use carry-over funds to build a capital reserve that can be used towards larger and/or longer-term infrastructure projects.

This is our most recent Annual Report, providing a summary of our work. An updated 2024 report will be available in 2025:

<https://ctycms.com/co-rino/docs/rino-art-district-annual-report-2023-final.pdf>

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

Sincerely,

Sarah Cawrse

Executive Director, Urban Strategy & Design

RiNo BID, RiNo GID

RiNo Business Improvement District (BID)

2025 Operating Plan

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.

ABOUT RINO

RiNo (River North) is an urban area just north of Downtown Denver comprised of 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.

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:

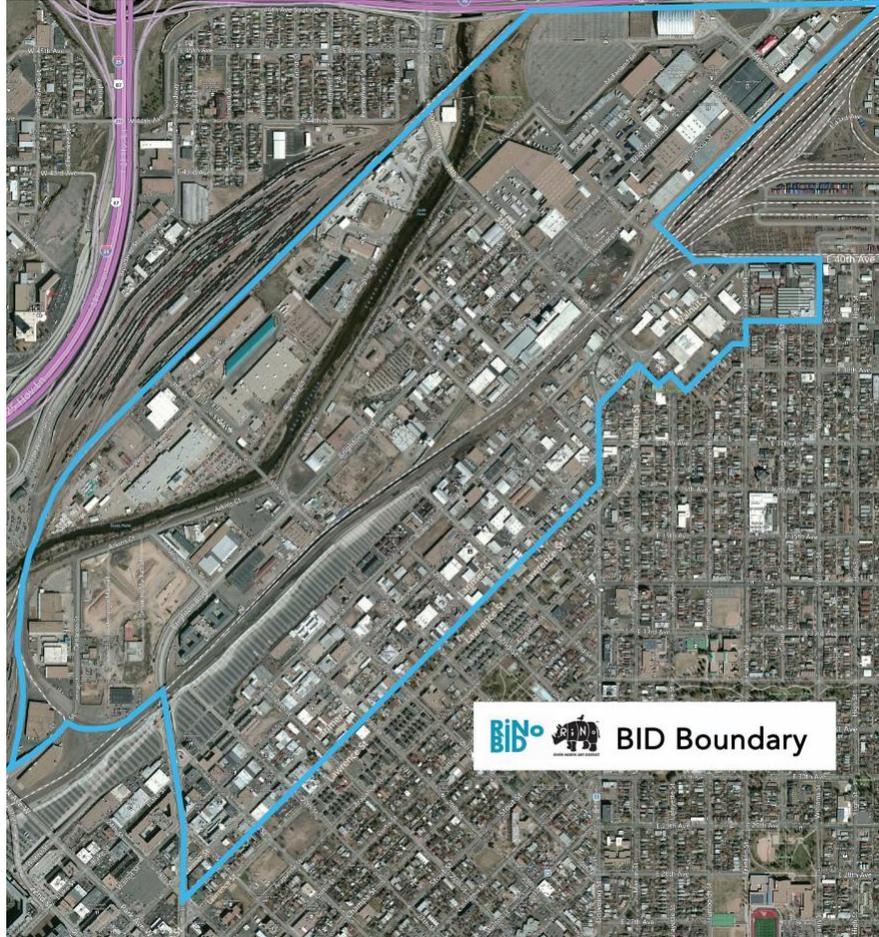
- Create a collective voice to accomplish the long-term goals of the art district.
- Purposefully improve and advance RiNo while keeping it affordable for creatives, entrepreneurs and small businesses.
- Be an advocate for RiNo to influence and direct policy, develop strategic partnerships, and leverage 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.

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 6th 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 40th 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 40th Avenue at its intersection with the northwesterly right-of-way of Blake Street;
- Thence easterly, with the northerly right-of-way of 40th 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 39th Avenue;
- Thence westerly, with the centerline of 39th 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:



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.:

- ***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.
- **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.
- **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 and County of Denver and property owners, working to help ensure visitors have a safe and pleasant experience.

- **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.

This list of services provides overarching direction on where the BID will invest its resources.

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 2025, 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.

BID BONDING

The RiNo BID does not intend to issue bonds in 2025. 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
Diana Merkel	P.S. Design	RiNo Business Owner/Eastside Property Owner	2022	2025
Carla Mestas	CIRCLE Organization	RiNo Business Owner	2023	2026
Jevon Taylor	Green Spaces	RiNo Business Owner	2024	2027
Adam Larkey	Zeppelin Development	Westside Property Owner	2024	2027

Alison Nestel-Patt	Formativ	Westside Property Owner	2026	2029
Danny Newman	Empire Collective	RiNo Business Owner/Eastside Property Owner	2026	2029
Jason ZumBrunnen	Ratio Brewing	RiNo Business Owner	2026	2029
Spencer Fronk	Number 38	RiNo Business Owner/Westside Property Owner	2026	2029

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 and County 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 and County 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.

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.

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.

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.

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.

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.

**DRAFT RiNo Business Improvement District
Summary
2025 Budget as Proposed
With 2024 YTD Actual + Estimated Remaining
For the Years Ended and Ending December 31**

	Actual Prior Year 2023	Adopted Budget Year 2024	2024 YTD Actual + Estimated Remaining	New Combined Chart of Acct. for 2025	Proposed 2025
ESTIMATED RESOURCES					
Beginning Fund Balance, Jan 1	\$ 625,545.35	\$ 110,400.50	\$ (198,421.32)		\$ 578,594.81
Estimated Fund Revenue:					
District 135-Business Impro	\$ 2,330,521.88	\$ 2,743,484.00	\$ 2,743,484.00		\$ 2,976,126.13
DURA District 142-Ironworks	\$ 37,000.00	\$ 21,805.00	\$ 21,805.00		\$ 21,805.00
Specific Ownership Tax Dist	\$ 60,000.00	\$ 68,819.00	\$ 110,083.07		\$ 110,083.07
Interest Income/Other	\$ 80.00	\$ 95.00	\$ 334.15		\$ 95.00
Total Revenue	\$ 2,427,601.88	\$ 2,834,203.00	\$ 2,875,706.22		\$ 3,108,109.20
Total Funds Available	\$ 3,053,147.23	\$ 2,944,603.50	\$ 2,677,284.90		\$ 3,686,704.01
EXPENDITURES					
Administrative	\$ 708,781.73	\$ 793,490.50	\$ 899,883.12	Administrative	\$ 1,239,501.35
Advocacy	\$ 196,000.00	\$ 347,308.44	\$ 51,266.52		
Activation & Marketing	\$ 280,000.00	\$ 190,000.00	\$ 165,571.06	Program	\$ 1,320,000.00
Support	\$ 550,000.00	\$ 737,717.24	\$ 472,857.15		
Infrastructure	\$ 1,207,965.00	\$ 1,074,508.64	\$ 509,112.24	Infrastructure	\$ 915,299.63
Total Expenditures	\$ 2,942,746.73	\$ 3,143,024.82	\$ 2,098,690.09		\$ 3,474,800.98
ENDING FUND BALANCE	\$ 110,400.50	\$ (198,421.32)	\$ 578,594.81		\$ 211,903.03

*Advocacy, Activation & Marketing, and Support will be combined under the new account 'Program' for 2025

**NOTICE OF HEARING ON PROPOSED BUDGET
AND
NOTICE CONCERNING BUDGET AMENDMENT**

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2025 has been submitted to the RiNo Business Improvement District ("District"). Such proposed budget will be considered at a special meeting and public hearing of the Board of Directors of the District to be held at 3575 Ringsby Court, Denver, CO 80216 (Fourth Floor Conference Room), and via Zoom (<https://us02web.zoom.us/j/83772428594>) at 3:00 p.m. on Wednesday, September 25, 2024.

NOTICE IS FURTHER GIVEN that an amendment to the 2024 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 2025 budget and the amended 2024 budget, if required, are available for public inspection at the RiNo offices, 1320 27th St, Suite G, Denver, CO 80205. Any interested elector within the District may, at any time prior to final adoption of the 2025 budget and the amended 2024 budget, if required, file or register any objections thereto.

RiNo BUSINESS IMPROVEMENT DISTRICT
By: /s/ Diana Merkel, Board Chair

Published On: 09/13/2024
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9/30/2024

RINO BUSINESS IMPROVEMENT DISTRICT

1320 27th Street, Suite G
Denver, CO 80205

List of Activities for 2024 and 2025 (planned)

- Program and maintain the ArtPark to achieve the ArtPark's mission and ensure it is activated throughout the year with a balance of events and initiatives.
- Promote and market local artists, businesses, and creatives through website and social media channels to support the local economy.
- Expand the waste program to become the Clean Team Ambassador program that incorporates additional maintenance and public realm cleaning to support an inviting district. Communicate with property owners, business owners, and residents to build awareness around waste/litter, maintenance, graffiti, and safety within the district. The BID worked with Bayaud Enterprises for part of 2024, which provided employment opportunities to unhoused. The BID is currently working with CSG, which is a Fair Chance and Equal Opportunity employer.
- Fund a range of creative events and programs to support the local creative community and to draw visitors to the area, such as art festivals, the Public Art Program, subsidized art studios, and the artist in residencies program known as No Vacancy.
- Continue to support businesses and build awareness around opportunities for them.
- Move to the next phase of the Urban Forest Initiative, which will include identifying implementation strategies and executing the next steps of procuring and installing trees.
- Conduct a Long-Term Project Planning effort that will utilize RiNo's Strategic Plan for 2022-2027, staff expertise, and incorporate board and community feedback to develop an approach for projects and initiatives, including an approach for phasing, funding, and implementation strategies. This plan will include steps for coordination, collaboration, and funding needs for the next five years and will be intended to be updated.
- Expand marketing efforts to better support businesses and creatives, as well as events and activities in the district.
- Award social impact grants to local organizations working directly with the BIPOC community championing social justice, equity, and the eradication of discrimination.
- Continue to maintain existing wayfinding and signage, and implement new signage as needed.
- Expand communications and community engagement, such as building upon RiNo Talks and creating a language access plan that identifies needs for translation and interpretation. Throughout RiNo's work, ensure community engagement is reaching a diverse audience representative of the community's voice.
- Collaborate with developers/property owners on opportunities for artists and small businesses.
- Continue design reviews of new development/projects through the Design Review Committee to encourage compliance with RiNo's Design Standards.

RiNo BUSINESS IMPROVEMENT DISTRICT
City and County of Denver, Colorado

BASIC FINANCIAL STATEMENTS

December 31, 2023

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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

Opinions

We have audited the financial statements of the governmental activities and each major fund, of the RiNo Business Improvement District (the "District") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the RiNo Business Improvement District as of December 31, 2023, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the RiNo Business Improvement District and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required budgetary information on page 13 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) 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 Cutler & Associates, LLC

April 12, 2024

BASIC FINANCIAL STATEMENTS

RiNo BUSINESS IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION

As of December 31, 2023

	Governmental Activities	
	2023	2022
ASSETS		
Cash and Investments	\$ 792,990	\$ 677,296
Accounts Receivable	9,242	10,965
Prepaid Expenses	4,833	129,885
Property Taxes Receivable	2,330,522	2,330,522
	<hr/>	<hr/>
TOTAL ASSETS	3,137,587	3,148,668
	<hr/>	<hr/>
LIABILITIES		
Accounts Payable	-	54,998
Accrued Liabilities	1,147	454
	<hr/>	<hr/>
TOTAL LIABILITIES	1,147	55,452
	<hr/>	<hr/>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	2,708,191	2,330,522
	<hr/>	<hr/>
NET POSITION		
Restricted for Emergencies	73,900	68,500
Unrestricted	732,018	694,194
	<hr/>	<hr/>
TOTAL NET POSITION	\$ 805,918	\$ 762,694
	<hr/> <hr/>	<hr/> <hr/>

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

RiNo BUSINESS IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES
Year Ended December 31, 2023

	Governmental Activities	
	2023	2022
EXPENSES		
Governmental Activities		
General Government	\$ 2,419,080	\$ 2,027,762
TOTAL EXPENSES	<u>2,419,080</u>	<u>2,027,762</u>
REVENUES		
GENERAL REVENUES		
Property Taxes	2,272,273	2,159,973
Specific Ownership Taxes	129,529	119,800
Interest Income	60,502	36
TOTAL REVENUES	<u>2,462,304</u>	<u>2,279,809</u>
CHANGE IN NET POSITION	43,224	252,047
NET POSITION, Beginning	<u>762,694</u>	<u>510,647</u>
NET POSITION, Ending	<u>\$ 805,918</u>	<u>\$ 762,694</u>

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

RiNo BUSINESS IMPROVEMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS
As of December 31, 2023

	GENERAL FUND	
	2023	2022
ASSETS		
Cash and Investments	\$ 792,990	\$ 677,296
Accounts Receivable	9,242	10,965
Property Taxes Receivable	2,708,191	2,330,522
Prepaid Expenses	4,833	129,885
TOTAL ASSETS	<u>\$ 3,515,256</u>	<u>\$ 3,148,668</u>
LIABILITIES AND FUND EQUITY		
LIABILITIES		
Accounts Payable	\$ -	\$ 54,998
Accrued Expenses	1,147	454
TOTAL LIABILITIES	<u>1,147</u>	<u>55,452</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	<u>2,708,191</u>	<u>2,330,522</u>
FUND EQUITY		
Fund Balance		
Nonspendable	4,833	129,885
Restricted for Emergencies	73,900	68,500
Unassigned	<u>727,185</u>	<u>564,309</u>
TOTAL FUND EQUITY	<u>805,918</u>	<u>762,694</u>
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY	<u>\$ 3,515,256</u>	<u>\$ 3,148,668</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, 2023

	GENERAL FUND	
	2023	2022
REVENUES		
Property Taxes	\$ 2,272,273	\$ 2,159,973
Specific Ownership Taxes	129,529	119,800
Other	60,502	36
TOTAL REVENUES	<u>2,462,304</u>	<u>2,279,809</u>
EXPENDITURES		
Current		
Administrative Expenses	701,179	607,535
Program Expenses	1,717,901	1,420,227
TOTAL EXPENDITURES	<u>2,419,080</u>	<u>2,027,762</u>
NET CHANGE IN FUND BALANCES	43,224	252,047
FUND BALANCES, Beginning	<u>762,694</u>	<u>510,647</u>
FUND BALANCES, Ending	<u>\$ 805,918</u>	<u>\$ 762,694</u>

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

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

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, 2023

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, 2023

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, 2023.

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, 2023

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, 2023.

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 classified its prepaid expenses as nonspendable fund balance as of December 31, 2023.
- 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, 2023

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, 2023.
- 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.

Comparative Data

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

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.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY(Continued)

Budgets and Budgetary Accounting (Continued)

- 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.
- 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, 2023, 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, 2023, the District had deposits with financial institutions with a carrying amount of \$677,296. The bank balances with the financial institutions were \$825,773. Of these balances \$250,000 were covered by federal depository insurance and \$575,773 were covered by collateral held by the authorized escrow agents in the financial institutions name (PDPA).

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

NOTE 3: CASH AND INVESTMENTS (Continued)

Investments

Interest Rate Risk

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

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, 2023, 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, 2023, the District did not have any claims that exceeded insurable amounts in the last three years.

RINO BUSINESS IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2023

NOTE 5: COMMITMENTS AND CONTINGENCIES

Management Agreement

In January of 2018 the District entered into a management agreement with RiNo Art District (RAD) to provide operations, programs, and general management services to the District. In January of 2022 the District entered into an additional management agreement with RiNo Gives Back dba Keep RiNo Wild (KRW) to provide operations, programs, and general management services to the District. During the year ended December 31, 2023, the District paid \$362,580 to RAD and \$300,000 to KRW under the terms of the management agreements. The management agreements were renewed for 2024 where the District agreed to pay \$412,699 to RAD and \$335,698 to KRW for services to be provided under the new management agreements.

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, 2023, the emergency reserve of \$73,900 was recorded as a restriction of fund balance in the General Fund.

NOTE 6: SUBSEQUENT EVENTS

Potential subsequent events were considered through April 12, 2024. It was determined that no events were required to be disclosed through this date.

REQUIRED SUPPLEMENTARY INFORMATION

RiNo BUSINESS IMPROVEMENT DISTRICT

GENERAL FUND
 BUDGETARY COMPARISON SCHEDULE
 Year Ended December 31, 2023

	2023		VARIANCE Positive (Negative)	ACTUAL 2022
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 2,367,522	\$ 2,272,273	\$ (95,249)	\$ 2,159,973
Specific Ownership Taxes	60,000	129,529	69,529	119,800
Other	80	60,502	60,422	36
TOTAL REVENUES	2,427,602	2,462,304	34,702	2,279,809
EXPENDITURES				
Current				
Administrative Expenses				
Management and Administration	560,160	560,161	(1)	499,822
Accounting and Tax Services	51,417	52,067	(650)	35,857
Occupancy	57,000	57,001	(1)	45,583
Legal Expenses	10,000	3,249	6,751	2,449
Insurance	4,670	4,295	375	805
Treasurer Fees	23,500	22,630	870	21,249
Office Supplies and Miscellaneous	2,035	1,776	259	1,770
Program Expenses				
Advocacy	196,000	121,949	74,051	168,718
Branding, Marketing, Activation	280,000	37,210	242,790	179,581
Infrastructure	1,122,965	1,031,242	91,723	644,271
Business Support	575,000	527,500	47,500	427,657
TOTAL EXPENDITURES	2,882,747	2,419,080	463,667	2,027,762
NET CHANGE IN FUND BALANCE	(455,145)	43,224	498,369	252,047
FUND BALANCE, Beginning	701,823	762,694	60,871	510,647
FUND BALANCE, Ending	\$ 246,678	\$ 805,918	\$ 559,240	\$ 762,694

See the accompanying independent auditors' report.

RiNo Business Improvement District Bylaws

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.

President, RiNo BID

ATTEST:

Secretary, BID



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

HELD:

Wednesday, October 26, 2023, at 10:00 a.m., GreenSpaces and 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
Adam Larkey
Obe Ariss
Carla Mestas

Board Members Absent: Carla Mestas

Staff Present: Charity Von Guinness, Sarah Cawrse, Ed Rapp, and Adrienne Villa with RiNo Art District

Other Attendees: Jay Decker (DOTI), Josh Palmeri (CPD), Terra Mazzeo (CPD), John Beldock (Erico Motorsports), Tai Beldock (Erico Motorsports), Sonia Danielsen, Scott Kaplan (Ratio Brewing), Jason ZumBrunnen (The Block Distilling), Brian Wethington (Sasaki), Michelle Weaver (The Block Distilling)

CALL TO ORDER:

Director Merkel called the meeting to order.

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 30 minutes or the equivalent of 10 speakers.

APPROVAL OF BOARD MEETING MINUTES:

Director Taylor made a motion to approve the minutes, seconded by Director Larkey; minutes approved unanimously by the Board. Director Merkel stated that a meeting would be

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RiNo Denver Business Improvement District

October 26, 2023

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scheduled with the Executive Committee, Board Treasurers, Ms. Von Guinness, Ms. Rapp, and Ms. Villa to discuss financial statements.

PROJECT UPDATE AND BOARD DISCUSSION:

Director Merkel stated that this discussion would be to review the feedback the BID received from the 2900 Block Larimer Street Questionnaire. The draft was sent to RiNo BID, RiNo staff, property owners, and the City of Denver.

- Feedback: questionnaire was too long
 - o Addressed: questionnaire was shortened drastically and simplified
- Feedback: questionnaire is leading respondents to support the closure
 - o Addressed: questions were written as neutral as possible, there is a section to leave specific comments and thoughts
- Feedback: questionnaire should have more language about shared street
 - o Addressed: per city requirements, the pilot street closure permit only allows for full street closure
- Feedback: asking community members what they would like to see improved on the street if it was to remain closed in 2024
 - o Addressed:

2900 Block Larimer Street: Ms. Cawrse gave a brief update on the 2900 Block Larimer Street. She stated that there have been multiple iterations of the questionnaire provided to ensure that we are addressing all concerns. The goal is for the permitting process that we will engage in. There have been community engagement occurring in October and will have the community information meetings in November. The questionnaire will be sent out for distribution in a community package that will include a digital flyer to the RiNo Boards, RiNo staff, City of Denver staff, District 9 office, printed and/or mailed flyers, database of RiNo members and contacts, district organization, social media, etc. Board members will be asked to share their contacts. In December, we will have a feedback summary and schedule a meeting with property & business owners on the block.

2900 Block Larimer Street Questionnaire:

Mr. Wethington with Sasaki gave a brief overview of the questionnaire flow chart and the content.

1. First, are you familiar with the 2900 Block Closure and the City’s Pilot Street Closure permitting process?
 - a. YES – Where do you currently live?
 - b. NO – summary of Pilot Street Closure permitting process including current look & future vision
2. Where do you currently live?

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3. Do you own a property and/or a business within the RiNo Art District?
 - a. Yes, I own a property
 - i. How do you feel the 2900 Block closure has had an impact on the community today?
 - b. Yes, I own a business
 - i. How do you feel the 2900 Block closure has had an impact on your business?
 - ii. Please explain your response.
 - iii.
 - c. Yes, I own a business and the building/land
 - d. No
 - i. How do you feel the 2900 Block closure has had an impact on the community today?
4. Do you support or oppose the 2900 Block closure?
 - a. Yes
 - b. No
5. What do you feel could be improved or added within the closure area if the 2900 Block closure were to remain closed in 2024? Select all that apply?
 - a. Increase planters with trees, shrubs,
 - b. or flowers
 - c. Increase outdoor food and beverage space for restaurants/bars
 - d. Areas and amenities for public seating and mingling
 - e. Areas for games and activities
 - f. Improved signage for traffic
 - g. Better accommodate micro-mobility and/or rideshare options
 - h. Host more events on the street
 - i. Lighting
 - j. Opportunities for art
 - k. Provide more shade through trees in planters and/or shade structures
 - l. Improve the cleanliness, safety, and maintenance of the street
 - m. Universal accessibility improvements
 - n. I don't think anything needs to be improved
 - o. Other
6. Please provide your email if you would like further updates

Mr. Wethington stated that all demographics were removed from the survey and Ms. Cawrse asked the City for their input. If there is inclusivity the City approves this version of the questionnaire.

Ms. Weaver voiced concern on question #4 but is good with the questionnaire.

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Mr. ZumBrunnen loves the questionnaire and is happy that we are moving forward with the rendition of the survey.

Ms. Danielsen – is there a way to segment out the people who live/work in district versus people who do not live/work in RiNo. Ms. Cawrse confirmed that this was addressed in question #2.

Mr. Kaplan asked that an acknowledgement of the Larimer Street non-profit.

Mr. and Ms. Beldock voiced their concern about the street closure.

Ms. Cawrse reminded attendees that the BID board meetings are open to the public.

City of Denver does not allow any community to have a shared street and does not suggest that you add a question on the questionnaire regarding a shared street. Ms. Cawrse reiterated that we are only asking questions that relate to the permitting process.

Director Merkel reinstated the concerns that the community members in attendance brought to the table. It was noted that we have a long standing relationship with Sasaki and that we would continue working with them on this project. Director Merkel reminded attendees that the stakeholders are communicated with regarding future BID board meeting logistics.

The questions were written for the broader community. This was intentional to ensure that the questionnaire is not biased for support of the closure.

Director Merkel opened a second round of questions from the community regarding the questionnaire and not the actual street closure.

Ms. Beldock wants to ensure that all stakeholders are receiving information about the street closure, in which Director Merkel confirmed that the entire RiNo database, stakeholders, community members, and property owners have been kept informed, and that all BID board meetings are open to the public and meeting logistics are posted to the RiNo website. The City is unbiased and has added a link to the questionnaire with more information regarding the pilot permitting process.

Director Larkey requested that we add the Sasaki representatives and Ms. Cawrse contact information to the questionnaire. He also suggested that we change question #5 to “Please choose your top 5 priorities”.

Mr. Beldock requested that project maintenance should be listed on the questionnaire. Ms. Cawrse acknowledged that change would be beneficial.

Ms. Cawrse discussed the maintenance plan and stated that the contract would be shared with stakeholders if the street closure continues in 2024.

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RiNo Denver Business Improvement District

October 26, 2023

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Ms. Cawrse asked the City officials to share general information about the permitting process.

OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



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

HELD:

Wednesday, December 7, 2023, 3:00 p.m., 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
Adam Larkey
Obe Ariss
Carla Mestas

Staff Present: Alye Sharp, Sarah Cawrse, Ed Rapp, and Adrienne Villa with RiNo Art District

Other Attendees: Tracy Weil, Sage Davis, Karen Zuppa (CB Accounting), Tai Beldock (Erico Motorsports), Sonia Danielsen, Ally Grimm (Denver Walls)

CALL TO ORDER:

Director Merkel called the meeting to order.

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 30 minutes or the equivalent of 10 speakers.

APPROVAL OF BOARD MEETING MINUTES:

Director Merkel motioned to approve the 10/26/23 BID Board Meeting Minutes. The motion was seconded and unanimously approved by the Board.

BOARD MEMBER TERMS:

Ms. Cawrse shared the board terms for each Director.

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RiNo Denver Business Improvement District

December 7, 2023

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#	Name	Officer Position	Term 1 End	Term 2 End
1	Diana Merkel	Chair	2022	2025
2	Adam Larkey	Treasurer	2025	
3	Carla Mestas	Board Member	2023	2026
4	Jevon Taylor	Board Member	2024	
5	Obe Ariss	Board Member	2025	
6	TBD	Board Member	2027	
7	TBD	Board Member	2027	
8	TBD	Board Member	2027	
9	TBD	Board Member	2027	

She noted that Director Mestas is reaching the end of Term 1. Ms. Sharp added the terms are 3-year terms and each Board Member would need to quasi-reapply for the 2nd term. Director Mestas would need to formally apply to the City for Term 2 once the BID Board votes her in for Term 2. Director Merkel motioned to approve Term 2 for Director Mestas. The motion was seconded, and the board unanimously approved. Ms. Villa will follow up with Director Mestas with the link to apply through the City.

APPROVAL OF BID FINANCIAL STATEMENTS:

Director Merkel and Mr. Rapp introduced Ms. Karen Zuppa with CB Accounting, who will assist with the accounting for all RiNo organizations. Ms. Zuppa will help with monthly reporting, financial statements, forecasting, etc.

Mr. Rapp presented the RiNo BID Financial Statements as of 10/31/23:

- Cash in the bank at the end of the period is \$1,055,420
- YTD Net Income (NI) is \$304,722
 - Net Income achievement exceeds budget (-\$455,145) by 167%
 - A material amount of planned year end expenses will occur resulting in NI closer to budgeted loss of \$455,145
- YTD Revenue achievement of \$2,375,751 is 2.14% short of the full year budget goal with two months remaining in the year
- YTD General expenses are 17% under full year budget
- YTD Advocacy expenses are 88% under full year budget
- YTD Branding, Marketing and Activation expenses are 87% under full year budget
- YTD Infrastructure expenses are 20% under full year budget
- YTD Creatives/Entrepreneurial expenses are 8% under full year budget

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- All Bank Reconciliations have been completed through October 31st.

Mr. Rapp noted that the transfers between organizations have not occurred as of today. This was going to be done in December 2023 with the prior Executive Director. The staff will work with Mr. Rapp to get this completed.

Director Merkel would like to discuss the public relations contract with SideCar PR. Director Merkel noted that the BID Board has not received any financial statements since June 2023 and would like to discuss the financial statements further. Director Weil (RAD) noted that not all the public relations expenses will not be coded to BID. Some of these expenses will be funded by RAD or KRW. This will be discussed at the January 2024 board meeting.

Director Merkel asked for more information regarding Wayfinding & Signage (8311). Per Mr. Rapp, on the balance sheet BID had accrued \$125,000 for the manufacture of the RiNo signs. This was not properly executed as an expense in 2022 yet it was budgeted for. This was expensed in 2023 to properly settle this expense in 2022. Director Weil shared that the contractor has generally finished the five phase plan that we implemented. We will have small costs in 2024 to take care of. Director Weil suggests that we look at new ways for signage and funding in 2024 & 2025, in particular maintenance issues.

Mr. Rapp stated that the team will work to report where the funds for creative support were spent. This will be done in January 2024 with new accounting processes in place.

Director Larkey asked why the advertising and marketing were split into so many different line items. Director Weil stated that generally the idea was that some of the funds were earmarked for advocacy and the other items were branding, activation and general marketing. It was a way to generalize the advertising focus. Mr. Rapp shared that the accounting team would work to align the chart of accounts with all four organizations.

Director Merkel wants to ensure that the transfers are reconciled for year end.

Director Mestas asked if we would be seeing the end of year statements prior to January. Mr. Rapp shared that the end of year financial statements would be completed by January 15th, which is the agreed date set with CB Accounting.

Ms. Sharp shared that we are having internal conversations to ensure that we are not operating in a silo, and we are looking at other processes to ensure flow through all organizations.

Director Weil suggested that the Finance Committee meet monthly.

Mr. Rapp stated that he plans to present a Cash Management Report at the end of the month. This report will show revenue proceeds over the last few years and be used to project in 2024. It was noted that the service level agreement with CB Accounting is to close the prior month by

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the 15th of each month. Mr. Rapp shared that the financials would be ready between the 15th-18th of each month.

Director Merkel noted that the BID Management Agreement needs to be reviewed and signed for 2024. Director Weil added that staff reviews are occurring right now and once completed in the next few weeks, the agreement would be sent out for final approval. The agreement would be sent to board chairs and then sent out to the board members.

Director Larkey motioned to approve the financials up to 11/30/23. The motion was seconded, and the board unanimously approved.

PROJECT UPDATES:

New Members – We will start the ongoing process to select four new board members with a term starting in June 2024. We will start the interview process in January 2024 to ensure that we have the right balance of board members.

#	Name	Officer Position	Term 1 End	Term 2 End
1	Diana Merkel	Chair	2022	2025
2	Adam Larkey	Treasurer	2025	
3	Carla Mestas	Board Member	2023	2026
4	Jevon Taylor	Board Member	2024	
5	Obe Ariss	Board Member	2025	
6	TBD	Secretary	2027	
7	TBD	Board Member	2027	
8	TBD	Board Member	2027	
9	TBD	Board Member	2027	

BID Board must consist of at least the following members:

- 2 property owners from the Eastside
- 2 property owners from the Westside
- 2 artist/creative property owners (one from East, one from West)
- 1 business owner

2024 Meeting Dates – We would like to hold all board meetings in the same month with BID & GID occurring on the fourth Wednesday of the month and RAD & KRW on the fourth Tuesday of the month. The meetings will be held in-person every other month, virtually on the other months or cancelled if there is no content. This will start in January 2024. Due to RiNo staff being in a period of transition and meeting monthly would be ideal for extra check-ins. The BID Board approved this meeting change.

No Vacancy 2023 - Ms. Sharp gave a No Vacancy wrap-up, which was a program funded by the BID. This year No Vacancy was at EDENS, and we just wrapped up with a paint party.

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NO VACANCY by the Numbers

- Eight artists/artist groups over April through November 2023
- \$65K total budget
 - 90% went directly to artist stipends
- Events included First Friday openings, concerts, drag shows, a paint party, immersive dance and theatre, artist meet-ups, and more!



2023 Social Impact Grants – we awarded seven organizations who are working in the social justice realm of Five Points, Globeville, Elyria, Swansea, and Cole. The grants will be paid by the end of 2023.

This year's grantees were:

[Birdseed Collective](#) – Works to transform the lives of artists, youths, individuals, and communities through visionary art, civic projects, and programs.

[CIRCLE](#) – Works with young people, schools, and organizations across sectors to address systemic inequity and interpersonal inclusiveness.

[EGS + Partners](#) – Cultivates and maintains relationships with candidates and employees' while empowering them through development, knowledge, coaching and integrity. Received \$10,000

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December 7, 2023

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[Green Dot Coalition](#) – Equity-focused placemaking organization working to translate community vision into green spaces, practices, and policies.

[Mo Betta Green Marketplace](#) – Black-owned farmers market that provides low-cost food and accessible wellness events.

[The People's Pickles](#) – Community-driven transitional job training program that provides employment for marginalized individuals in Colorado while producing the best pickles in Denver.

[YEBO Media](#) – Nonprofit media organization that aims to promote personal and communal well-being in BIPOC communities by creating spaces for sharing and listening to stories.

2900 LARIMER BLOCK PERMITTING PROCESS:

Ms. Cawrse gave an update on the Pilot Street Closure Permitting Process in which she shared the timeline.

The questionnaire was launched on November 3rd and the Community Information Meeting was held on November 28th. The digital flier and information about the questionnaire and CIM included:

- 
- Email to RiNo BID Board and other RiNo Boards
 - Email to RiNo Contacts (entire database)
 - Email to Stakeholders
 - Email to Councilman's office
 - Email to Organizations – All Denver RNO's, Curtis Park Neighbors, Five Points BID, DDP, Denver Streets Partnership, Denver North Business Association, Colfax BID
 - Email to SideCar PR's contacts
 - RiNo monthly newsletter
 - RiNo social media
 - RiNo webpage
 - Printed/emailed fliers
 - Email to city – CPD included it on social media

The City also included information on their social media.

We received 2,312 responses and had 75 attendees at the Community Meeting.

Pilot Street Closure Permitting Process Timeline – Next Steps



Ms. Cawrse reminded the Board that while going through the pilot process, the street closure is permitted to operate. Director Larkey congratulated the RiNo team for doing a great job in getting the word out and engagement with this project.

Ms. Cawrse noted that we will continue to reach out to the community and include everyone for their feedback. Director Mestas shared the questionnaire with her network and hoped the rest of the BID board would do so, as this was a community questionnaire.

Ms. Cawrse added that the questionnaire was in Spanish as well and we had over 60 responses using that option. She also reminded the Board that the feedback report and mobility study are sent to the City for the permitting process.

MOBILITY STUDY:

At the BID Board Meeting on 9/13, the Board tentatively voted to use 2023 funds of \$20,000 from the Mobility line item (8328) towards a mobility study.

Ms. Cawrse submitted the base assumption form to the City, and the City sent back with the requirements for the mobility study. A request for bids was created and sent out.

The Board decided to push voting on any new contracts until financial were reviewed. The City confirmed the following:

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RiNo Denver Business Improvement District

December 7, 2023

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The permitting process will continue into 2024 and the street closure is permitted to operate during the process

The next step is the mobility study

The city will make a data-driven decision to determine the future of the street once they have the community feedback and mobility study results

Ms. Cawrse received the following Mobility Study Contact:

Contract type and budget:

- Lump sum not to exceed \$28,745

Scope of work includes:

- Conducting a mobility study that complies with the city's permit requirements

Other funding:

- The 2900 block non-profit is working to collect up to \$8,000 to help cover mobility study costs

Ms. Cawrse is requesting a fund request to fund the Mobility Study contract with Matrix for \$28,745 to do a mobility study as required as part of the City's pilot street closure permitting process.

Work Summary	Line Item	2023 Budget Remaining	Contract Cost
Mobility study	8328 Mobility	\$100,000	\$28,745

What was the mobility study done in 2019? This was not for the 2900 Larimer Block. It was used for a district wide mobility study. The mobility study that Ms. Cawrse is requesting funds for is specifically for the Larimer Block closure.

Does the mobility study include fire, police, and transit? Yes, the City does review the study and ensure that study complies with the requirements for the permit process.

Once the study is completed, what happens? The decision is with the City. Once the data is reviewed, the City determines if the street remains closed. If approved, we would look at design aspect.

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The public comments for the 2900 Larimer Block closure were received and there was one speaker.

At this time, the BID Board would like to learn more about what the 2900 Block non-profit is going to contribute to the mobility study before approving the fund request. Ms. Cawrse will get written confirmation and timeline from non-profit and send it to the BID Board.

STREETSCAPE MAINTENANCE:

Ms. Cawrse would like to propose to create a Request For Proposal for a contract for 2024. An analysis of the budget will be conducted and will include budget from the new line item for the Maintenance Crew and budget for trash and recycling service. Ms. Cawrse has a goal to have a company under contract and start work in Q1 2024.

Summary of Desired Work (to potentially include in RFP)

Service locations

- Larimer Street, from Broadway to Downing (BID)
- Walnut Street, from Broadway to 38th Street (BID)
- Blake Street, from Broadway to 38th Street (BID)
- Cross streets between Larimer, Walnut, and Blake Street (BID)
- 38th Street Underpass, from Walnut to Wynkoop (BID + GID)
- 35th Street Pedestrian Bridge, including stairs and landings (BID + GID)
- Wazee Street between 35th and 36th Streets (GID)
- 35th Street between Wazee and Chestnut Place (GID)
- Brighton Boulevard, between 29th and 38th Streets (GID)

Deep Clean RiNo

- Do a one-time deep clean to better set up the areas for a recurring service.

Recurring Service

- The streets could be serviced 3 times a week, rotating through the streets on those three days.
- The 35th Street Pedestrian Bridge and the 38th Street Underpass might be serviced on the other two days.

Mobile Software

- Would like 24/7 access for people to report messes/maintenance issues, to better track work that has been done on the backend, and to prioritize work.

Visibility

- Important for the team to be visible, so at a minimum would have vests with the RiNo logo on it for all employees to wear and look to have signage on vehicles.

DENVER WALLS UPDATE:

Ms. Ally Grimm gave a 2023 Recap of Denver Walls. Here are the highlights:

- Denver Walls brought over 160,000 visitors to RiNo from September 22-October 3
- 1.7M impressions in 90 days
- 276% increase in 2 months of social media followers
- 40+ media hits, 4.7M viewers in media coverage – worth \$312,000 of equivalent ad coverage
- Denver Walls worked alongside DPD to patrol streets
- Hired Denver Day Works to ensure clean walking spaces for artists and visitors
- 3 Panels – Tech, Graffiti and Educational

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

December 7, 2023

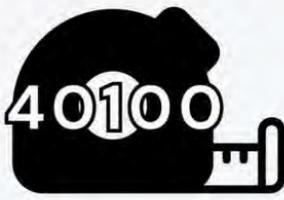
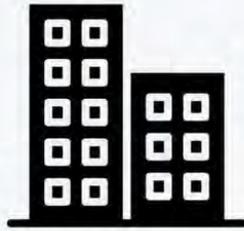
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- \$7,500 in scholarships
- 3 Youth Programs with Fully Liberated Youth and Secret Walls Academy

Ms. Grimm shared that Denver Walls was able to accomplish everything they set out to do and more. Ms. Grimm added that there are ways that Denver Walls could redistribute funds amongst artists. Denver Walls would like to do an open call for local artists in 2024. There were 9 local artists in 2023. Director Weil added that he will be meeting with Ms. Grimm and Ms. Davis to discuss Denver Walls 2024.



OUR ARTISTS USED:

			
365 GALLONS	3500 CANS	40100 SQFT	17 MURALS
Much of our paint was provided by GreenSheen, a paint recycling company that provides green solutions for painting!	Thanks to our partnership with Montana Cans, MacPherson Art, and our friends at Guiry's for making this come together!	Our 18 artists painted over 40,000 square feet of wall space across the district!	Our artists created 17 new murals around the district with unique art styles and approaches!

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RiNo Denver Business Improvement District

December 7, 2023

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PUBLIC COMMENT:

The public comments were received and there was one speaker.

OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



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

HELD:

Wednesday, January 24, 2024, 3:00 p.m., Collegiate Peaks Bank RiNo

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
Adam Larkey
Obe Ariss

Board Members Absent: Carla Mestas

Staff Present: Alye Sharp, Sarah Cawrse, Rob Gray, Adrienne Villa, and Ed Rapp with RiNo Art District.

Other Attendees: Sonia Danielsen

CALL TO ORDER:

Director Merkel called the meeting to order.

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 30 minutes or the equivalent of 10 speakers.

APPROVAL OF BOARD MEETING MINUTES:

Director Merkel motioned to approve the 12/07/23 BID Board Meeting Minutes. The motion was seconded and unanimously approved by the Board.

PUBLIC COMMENT:

There was no public comment at this meeting.

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RiNo Denver Business Improvement District

January 24, 2024

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APPROVAL OF BID FINANCIAL STATEMENTS:

Mr. Rapp presented the RiNo BID Financial Statements as of 12/31/23:

As of 12/31/23:

- Cash in the bank at the end of the period is \$792,990
- YTD Net Income (NI) is a loss of (\$328,993) vs. a budgeted loss of (\$455,145)
- YTD Revenue achievement of \$2,402,304 is 99% of budget
- YTD General expenses are 1% under budget
- YTD Advocacy expenses are 10% under budget
- YTD Branding, Marketing and Activation expenses are 9% under budget
- YTD Infrastructure expenses are 9% under budget
- YTD Creatives/Entrepreneurial expenses are 1% over budget
- All Bank Reconciliations have been completed through December 31, 2023

Mr. Rapp shared that a transfer of \$116,000 will be completed. Ms. Sharp added that we have put a new transfer process in place when BID funds a RAD or KRW project. Ms. Villa will invoice that organization for the reimbursement. This will happen on each fund transfer. This will be a new process that Ms. Villa will work with Ms. Zuppa to implement.

Director Merkel motioned to approve the 2023 BID financial statements. The board unanimously voted and approved.

VOTING MATTERS:

Board Officer Positions - Ms. Cawrse shared that the Board Officer positions will be voted on in February. Prior to the vote, current board officers should determine if they will remain in the position. The BID Board will also discuss who would be best to fill open positions. Ms. Sharp added that we will be collaborating with a governance consultant to help with board management. This will include updating the board books, in which officer duties are listed.

Designation of BID Board Meeting Posting Site – It is required that we post the BID Board Meeting details for the public.

Director Merkel motioned to approve of posting all BID Board Meeting details on the RiNo Art District website; the board unanimously approved.

Additional signers to Collegiate Peaks Bank – With the resignation of Ms. Von Guinness, it is necessary to remove Ms. Von Guinness as a BID bank signer and add Ms. Cawrse and Ms. Sharp as bank signers. Director Merkel motioned to approve; the board unanimously approved.

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January 24, 2024

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Ms. Sharp shared that Ms. Von Guinness officially resigned. Ms. Sharpe and Ms. Cawrse are now the interim Co-Directors, Ms. Sharp will manage RAD & KRW, while Ms. Cawrse will manage BID & GID. Ms. Sharp ensured that there will be more visibility when funds are spent in RAD that are funded by GID. This will be done via invoicing by Ms. Villa. It was added that the Co-Directors will check in with Executive Committee after 6 months.

Board Governance Consultant Contract – Ms. Cawrse shared that a proposal has been included in the BID board packet for Kate Kalstein Consulting, a board governance consultant. The proposal includes:

- Evaluation of organizational structure and governance
- Develop a strategic board handbook, which would include clarifying roles and responsibilities
- Recommendations for conducting meetings and coordination between boards as well as staff

The cost is \$20,000 which would be split by all 4 organizations.

This is not a formal vote and asking BID if there are any questions or feedback.

Denver Fringe Festival – Ms. Sharp gave a brief overview of last year’s Denver Fringe Festival followed by a funding increase request of \$20,000 for 2024. It was noted that BID already approved \$25,000 to be transferred to KRW this year.

The 2024 expansion of programming would include:

Year-round programming:

- ongoing Fringe Remix series
- Fringe Voices series
- panel discussions
- workshops
- meetups

Additional FREE Inclusive Arts Activations:

- visual art show
- live art demonstrations
- performance pop-ups
- free street performance
- dance, circus, music

Funding increase of \$20,000:
\$10-\$15,000 for artist stipends
\$4,000 additional staffing
\$1,000 awards to visual artists

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Does the BID Board approve to use \$45,000 from 8424 Creative Support line item to fund the Denver Fringe Festival?

The board requests that RiNo should increase the number of social posts as part of this sponsorship as well as noting that Denver Fringe Festival should promote more.

INFORMATIONAL MATTERS:

BID Renewal – Mr. Tom George with Spencer Fane discussed the upcoming RiNo BID Renewal with the board members. Here are the key takeaways.

- There are about 12-15 BIDs in Denver – other creative district BIDs are Santa Fe, Colfax Mayfair (does not have a renewal process)
- This is the 1st year that any BID has been up for a renewal
- Working with Mr. Michael Kerrigan with the City of Denver on timeline and necessary documents that must be submitted by September.
- GID is 1st GID in Denver – exists until Mill Levy loan is paid off – 30 years

Here is the draft timeline for the renewal process:

BID Renewal – *Draft* Timeline



BID Renewal – *Draft* Timeline



BID Renewal – *Draft* Timeline



RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

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Board Recruitment – There were 10 applications submitted for the BID Board. Ms. Cawrse suggested that the BID create a selection committee of two board members to confirm who to interview and provide recommendations for additional recruitment. The selected candidates would be invited to the 2/28 board meeting. It was noted that no one from Globeville applied.

Director Merkel and Director Taylor were picked as the selection committee and will review the applications on Friday, January 26th.

Disclosures of Conflict of Interest Forms – Ms. Villa will send the forms to the BID Board via DocuSign.

Overview of meeting/event dates – here is a list of important meetings and events

February 8 – RiNo Talks at REVEL

February 28 – Next Board Meeting

March 27 – Board Meeting

April

- Annual Meeting
- Potential Board Retreat (month/date to be confirmed)



Overview of ongoing projects - Ms. Cawrse gave a brief update on current project status.

- ArtPark – the HVAC system at the Truss House was recently vandalized and Mr. Gray is actively working on obtaining generators and security. Mr. Gray is also working on the security system with ADT, Wire to Wire, and Mountain Alarm. Ms. Cawrse noted that the water pipes should be blown out to prevent freezing. Ms. Cawrse added that the Board Chairs and staff will meet next week to discuss the ArtPark budget. It was suggested that we work with business owners like Flora, McWhinney, Hurley Place to see if there is a combined effort to prevent more vandalism. Staff are working with the City on insurance claims and will update the board later.
- Streetscape Maintenance – Ms. Cawrse will email RFP to BID Board to provide feedback to be incorporated before finalizing.
- Microtransit (mobility calculator) – continue conversations with Downtown Denver Partnership, community and RiNo. Asking city if there is funding for microtransit & circulators. Montbello & GES pilot programs with the City and there is a plan to expand to other areas of Denver (West Denver) P3 partnership with city, DDP, city possibility.
- Urban Forest Master Plan – Sasaki is finalizing plans now and Ms. Cawrse will update the BID.

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January 24, 2024

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- 2900 Block Larimer Plan – the Larimer Street non-profit organization will fund \$7,500. Ms. Cawrse to provide more info about that organization to the board.

OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



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

HELD:

Wednesday, February 28, 2024, 3:00 p.m., Collegiate Peaks Bank RiNo

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
Adam Larkey
Obe Ariss
Carla Mestas

Board Members Absent: N/A

Staff Present: Alye Sharp and Sarah Cawrse with RiNo Art District

Other Attendees: Sonia Danielsen, Tai Beldock, Marla Yetka, Maia (Business DEN)

CALL TO ORDER:

Director Merkel called the meeting to order.

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 10 minutes or the equivalent of 3 speakers.

PUBLIC COMMENT:

Ms. Danielsen posed a question about the timeline of the BID renewal and timeline for bringing a consultant on board.

Ms. Beldock read a prepared letter that would be sent to the BID Board following the meeting.

Ms. Kalstein, governance consultant contracted to RiNo Art District, introduced herself and noted that she would be here to observe.

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February 28, 2024

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EXECUTIVE SESSION:

Director Merkel stated that there was a need to move into an executive session, which can be called to discuss matters subject to negotiation regarding Board governance, Board direction, and appointment to the Board of Directors. We will be discussing sensitive matters as it pertains to appointments to the Board of Directors. The board motioned and voted to approve to move to an Executive Session.

Upon completion of the Executive Session, Director Merkel asked for a motion to end the Executive Session. The board motioned and unanimously voted to approve to end the Executive Session and reconvene the BID Board Meeting.

VOTING MATTERS:

BID Board Members - The board motioned to approve Alison Nestel-Patt and Danny Newman with continued conversations in March to discuss additional new board members. The board unanimously approved. There was discussion that we want to make sure we are ensuring diversity while following compliance of the required board seats.

Denver Walls Funding - After discussion, motion to approve moving \$175,000 from the Art Festival line item to Keep RiNo Wild for Denver Walls but would like to give feedback on the contract. The board approved unanimously.

APPROVAL OF BOARD MEETING MINUTES:

The January 24th Board Meeting Minutes will be voted on at the next board meeting.

APPROVAL OF BID FINANCIAL STATEMENTS:

The January 2024 BID financials will be voted on at the next board meeting.

OTHER BUSINESS:

There is no other business to discuss.

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:

Wednesday, March 13, 2024, 3:08 p.m., 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
Adam Larkey
Carla Mestas
Obe Ariss

Board Members Absent: N/A

Staff Present: Alye Sharp, Sarah Cawrse, Adrienne Villa, and Ed Rapp with RiNo Art District.

CALL TO ORDER:

Director Merkel called the meeting to order.

EXECUTIVE SESSION:

Director Merkel stated that there was a need to move into an executive session, which can be called to discuss matters subject to negotiation regarding Board governance, Board direction, and appointment to the Board of Directors. We will be discussing sensitive matters as it pertains to appointments to the Board of Directors. The board motioned and voted to approve to move to an Executive Session.

Upon completion of the Executive Session, Director Merkel asked for a motion to end the Executive Session. The board motioned and unanimously voted to approve to end the Executive Session and reconvene the BID Board Meeting.

VOTING MATTERS:

The board motioned to approve Jason ZumBrunnen and Spencer Fronk as new BID board members. The board unanimously approved. There was discussion that the board would like to do a strategic search for two more board members to ensure existing gaps in diversity and experience are addressed.

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RiNo Denver Business Improvement District

March 13, 2024

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APPROVAL OF BOARD MEETING MINUTES:

The January 24th Board Meeting Minutes were unanimously approved.

APPROVAL OF BID FINANCIAL STATEMENTS:

The January 2024 BID financials were unanimously approved.

OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Wednesday, March 27, 2024, 3:08 p.m., 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
Adam Larkey
Carla Mestas
Obe Ariss
Alison Nestel-Patt
Danny Newman
Jason zumBrunnen
Spencer Fronk

Staff Present: Alye Sharp, Sarah Cawrse, Adrienne Villa, and Ed Rapp with RiNo Art District.

CALL TO ORDER:

Director Merkel called the meeting to order.

PUBLIC COMMENT PERIOD:

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 10 minutes or the equivalent of 3 speakers.

Public Speakers: Sonia Danielson.

VOTING MATTERS:

Approval of BID Board Minutes – The February 28th and March 13th Board Meeting Minutes were unanimously approved by the BID Board Members who were present at those meetings.

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RiNo Denver Business Improvement District

March 27, 2024

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Approval of BID Financial Statements – The February 2024 BID Financials were unanimously approved by the BID Board Members who were present at those meetings.

Clean Team Ambassadors RFP – Ms. Cawrse gave a brief update on the process in hiring a vendor to perform cleaning and maintenance services within the GID & BID boundaries.

- RFP open from March 11 – March 27
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- Looking for 1-2 representatives from both the GID and BID to be part of a selection committee to assist with reviewing proposals, interviewing candidates, and selecting a vendor
 - BID Director Fronk was nominated to be on the selection committee.
- Reviews should occur between March 28 – April 5
- Potential interviews will be conducted as needed and dependent on the selection committee's and interviewee's schedules
 - It was noted that this team will be representatives of RiNo Art District and should be able to engage and assist with the community and business owners.
- Ms. Cawrse added that Denver Works has not responded to the RFP.
- It was added that a communication plan will include a social media kickoff on the RiNo website and Instagram, as well as the newsletter.

Director Merkel motioned to approve Spencer Fronk as a selection committee member to evaluate proposals with RiNo staff, interview candidates, and select a vendor, and to authorize RiNo staff to enter into an agreement with the selected vendor that does not exceed \$270,000. The motion was seconded, and the board unanimously approved.

BID Renewal Process RFQ – Ms. Cawrse gave a brief update on the process in hiring a consultant to assist with the BID Renewal Process, including community engagement and facilitation.

- RFP open from March 11 – March 21
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- Looking for 2 representatives from the BID to be part of a selection committee to assist with reviewing proposals, interviewing candidates, and selecting a consultant
 - BID Directors Alison Nestel-Patt and Danny Newman were nominated to be on the selection committee.
- Potential interviews will be conducted as needed and dependent on the selection committee's and interviewee's schedules

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RiNo Denver Business Improvement District

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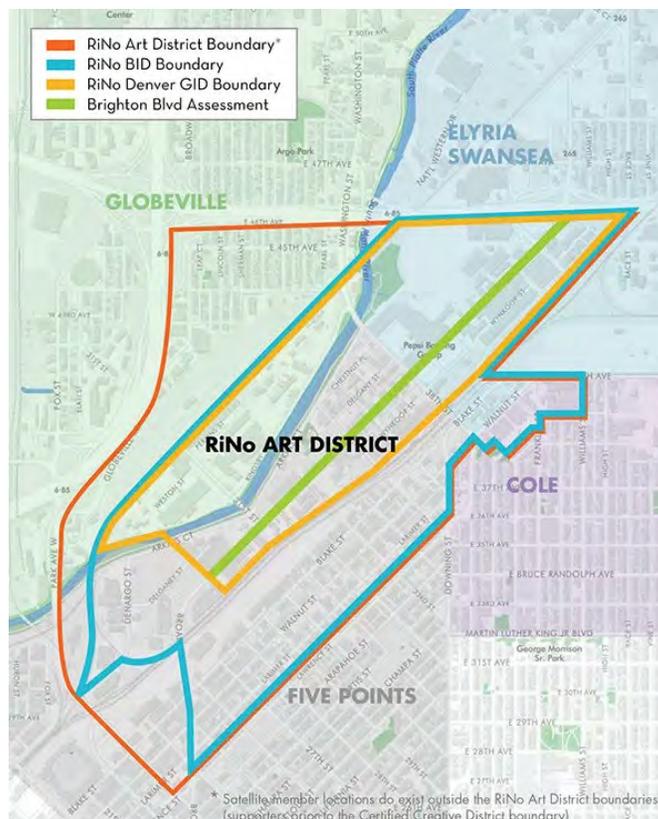
Director Merkel motioned to approve Alison Nestel-Patt and Danny Newman as selection committee members to evaluate proposals with RiNo staff, interview candidates, and select a vendor; and to authorize RiNo staff to enter into an agreement with the selected vendor that does not exceed \$60,000* (*Note: Funding comes from BID line item 83xx Planning \$62,500). The motion was seconded, and the board unanimously approved.

INFORMATIONAL MATTERS:

New Board Members – We would like to welcome the new BID Board Members who were voted in at the last meeting: Alison Nestel-Patt – Formativ, Danny Newman – Empire Collective, Jason ZumBrunnen – Ratio Beerworks, Spencer Fronk – Number 38.

Ms. Cawrse provided a quick overview of the BID Board. She will schedule follow-up conversations with all the new board members later. As a reminder, the Board Retreat is April 18th, and a meeting invite has been sent to each board member. All board members are requested to be in attendance.

RiNo Art District Overview – Ms. Cawrse provided an overview of the RiNo Art District. Four Organizations that work together to fund projects, initiatives, and programs. Each organization has a board of directors and the RiNo staff’s work is directed by the boards.



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- **RiNo Art District – Nonprofit 501(c)(6)**
 - Membership organization
 - Ensures cohesion across all entities and the delivery of initiatives in an equitable and community-driven manner
- **Keep RiNo Wild – Nonprofit 501(c)(3)**
 - Focused upon education, community benefit, creative programming
- **General Improvement District – Special Tax District**
 - Special tax district focused upon public realm enhancements within its statutory area of focus
- **Business Improvement District – Special Tax District**
 - Focused upon business and creative support, mobility, and public realm improvements
 - Created in 2015 to fund projects, initiatives, and programs in four key areas:
 1. Advocacy
 2. Placemaking
 3. Marketing and Branding
 4. Supporting RiNo’s Artists, Creatives, and Businesses
 - BID assesses commercial property (29%) at 4 mils for 2024. Example:
 - Property value: \$1,000,000
 - Assessed value: \$1,000,000 x 29% = \$290,000
 - 4 mils: \$290,000 x 0.004 = \$1,160
 - Taxpayer \$ to BID: \$1,160
 - 2024 Budget/Revenue: \$2,834,203.38
 - 2024 Available Resources: \$3,324,256.12
 - BID Priorities - Implement RiNo’s mission and goals informed by the Strategic Plan and the BID’s Services:
 - Advocacy: 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
 - RiNo Branding, Marketing, Activation: 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.
 - RiNo Placemaking: 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.
 - Business Support for RiNo Creatives and Entrepreneurs: Take a leadership role in keeping RiNo affordable and promoting its local talent, creatives and entrepreneurs through advocacy, programming, and direct support,

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amplifying the creative and cultural offer in the district, and promoting economic vitality.

- The BID provides enhanced services and improvements that are supplementary to what is provided by the City and County of Denver.
- BID Board
 - Board Members – may be on the board for up to two three-year terms
 - Board develops a work plan and budget for each year
 - Budgeting process occurs over the summer
 - Board will vote in September 2024 whether to renew the BID, and if it's renewed, they will vote on the work plan, budget, and mill levy.
 - Budget packet is sent to the city by September 30
 - Budget packet is finalized and sent to City Council for formal approval
 - Monthly meetings
 - Decisions are made at board meetings
 - Approve spending or contracts > \$10,000
 - Directs RiNo staff work and ensures work implements RiNo's mission and Strategic plan, as well as the BID's services

Staffing Updates – Ms. Cawrse shared a list of the current list of RiNo Staff.

- Sarah Cawrse, Executive Director, Urban Strategy & Design
- Alye Sharp, Executive Director, Programs & Partnerships
- Ed Rapp, Chief Financial Officer
- Molly Paillet, Programs Director
 - Ms. Paillet's last day will be April 1st. We are currently seeking applications for a Programs Manager.
- Adrienne Villa, Finance & Operations Manager
- Brittany Ross, Membership Manager
- Rob Gray, Facilities & Events Manager
- TBD, Associate Urban Designer
 - This job will be posted later.

DENVER WALLS Update – Ms. Ally Grimm provided a 2023 recap, attached. It was noted Denver Walls will stay within the boundaries of the district. To date, Ms. Grimm noted that Denver Walls has received over 600 artist applications.

Director Fronk added that he would like to be part of Denver Walls and requested to be connected via email through Ms. Cawrse.

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It was also noted that there will not be a board committee for DENVER WALLS. Ms. Cawrse shared that there will be updates at each board meeting.

2900 Block Larimer Street – Engineering consultant is finalizing the mobility study. Once the final version is done, it will be sent to the City for their review.

Urban Forest Master Plan – Waiting for the City to release their new design guidelines/standards for tree plantings. Align recommendations with the City’s requirements and finalize master plan. Identify and initiate first phase of implementation and/or a long-term program. This would use 2024 budget.

Upcoming Meetings –

- Thursday, April 11 – RiNo Talks
- Thursday, April 18 – All Board Retreat
- Wednesday, April 24 – BID Board Meeting
- Tuesday, May 14 – RiNo Annual Meeting

OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Wednesday, April 24, 2024, 3:08 p.m., Enterprise Co-working Space

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:

Adam Larkey
Diana Merkel
Carla Mestas, Zoom
Jevon Taylor
Obe Ariss
Alison Nestel-Patt, Zoom
Danny Newman
Spencer Fronk
Jason zumBrunnen – absent

Staff Present: Alye Sharp, Sarah Cawrse, Adrienne Villa, Rob Gray, and Brittany Ross with RiNo Art District.

Others Present: Karen Zuppa, Kate Kalstein

CALL TO ORDER:

Director Merkel called the meeting to order.

PUBLIC COMMENT PERIOD:

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 10 minutes or the equivalent of 3 speakers.

There was no public comment.

VOTING MATTERS:

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RiNo Denver Business Improvement District

April 24, 2024

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Approval of BID Board Minutes – The March 27th Board Meeting Minutes were unanimously approved by the BID Board Members who were present at those meetings.

Approval of BID Financial Statements – Ms. Zuppa introduced herself to the board and stated that she will be working with Ms. Timsha Coleman and Ms. Villa on all accounting processes.

The March 2024 financial statement was reviewed.

- Property Tax receivable should equal deferred tax revenue – property taxes are paid in spring, so the property tax is from 2023
- What type of bank accounts does RiNo BID have? Could we get a better interest rate? All our bank accounts are held at Collegiate Peaks Bank.
- It was noted that the management & admin fee was overpaid by the previous CFO, Ed Rapp. This error was recently discovered and will be corrected in the next financial statement.
 - 28% is capped for admin fees, benchmarked

Due to timing, the financial statement will be approved later in the meeting.

DISTRICT 9 UPDATES:

[Councilman Darrell Watson](#) thanked the BID for the work that they do in the district. Here are the key highlights:

- [Funding for small business](#)
- Wednesday nights 6pm, community meetings
- Neighborhood planning initiative
- Housing assistance programs
- Utility conversions by 2026
- Connector programs
- [RiNo BID Renewal](#)
- Larimer Street Closure – the desire from the businesses who want the street closed for their business, the city process has been clear, 2300 surveys were sent out, communicate the outcomes and we act on the results and then execute plans.
 - Submitting mobility study to city is the next step
- Housing in RiNo
- [Legacy Program](#)

VOTING MATTERS:

Approval of BID Financial Statements – Director Greer motioned to approve the March 2024 financial statement. The board seconded the motion and approved.

INFORMATIONAL MATTERS:

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Board Retreat Recap – Ms. Kalstein with Kate Kalstein Consulting gave a brief recap of the All Boards Retreat that was held on April 18th at Two Moons Music Hall.

BID Renewal Process – Ms. Cawrse, Director Nestel-Patt & Director Newman gave a brief update on the RFP Process.

- RFP open from March 11 – March 21
- Public RFP distributed via the RiNo [website](#), IDA website, and announcements
- BID board members Alison Nestel-Patt and Danny Newman were nominated for the selection committee
- Selection committee evaluated proposals based on the selection criteria in the RFQ
- Committee met on April 4th to review proposals – received 9 proposals
- Selected three consultants to interview
- Interviews occurred on April 10th, 15th, and 16th
- Follow-up conversations occurred on April 19th
- Selected vendor notified week of April 22nd
- GBSM was selected
- Finalizing scope of work and contract
- The BID Board will be engaged throughout the process and plan to have the consultant attend future meetings

Clean Team Ambassadors – Ms. Cawrse gave a brief update on the RFP process. The selection committee of Director Bridges, Director Ortiz and BID Director Fronk met on April 5th to review the 4 proposals that were submitted. The committee filled out an evaluation form which was weighed based on selection criteria in the RFP. Two of the vendors were interviewed on April 11th and April 12th. The selected vendor, Consolidated Services Group (CSG) was notified last week. Ms. Cawrse stated that the contract is being finalized, which includes 8 months in 2024 and the option to renew for an additional three years at the rate below. Costs for 2024 will be prorated for a start date of May 1st.

COST PROPOSAL				
2024 – 8 months	2025	2026	2027	Total
\$262,760	\$362,498	\$375,185	\$388,317	\$1,388,760

Ms. Cawrse notified Bayaud Enterprises/Denver Day Works that their services would end on May 3rd. CSG will be wearing orange vests until the new uniforms are delivered. The team will be working with a software system, which board members will get access to until it is ready to spread more broadly for other community members to use. There will be a roll out of communications about the ambassadors in May & June via social media.

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RiNo Denver Business Improvement District

April 24, 2024

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OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board



RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Wednesday, May 22, 2024, 3:08 p.m., Taxi – Flight I Building

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:

Adam Larkey
Diana Merkel
Jevon Taylor
Obe Ariss
Alison Nestel-Patt
Danny Newman
Spencer Fronk
Jason zumBrunnen
Carla Mestas

Staff Present: Sarah Cawrse, Adrienne Villa, Rob Gray, and Brittany Ross with RiNo Art District.

Others Present: Karen Zuppa with C B Accounting, Tom George with Spencer Fane, Andy Mountain with GBSM, Linda Engle with CSG

CALL TO ORDER:

Director Merkel called the meeting to order.

PUBLIC COMMENT PERIOD:

Director Merkel explained that this is a public meeting and there is a process that public attendees must follow during the public comment period. The Board Chair will open the public comment period and will call on attendees to speak in order they signed up via Zoom chat. Each speaker will get three minutes to speak with no interruptions and the comment period is capped at 10 minutes or the equivalent of 3 speakers.

Public Speakers: Sonia Danielsen, Tai Beldock commented on the BID Renewal Process.

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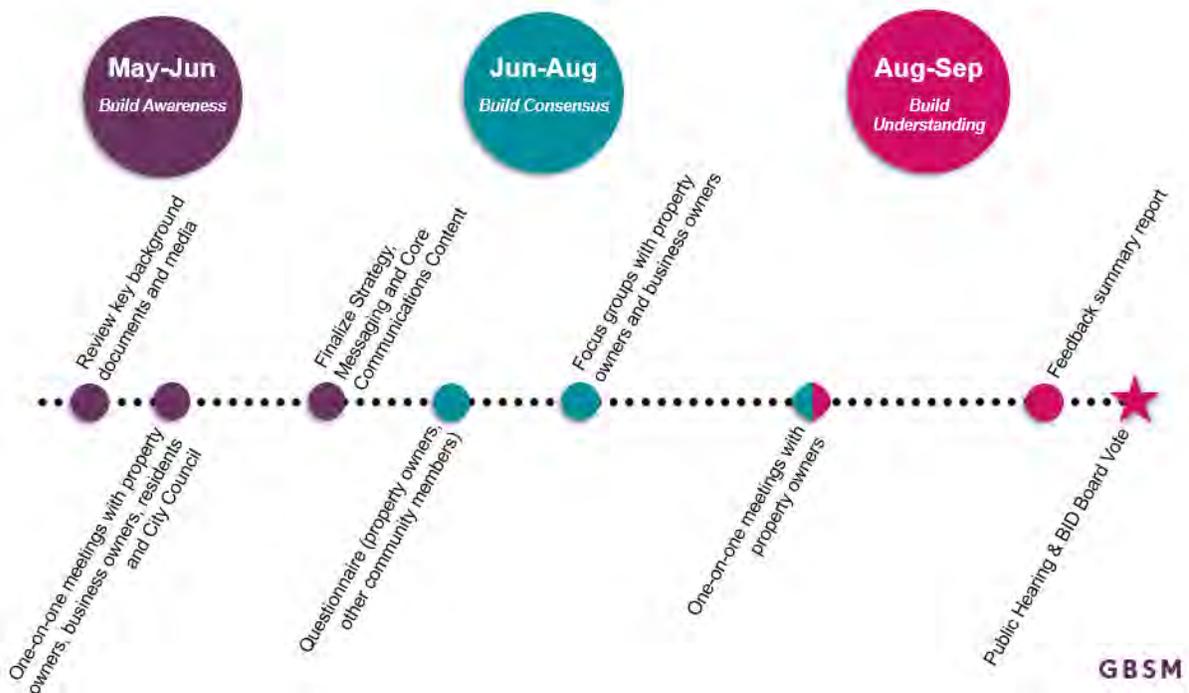
May 22, 2024

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BID RENEWAL PROCESS UPDATE:

Ms. Cawrse introduced Mr. Mountain, GBSM. He gave a brief history of [GBSM](#) and what the team will be doing for the RiNo BID renewal.

- Mr. Mountain and Ms. Jeanine Hahn will be the main contacts for RiNo BID
- GBSM will present an update at every BID board meeting
- The Renewal Process Timeline was reviewed



- Focus groups will be a mix of geographic diversity, broad cross section
- Director Fronk requested information on the engagement plan with residents and non-property owners. It was noted that apartment complexes do not count in BID.
- Mr. George with Spencer Fane – requirements and how they apply to who is engaged, etc.
- Mr. George’s predecessor formed the RiNo BID & GID. This was a 10-year concept for most of the BID & GID in Denver, hearing in 9th year, if deemed successful request to city to repeat BID
- Who – this BID board determines if BID continues
- Mr. George read the ordinance – obtaining the property owner’s comments would be bare minimum requirement. BID property database needs to be updated.
- Ms. Cawrse shared that she has met with Cherry Creek BID regarding their database. They have someone who goes door to door, however there are still insufficiencies.
- It was noted that typically City Council would follow the lead of the district rep
- BIDs formed by petition of property owners, then goes to council for vote

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BID PROTOCOL FOR RECORDS & OPEN MEETINGS:

Ms. Cawrse introduced Mr. George, Spencer Fane who reviewed the BID protocol for records and open meetings.

- Explained [Colorado Open Records Act \(CORA\)](#) and [Sunshine Law](#)
- All BID Board meetings require 24-hr notice and the public can attend in person, phone, or hybrid.
- A quorum of 3 BID board members, phone calls included qualifies as a BID board meeting
- RiNo staff must bcc: BID board members always, besides emails asking for meeting availability
- Public Comment Speaking during a board meeting – optional – there is no requirement for board to open the floor to public
- Study sessions, board retreat, etc. need to be open to public
- Conduct needs to be set by board. There needs to be rational perimeters. Public can be removed for misconduct.
- Record of board meeting minutes if audio or video needs to continue
- Executive Sessions - can hold to discuss negotiations, personnel matters, legal questions/matters
 - public is not allowed
 - can be board members only, staff would be asked to leave the room
- A vote can only be done in a board meeting, Mr. George recommends that votes do not happen via email as it is not legal nor official
- [CORA](#)
 - all documents you see or hear will be open not public inspection
 - RiNo has a CORA policy that we have adopted. It must be a record of the BID.
 - If a document is pending, do we wait on draft do we send or wait until final document? It depends on the situation. It is not official as it was a study.
 - When requested, BID has 3 days to respond. There is a fee for requesting this information. The request must go to RAD.
- If a board member has a direct financial interest must recuse themselves from a vote.

VOTING MATTERS:

Approval of BID Board Minutes – The April 24th Board Meeting Minutes were unanimously approved by the BID Board Members who were present at those meetings.

Approval of BID Financial Statements – Ms. Zuppa reviewed the April 2024 financials. She stated that the new format was compiled using a new software program.

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

May 22, 2024

Page 4

- Ms. Cawrse provided the financial summary. These changes were based on feedback from the board.
- Budget vs Actuals – reflects entire year instead of one month at a time
- Director Fronk questioned the line item for bilingual communications – will this be spent all at once, for now this is just broken down per month. Ms. Cawrse & Ms. Zuppa will eventually show this when the funds are spent in what month.
- CBA & RiNo staff are meeting with John Cutler & Associates (auditor) on June 6th to discuss if the monies are not spent, do we roll that money into next year? Mr. Cutler will confirm this.
- Unrestricted & Restricted funds will be clarified during this meeting with Cutler.
- HVAC system is being paid from GID & RAD. GID has line item for Truss House maintenance
- ArtPark Budget first draft is being worked on, incorporating staff salary into the report
- BID pays to RAD, KRW to RAD – this is due to management agreement
- Management and Admin Activity by Month – projects hiring 2 staff: one in June & one in July, this is a draft report currently
- Total Gen Bus Expenses – 17% is spent on staffing – management agreement covers more than just staffing, it is office rent, insurance, etc.

Director Merkel requested to approve the April 2024 BID financials. Director Larkey motioned to approve, and Director Ariss seconded. The board approved but it was not unanimously. Director Newman and Director Fronk did not approve as they do not agree with the management agreement.

Secretary Board Seat – Ms. Cawrse asked if any board member has interest in being BID Secretary? This is necessary to follow bylaws. The BID Secretary would be in the seat until end of 2024. Currently, no board member expresses interest. Will vote at next board meeting.

INFORMATIONAL MATTERS:

Clean Team Ambassadors – Ms. Engle with CSG introduced Rob, Ops Manager, who is one of the supervisors of the maintenance crew. Ms. Engle works directly with Ms. Cawrse on dispatch, reporting & priorities.

- CSG has been in the field since May 4th. There is a group of 4 techs – 1 sup, 3 techs.
- Working on graffiti & trash removal, alley issues, large bulk pick up, currently catching up on the work as the previous company was not addressing issues as they should have been
- CSG states that they maintain building to curb line
- One time clean of the alleys on eastside of tracks, alleys are the property owner's responsibility

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

May 22, 2024

Page 5

- May extend work boundaries – see map below
- Reporting system will be rolled out to board members in the next few months. The system will filter the requests.
- Crew will wear uniforms with the RiNo logo
- CSG does snow removal and anti-graffiti shellac. However, this is not originally in the contract, we could utilize this team in the winter. This would be something that Ms. Cawrse would need approval for. Ms. Engle shared that they have worked with artists to remove graffiti as well.

Ms. Cawrse shared recent photos of the maintenance that has occurred in recent weeks as well as a map of existing and proposed work boundaries.



RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

May 22, 2024

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RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

May 22, 2024

Page 7



Proposed Work Boundaries

Existing Work Boundaries



RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

May 22, 2024

Page 8

Secretary Board Seat continued – Director Ariss was unanimously voted in as RiNo BID Secretary.

Upcoming Meetings & Other Updates –

Month	Topic
June	Continuation of board retreat conversations, finance chart of accounts updates
July	Complete financial report update, BID/GID meet to begin budget discussions
August	All four boards meet for organization-wide budget discussion and check-in post-boards retreat
September	Housekeeping meeting for 2025 (approve budget, vote on board seats, etc.)
October	Revisit board structure & policies conversations from retreat
November	Handbook presentation with Kate Kalstein
December	No meeting • End of year social event with all boards • Written summary of year-to-date activities • 2025 board meeting dates and topics shared

OTHER BUSINESS:

Director Merkel stated that public comment will not be allowed during the BID board meeting going forward.

There is no other business to discuss.

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.

Secretary to the Board



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

HELD:

Wednesday, June 26, 2024, 3:08 p.m., Taxi – Flight I Building

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
Adam Larkey
Jevon Taylor
Obe Ariss
Alison Nestel-Patt
Danny Newman
Spencer Fronk
Jason zumBrunnen
Carla Mestas, via Zoom

Staff Present: Alye Sharp and Adrienne Villa with RiNo Art District.

Others Present: Tracy Weil with RAD Board, Andy Mountain with GBSM, Ally Grim and Sage Davis with Denver Walls

CALL TO ORDER:

Director Merkel called the meeting to order.

PUBLIC COMMENT PERIOD:

This is a public meeting. It was noted at the May 22nd board meeting that public comment would not be allowed moving forward.

VOTING MATTERS:

Approval of BID Board Minutes – The May 22nd Board Meeting Minutes were unanimously approved by the BID Board Members who were present at the meeting.

Approval of BID Financial Statements – Ms. Sharp presented the May 2024 financials.

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

June 26, 2024

Page 2

- Ms. Sharp shared that the org-to-org invoicing is almost complete. Ms. Villa reviewed the org-to-org invoicing process with the Executive Committee last week. There will be changes reflected in the next financial statement due to this process.
- Chart of Accounts is being reviewed and there will be changes made. This will be presented to the board during the 2025 budgeting.
- Staff and contractor salaries were discussed. This will be a priority during the 2025 budgeting process.
- Website/Internet/Social Media – there are concerns that there is overspending in this category. Ms. Sharp shared that there are certain expenses that will need to be recoded to the General Marketing line item. Director Weil suggested that RiNo BID invite SideCar PR, Sage Davis (social media) and Eva Zimmerman (website) to a board meeting to give them the opportunity to present their current workload and ideas for 2025.
- RAD owns the contracts but RiNo BID can review
- Director Weil noted that the contractors provide year end reports which will show where & how the funds are spent
- There is a \$30,000 shortfall on RAD Art Studios. Keep RiNo Wild board is working on fundraising for this shortfall. It was caused by the 2023 NNN overage. Director Larkey asked if the NNN charges were protested.
- No Vacancy 3.0 – 4-month lease was signed last week; the lease will then go month to month
- Purina mural installation is on hold until current legal issues are handled. Purina has agreed to pay the artist regardless of when the mural is started.

Director Merkel requested to approve the May 2024 BID financials. Director Ariss motioned to approve, and Director Larkey seconded. The board unanimously approved.

Denver Walls - Ms. Sharp added that the Public Art Program will heavily focus on murals, but we want to fund sculptures, bike racks, installations of other types of art.

Ms. Grimm presented what the Denver Walls team has been working on. The presentation follows the meeting minutes. Ms. Grimm proposed that the festival shifts to a biennial structure, returning in 2026. She added that in place of RiNo's Mural Program, Denver Walls Projects would launch.

Ms. Sharp reiterated that property owners will need to pay the artists for their work on the provided walls.

It was also noted that the GID and BID fund Denver Walls. The funds are spent on artist stipends, lifts, paint, events, Denver Police Department, insurance, food and drinks for the artists, hotel and flights for the artists, etc. Director Weil suggests that a collaboration between Keep RiNo Wild and RiNo BID would be ideal for this event.

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

June 26, 2024

Page 4

- Connected with contractors – SideCar, Community Language Coop, Eva Zimmerman, Tyler Vitello
- Working with SideCar on all PR and Branding
- Website updates in progress
- Property letter in development – Mr. Mountain will work with Ms. Sharp to get this letter approved and completed in the next week
- Mr. Mountain reviewed a list of stakeholders and property owners. There was conversation about adding more names to the list.
 - Karen Good, RiNo GID for city representation
 - Dean Coppell
 - McWhinney rep
 - Global Pacific rep
 - Swingerton rep
 - Ken Wolf
 - It was noted that BIPOC and Women business owners need to be represented on this list
- What's Next for July
 - Stakeholder interviews complete
 - Summary of interviews drafted
 - Strategy materials developed
 - Property owner mailers distributed
 - Website updated
 - Draft questionnaires developed for 8/1 launch

KRW/RAD Updates – Director Merkel shared that there was a Board Officers meeting held last month. The Executive Committee title will be changed to Chairs Committee to support the Co-Executive Directors.

The Co-Executive Director model was also discussed. The 6-month interim of Ms. Cawrse & Ms. Sharp in the role of Co-Executive Director is completed and it was approved that this model was working well for the organization and that Ms. Cawrse and Ms. Sharp would permanently stay in the role(s). The Board Chairs are going to recommend keeping the Co-Executive Director model at the next board meetings. Ms. Cawrse and Ms. Sharp will present their goals & job descriptions.

Other items that were discussed:

- 38th Street Underpass – working with Councilman Watson's office to apply for a Go Bond
- KRW program related and no staff

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

June 26, 2024

Page 5

- Community forum for members to use – Might Networks is being tested by Ms. Sharp & Ms. Ross, this will be introduced in the fall
- Contract grant writer may be hired to help with SCFD funding, we will need to apply by September
- Development Manager – discuss during 2025 budgeting process
- Microbudget for ArtPark – revenue model for Truss House

Due to timing, the board meeting topics and upcoming programs will be shared via email.

OTHER BUSINESS:

There is no other business to discuss.

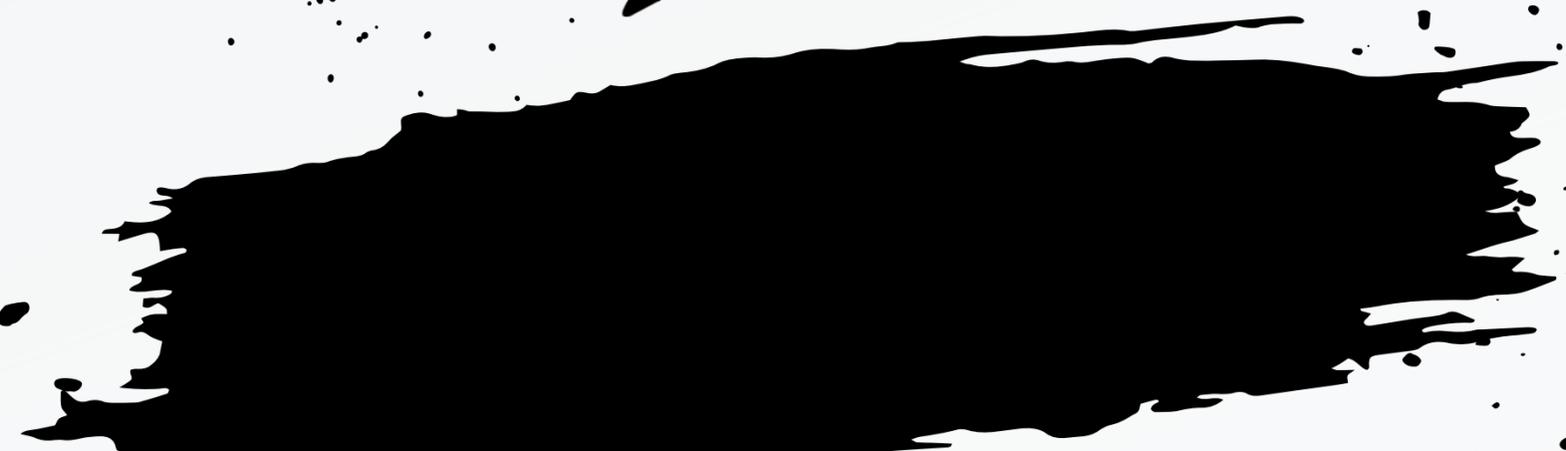
ADJOURN:

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.

Secretary to the Board

DENVER WALLS



ARTIST UPDATE

- INTERNATIONAL/VISITING
 - MURONE (SPAIN)
 - Ledania (COLOMBIA)
 - Persue + WANE (LA and NYC)
 - Birdcap (Memphis)
 - Mr.BBaby (LA)
 - Max Sansing (Chicago)
 - Bicicletas Simfreio (Brazil)
- LOCAL ARTISTS
 - Anna Charney
 - Danielle Seewalker
 - Chris Haven
 - Alex Pangburn
 - Jahna Rae
 - ??
 - ??



UPDATE MARKETING

- New Website has launched with new brand kit.
- Crossed the 10k follower threshold on IG with 500k impressions per month.
- Media Partnership with WestWord
- Updated web-passport system in development for easier navigation and events calendar.
- Partnership with Bloomberg Connects App for virtual tour
- Expansion of the Plaque Program



DENVER WALLS

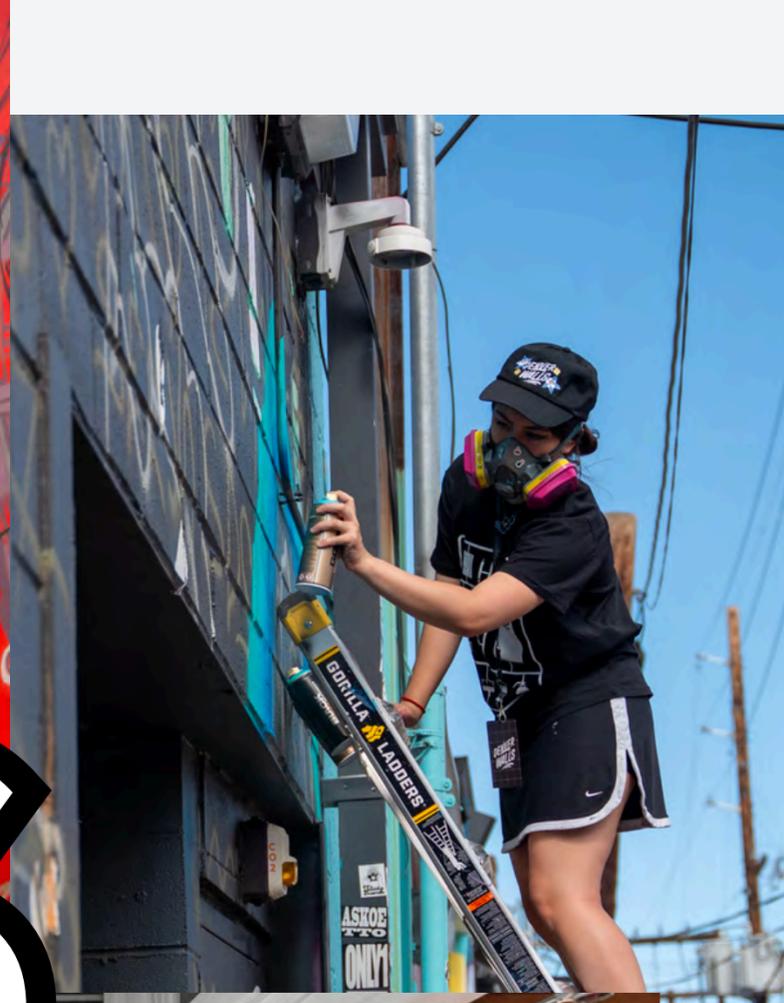
HOME ABOUT CONTACT ARTISTS GET INVOLVED PROGRAMS SHOP CART

DENVER WALLS RETURNS TO THE RINO ART DISTRICT

OCTOBER 3-5, 2024

GET IN TOUCH

CONTACT US



EVENTS



EDUCATIONAL PROGRAMMING

CONFIRMED : TOOLS FOR A CREATIVE LIFE

- TFACL is a monthly workshop series hosted by the RiNo Art District.
 - Last year, we brought in Canvas Credit Union, CBCA, and CSU to sponsor a business development series for local artists.
 - 2024 Programming TBD, but will feature local artists speaking on a panel about their careers.
-
- **DATE: Wednesday, October 2, 2024**
 - **LOCATION: GREENSPACES**
 - **FEATURED SPEAKERS: TBD**
 - **TIME: TBD**



EVENTS & ACTIVATIONS

CONFIRMED: SECRET WALLS

- Secret Walls is an LA based production team known for their live paint battles and educational programming.
- Live Paint Battle features two teams of 2-4 artists going head to head in a 90 minute battle!
- Event features a DJs, MCs, food, drinks, merch and more!
- **DATE: Thursday, October 3, 2024**
- **LOCATION: BLUE MOON**
- **FEATURED ARTISTS: TBD**
- **TIME: TBD**



EVENTS & ACTIVATIONS

CONFIRMED: GALLERY EVENT WITH WET PAINT

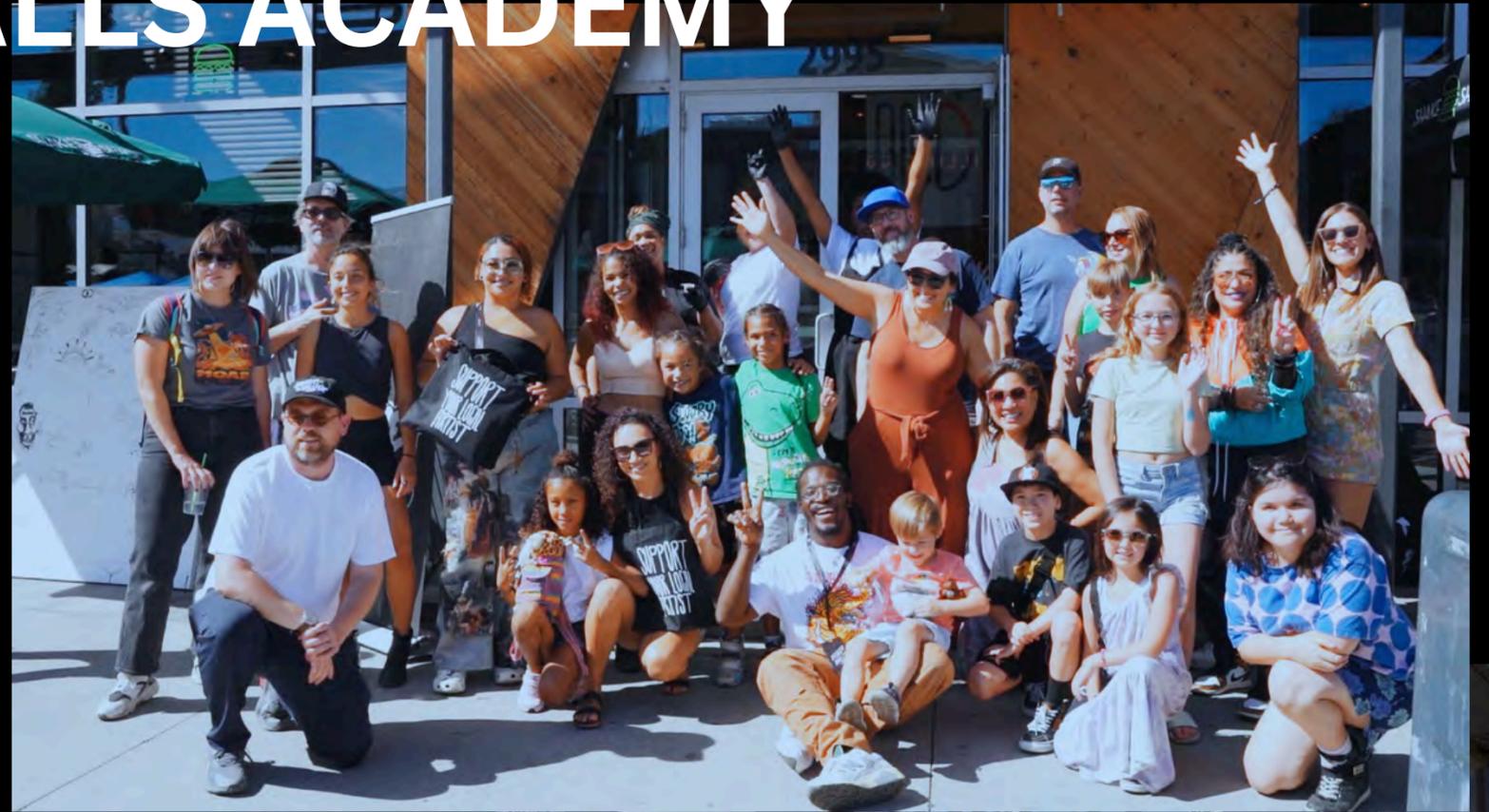
- For DENVER WALLS 2024, we will co-host a WET PAINT art exhibition with an international curation along with other potential programming.
- LOCATION: REDLINE
- DATE: Friday, October 4th, 2024



EDUCATIONAL PROGRAMMING

CONFIRMED : SECRET WALLS ACADEMY

- Secret Walls Academy is an interactive, collaborative version of the traditional paint battle.
- Kids (and Adults) are guided by artists through a doodling workshop before participating in a giant art piece that encourages creativity and collaboration.
- We will provide custom color pages/coloring book made by our artists for kids to take home
- **DATE:** Saturday, October 5, 2024
- **LOCATION:** RiNo ArtPark
- **FEATURED SPEAKERS:** TBD
- **TIME:** ~12PM-2PM

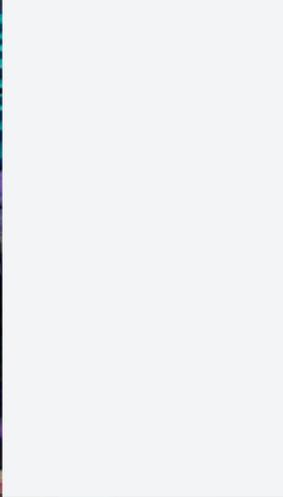


EVENTS & ACTIVATIONS

CONFIRMED: ART FAIR

- DENVER WALLS will close with an all day celebration of art, food, drink, and culture in RiNo's new ArtPark.
- This event will feature:
 - Local Artist Vendors
 - Art Installations
 - Food + Bev
 - Kid's Programming including Secret Walls Academy
 - Mural Tours
 - Live Music
 - Live Painting
 - and More!
- DENVER WALLS will close with a
- **DATE: Saturday, October 5, 2024**
- **LOCATION: RiNo ArtPark**
- **FEATURED VENDORS: 303 Boards x Birdcap, Local Breweries, Food Trucks, and more**
- **TIME: ALL DAY**





BUDGET



DEVELOPMENT MANAGER

Meet our New Development Manager, Kate McKenna!

- Kate hails from Chicago, IL where she served as the Festivals Manager for the West Town Chamber of Commerce.
 - In this role she was fundraising for the public art sector.
- She has experience working with City Councils, Arts Organizations, and fundraising in the private sector.



FUNDRAISING BREAKDOWN



Current Cash Secured:

- \$370,000

Current in Kind Secured:

- \$20,000

Proposals awaiting responses:

- \$250,000 cash
- \$80,000 in kind

UPDATE: WALLS (BRIGHTON BLVD)



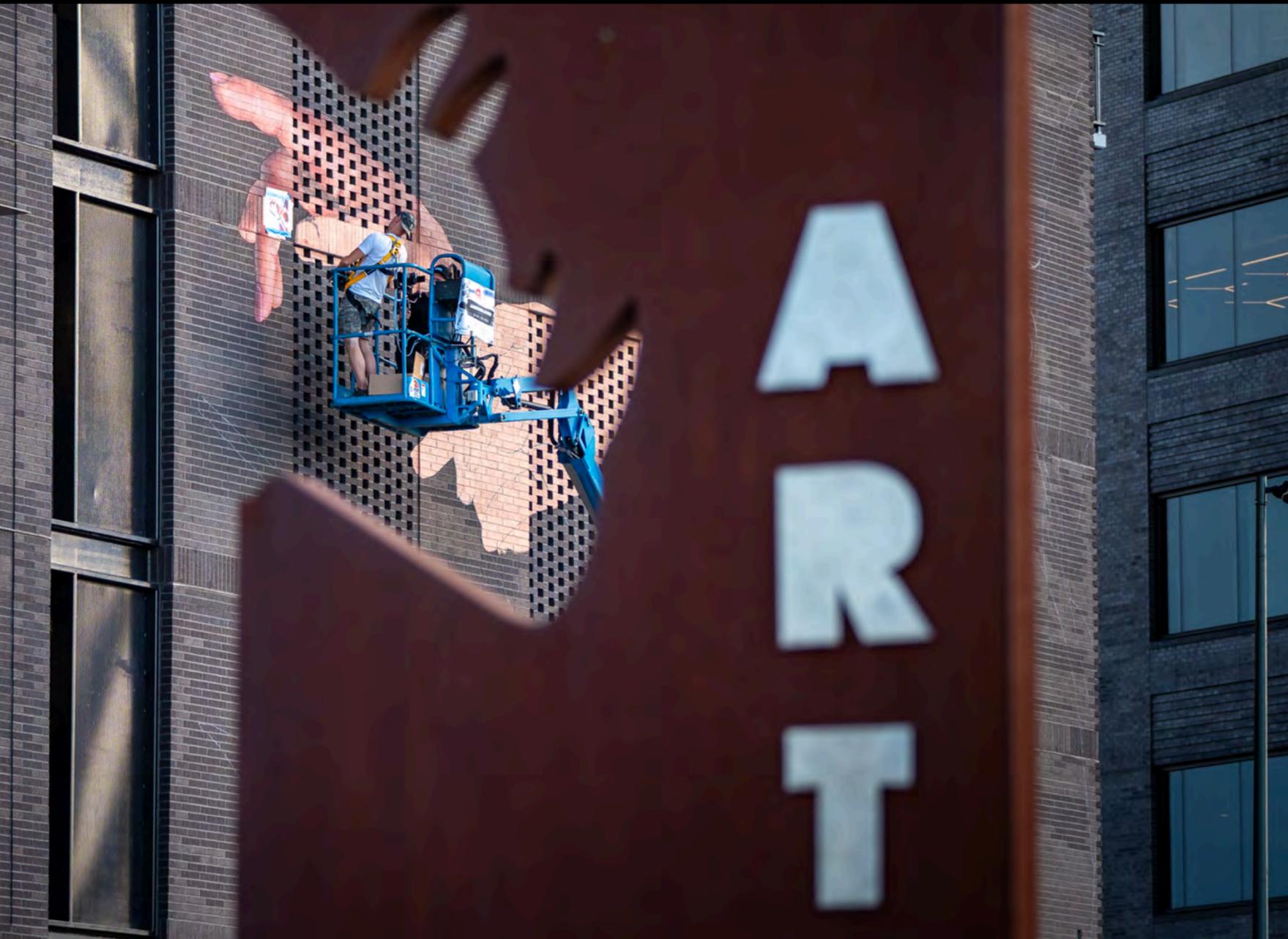
- Finalized conversations:
 - Blue Moon
 - Truss House
- In conversation with:
 - FLORA
 - Number 38
 - Zeppelin Station
 - Westfield
 - and more
- We are still looking for more locations within walking distance of the Art Park to bring more color to the Brighton Side

UPDATE: WALLS (LARIMER SIDE)



- Walls secured with:
 - GreenSpaces
 - EDENS
 - RedLine
- Walls awaiting final approval:
 - T3
 - Yardbird
 - The Ramble Lot
 - 2 Buildings on the 3000 block of Larimer
- **Looking for more locations within walking distance of the Pedestrian Bridges that link to Zeppelin Station to create a seamless walking path**

WHAT IS NEEDED FOR 2024



- Finalize current conversations for new walls
 - Contracts and Invoicing managed by Kate
 - Need this to finalize our lineup and notify artists
- Finalize details for our Saturday event
- Mutual respect for the core values of DENVER WALLS and those of supporting organizations.

2025 and Beyond

- **CHALLENGE:**

- The Reality of the Changing Landscape in the District poses a challenge for the future of WALLS and Mural Program.
- Our team feels that we are being asked to **compromise integrity for private interest.**
- With wall space that continues to become limited, we need to look for new approaches to this program or this agreement faces road blocks.
- We met with RiNo team to discuss solutions that solve problems from multiple directions including DENVER WALLS, Public Art Program and Infrastructure.



2025 and Beyond

- **PROPOSED SOLUTION:**

- DENVER WALLS Festival shifts to a biennial structure on even number years (returning 2026).
- In place of RiNo's mural program, we launch DENVER WALLS PROJECTS on odd number years, a community focused approach to public art that focuses on bigger partnerships from limited sponsors 2-3 times per calendar year.
- Smaller projects allow us to focus our attention on one or two sponsors, and create projects that connect to narratives in our communities.
 - Allows for cross sector collaboration with groups like the Biennial of the Americas, Sister Cities, etc.



DENVER WALLS PROJECTS

- **PROS of New PROJECTS Structure**

- Reduction of BID investment on odd calendar years starting in 2025
 - Money can be reinvested in infrastructure, a solution that satisfies the growing tension with Members and shows initiative on the BID Renewal.
- Opportunity for smaller projects that create deeper narratives
 - Create positive PR and memorable moments for the community.
- Allows for a 16-18 month fundraising cycle for the FESTIVAL
- With the reality of the current economy, rising rent and slow returns on investment, this structure takes pressure off the community to fund a massive undertaking each year.
- Allows us to create a compromise that preserves the Integrity and Standard of DENVER WALLS year 1 without sacrificiing our Values.



DENVER WALLS PROJECTS

- **CONS of New PROJECTS Structure**

- The new structure will require some retraining of the community
 - We feel there are some great PR opportunities at play to counter this.
- Potential to spread beyond the boundaries of RiNo to include organizations like sports teams, Children's Hospital, etc
 - However we feel these small partnerships will drive continued investment in the program for Festival years, therefor allowing us to tap into monetary pools from outside the District to improve RiNo.
- Change in the original vision/map we had in mind
 - However we feel that preserving integrity trumps the rigid constraints of these plans.



THANK YOU!

Cheers to an improved
DENVER WALLS experience
for our community in
2024!



LOOKING AHEAD

ALYE SHARP

BOARD MEETING TOPICS

JUNE

Continuation of board retreat conversations, finance chart of accounts updated

JULY

Complete financial report update
BID/GID pre-budgeting priorities

AUGUST

All four boards meet together for organization-wide budget discussion and check-in post-boards retreat

SEPTEMBER

Housekeeping meeting prepping for 2025
BUDGETS APPROVED; BID RENEWAL

OCTOBER

Revisit boards structure and policies conversation from retreat.

NOVEMBER

Handbook presentation w/ Kate Kalstein

Additional September meeting?



UPCOMING EVENTS + PROGRAMS

ALYE SHARP

Public Art Program: Juneteenth Collaboration

Partners

- Thomas Evans (Detour)
- EDENS
- Absolute Equality



Public Art Program: Farm + Market

Cha Sellam

Installation
happening now



Public Art Program: Chennai Artist Exchange

Partners

- Denver Sister Cities
- Mike Graves
- St+art India Foundation
- Kannagi Nagar Art District in Chennai

Artists

- A-Kil from Chennai w/ Koco Collab of Denver

Dates

- Coincides with Taste of India, July 2024



Public Art Program: RiNo Beer Garden

TukeOne

Summer installation



Public Art Program: ArtPark Installation

Autumn Thomas
Installation 8/5



Public Art Program: Purina Mural

Alex Pangburn
Installation currently on hold

Creative Grants Program: Overview

In 2024 RiNo is committing to supporting creative projects in Denver with rolling grants to fund projects and public programs. Throughout the year, RiNo will partner to distribute \$150k to creatives and organizations.

2024 Funded Projects So Far...

Fringe Festival

Culture Movie Nights

Garden Place Academy Mobile Art Gallery

Five Points Jazz Roots

Creative Wellness
Artist Health & Wellness Fair

God Bless the Block celebration
of 2700 block of Larimer

RiNo Art District career fest

PlatteForum summer artist residency
- 50 ArtLab youth interns

The Salon Project @ Theatre Artibus

Birdseed Collective Gallery Bus Tour

HOLDTIGHT summer movement workshops

Askkanwii Film Festival

Sister Rosetta Tharpe w/ Blair
Caldwell Library

.....and more! [PRESS](#)

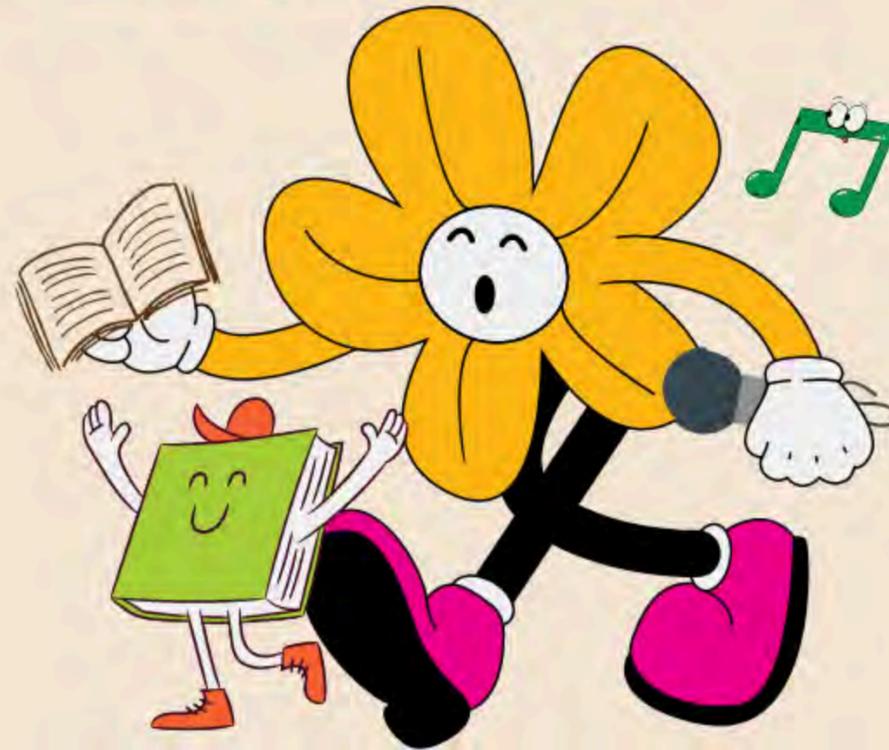
CONCERT SERIES



SATURDAY

JUN
29

1PM-4PM



FEATURING

WES WATKINS

ONEIDA PLAYERS

KAYLA MARQUE

ANDI HANAOKO

IDENTITY POWER & ART

Explore identity. Self
express by creating.

July 11th: Emotions Are
Your Palette

First Thursdays | 5:30 pm | RedLine
Contemporary Art Center Community Room
w/ SPEAKS



ARTPARK AL FRESCO

ALL AGES OUTDOOR ART
WORKSHOPS, WITH DINNER!

FRANKENCREATURES!

JULY 23RD
RINO ARTPARK PLAZA 6PM-8PM



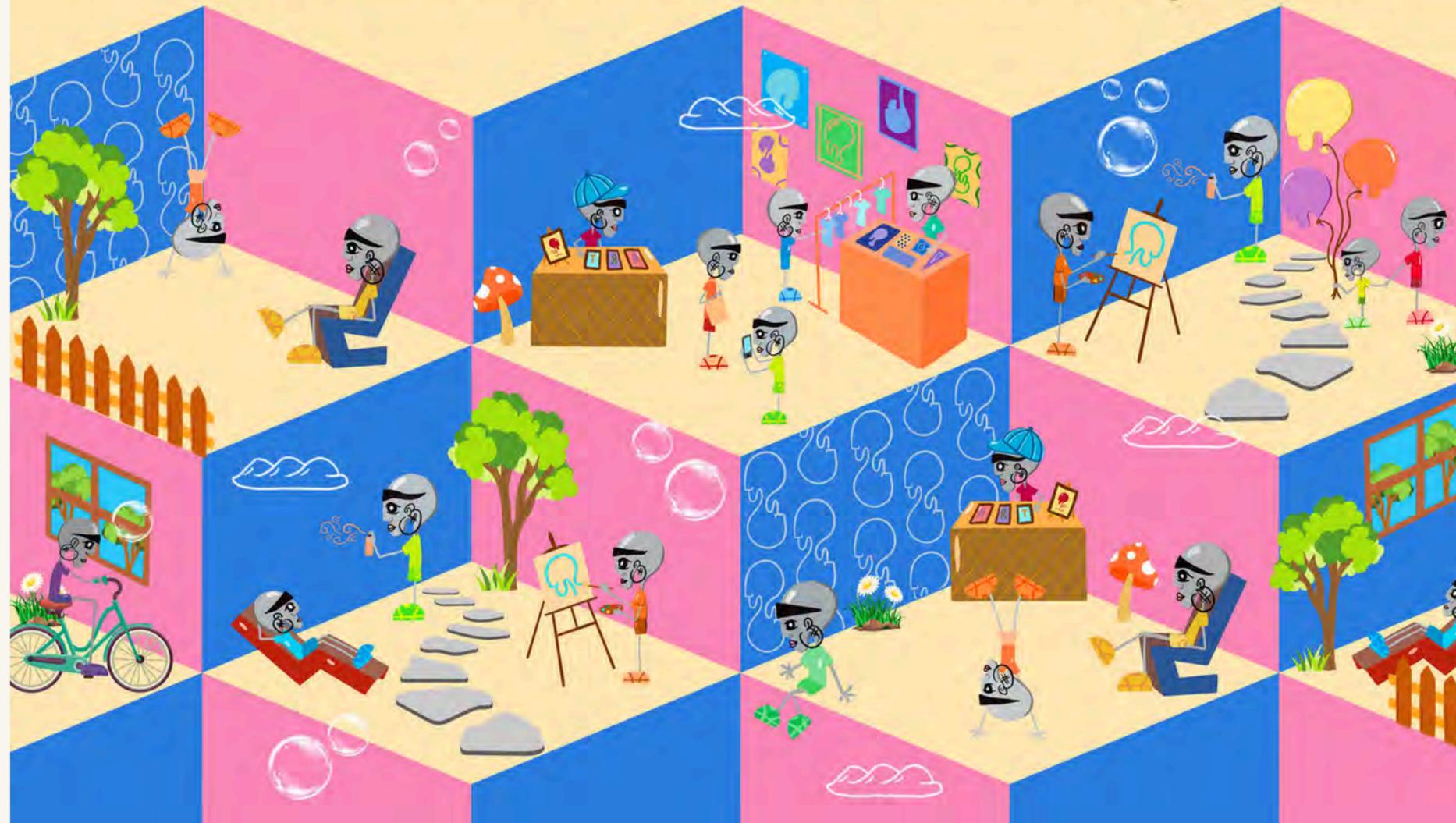
RINO SUMMMER ART MARKET



SATURDAY, JULY 27 | 12-4PM

ARTPARK | 1900 35TH ST, DENVER, CO 80216

*Featuring local artists, tasty eats, arts & crafts, live music by **Sofar** & more!*



Coming
Soon!

NO
VACANCY

3.0



A vibrant outdoor festival scene with people, food, and colorful murals. The background shows a large crowd of people in a grassy area, with various food stalls and colorful murals on the buildings. The text "NEXT BOARD MEETING" is overlaid in large, bold, white letters.

NEXT BOARD MEETING

JULY 24, 3 PM // FLIGHT





RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RiNo BUSINESS IMPROVEMENT DISTRICT

HELD:

Wednesday, July 24, 2024, 3:00 p.m., Taxi – Flight I Building

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
Adam Larkey
Jevon Taylor
Obe Ariss
Alison Nestel-Patt
Danny Newman
Spencer Fronk
Jason zumBrunnen

Absent Board Members: Carla Mestas

Staff Present: Sarah Cawrse, Alye Sharp (Zoom) and Adrienne Villa with RiNo Art District.

Others Present: Tracy Weil with RAD Board, Andy Mountain with GBSM, Karen Zuppa with CBAccounting.

Director Merkel called the meeting to order.

PUBLIC MEETING ANNOUNCEMENT:

This is a public meeting. It was noted at the May 22nd board meeting that public comment would not be allowed moving forward.

VOTING MATTERS:

Approval of BID Board Minutes – The June 26th Board Meeting Minutes were unanimously approved by the BID Board Members who were present at the meeting.

Approval of BID Financial Statements – Ms. Cawrse presented the June 2024 financials.

- June M&A of \$11k to RAD was trued up this month

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

July 24, 2024

Page 2

- CSG & GBSM invoices were submitted and were a last minute addition to the financial reports
- CSG Monthly Dashboard Report was wonderful, and it will be included in the board packet going forward. Reporting from CSG was wonderful, Sarah will include in the packets going forward. Ms. Cawrse will share the app once it is done with beta testing.
- RAD P&L was included in the BID financial report in error.
- Spencer – line item that shows what exactly goes to KRW. This will be included in the consolidated budget

Director Merkel requested to approve the June 2024 BID financials. Director Larkey motioned to approve, and Director Nestel-Patt seconded. The board unanimously approved.

Co-Executive Director Ratification - Director Merkel sent the job descriptions to all board members. There was an officers meeting held to discuss the leadership roles at RiNo Art District. The officers are confident that Ms. Sharp & Ms. Cawrse are managing the job as desired. Director Weil thanked Ms. Sharp & Ms. Cawrse for all their hard work. It was noted that the RAD, Keep RiNo Wild and RiNo GID approved the ratification of the Co-Executive Director model. Director Fronk motioned to approve the ratification of the Co-Executive Director's and Director Larkey seconded the motion. The board unanimously approved.

INFORMATIONAL MATTERS:

RiNo BID Renewal Process – Mr. Mountain with GBSM shared a current progress. The presentation will be attached to the board minutes.

- 14 Intro Meetings Conducted
 - Remarks that were collected were shared
- Property-Owner Letter Finalized
 - mailers will be received this weekend or early next week, which will direct property owners to the website.
 - List of stakeholders were shared with the board
- Website Updated
- Questionnaire in Development

Who will be presenting to City Council? What is the process and timing?

- 6-8 weeks through City Council if RiNo BID were to vote YES in November. Once that vote happens, the RiNo BID Renewal would then be put on the agenda.
- All RiNo BID board members should be present, GBSM will not be in attendance.

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

July 24, 2024

Page 3

There are concerns about the messaging of the process. Ms. Cawrse will work with GBSM to ensure that the messaging is clear on all social media platforms.

NNN lease holders will receive 6-7 questions, property owners will receive 8-10 questions.

Mr. Mountain noted that there needs to be more education to the public about the BID Renewal Process on all social media platforms, more diligent thinking going into the 2025 budgeting process and RiNo BID must listen to what Councilman Watson advised the board to do to ensure the BID Renewal passes.

Key timeline matters:

- Board & City Council vote must occur prior to 10 year anniversary, June 1st, 2025
- Mil Levy vote is in September

A copy of the Ballpark GID, Mayfair BID and Colfax BID process should be acquired.

It was noted that the RiNo staff and GBSM are collecting the ROIs for the renewal. This includes data from the maintenance services, urban forest plan, tourism, Visit Denver, artists, mural program & public art program, etc. The suggestion of using Placer AI to track the number of visitors to RiNo was mentioned again. This could be useful for grant writing, fundraising, etc.

Budgeting Discussion – Ms. Cawrse shared the schedule for the next few months regarding the budgeting process.

- She shared that RiNo GID voted to schedule another meeting in September for budget discussions.
- All Boards Meeting on August 28th, 2PM-5PM, location TBD.
- The BID renewal will be pushed to November.

Budgeting Discussion

July

- Confirm Priorities

August

- Joint board meeting to discuss draft budget
- Options presented with the new chart of accounts

September

- Public Hearing & Vote to confirm Mill Levy and Budget

RECORD OF PROCEEDINGS

RiNo Denver Business Improvement District

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Ms. Cawrse shared the RiNo Strategic Plan and discussed capital budget for 2025. She then started a [Mentimeter](#) to gather BID board members thoughts & ideas. The results will be shared in the board minutes next month. Here are items discussed during the survey:

- Update from Director zumBrunnen following the tragic shooting at Federales. Regarding the fundraiser for Todd Kidd from Federales, we must ensure that it is in the best interest of the family. Billy at Federales is working with Finns to host an auction, as well as working to hold an event at Ratio.
- Curtis Park has a safety team, and they are reenergizing it, several neighbors are involved, along with the Mayor's office, District 6, and Denver PD.
- Mayor Johnston released a State of the Union and announced that the Denver Trust Patrol will return.
- Consolidated financial reports have been shared with the finance committee and are currently being finalized prior to being shared with the board.
- Ms. Zuppa shared that the consolidated budgets are done but they need more work before we present to boards.
- KPI's need to be refined to better suit our needs, which will be reflected in the July financial statements.
- RAD P&L can be included in the packet if necessary.

Due to time, Ms. Cawrse will send out the rest of the Mentimeter survey questions to the board for them to finish.

OTHER MATTERS:

Board Governance Update – board survey will be circulated after board meetings this month. Ms. Kalstein will return from summer break in late August.

Upcoming Meetings/Events –

- 7/27 RiNo Summer Art Market
- 7/30 ArtPark Al Fresco Crown Embroidery
- 7/31 Member Meet-Up at PuttShack
- 8/6 ArtPark Al Fresco Tattoos & Stickers
- 8/8 RiNo Talks
- 8/13 ArtPark Graffiti Lettering
- 8/28 All Board Budget

OTHER BUSINESS:

There is no other business to discuss.

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RiNo Denver Business Improvement District

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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.

Secretary to the Board



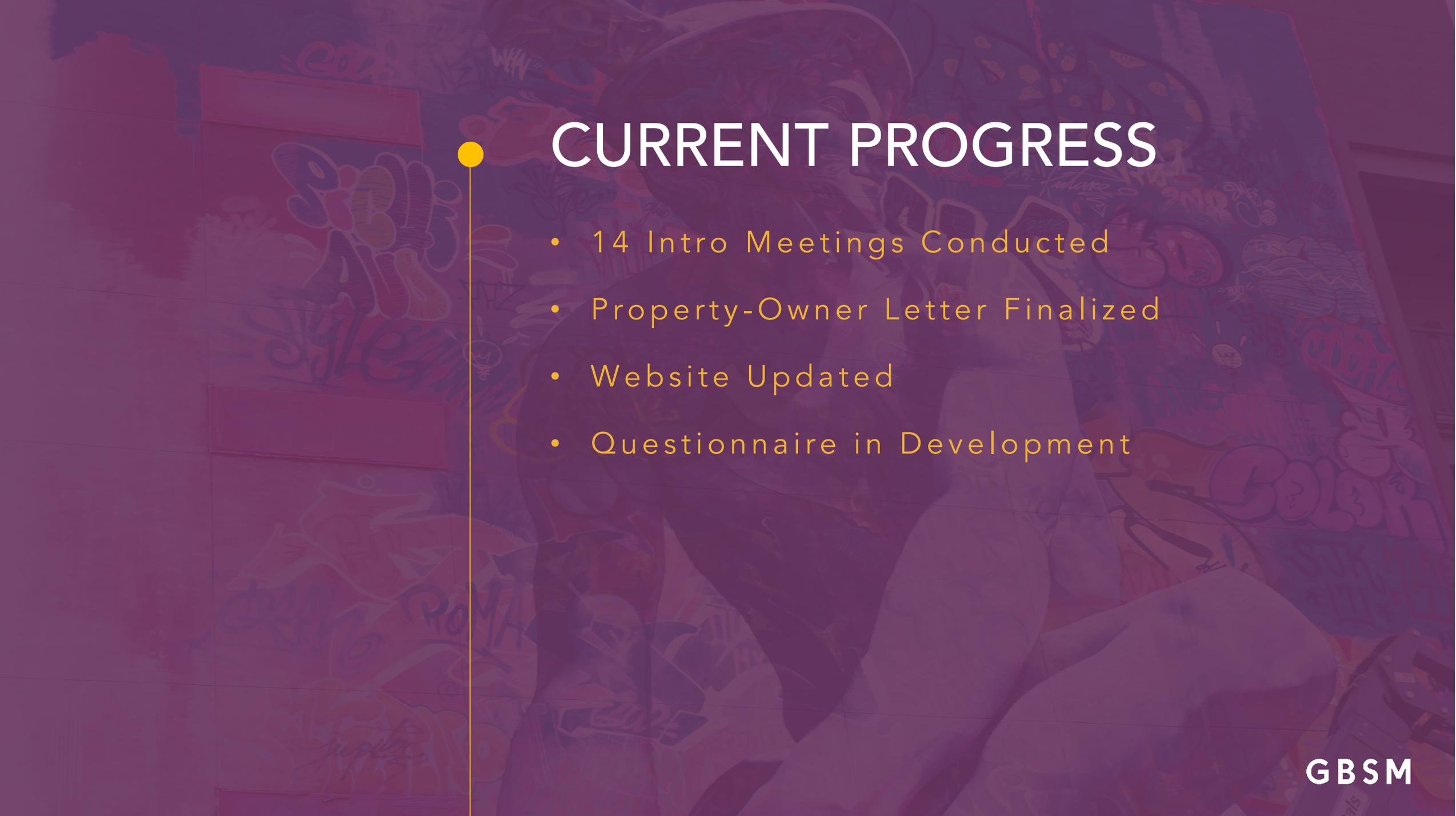
RiNo BID

Renewal Process

BID BOARD UPDATE

July 24, 2024

GBSM



CURRENT PROGRESS

- 14 Intro Meetings Conducted
- Property-Owner Letter Finalized
- Website Updated
- Questionnaire in Development

STAKEHOLDER INTERVIEWS

- Liz Adams (*KRW Board/Resident*)
- Tai Beldock (*Erico Motorsports/Embassy London*)
- Sean Campbell (*FORMATIV*)
- Sonia Danielsen (*Danielsen Investments*)
- Andy Feinstein (*EXDO*)
- Anne Hayes (*Westfield*)
- Bernard Hurley & Teresa Oritz (*Menalto Development // Resident*)
- Bryant Palmer (*Oh Hey Creative*)
- Matt Palmer (*Owner of Dry Ice Factory*)
- Tommy Piscarsic (*Edens*)
- Darrell Watson (*City Council*)
- Byron Weiss & Brian Fishman (*Porta Power // OliverBuchananGroup*)
- Marla Yetka (*Bigsby's Folly*)
- Jason ZumBrunnen (*Ratio Brewing*)

Scheduling in Progress:

Kyle Zeppelin (*Zeppelin Development*), Kellie Donahoe (*AEG Presents*), Mario Nocifera (*The Beacon*), Tom Sprung (*Sprung Construction*)

Intro Meeting Themes: Strengths/Opportunities
Early-Year Advocacy

“The BID was so helpful in helping me navigate the rezoning of my property”

“After RiNo converted Walnut to a two-way street, it brought more community and tourists into the space”

“There needs to be more of a focus on the economic development”

“I remember when RiNo had no sidewalks, no streetlights and was just warehouses...we've come a long way since then”

“Other than the 2900 block effort, it feels like advocacy has dropped off since Jamie left RiNo”

Trash/Recycling/Clean Team

“The RiNo neighborhood is filthy and the pedestrian bridge (35th/36th) doesn’t help”

“I was unaware that we had a Clean Team. I don’t see them in this corridor”

“Business support does not come from money but rather cleanliness”

“Having a trash removal service really was needed for the community”

“If we stopped the BID, these important services would go away”

Intro Meeting Themes: Strengths/Opportunities
Support for the Arts & Artists

“Artists can’t afford the rent and developers can’t keep supporting them. The BID has helped, but KRW would seem to be a better entity for funding affordable artist studios”

“When we formed the BID, it was an acknowledgement that the arts bring people and visitors into the district and we wanted to make sure that the neighborhood didn’t get overdeveloped into losing that. The BID has been very successful in maintaining that focus on the arts”

“We need to bring in events that not only support the arts and artists, but also bring in business for every property owner”

“CRUSH Walls was great. And our support of Denver Walls is great. We need to keep bringing new art and artists into RiNo”

Intro Meeting Themes: Strengths/Opportunities
Investment in RiNo ArtPark

“The BID (and GID) was instrumental in our ability to make RiNo ArtPark happen”

“The ArtPark could be its own money generator to lessen the burden on the BID and GID to pay back the loan”

“Most people don’t realize that revenue generated by the programming in ArtPark can’t be used outside of the ArtPark”

“Nobody is ever at the ArtPark. I see a bigger bump in my business when there are events at Mission and the Great Divide space”

“Keep RiNo Wild should be looking for fundraising opportunities for the ArtPark rather than being so dependent on the BID”

“The BID’s loan to help pay for ArtPark should be paid off by 2027. That should free up more funds for business support”

Intro Meeting Themes: Weaknesses/Challenges

Communication and Engagement

“Before COVID, the BID helped connect artists and businesses. We’d host an artist pop up where artists sold their work”

“If you look at our communication, you’d think that RiNo is only about graffiti. I think RiNo is ready for a rebrand as a destination-dining neighborhood”

“All of the marketing and events are geared towards 29th, Larimer and ArtPark. They need to be doing more communicating for the businesses in the neighborhood”

“Jamie and Alye used to be everywhere all the time. They knew everyone. As the neighborhood has grown and developed, I know that is harder, but it feels like developments are being built without neighborhood knowledge, which leads to frustration and discontent”

“I couldn’t tell you anything the BID does”

Public Infrastructure 2.0

“The 38th underpass is the elephant in the room that the BID should be addressing”

“Why is Larimer St. not used the same way as Festival St.? At least Festival St. can be open and closed when needed”

“I want to see clean bridges, clean streets and to have the homeless removed to bring in new business”

“We need a way for people to be connected throughout the neighborhood”

“Parking is still a significant challenge for the neighborhood”

“There are not full sidewalks and no lamp posts for well-lit streets for people to walk home.”

“BID money is currently being spent on things (non-profits, Denver Walls) that do not bring improvement to the RiNo community (streetlights, trash pick up, sidewalks, transportation)”

“We need security. I’d rather take my 4 Mils and hire my own security”

Intro Meeting Themes: Weaknesses/Challenges

Board Cultivation & Transitions

“It seems like the BID Board just rubber stamps everything staff brings them”

“As we all got busier and older, we didn’t have the time to do the heavy lifting that we did in the early years”

“The BID Board needs more members who have financial skin, they know the right questions to ask”

“The BID board members need a stronger understanding of financing and tax districts”

“Most of the current board is so new and does not include or value the views of us OGs in the neighborhood”

Intro Meeting Themes: Weaknesses/Challenges
Board Governance, Structure & Representation

“RAD is falling back on the BID for money versus fundraising for themselves. I think RAD needs to do more to fund its own priorities. The BID and RAD should be more separate than they are”

“The board needs to gain more diversity to truly represent RiNo as a whole”

“No one on the board represents me or my needs”

“No one understands the difference between all four RiNo boards”

“Has anyone ever seen a two-CEO model work in the long run for any organization?”

“It’s ridiculous that my tenants pay property taxes into BID and then get taken off the website if they don’t pay extra to be a “member” of RiNo”

Intro Meeting Themes: Strengths/Opportunities
BID Renewal Themes

“I think the BID should be renewed, but it needs to scale back its focus and ensure that RAD and KRW are paying their fair share”

“The mils need to go to 2”

“My property taxes went from \$18,000 10-years ago to \$130,000 now”

“I don’t get any value from the BID”

“Cutting the mils in half is probably too extreme, but they should at least evaluate lowering to 3 or so”

“The BID needs to at least know what sacrifices would need to be made if they were to lower the mils”

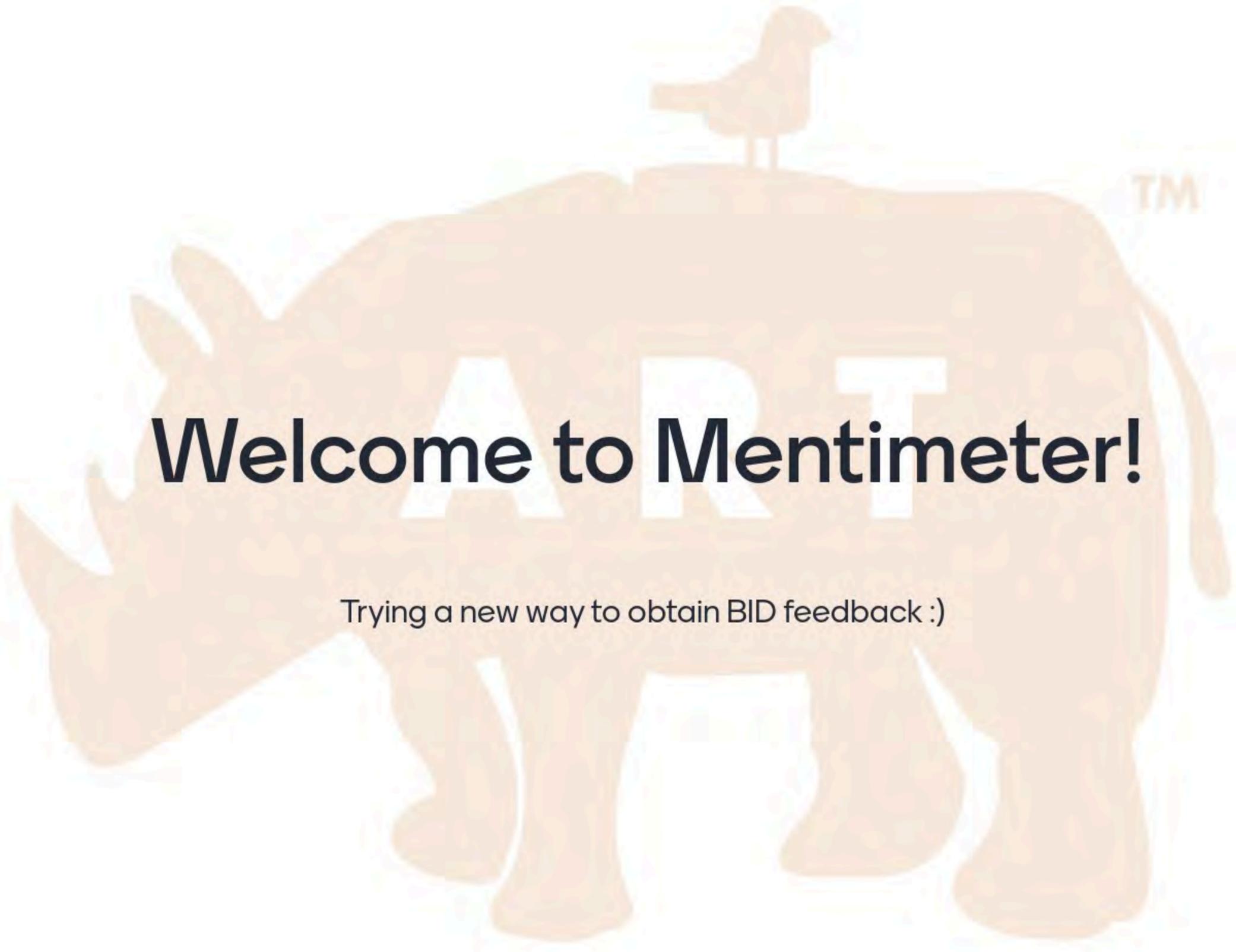


FROM COUNCILMAN WATSON

- The BID has been a lifeline for artists and non-profits, but they need to show their value...where has the BID been, where is the BID now, how has the BID listened and how will the BID continue to grow and moving forward?
- Supportive of a broader engagement approach. All voices welcome
- Focus on where you can meet logical demands and be proactive
- Do not come to Council unprepared. The RiNo BID will not be on consent agenda
- It will be critical to take the time to think through and prepare:
 - A governance audit and assessment
 - An organizational structure analysis
 - Multiple spending budgets that showcase RiNo's reach and impact

WHAT'S NEXT

- Questionnaires go live in September
- Core Materials and FAQs Developed
- Public Hearing: Move to November?
 - Complete budget process
 - Complete governance assessment
 - Greater education and understanding

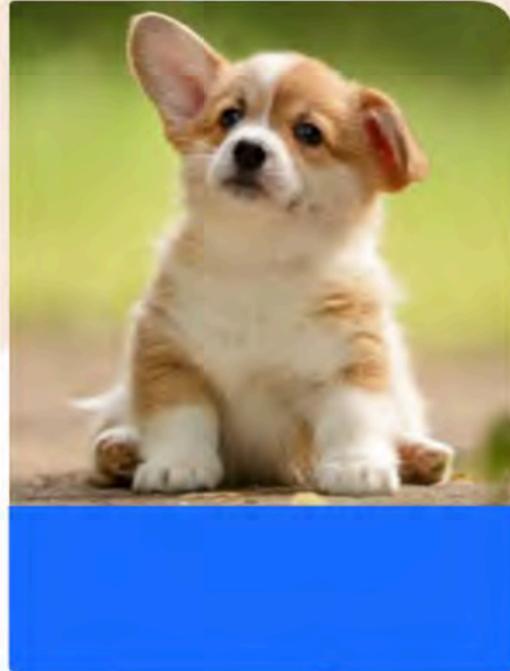


Welcome to Mentimeter!

Trying a new way to obtain BID feedback :)

TEST: Which do you like more, puppies or kittens?

7

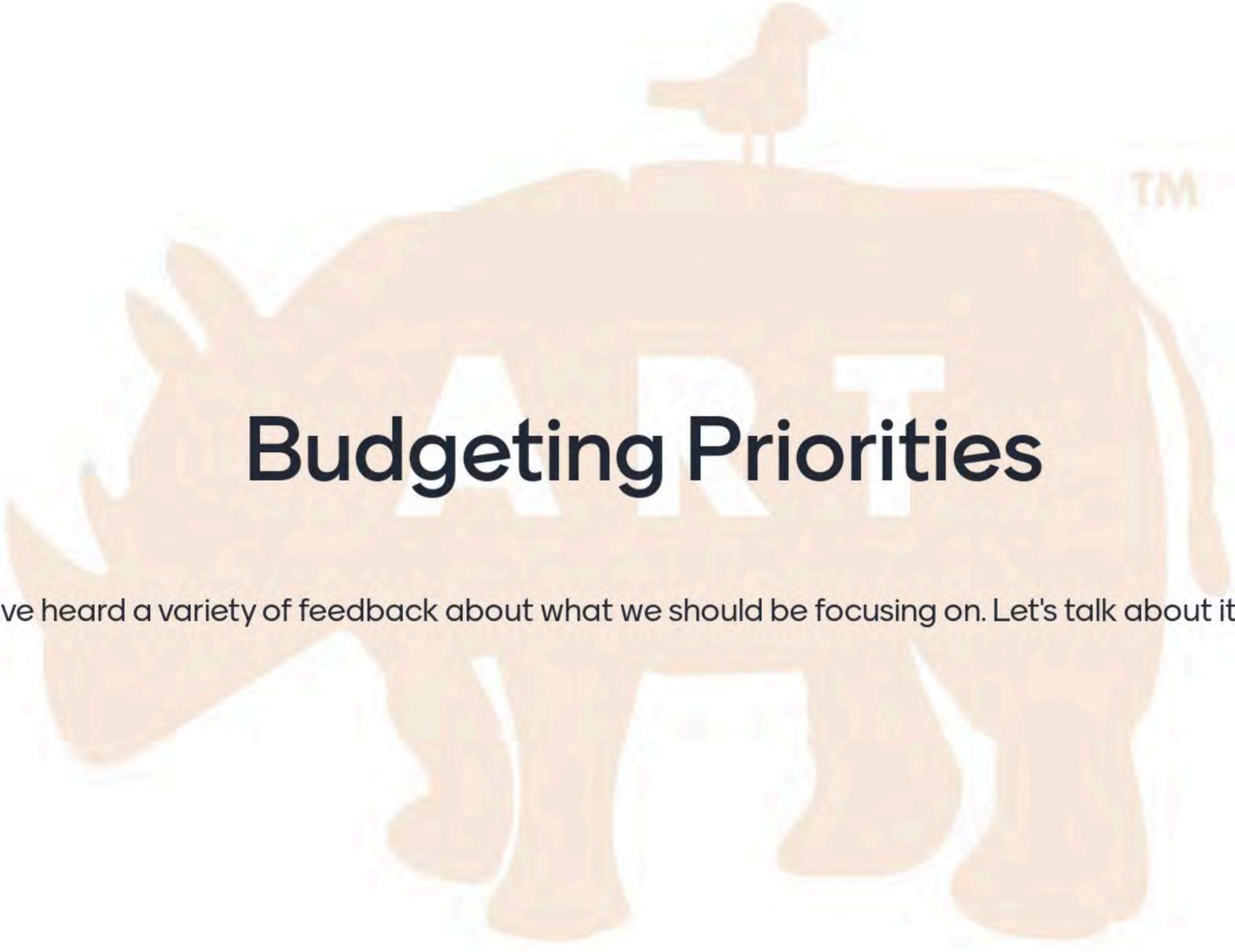


Puppies

1

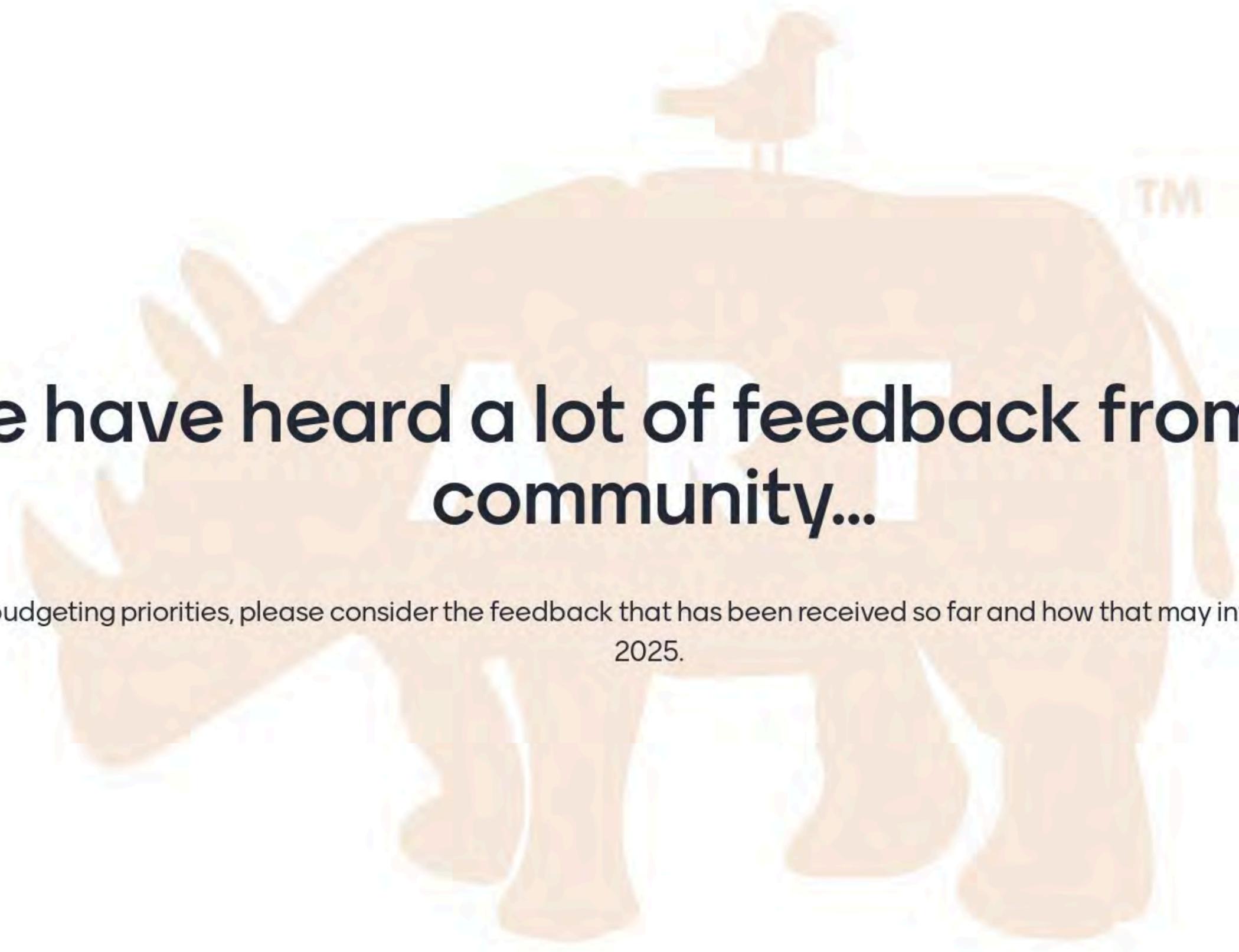


Kittens



Budgeting Priorities

We have heard a variety of feedback about what we should be focusing on. Let's talk about it for 2025!



We have heard a lot of feedback from the community...

As we discuss budgeting priorities, please consider the feedback that has been received so far and how that may influence priorities for 2025.

How would you prioritize these for 2025?



How can priorities better address the community's needs?

Need to be strategic about priorities over the next months and make big bold infrastructure moves that are obvious and helpful

Focus the majority of the budget on tangible / visible items. - Way-finding - Trees - Trash Cans - Safety

Strategic marketing and deep analysis of taxes and levy's

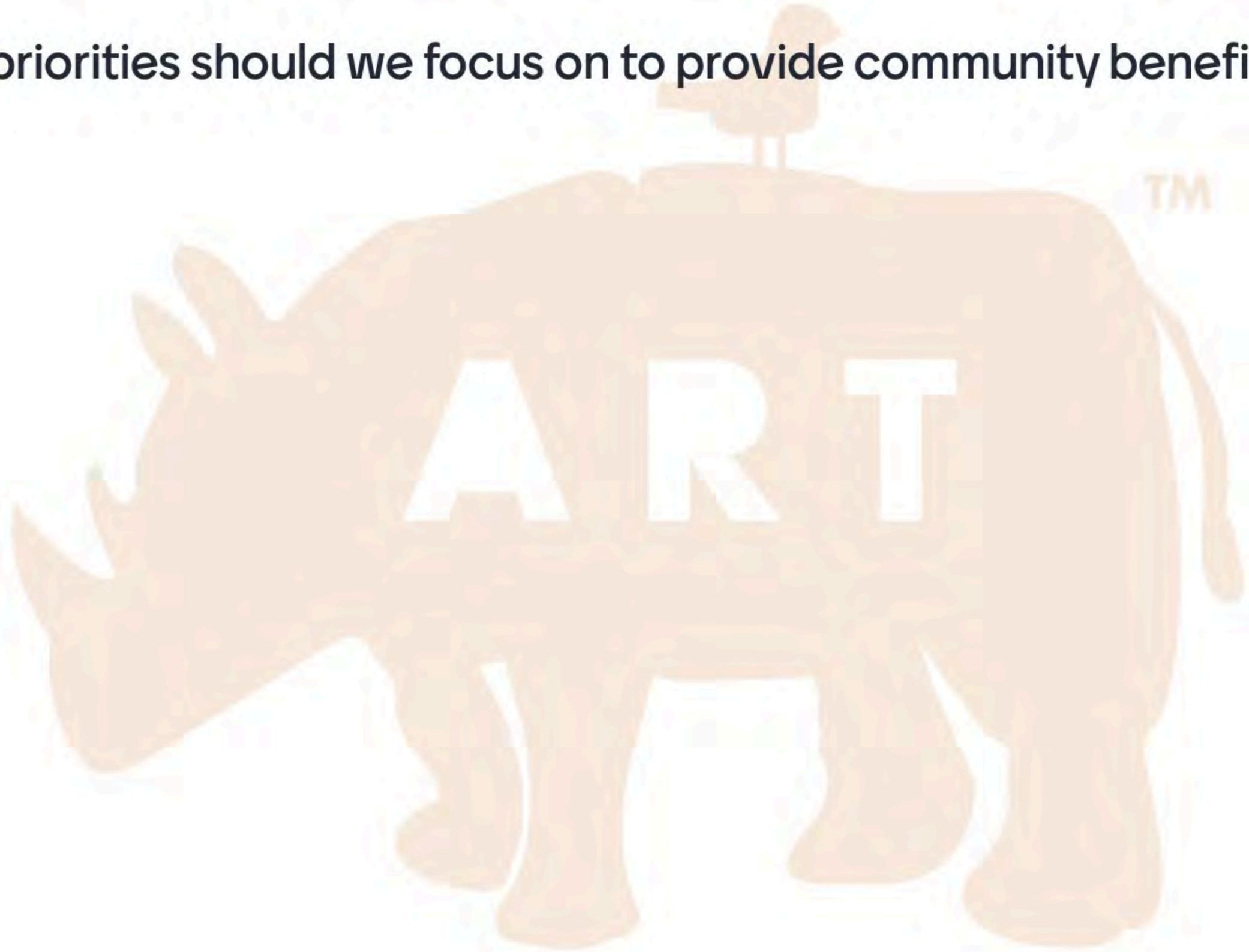
Identifying what ROIs people are looking for and strategically addressing them through not only RiNo but collaborating with other orgs and businesses within the district

Create stronger, more meaningful relationships with the business community over the short and long terms

Infrastructure and communication around the infrastructure projects: Focused money on more marketing to highlight all initiatives.

Being a champion of the Business Community. Commercial Prop Owners (and Tenants) pay x5 in Prop Taxes. Also consistent large scale Art programming.

What other priorities should we focus on to provide community benefit?



Any other thoughts, feedback, or things we should consider to develop a draft budget for the August board meeting?

Marketing plan for 2025

Will KRW be self funded or partially funded, or 100% dependent on the BID?

Would RAD / KRW need funds to help put the pieces in place to raise funds themselves?

Using 2025 as a reset and focus on clean team, security, and really pushing Businesses in the BID. Heavily funding these and then go back to "normal" in 2026 or 2027

How many funds will be left over from 2024, if any?

Data collection for ROI transparency

Business impact outside of impact grants

Where does the BIDs involvement with infrastructure projects stop?

Do you feel we need an additional board meeting (early September?) to discuss the 2025 budget?





Thank you!





RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
RiNo ART DISTRICT

HELD:

Wednesday, August 28, 2024, 2:00 p.m., Denver Public Library: Bob Ragland Branch at Arkins Park

ATTENDANCE:

The meeting of the Board of Directors of the RiNo Art District, RiNo Business Improvement District, RiNo General Improvement District and Keep RiNo Wild in the 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:

Tracy Weil	Jason zumBrunnen	Heidi DeWitt Larson
Danny Newman	Teresa Ortiz	Malcolm Craig
Kirsty Greer	Kellie Owens	Adam Larkey
Liam Girard	Spencer Fronk	Bernard Hurley
Andrew Katz	Jevon Taylor	Carla Mestas
Jamey Bridges	Gerald Horner	Jonathan Power
Anne Hayes	Alison Nestel-Patt	Obe Ariss
Edee Anesi	Liz Adams	

Absent Board Members: Jonathan Alpert, Karen Good, James Roupp, Bryant Palmer, Julian Donaldson, Diana Merkel, and Tom Kiler

Staff Present: Sarah Cawrse, Alye Sharp, Adrienne Villa, Brittany Ross and Rob Gray with RiNo Art District

Others Present: Karen Zuppa with Complete Business Accounting; Andy Mountain with GBSM

PUBLIC MEETING ANNOUNCEMENT:

This is a public meeting. It was noted at the May 22nd BID Board meeting that there would not be time allotted for public comment moving forward.

ICEBREAKER:

Ms. Cawrse and Ms. Sharp welcomed the board members and asked them to introduce themselves and share one RiNo thing that they are excited about in 2025.

CONSENT AGENDA:

The July board meeting minutes and July financial statements for RAD, BID, GID and KRW were emailed to all board members on August 23, 2024. Each board voted by a show of hands to approve the July meeting minutes and financial statements. Each board unanimously approved.

2025 BUDGETING DISCUSSION:

The presentation that Ms. Cawrse & Ms. Sharp reviewed with the boards will be included at the end of this document.

Here are key items that were part of the discussions:

General Discussion

- **RAD (RiNo Art District)**
 - 501c(6) organization
 - New Chart of Accounts will show that there are some RAD items that will be funded by RAD instead of BID funds
 - It was suggested that we review the structure of Downtown Denver Partnership
- **KRW (RiNo Gives Back dba Keep RiNo Wild)**
 - Management Agreements – each RiNo staff member is assigned a % depending on what they work on
 - KRW was started to leverage spend
- **BID (RiNo Business Improvement District)**
 - It was noted that RiNo BID contributed 30% to overhead at the start of the BID
 - BID board funds 90% of KRW funding, there should be a dotted line between these 2 orgs
 - *BID Operating Plan* – will be sent to all boards
 - *RiNo BID mill levy* – examples of how the property taxes are assessed was presented
- **GID (RiNo General Improvement District)**
 - *Wayfinding & Signage* – according to Director Weil, the RiNo GID should not pay for any type of wayfinding and signage. This expense should be paid by the RiNo BID. Ms. Cawrse will review this further.
 - It was noted that the Platte River area was not identified as a top priority for the GID
 - GID can fund permanent public art only
- The *management and administration* budget line items are now listed on all the financial statements.

- *Org-to-org invoicing* is being completed monthly, which will be reflected in the financial statements.

2025 Budgeting Priorities

- **Management and Administration**
 - The board recognizes the need for adequate funding for staffing and resources to implement the work.
 - The proposed budget for management and administration shouldn't necessarily aim for a certain percentage of the whole budget, but should be reflective of the organization's needs.
- **Cleaning & Maintenance**
 - There should be an increase in budget for cleaning and maintenance services.
 - Additional safety enhancements should be made if possible, such as:
 - Exploring the cost of adding scope to the Clean Team Ambassadors program to have more people on the street who can mediate issues and have a physical presence/eyes on the street.
 - Speaking with existing businesses who contract out security services and seeing if there is potential to partner with them or assist with cost.
 - Adding additional lighting throughout RiNo to make it safer.
 - The board agreed a safety enhancement that should be prioritized is looking into adding additional lighting, such as pedestrian lights, and working with the city to ensure street lighting is operating as it should.
 - The Clean Team Ambassador program has been successful so far and budget should be allocated to that as needed, including potential snow removal services.
- **Business Support**
 - There is interest to expand the creative grant program to support businesses.
 - Should look into grants for small businesses to assist them in some way
- **Marketing and Promotion**
 - There is interest to increase the marketing/promotion budget to ensure we are better supporting businesses, in addition to artists and creatives.
 - Work directly with hotels to present more neighborhood info.
 - Develop a relationship with Visit Denver.
 - Additional staff focused on marketing should be considered.
 - RiNo should look to have more of a physical presence in the district.
- **Placemaking**
 - Develop relationship with *National Western Complex* to discuss funding for river, funding for development and work on where the district is going.
 - Increase coordination with the city to ensure bigger and more complex infrastructure projects can be achieved, or are moving forward.
- **Artist/Creative Support**

RECORD OF PROCEEDINGS

RiNo All Boards

August 28, 2024

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- Discussion around how the budget should be spent during years that DENVER WALLS is not occurring.
 - Preference for trying to still have a yearly event in RiNo, but it doesn't have to be a mural festival. Could be combined with fundraising event.
 - Recognition that it takes a lot of time and money to put on a yearly event and resources should be evaluated to ensure it's something that can be done in addition to the other projects.
 - During the off years, the budget can be lowered and spent on other initiatives that year that are important.
- **ArtPark**
 - Staff should look into separating ArtPark out as its own organization, which will better help with budgeting and tracking the ArtPark's financial resources.
 - The BID and GID agree to continue to support ArtPark programming and maintenance costs for the next year and until ArtPark is bringing in enough funding to cover all of its expenses.
 - There needs to be funding set aside for maintenance in case another major issue occurs. The amount will be confirmed depending on the support the city can provide and insurance coverages.
 - The loan will be paid off in a few years and then the BID and GID will have a lot more funding to support other projects.
 - The boards would like to see more marketing and wayfinding for ArtPark.
- **Fundraising**
 - Develop membership and tiers, and reach out to a more diverse group of people.
 - The BID will help to seed fund KRW fundraising efforts so that KRW can enhance RiNo's programming offer and mission delivery beyond the BID programs it is currently implementing.
- **Advocacy**
 - The boards agreed it makes sense to spend more funding on advocacy.
 - It's important to recognize that some of the projects that need advocacy will take time. Funding should be spent on consultants to assist staff with advocacy since it takes a decent amount of time and effort to move things forward.
 - Advocacy should also include support for small businesses and creatives.

NEXT STEPS:

- Finance Committee will meet on Tuesday, September 17 from 11:00am - 12:00pm to discuss the budget prior to the next scheduled board meetings. An invitation will be extended to all board members to attend the Finance Committee meeting. It was agreed that the budgets will be sent to the Finance Committee a week prior to the meeting.
- The 2025 budgets will be voted on at the September board meetings.

RECORD OF PROCEEDINGS

RiNo All Boards

August 28, 2024

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OTHER BUSINESS:

There is no other business to discuss.

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.

Secretary to the Board

RiNo Denver Business Improvement District Advisory Board 2023 - 2024

Name	Address	Email	Phone	Initial Term Ends	Consecutive Term Ends
Diana Merkel	PS.Design, 2921 Walnut St., Denver, CO 80205	diana@ps.design	303-875-0401	2022	2025
Carla Mestas	CIRCLE Organization, 3457 Ringsby Ct., Denver, CO 80216	carlammestas@gmail.com	303-669-9782	2023	2026
Jevon Taylor	Green Spaces, 2590 Walnut St., Denver, CO 80205	jevon@greenspaces.com	720-212-4972	2024	2027
Obe Ariss	The Preservery Foundation, 040 Blake Street, #101, Denver, CO 80205	obe@thepreservery.com	303-917-1106	2025	2027
Adam Larkey	Zeppelin Development, 3455 Ringsby Ct., Ste 100, Denver, CO 80205	adam@zeppelinplaces.com	720-440-1019	2025	2027
Alison Nestel-Patt	Resident	alison@formativco.com	339-222-0990	2026	2029
Danny Newman	Empire Collective, 2936 Larimer St., Denver, CO 80205	dnewman@gmail.com	303-333-9333	2026	2029
Jason zumBrunnen	Ratio Beerworks, 2920 Larimer St., Denver, CO 80205	jason@ratiobeerworks.com	310-266-9264	2026	2029
Spencer Fronk	Number 38, 3560 Chestnut Pl., Denver, CO 80216	spencer@nمبرholdco.com	303-345-1914	2026	2029

RiNo BID
Attendance September 2023 - August 2024

BOARD MEMBERS	10/26/23	12/7/23	1/24/24	2/28/24	3/13/24	3/27/24	4/18/24	4/24/24	5/22/24	6/26/24	7/24/24	8/28/24	TOTAL MEETINGS ATTENDED
Diana Merkel	X	X	X	X	X	X	X	X	X	X	X		11
Carla Mestas	X	X	X	X	X	X	X	X	X	X		X	11
Jevon Taylor	X	X	X	X	X	X	X	X	X	X	X	X	12
Adam Larkey	X	X	X	X	X	X	X	X	X	X	X	X	12
Obe Ariss	X	X	X	X	X	X	X	X	X	X	X	X	12
Alison Nestel-Patt						X	X	X	X	X	X	X	7
Danny Newman						X	X	X	X	X	X	X	7
Jason zumBrunnen						X	X		X	X	X	X	6
Spencer Fronk						X	X	X	X	X	X	X	7
							<i>All Boards</i>					<i>All Boards</i>	