

Filing No. 2015-0200-



9/28/2017

**RiNo Business Improvement District**

2901 Blake Street STE 165  
Denver, Colorado 80205

Mr. Michael Kerrigan  
201 W. Colfax Avenue, Dept 1010  
Denver, CO 80202

Dear Mr. Kerrigan,

Attached you will find our 2018 Work Plan and Budget for the RiNo Business Improvement District, inclusive of information about the actions of our board and information about our board members.

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

Regards,

A handwritten signature in black ink that reads 'Jamie Licko'. The signature is fluid and cursive, with the first name 'Jamie' being more prominent.

Jamie Licko  
President  
**RiNo Business Improvement District**

**RINO BUSINESS IMPROVEMENT DISTRICT  
SUMMARY  
2018 BUDGET AS PROPOSED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31**

	2016	Budget 2017	Actual Jan-Aug 2017	Estimated 2017	Proposed 2018
<b>BEGINNING FUND BALANCES</b>	\$0.00	\$125,000.00	\$120,896.57	\$120,896.57	\$66,585.61
<b>REVENUES</b>					
01 Property Taxes	\$534,024.96	\$577,755.00	\$533,108.69	\$577,755.00	\$963,163.17
02 Specific Ownership Taxes	\$34,034.38	\$25,000.00	\$25,380.54	\$25,380.54	\$35,000.00
Total Revenue	\$568,059.34	\$602,755.00	\$558,489.23	\$603,135.54	\$998,163.17
<b>TRANSFERS IN</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$568,059.34</b>	<b>\$727,755.00</b>	<b>\$679,385.80</b>	<b>\$724,032.11</b>	<b>\$1,064,748.78</b>
<b>EXPENDITURES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
MANAGEMENT AND ADMINISTRATION	\$135,636.00	\$192,500.00	\$127,046.50	\$196,946.50	\$262,437.20
ACCOUNTING AND TAX SERVICES	\$3,050.33	\$10,000.00	\$5,758.50	\$10,000.00	\$24,984.02
LEGAL - ATTORNEY'S FEES	\$46,407.31	\$5,000.00	\$7,292.89	\$5,000.00	\$7,000.00
CITY OF DENVER TAX COLLECTION FEE (1%)	\$5,340.30	\$6,000.00	\$5,289.49	\$6,000.00	\$8,699.19
INSURANCE		\$3,500.00	\$3,446.41	\$3,500.00	\$3,500.00
CONTINGENCY RESERVES		\$25,000.00		\$25,000.00	\$25,000.00
OFFICE, SUPPLIES AND MISC.	\$15,211.53	\$11,000.00	\$10,084.91	\$11,000.00	\$35,000.00
<b>PROGRAM EXPENSES</b>					
ADVOCACY	\$54,730.50	\$56,500.00	\$24,859.96	\$30,000.00	\$133,842.97
BRANDING, MARKETING, ACTIVATION	\$63,157.21	\$75,000.00	\$79,846.93	\$90,000.00	\$157,462.32
INFRASTRUCTURE	\$102,629.59	\$295,000.00	\$127,431.97	\$225,000.00	\$262,437.20
CREATIVES/ENTREPRENEURIAL BUSINESS SUPPORT	\$21,000.00	\$47,500.00	\$29,975.00	\$55,000.00	\$133,842.97
<b>Total Expenditures</b>	<b>\$447,162.77</b>	<b>\$727,000.00</b>	<b>\$421,032.56</b>	<b>\$657,446.50</b>	<b>\$1,054,205.87</b>

Net Income

\$120,896.57

\$755.00

\$258,353.24

\$66,585.61

\$10,542.91



## **RiNo Business Improvement District (BID) 2018 Operating Plan and Budget**

### **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.

### **ABOUT RINO**

RiNo (River North) is an urban neighborhood 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 neighborhood. 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. Stakeholders in the RiNo neighborhood have come together to create the BID for RiNo in order to strategically manage this growth and development, retain the unique and industrial character of the neighborhood, 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 neighborhood. The BID intends to look holistically at the entire RiNo BID area, with the purpose of preserving neighborhood character, promoting economic strength of the creatives, entrepreneurs and properties located within and ensuring appropriate neighborhood growth that promotes walkability, bikeability, sustainability and a cohesive neighborhood fabric.

Formation of the BID allows RiNo to be strategically managed as it evolves and grows. The BID's goals are to:

- Create a collective voice to accomplish the long-term goals of the neighborhood.
- 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.

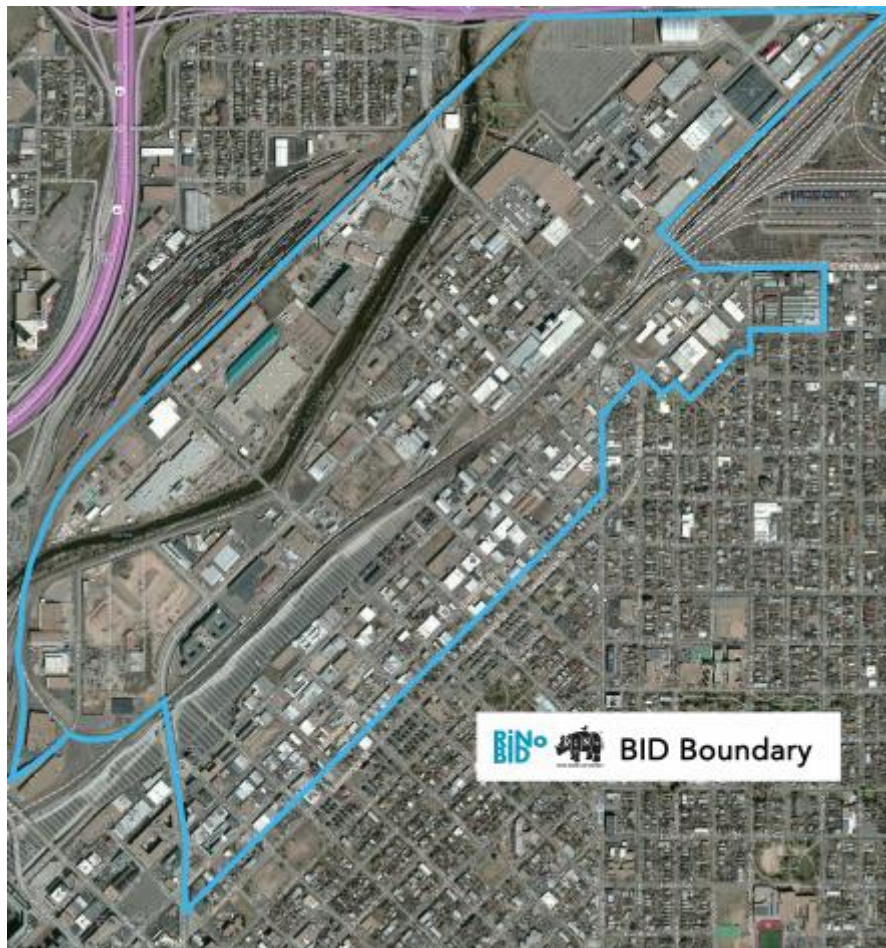
### **BID BOUNDARIES**

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 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

- Beginning at a point on the southerly right-of-way of I-70 at its intersection with the southeasterly property line of the Burlington Northern railroad, said point lying approximately 600 feet east of the South Platte River;
- Thence easterly, with the southerly right-of-way of I-70, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly, with the northwesterly property line of the Union Pacific railroad, to its intersection with the northeasterly right-of-way of vacated 40<sup>th</sup> Street, said right-of-way vacated by Ordinance 187 Series of 1925;
- Thence southeasterly, crossing the Union Pacific railroad property to the northerly right-of-way of 40<sup>th</sup> Avenue at its intersection with the northwesterly right-of-way of Blake Street;
- Thence easterly, with the northerly right-of-way of 40<sup>th</sup> Avenue, to its intersection with the centerline of Williams Street projected northerly;
- Thence southerly, with the centerline of Williams Street, to its intersection with the centerline of 39<sup>th</sup> Avenue;
- Thence westerly, with the centerline of 39<sup>th</sup> Avenue, to its intersection with the centerline of Franklin Street;
- Thence southerly, with the centerline of Franklin Street, to its intersection with the centerline of Lafayette Street;
- Thence westerly and southwesterly, with the centerline of Lafayette Street, to its intersection with the northeasterly property line of St. Charles Place Park;
- Thence northwesterly, southwesterly, and northwesterly, with the property lines of St. Charles Place Park, to the northernmost corner said park, and the rights-of-way of Walnut Street and Marion Street;
- Thence northwesterly, on a projection of the last line, to its intersection with the centerline of Walnut Street;
- Thence southwesterly, with the centerline of Walnut Street, to its intersection with the centerline of Downing Street;
- Thence southerly, with the centerline of Downing Street, to its intersection with the centerline, projected northeasterly, of the alley lying between Larimer Street and Lawrence Street;
- Thence southwesterly, with said alley centerline, to its projected intersection with the centerline of Broadway Street;

- Thence northerly, with the centerline of Broadway Street, to its intersection with the northwesterly property line of the Union Pacific railroad;
- Thence southwesterly and westerly, with the northwesterly and northerly property line of the Union Pacific railroad, to its intersection with the northwesterly right-of-way of Delgany Street;
- Thence southwesterly, with the northwesterly right-of-way of Delgany Street, to its intersection with the easterly property line of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad;
- Thence northerly and northeasterly, with the easterly and southeasterly property lines of the Burlington Northern railroad, to the point of beginning.

The following map illustrates these boundaries:



**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 neighborhood's unique character through representation, promotion of planning and development, policy and partnerships. This includes:
  - Dedicated staff that can manage RiNo, advocate for RiNo needs, and focus on leveraging resources and improvements to the area. It is assumed that at the outset, the RiNo BID may assist in funding two (2) full-time staff to support the RiNo BID operations.
  - 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 neighborhood 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 neighborhood 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 neighborhood'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 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 neighborhood.
  - 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 neighborhood that encourages social interaction.
  - Undertaking creative neighborhood enhancements and interventions, including activating alleyways and pedestrian walkways and developing interesting places and spaces.
  - Promoting upkeep (as necessary) throughout the district to enhance existing maintenance by the City of Denver and property owners, working to help ensure visitors have a safe and pleasant experience.
- ***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 RiNo 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. Specific work plans shall be developed annually by the RiNo BID Board, setting out the programs and budgets to be delivered in each fiscal year.

**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 2018, 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 BUDGET**

In its second year of operations, the RiNo BID shall raise approximately \$963,000. The proposed second year BID budget and projects are as follows and more thoroughly reflected in the proposed, 2018 budget attached hereto as **EXHIBIT A**:

<b>Year Two Proposed RiNo BID Services</b>	<b>Budget Amount</b>
<b>RiNo Advocacy (20%)</b> <ul style="list-style-type: none"> <li>– Complete design guidelines and overlay with the City of Denver</li> <li>– Create priority list for RiNo funding needs, including but not limited to developing parking solutions and identifying critical infrastructure needs, while funding studies to address solutions</li> <li>– Take a lead role in directing RiNo policy and planning initiatives</li> <li>– Undertake a strategic parking and access study</li> </ul>	\$192,600
<b>RiNo Branding, Marketing and Activation (20%)</b> <ul style="list-style-type: none"> <li>– Establish local, regional, national marketing strategies</li> <li>– Develop year-round programming calendar and</li> </ul>	\$192,600

implement first events – Establish strategic partnerships with other creative districts	
<b>RiNo Placemaking (30%)</b> – Develop and implement RiNo gateways and wayfinding program – Design and implement programs to install locally created benches, bike racks and trash cans throughout RiNo	\$288,900
<b>RiNo Creatives and Entrepreneurial Business Support (15%)</b> – Develop support program and grant/loan tools to support creatives and entrepreneurs	\$144,450
<b>Administration and Operations (15%)</b>	\$144,450
<b>TOTAL</b>	<b>\$963,000</b>

*Note: Labor costs are incorporated into service areas.*

In addition to the resources identified in the BID budget above, the BID intends to leverage its funding by obtaining grants, donations, sponsorships, crowdsourcing and partnerships to provide a larger overall budget with which to advance and administer projects.

Each year the BID Board shall be responsible for presenting audited accounts for previous year's BID work. The BID Board will present a proposed budget and work plan for the upcoming year, to Denver City Council (no later than September 30 each year).

**BID BONDING**

The RiNo BID does not intend to issue bonds at the outset of BID operations. 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 initial 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 board members of the RiNo BID are:

RiNo BID Board Member	Affiliation	Governance Representation	Initial Term	Consecutive Term
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Tracy Weil	RiNo Art District Chair, Artist	RiNo Business Owner	2017	2020
Justin Croft	RiNo Urban Improvement Committee Co-Chair, Zeppelin Development	Westside Property Owner	2018	2021
Sonia Danielsen	Bindery on Blake	Artist/Creative Property Owner – Eastside	2018	2021
Andrew Feinstein	RiNo Urban Improvement Committee Co-Chair, EXDO Management	Eastside Property Owner; Westside Property Owner	2018	2021
Bryan Slekes	Great Divide Brewing Company	Westside Property Owner	2017	2020
Tai Beldock	Erico Motorsports	Eastside Property Owner	2016	2019
Ari Stutz	Downtown Property Services	Eastside Property Owner	2017	2020
Josh Fine	Focus Property Group	Westside Property Owner; Eastside Property Owner	2018	2021
Rachel Rabun	Mockery Brewing	Westside Creative Property Owner	2020	2023

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

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

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

**BID MANAGEMENT STRUCTURE**

The RiNo BID expects to contract with the RiNo Art District (RAD) organization to deliver its services. RAD is a 501(c)(6) membership organization that supports the development of the RiNo neighborhood.

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 Board to deliver their services. The BID Board has engaged Centro Inc. for administrative management.

#### **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.

## **NOTICE AS TO PROPOSED BUDGET**

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2018 has been submitted to the RiNo BUSINESS IMPROVEMENT DISTRICT ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held at 5:00 p.m. on Tuesday, September 12, 2017, at the RiNo offices, 2901 Blake St., Suite 165, Denver, Colorado.

A copy of the proposed 2018 budget is available for public inspection at the RiNo offices, 2901 Blake Street, Suite 165, Denver, Colorado 80205. Any interested elector within the District may, at any time prior to final adoption of the 2018 budget, file or register any objections thereto.

Dated: September 1, 2017

RiNo BUSINESS IMPROVEMENT DISTRICT

By: /s/ Jamie Licko  
District Manager

## **RiNo BID Board Meetings**

1. September 2016
2. November 2016
3. December 2016
4. January 2017
5. March 2017
6. May 2017
7. June 2017
8. August 2017

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

**HELD:**

Tuesday, September 13, 2016, at 4:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Mike Mancarella  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes

Also in attendance were: Jamie Licko, RiNo Art District staff

Directors Sonia Danielsen, Josh Fine, and Andy Feinstein were absent, absences excused.

**CALL TO ORDER:**

Ms. Licko noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

Ms. Licko presented the minutes from the previous meeting as reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**RiNo BUDGETING AND PLANNING:**

The Board voted unanimously to reallocated the following funding in terms of 2016 year-to-date unspent funds:

- \$20K to 35<sup>th</sup> Street design (and request match from the GID)



## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

September 13, 2016

Page 2

- \$20K to advocating for TIF
- \$25K for new creative crosswalks
- \$20K for new staff person
- Leave \$10K to design of bike racks

Money to be reallocated from unspent funds in the following areas budgeted for 2016:

- Attorney fees
- Office rent
- Parking, biking, and access management
- Benches/bike racks design and placement
- Artist/creative grants

### **ECO DISTRICTS:**

Director Croft presented on the benefits of the EcoDistricts program, and the board voted unanimously to approve inviting EcoDistricts to make a presentation to the BID at a future meeting

### **OTHER BUSINESS:**

Jamie presented updates on Crush, 38<sup>th</sup> Street Underpass artist selection, and Brighton Blvd. groundbreaking.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, November 1, 2016, at 4:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Mike Mancarella  
Andy Feinstein  
Tracy Weil  
Tai Beldock  
Josh Fine  
Ari Stutz

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff; Greg Dorolek, Wenk Associates; and Brian Wethington and Gordon Robertson, City of Denver Parks and Recreation.

**CALL TO ORDER:**

Justin noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

November 1, 2016

Page 2

Jamie requested an update on any potential conflicts of interest for BID board members, with no updates reported.

### **ECODISTRICTS PRESENTATION:**

Eric from the Eco Districts organization presented a basic overview of Eco Districts and how they help neighborhoods like RiNo. Eco Districts is a program that neighborhoods go through that help them identify their 'hopes + dreams', how to achieve them, and metrics to measure success. By going through the program and becoming certified, they help neighborhoods become centered around the 'people and the planet' by challenging convention and fighting things like gentrification. The program also allows neighborhoods access to tools and an info exchange.

National Western, Sun Valley, and Pena Station are a few currently in the program in Denver.

Jamie will follow up with the board via email re: the protocol and fees to participate and ask the board to weigh in.

### **RIVER NORTH PROMENADE:**

Greg from Wenk Associates presented the slides that were seen by the neighborhood at the last public meeting re: the River North Promenade, and showed the different character areas proposed from 29<sup>th</sup>-38<sup>th</sup> Streets. The promenade is currently at 30% design and Parks + Rec are currently working to fund the remaining design (~\$400K-500K), as they would like the promenade to happen by 2019. The board asked Parks + Rec to make a formal request for funding if they can't fund the gap.

### **2017 GO BOND PROJECTS:**

The City has asked neighborhoods to start prioritizing projects to be included in the bond, and RiNo has asked to prioritize 35<sup>th</sup> Street, the promenade, the 38<sup>th</sup> underpass, and the 31<sup>st</sup> Street pedestrian bridge.

### **PUBLIC REALM PROJECTS MANAGER JOB DESCRIPTION REVIEW:**

Jamie handed out the job description to be posted soon for the board to review. Because of time constraints, Jamie asked that the board review the description and send any feedback they may have via email.

### **35<sup>TH</sup> STREET 30% DESIGN UPDATE:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

November 1, 2016

Page 3

Jamie also handed out the scope of work for the 30% design for 35<sup>th</sup> Street. She asked that the board also review this and respond via email.

### **WALNUT STREET UPDATE:**

Jamie is pushing hard for Walnut Street to be two-wayed as soon as possible. Noting that Walnut Street will be closed for 2-3 months while the 33<sup>rd</sup> Street Outfall project is being constructed, she's pushing for the two-way to happen during the same timeframe late this spring. However, the Board would like NDCC to come down to discuss this, as they believe that there are still temporary interventions that need to be implemented ASAP.

Additionally, Public Works is coming down to walk Walnut Street and other areas of RiNo in the next few weeks to determine where stop signs are needed.

### **COLD CRUSH UPDATE:**

RiNo is waiting on Cold Crush to be able to meet and review a proposed Good Neighbor Agreement. Once signed, Cold Crush will have their excise + license reinstated.

Jamie will email the Good Neighbor Agreement out to the Board.

### **OPEN RECORDS POLICY REMINDER:**

Jamie reminded the board that any communications between 3 or more Board members re: RiNo BID business is considered a board meeting and must be posted in advance. Also, any email with a councilperson is also open record.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, December 6, 2016, at 4:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Andy Feinstein  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff and Emmett Resistoffer of Denver Relief Consulting.

Directors Mike Mancarella and Josh Fine were absent, absences excused.

**CALL TO ORDER:**

Justin noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**DENVER INITIATIVE 300:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

December 6, 2016

Page 2

Emmett of Denver Relief Consulting gave an overview of the new Denver Initiative 300 passed in November, which now allows consumption of recreational marijuana in designated areas. As a result of this, BIDs and RNOs will have a voice in determining protocols. The RiNo BID has already had a few inquiries about supporting new establishments, but agreed that the BID needs to do neighborhood engagement first.

The mission of Denver Relief Consulting is to educate community groups on the new initiative and gives neighborhood organizations a framework and toolkit to work within or a sample plan of how to respond.

Next steps include a forum happening in January, for which all BID boards will be invited, as well as a future RiNo neighborhood meeting dedicated to this subject.

### **BID BOARD TERMS:**

Directors Tai Beldock, Mike Mancarella, and Tracy Weil were unanimously voted to serve their consecutive term on the BID Board. The Board will remain at 11 members.

### **2016 FINANCIALS AND ACCOMPLISHMENTS:**

Jamie presented an overview of what the BID accomplished in 2016, giving highlights of key projects funded by the BID. She noted that the BID will be carrying over \$150K in funding to 2017.

### **2017 BUDGETING AND PLANNING:**

Jamie went through the proposed 2017 budget line by line, and noted that the combined budget for the RiNo Art District, BID, and GID will be \$1.8 million in 2017. The Board voted unanimously to approve the 2017 budget.

Additionally, Jamie noted that a graphic annual report for 2016 will come out in early next year, with key accomplishments and interesting data.

### **2017 MEETING SCHEDULE:**

The BID Board agreed to meet every other month in 2017, with meetings held in January, March, May, July, September, and November. The Board will meet from 3-5 PM at the RiNo Offices, 2901 Blake Street, Suite 165.

### **COLD CRUSH GNA:**

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

December 6, 2016

Page 3

Jamie updated the Board that the Good Neighbor Agreement between Cold Crush and RiNo has been signed.

**COLD CRUSH UPDATE:**

RiNo is waiting on Cold Crush to be able to meet and review a proposed Good Neighbor Agreement. Once signed, Cold Crush will have their excise + license reinstated.

Jamie will email the Good Neighbor Agreement out to the Board.

**WALNUT STREET UPDATE:**

Jamie informed the Board that new stop signs will be going in along Walnut Street this month.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, January 10, 2017, at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Andy Feinstein  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes

Also in attendance were: Jamie Licko, Alye Sharp, Eva Zimmerman, Lindsey Hendershot, and T.C. Werner, RiNo Art District staff, and Andy Mountain, GBSM.

Directors Mike Mancarella and Josh Fine were absent, absences excused.

**CALL TO ORDER:**

Justin noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**INTRODUCTION TO LINDSEY HENDERSHOT:**



## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

January 10, 2017

Page 2

Ms. Licko introduced Lindsey, RiNo's new Crush Director and Project Support. Lindsey is now full-time for RiNo.

### **2016 FINANCIALS:**

T.C. Werner, accountant for the RiNo Art District, BID, and GID, gave a summary of the 2016 financial statements. Mrs. Werner pointed out the following highlights:

- The BID is still yet to receive \$2,655.80 from DURA
- The BID paid off its legal fees to Spencer Fane for the BID creation process in 2015-2016 in the amount of \$39,464.86; legal fees for 2016 services came in under budget at \$6,942.45. The Art District still owes the BID \$15,437.39 to cover its remaining 2015 funding obligation for BID legal services.

Ms. Licko informed the Board that because the BID did not receive \$750,000 or more in revenue, that an audit was not required. However, Ms. Licko agreed that she would still get bids from different firms for a 2016 audit and email to the Board to decide whether or not they'd like to do an audit anyway.

Ms. Zimmerman also pointed out that the annual report she's working on will include how funds were spent in 2016.

### **2017 BUDGETING:**

Ms. Licko reviewed a revised 2017 budget with the Board, pointing out the following changes:

- The BID will now carryover \$125,000 from 2016 instead of \$150,000
- Artspace donation will be \$20,000 this year instead of the originally budgeted \$25,000
- Special Creative Projects budget decreased from \$20,000 to \$10,000
- Centro Inc. management contract decreased for the BID, but increased by only 3% overall over the BID, GID, and Art District budgets

Additionally, Ms. Licko noted that the GID Board did not vote to fund the Planning Director who was scheduled to be hired the beginning of 2017. The BID Board agreed to move forward with interviews anyway, and to assess later. The Executive Committee plus Tai Beldock and Tracy Weil of the BID Board will manage the hiring process, and interviews will be targeted for the end of January.

The Board voted unanimously to approve the 2017 budget.

### **BID INSURANCE:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

January 10, 2017

Page 3

Ms. Licko requested help from a member of the BID Board in reviewing insurance policies for Board director and officer protection and liability; Bryan Slekes offered assistance.

### **BID BOARD MEMBERS:**

Mike Mancarella has resigned from the Board due to his move to California and sale of interests in the neighborhood. Ms. Licko stated that Art District staff would put together a formal call for a new member, to be reviewed by the Board. The Board will then vote on who to select.

### **ORGANIZATIONAL STRUCTURE:**

Ms. Licko distributed a draft of BID bylaws, financial protocols, and conflict of interest agreements for the Board to review, as well as the Downtown Denver Partnership's contract with the 14<sup>th</sup> Street GID as a template for codifying the GID/BID/RAD relationship. The Board ran out of time to discuss these at the meeting, but Ms. Licko stated that she would email them out to review and vote on at next month's Board meeting once Rick finishes the contract for RiNo. Director Croft suggested that the contract should include a Mutual Termination clause.

### **2017 MEETING SCHEDULE:**

The Board now agreed to meet every second Tuesday from 3-5 PM. In order to save time, Director Feinstein suggested that we move any administrative items to email or every other month and instead discuss ongoing projects and initiatives.

### **35<sup>TH</sup> STREET IGA AND PROTOCOL:**

A working group is currently being formed to manage the 35<sup>th</sup> Street design project. The working group will consist of:

- 2 GID Board members
- 2 BID Board members
- 1 City representative
- Any property owner with frontage on 35<sup>th</sup> Street

After discussion, a motion was made to approve Justin Croft and Bryan Slekes as BID representatives on this working group. They'll be responsible for reporting progress back to the BID Board.

### **URBAN LAND CONSERVANCY (ULC) CIRQHOUSE IN RiNo:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

January 10, 2017

Page 4

The ULC and the Interfaith Alliance would like to discuss a Cirqhouse (similar to yurt) community to house the homeless on ULC land. The Cirqhouse would be a 6-month pilot project on land adjacent to the 38<sup>th</sup> and Blake commuter station.

The Executive Committee is meeting with the ULC and Interfaith Alliance this Thursday and have a list of questions.

Ms. Licko will send an email with any outcomes of this meeting.

### **PARKING STUDY:**

The City is currently under contract to do a parking study for the National Western Center and asked if RiNo would be interested in being added to the current scope through a contract amendment since there is some overlap with RiNo. Ms. Licko said she would get more info and report back to the Board.

### **CIRCULATOR BUS IN RiNo:**

The new guild of RiNo independent breweries, cideries, and wineries – Drink RiNo – has put in \$2500 to sponsor a circulator bus around RiNo every First Friday from 5-midnight and every Saturday from 2-10 PM. The bus currently has four stops, but they're looking at adding more. Additionally, the guild is exploring using eTuks instead.

The Board voted unanimously to approve a \$2500 contribution toward the circulator bus.

### **INFRASTRUCTURE PRIORITIES:**

Councilman Brooks has requested RiNo's projects that the Board would like included in the 2018 City Council budget requests. Ms. Licko distributed the list of infrastructure projects in RiNo that currently need funding, which needs to be pared down to 3-5 items. The Board decided on the following, all with the overarching priority of safety:

- Walnut Street
- 35<sup>th</sup> Street
- 38<sup>th</sup> Street underpass – 30% design
- 31<sup>st</sup> Street ped bridge - % design
- Bike lanes, stop signs, and crosswalks

### **ADJOURNMENT:**

**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

January 10, 2017

Page 5

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, March 14, 2017, at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Andy Feinstein  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes  
Josh Fine

Also in attendance were: Jamie Licko, Alye Sharp, Eva Zimmerman, and Lindsey Hendershot, RiNo Art District staff.

**CALL TO ORDER:**

Justin noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**REVIEW OF FINANCIALS:**

Ms. Licko went through the financials, and noted that BID assessment are already beginning to roll in, along with the 2016 and 2017 DURA payments.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

March 14, 2017

Page 2

### **RECAP OF BELOVED COMMUNITY VILLAGE:**

Ms. Licko gave a quick recap of the community village to alleviate homelessness, which is set to be constructed in RiNo, including its purpose and considerations. Ms. Licko will continue to keep the Board apprised of the timeline.

### **ECODISTRICTS:**

Ms. Licko reviewed the proposal for a Charette, through which the EcoDistrict organization would come to RiNo for a few days, giving us an implementation plan with which to move forward. Directors Beldock and Feinstein had questions as to the value of the EcoDistrict designation, and Ms. Licko reminded the Board that the Board voted to approve getting the certification last year, but didn't have to agree to the charrette proposal. Ms. Licko noted that we could use a future neighborhood meeting as a session in lieu of hiring their team. No action was taken on the proposal that was distributed.

### **BID EXPANSION:**

Ms. Licko and Director Stutz presented the 39<sup>th</sup> Avenue Open Channel , informing the Board that Wolf Properties recently purchased some properties along it. Director Stutz asked if there may be an opportunity for the BID to expand to include some of the properties on the channel, through which the BID would maintain the channel in exchange for an increased tax base. He noted that Parks + Rec would still have to do basic maintenance, but the BID would be the 'eyes and ears' and program it, etc.

Director Fine said he'd like to see what a budget for maintenance would be, as he wouldn't want a big part of the BID budget to get sucked to maintenance of this area. Mr. Stutz noted that only conceptual design has been done on the Open Channel, and that we could continue this discussion at a later date.

The Board approved looking in to what a budget might look like and how much revenue would be gained by including new properties, and also how RiNo can be involved in the ongoing conversations.

### **BROADWAY VIADUCT:**

Ms. Licko gave background of the Broadway Viaduct Local Maintenance District (LMD), including boundary and budget. This LMD abuts the RiNo BID and includes one of the district's main entryways and RiNo sculpture, leading the RiNo BID to explore dissolving the LMD and

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

March 14, 2017

Page 3

taking on the maintenance. Director Fine, who's in multiple LMDs, said that it makes no sense for districts to be so broken up.

The Board voted to approve further exploration of this with the City.

### **BALLPARK BID DEVELOPMENT/PARTNERSHIP ON HOMELESSNESS:**

Director Slekes, who is also president of the Ballpark Neighborhood Association, informed the Board that the Ballpark neighborhood is working to create a BID to hire staff, etc. Through this study, Ballpark met with the Interfaith Alliance and St. Francis Center to discuss how everyone could collaborate more. He noted that going forward, RiNo and other BIDs should work together to influence policy, as there's alignment among the issues everyone's dealing with.

### **BRIGHTON CONSTRUCTION SUPPORT FOR BUSINESSES:**

Ms. Licko informed the Board that RiNo is working to lighten the load of construction through creative ideas, including a new RiNo mascot costume to give out things to people stuck in traffic, creative signs designed by Director Weil funded by Kiewit and the GID, and a social campaign to market Brighton businesses.

The Board stated that they'd like to write a letter in partnership with the bike race to the City to encourage creative problem-solving for the pedestrian bridge elevator at 35<sup>th</sup>/36<sup>th</sup> Street. Currently, the bridge is set to be opened in September, but everyone would like it open prior to the bike race in August. Ms. Licko will let Michael Sapp in the Mayor's office know that we're drafting up a letter.

### **PROMENADE FUNDING:**

The City and stakeholders in the RiNo GID are working to advance the promenade to 100% design as soon as possible, as it would better the chances of getting funding through the 1028 GO Bond. The City is currently \$200k short to get to 100% design, and Ms. Licko asked if the BID Board had any interest in funding the design at any level.

The Board stated generally that the stakeholders and/or city are welcome to present their ask to the Board.

### **BID BOARD MEMBER REPLACEMENT FOR DIRECTOR MANCARELLA:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

March 14, 2017

Page 4

Ms. Licko informed the Board that there were five applications for the open BID Board seat, only one of which was eligible for the position. Martha of Nine Dot Arts, a RiNo westside owner in the arts, will come meet the Board before her formal appointment.

### **ANNUAL MEETING:**

The RiNo annual meeting will take place on April 13, 4-7 PM at Blanc. There will be drinks, hors d'oeuvres, music, and RiNo will release their annual report and year-in-review video by Futuristic Films.

### **DESIGN GUIDELINES/OVERLAY:**

Director Croft informed the Board that there is a clear timeline to wrap these up; the overlay is done, it's just sitting there and he needs to confirm what's holding up the process at the City level.

The guidelines will be finalized this week and publicly released in the next couple of weeks. There will be an open house to present them in April.

### **AUDIT:**

At the last Board meeting, the BID Board requested quotes on an audit, even though it is not required this year. Ms. Licko is getting the second and third quotes this week and will email them out. She also noted that the audit would cost \$5-7k, but that an exemption request is due by March 31. The Board can e-vote as to whether or not they want to move forward with the audit.

### **BRIGHTON RENAMING:**

Ms. Licko informed the Board that the City is exploring renaming Brighton to N. Broadway North. A straw poll indicated that the Board is in favor of keeping it named Brighton Blvd.

### **38<sup>th</sup> UNDERPASS:**

The artist team working on the 38<sup>th</sup> underpass creative lighting project is currently awaiting approval from the City, after which they can begin moving forward with ordering parts and constructing the project.

### **ADJOURNMENT:**



**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

March 14, 2017

Page 5

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, May 9, 2017, at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes  
Martha Weidmann

Also in attendance were: Jamie Licko and Alye Sharp, RiNo Art District staff.

Directors Andy Feinstein and Josh Fine were absent, absences excused.

**CALL TO ORDER:**

Justin noted for the record that a quorum was present, and on behalf of the board, called the meeting to order.

**APPROVAL OF MINUTES:**

The minutes from the March 14, 2017 meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**REVIEW OF FINANCIALS:**

Ms. Licko went through the financials, and noted that the anything over the \$2500 amount budgeted by the BID for the RiNo Circulator will be moved over to the RiNo Art District account.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 9, 2017

Page 2

Ms. Licko also noted that RiNo's accountant, TC Werner, will be leaving her work with the District at the end of this year; we'll need to hire someone new that will be able to account for the RiNo Made store coming in November as well.

### **NEW BID BOARD MEMBER:**

Martha Weidmann of Nine Dot Arts was selected as a good candidate through the BID Board's open application process. Director Croft gave a run down of the RiNo BID organization and how each of the three entities (BID, GID, Art District) work together. Ms. Weidmann asked about the accomplishments and challenges for RiNo, and Board members told their perspectives of collaboration and keeping the art in the neighborhood.

Upon Ms. Weidmann's departure, the Board voted unanimously to approve her for the vacant BID Board seat.

### **PARKING STUDY:**

Per NDCC's request several months ago re: the RiNo BID tacking on to the study they'll be doing at the National Western Center (NWC), the BID Board discussed whether or not they would seize the opportunity to tie into the NWC study.

Ms. Licko informed the Board that the NWC parking demand analysis has already been done, now they're starting to look high level at how to use existing parking assets within the neighborhood, but also how we work on a circulator together.

As the NDCC moves toward final recommendations in September, they would like to know ASAP whether or not the Art District would like to create an addendum to the existing scope of services provided by the parking consultant Walker, which Jamie reviewed with the Board.

Director Croft noted that he thought that Task B of the addendum should come before Task A; he also stated that we need to hire a Planning Director and let them put out an RFP for our own parking plan. Director Danielsen noted that self-driving cars are also on the horizon.

Ms. Licko reminded the Board that they must make a decision today and noted she thought we should do something with parking sooner rather than later.

The Board decided to wait and have the BID put out their own RFP, with a goal of having a draft ready by the June BID meeting. Ms. Licko will notify the City of the BID's direction.

### **BLUE BENCHES:**

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 9, 2017

Page 3

Ms. Licko shared an email from Melissa Rosas of the NDCC about Blue Benches that need a home around Denver. The Blue Benches are a project meant to help educate and put an end to sexual assault.

Generally, the Board is open to finding a spot for one or two, but would need to know when they'll put it in, how long will it be there, what is the bench made out of, and how do they engage conversation?

Ms. Licko will find out more information.

### **BROADWAY VIADUCT:**

Ms. Licko gave background of the Broadway Viaduct Local Maintenance District (LMD), including boundary and budget. This LMD abuts the RiNo BID and includes one of the district's main entryways and RiNo sculpture, leading the RiNo BID to explore dissolving the LMD and taking on the maintenance. Director Fine, who's in multiple LMDs, said that it makes no sense for districts to be so broken up.

The Board voted to approve further exploration of this with the City.

### **RINO BIKE SIGNS ON LARIMER STREET:**

RiNo is working to install new bike lane signs before the bike race in August. \$5000 is already budgeted, which will cover most of the costs. It will take 30 days to get them here, and would be installed around the first of July.

There was a motion to move money from the Walnut two-way conversion budget to make up the difference to put down the RiNos in the bike lanes on Larimer and the Board voted unanimously to approve it.

### **BIKE RACKS:**

Director Weil informed the Board that Home Advisor would like to sponsor bike racks as a leave-behind for the bike race coming to RiNo in August. They're giving \$20-25K toward the bike racks, and Director Weil noted that we could collaborate with Juno Works to do the fabrication. Director Weil will take the lead on doing a call for artists.

Going forward, RiNo would like to create a standardized design for bike racks – RiNo will not own and purchase, we just get them permitted and possibly fabricate.

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

May 9, 2017

Page 4

### **BLAKE/BROADWAY PARK:**

Ms. Licko passed around packet about the little park space at Blake and Broadway and the hope to reimagine it as a small park space. Davis Partnerships is donating architecture services for concepts.

The design team is hoping to get capital improvement budget total to \$100-150K (scaling back grass and big lighting). Also, there is the possibility for an entity, possibly the BID, to take over management of this park to generate revenue, etc.

Chris Reidl, the resident who is championing this, would like to come talk at the June BID Board meeting to discuss further.

Director Croft showed concerns about the park being only sporadically active; Ms. Licko suggested food trucks could solve that problem, upon which Director Croft suggested we do a pilot first.

### **AUDIT EXEMPTION VOTE RATIFIED:**

The Board voted unanimously to ratify the previously made vote to apply for an audit exemption this year.

### **35<sup>th</sup> STREET 30% DESIGN PUBLIC MEETING:**

Ms. Licko passed around the flyer for the upcoming public meeting on 35<sup>th</sup> Street on May 25.

### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

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Secretary to the Board

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

**HELD:**

Tuesday, June 13, 2017, at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Andy Feinstein  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes  
Josh Fine

Also in attendance were: Jamie Licko, Alye Sharp, Eva Zimmerman, and T.C. Werner, RiNo Art District staff; Anne Hayes, RiNo Denver GID Board; and Shannon Joern and Andrew Michaelson, Artspace.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

**REVIEW OF FINANCIALS:**

T.C. Werner, accountant for the RiNo Art District, BID, and GID, gave a summary of the previous month's financial statements. Mrs. Werner pointed out the following highlights:

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 13, 2017

Page 2

- BID assessments are continuing to come in – currently at around 60% collected
- New business expenses included a copier that will be shared between the Art District and the BID
- We still owe ~\$4000 to OTAK for their services on the design overlay/guidelines, which was previously misreported
- Everything is right on target; either under or right at budget for everything but attorney fees

### **BID BOARD DIRECTOR SEAT:**

Ms. Licko informed the Board that since their previous vote to add Martha Weidmann to the BID Board as a westside creative property owner, she has announced that she will be selling her property. Ms. Licko will repost the open Board position for Board members to share with their networks.

### **ARTSPACE UPDATE:**

Ms. Joern and Mr. Michaelson from Artspace gave an update and overview of the Artspace project planned for RiNo on Brighton Blvd.

Mr. Michaelson showed the Board slides of the current plans (still in evolution. Director Stutz asked what the typical turnover for tenants within their projects is, with Mr. Michaelson responding that they have less than 2% turnover every year. Director Croft asked if and how the original \$20,000 contribution the BID made to the predevelopment of the project helped, which was addressed by Ms. Joern. Ms. Joern stated that the original contribution helped Artspace leverage more funds, including \$200k from Bonfils-Stanton Foundation, and other funding from Enterprise, Denver Foundation, and Arts and Venues. However, they're still working to raise an additional \$200k, to which Ms. Joern requested that the Board consider making another similar-sized contribution. Ms. Licko reminded the Board that last year they elected to put \$20k into this year's budget for another Artspace contribution, contingent upon the fact that they leveraged it well enough with other contributions.

Upon brief discussion, there was a unanimous vote to contribute the next \$20k.

### **PARKING STUDY:**

Ms. Licko reminded the Board that NDCC had offered an expanded scope onto the National Western parking study (wrapping up in November) to include the RiNo Art District, and that the Board had decided to do their own RFP for a study separate from the NDCC study. This year's

## **RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 13, 2017

Page 3

budget has \$40k for a parking study (Ms. Licko noted that this won't cover a full study, but can add in more for next year, as a study would go into 2018.)

Ms. Licko presented a draft RFP that was circulated last year, and indicated that we'll need to meet with the City to see if and what parts they'll help cover costs for. The RFP included six bullet points with the overarching goal of creative, thoughtful ways of thinking about how people access this neighborhood. Suggestions included:

- Director Weil asked if we could communicate more art ideas so that people clearly know that they're applying to an Art District
- Director Stutz suggested that some of the deliverables be stated up front as well as at the end, as well as having the consultant team think about ways to generate revenue through parking
- Director Croft stated that qualifications and experience, it should be more comprehensive and a bit broader than just parking management; that they should provide research into what similar districts are doing; and should identify short-, mid-, and long-term strategies

Ms. Licko will incorporate these suggestions through tracked edits and will share with the Board via email for any final comments for distribution after the 4<sup>th</sup> of July. Distribution will include an open post on various forums and direct invites to apply.

### **GO BOND LIST:**

Ms. Licko informed the Board that all RiNo projects were cut from the initial list of recommendations for the GO Bond. Ms. Licko noted that the next step is the Mayor's desk, who has veto power over anything on the list, as well as the ability to add items back in.

RiNo's asks were:

- 31<sup>st</sup> Street ped bridge
- River promenade
- RiNo Park buildings
- 35<sup>th</sup> Street
- 38<sup>th</sup> Street underpass
- Walnut Street two-way conversion
- Bike lanes and sidewalk infrastructure

Ms. Licko said she thought it was worth a "last-ditch effort" to try to get at least one project back on their radar; to that end, Ms. Licko will be meeting with Councilman Brooks next week to let him know the Board is alarmed that no RiNo projects made the list and that we'll be emailing the neighborhood to ask for their letters of support.



**RECORD OF PROCEEDINGS**

RiNo Business Improvement District

June 13, 2017

Page 4

**BRIGHTON BLVD RENAMING:**

Ms. Licko informed the Board that the GID Board has voted to start the process to petition the name change from Brighton Blvd. to N. Broadway North. She'll provide more information once the process begins.

**BLAKE-BROADWAY PARKLET:**

Ms. Licko informed the Board that she's continued to meet with the City on the planning effort for the parklet at Blake and Broadway, and that they've completely refined their original plan of permanent interventions to a pop-up park with temporary interventions that will run through August, September, and October. There is no set plan for the parklet yet, but she'll work with the City to draft an IGA with Parks and Rec for RiNo to manage the parklet. RiNo would need to commit money for programming, but could also earn revenue. Programming ideas include food trucks, Drink RiNo sales, etc.

**ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

---

Secretary to the Board

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

**HELD:**

Tuesday, August 8, 2017 at 3:00 p.m. at RiNo Offices, 2901 Blake St. Suite 165, Denver, Colorado

**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:

Justin Croft  
Sonia Danielsen  
Tracy Weil  
Tai Beldock  
Ari Stutz  
Bryan Slekes  
Josh Fine  
Rachel Rabun  
Andy Feinstein

Also in attendance were: Jamie Licko, Amanda Kriss, Eva Zimmerman, T.C. Werner, RiNo Art District staff; and Katy Flaccavento, and Zachary Christopher, Knomad Colab.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

The minutes from the previous meeting were reviewed by the RiNo BID board via email prior to the meeting. Upon motion duly made, seconded, and unanimously approved, the minutes will be posted on the RiNo BID website.

## **REVIEW OF FINANCIALS:**

T.C. Werner, accountant for the RiNo Art District, BID, and GID, and Ms. Licko gave a summary of the previous month's financial statements. Ms. Licko pointed out the following highlights:

- Around 90% of the 2017 tax incomes have been collected
- A full breakdown of administrative costs for each of the BID, GID, and RAD will be provided to the board later this week
- Starting next year, BID specific balance sheets will be available as we transition to a new system

## **NEW BID BOARD MEMBER:**

Director Danielsen introduced the newest board member, Rachel Rabun, to the board and welcomed her to the team.

## **38<sup>th</sup> STREET UNDERPASS UPDATE:**

Ms. Licko introduced Ms. Flaccavento and Mr. Christopher to present on their progress on the PS You Are Here lighting project for the 38<sup>th</sup> Street Underpass.

Ms. Flaccavento and Mr. Christopher presented slides of their current plans for the lighting installation. This presentation included bringing in some of the lighting elements that will be a part of the project such as arabesque sconces and illuminated, multicolored panels. The overarching goal of their proposal is to create an immersive space that is safe, inviting, and harkens to the history of RiNo. As part of the presentation, the artists gave an overview of an amended budget to cover the expanded scope of the project. This budget ranged from \$52k to \$65k.

Directors Croft, Stutz, Fine, and Danielsen expressed concerns over the increased budget and requested that the artists provide information on the lighting power of the proposed installation, how electrical will be run into the space, and their expertise on installation and working with contractors to ensure that costs won't increase during install. The Board did not make any motion to amend budgeting at this time and will hold off their vote until this information is made available.

## **RiNo PARKING STUDY:**

Ms. Licko reviewed the subject of a meeting she and Director Croft attended with the City's parking division and the North Denver Cornerstone Collaborative on July 20, 2017. In this meeting, they learned that the Curtis Park Neighborhood worked with the City on a parking area management plan for the area. This plan made recommendations that entire into RiNo on Larimer Street as well as on 29<sup>th</sup> Street through 34<sup>th</sup> Street. These recommendations would put in place two hour parking limits between the times of 8:00 am through 10:00 pm and Ms. Licko expressed her worries that the neighborhood would be concerned over this rapid change over.

Director Fine expressed his concerns for this change, particularly as it relates to parking availability for office employees that work in the area and urged the Board to submit a letter to the City in opposition to these changes by the deadline of August 14, 2017.

Ms. Licko explained that she thinks a more holistic parking approach would be the best compromise in this situation. Director Croft suggested a moratorium on the numbered streets (29<sup>th</sup>-34<sup>th</sup> St) while allowing for the transition along Larimer as Larimer Street is a primarily retail corridor and would benefit from these limits.

Ms. Licko will draft a letter and circulate to the Board for comment and review before the comment period closes on August 14.

#### **PEDESTRIAN INFRASTRUCTURE:**

Ms. Licko informed the board that the City will be installing stop signs at 36<sup>th</sup> and Blake this week and will also be installing stop signs at 26<sup>th</sup> and Larimer in the near future. Additionally, the 35<sup>th</sup> Street Pedestrian bridge is set to open on the morning of August 11<sup>th</sup>.

#### **ADMINISTRATIVE UPDATES:**

Ms. Licko will be distributing new assessed values for 2018 to the Board before the next Board meeting to review for budget impacts. A new budget for the BID will need to be submitted and gone through a public hearing by September 30. Director Croft suggested that the new budget and the public hearing take place at the next Board meeting in September to meet this deadline.

Ms. Licko updated the Board of a neighborhood survey that will be distributed within the next few weeks to gauge qualitative feedback from the community on concerns, opportunities, project requests and more from the Districts.

Ms. Licko also explained that the new Good Neighbor Agreement draft will be available in the next couple of weeks. This new GNA will be required of every liquor or marijuana license holder.

#### **ADJOURNMENT:**

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the RiNo Business Improvement District.

---

Secretary to the Board

**RiNo BID Steering Committee Contact Information**

Name	Address
Tracy Weil	Weilworks, 3611 Chesnut Place, Denver, CO 80216
Sonia Danielsen	Bindery on Blake, 2901 Blake Street, Suite 165, Denver, CO
Andrew Feinstein	EXDO, 3535 Larimer Street, Denver, CO 80205
Justin Croft	Zeppelin Development, 3455 Ringsby Ct., #100, Denver, CO 80205
Bryan Slekes	Great Divide Brewing, 2201 Arapahoe St., Denver, CO 80205
Tai Beldock	Erico Motorsports, 2855 Walnut Street, Denver, CO 80205
Ari Stutz	Downtown Property Services, 2660 Walnut Street, Denver, CO 80205
Josh Fine	Focus Property Group, 2737 Larimer St, Denver, CO 80205
Rachel Rabun	Mockery Brewing, 3501 Delgany St, Denver, CO 80216

Email	Work Phone	Fax	Initial Term (2016)
<a href="mailto:tracy@weilworks.com">tracy@weilworks.com</a>	303-913-7508	N/A	2016
<a href="mailto:soniadanielsen@mac.com">soniadanielsen@mac.com</a>	303-884-9354	N/A	2018
<a href="mailto:afeinstein@exdomanagement.com">afeinstein@exdomanagement.com</a>	310-266-7202	N/A	2018
<a href="mailto:justin@zeppelinplaces.com">justin@zeppelinplaces.com</a>	720-296-3610	N/A	2017
<a href="mailto:bryan.slekes@greatdivide.com">bryan.slekes@greatdivide.com</a>	303-564-4350	N/A	2017
Tai@ericomotorsports.com	303-887-1647	N/A	2016
ari@dpsdenver.com	303-489-9090	N/A	2017
jfine@focuspropertygroup.net	303-296-7550	N/A	2018
<a href="mailto:rachel@mockerybrewing.com">rachel@mockerybrewing.com</a>	303-885-8928	N/A	2020

Consecutive Term
2019
2021
2021
2020
2020
2019
2020
2021
2023



## RiNo BID Steering Committee Contact Information (Non

Name	Description
Erika Martinez	NDCC - Director of Communication (newsletter)

on (Non-Members)

Email	Work Phone	Cell Phone
Erika.Martinez@denvergov.org	720-865-2906	

**RiNo BID**

Attendance September 2016-August 2017

	Sep-16	1-Nov	6-Dec	10-Jan
<b>Sonia Danielsen</b>		X	X	X
<b>Ari Stutz</b>	X	X	X	X
<b>Josh Fine</b>		X		
<b>Tai Beldock</b>	X	X	X	X
<b>Tracy Weil</b>	X	X	X	X
<b>Justin Croft</b>	X	X	X	X
<b>Andrew Feinstein</b>		X	X	X
<b>Bryan Slekes</b>	X		X	X
<b>Mike Mancarella*</b>	X	X		
<b>Rachel Rabun**</b>				

\*Left Board in December 2016

\*\*Added to Board in August 2017

				TOTAL MEETINGS ATTENDED
14-Mar	9-May	13-Jun	8-Aug	
X	X	X	X	7
X	X	X	X	8
X		X	X	4
X	X	X	X	8
X	X	X	X	8
X	X	X	X	8
X		X	X	6
X	X	X	X	7
				2
			X	1

# RiNo Art District

Annual Report 2016/17



**Building Bridges.  
Breaking Ground.**





## A Message from the RiNo Art District:

Years from now, when we look back at how far we have come, we will collectively recognize this time as a critical turning point. A time in which we collectively defined who we are, what we stand for, what would define us.

The numbers in this report tell you a story of what can happen in a perfect moment of synergy, creativity and opportunity. What the numbers cannot capture is the spirit, soul and commitment that has been poured into RiNo every single day. The ferocity with which we are taking a stand to be better.

In the changing landscape of neighborhoods, no matter where you may be in the world, people anticipate a standard narrative. Creation. Gentrification. Stabilization. A creative rising giving way to status quo.

But what happens when that narrative is rewritten? When people who share a common passion for a place break the rules to create a new paradigm? When the foundation is laid for a community that is empowered to rise together?

There is no way to know for sure... but RiNo will be a leader in charting this new territory. This is the time when we will break new ground, reassemble old policies, protect our soul, and build new bridges to reconnect us, at a time when we all need it the most.


To the artists, small businesses, companies, developers, creators and visionaries who have brought us to this point, and are lighting the way forward... we thank you. This is the beginning of a new segment of RiNo's history—one that we collectively will nurture and guide.

  
—Jamie Licko, President

  
—Andrew Feinstein, RiNo Art District Co-Chair

  
—Chandler Romo, RiNo Art District Co-Chair

  
—Justin Croft, RiNo Business Improvement District Chair

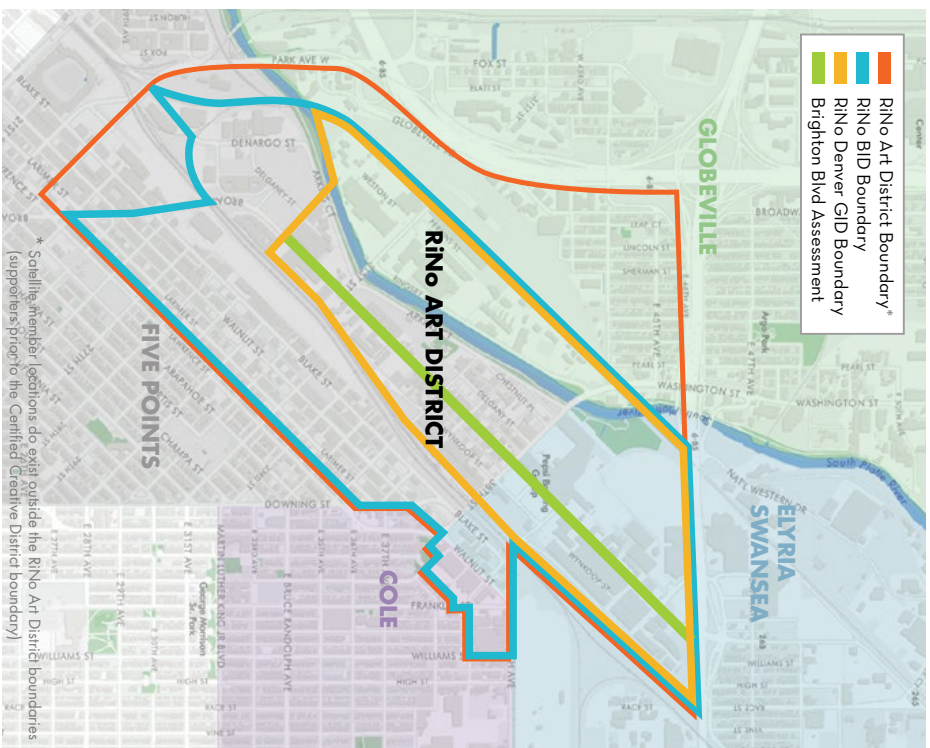
  
—Anne Hoyes, RiNo General Improvement District Chair





“We must redefine the American Dream so that it does not rest on the assumption that we can throw old places away and create new ones in the middle of nowhere.”

—William Fulton, Urban Planner and Author



**Rino Art District Overview**

Artists + Creators	4-5
Businesses + Employment	6-7
Development + Investment	8-9
Hotels + Tourism	10-11

**Rino Art District Organization + Management**

Rino Art District 501(c)(6)	12-13
Rino Business Improvement District	14-15
Rino Denver General Improvement District	16-17

**Rino Art District Areas of Focus**

Neighborhood Character + Identity	18-19
Affordability + Economic Diversity	20-21
Infrastructure	22-23
Mobility + Connectivity	24-25
Sustainability + Environment	26-27

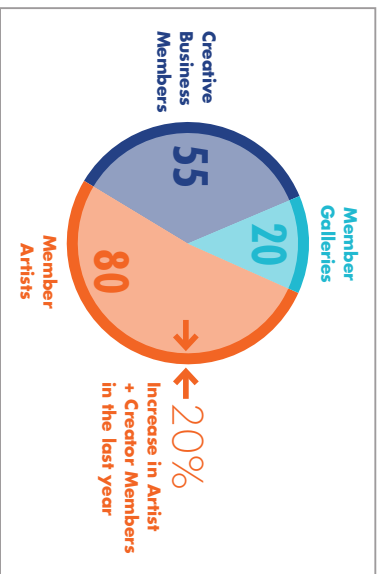


Trilix Photography

## Who is RiNo's Creative Community?

→ A majority of RiNo's creative community consists of individual artists rather than artist collectives. Working studios, maker spaces and industrial dirty space defines our character.

→ RiNo is also home to the largest collection of DIY artist spaces in Denver.



→ The RiNo Art District was founded in 2005 by 8 members (some locations had a general membership that included artists and businesses within it) and has grown to almost 300 in 2017. The breakdown:

## 2005 2017

6	CREATIVE BUSINESSES	55
22	ARTISTS	80
6	GALLERIES	20
2	BUSINESSES	139
35	STUDIOS	177
85	ARTISTS	430
15	MAKERS	140

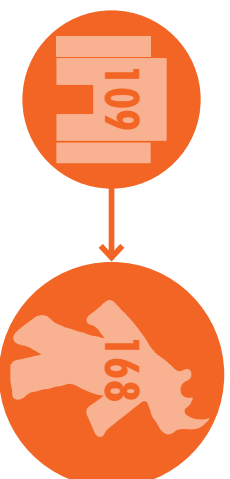
Not all artists are members. Estimates of studios and of artists and makers working and/or exhibiting in RiNo:

## ARTISTS + CREATORS

**A**rtists, musicians, makers, creators and entrepreneurial spirits are the heart and soul of RiNo's economy. Though there have been threats to the viability of a long-term working artist community in RiNo, we continue to see artists and creators thrive here, and our efforts to support, advocate for and invest in our artist community will always be a primary focus of the RiNo Art District.



Leslie Jorgensen



### Creative Businesses

[not all are members]

Creatives employed, including businesses such as blown glass manufacturing, furniture makers, jewelry creators and photography and videography studios.



**787 = 7,700**  
 Businesses in RiNo Jobs in RiNo  
(Census, LEHD 2014)

**2,665** Workers in RiNo

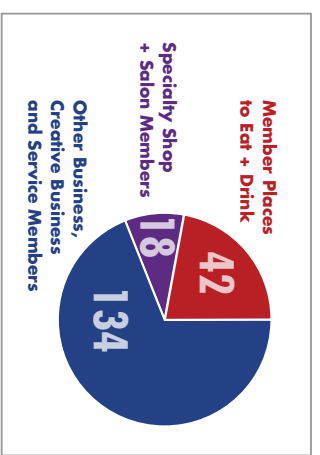


New businesses opened in RiNo in last 4 years: **400**

**↑ 30%**  
ISSRI Business 2012, InfoGroup USA 2016

**BUSINESSES + EMPLOYMENT**

In RiNo the local, entrepreneurial business reigns. Coffee, brews and incredibly eclectic food can be found here... but so too can custom furniture and home goods, boutique clothing, vintage jewelry, local food products, and more.



**Small Business is RiNo's Forte**  
 most occupy:  
**< 5,000 SF**  
 most employ:

**New Industry in RiNo**

- Adult Craft Beverage:** RiNo is home to 19 adult craft beverage producers and growing—including breweries, wineries, distilleries and cideries. In 2016, they came together to form Drink RiNo in an effort to strengthen collaborations.
- Coffee:** There's no shortage of places to caffeinate in RiNo, with more than 8 locations who roast and brew here.
- Food Halls:** RiNo pioneered the food hall concept in Denver, and has continued to evolve it. From The Source, to Denver Central Market and Zeppelin Station, the concept has evolved and transformed the way we gather.
- Furniture + Design:** 5 new furniture crafters joined the neighborhood in 2016-2017, joining dozens of other design firms who are crafting a new aesthetic coming out of RiNo.



Freight Residences

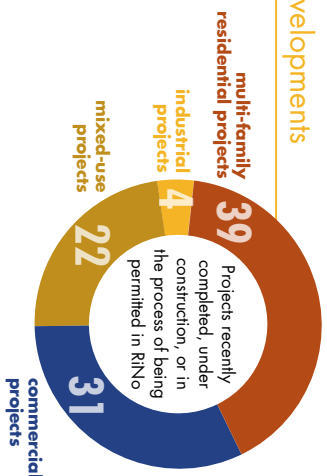
## DEVELOPMENT + INVESTMENT

From day to night, our landscape changes. A building is here, and then it's not. A new skyline is formed. Bridges are built. Roads are recreated. As we look ahead, we are focused on how we integrate what comes next into our RiNo fabric.

### Commercial Development



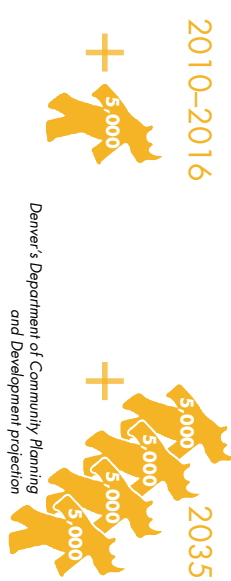
### Planned Developments



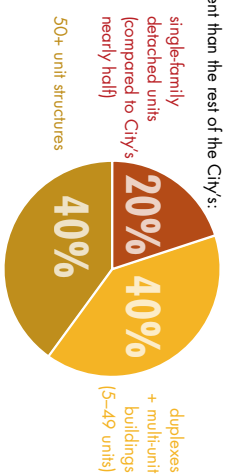
### Residential Development



Residential growth has increased at a rate of about 3% per year since 2010:



Housing stock is very different than the rest of the City's:



62% of residential units are rental units:



RiNo has a younger population on average than Denver County:



Denver Rock Drill



## HOTELS + TOURISM

**W** here hotels and tourism are concerned, RiNo is at the tip of the iceberg. But big things are coming.



Ramble Hotel

### New Developments

#### Ramble Hotel

The independently-owned 50-room boutique hotel is set to open at 25th and Larimer in late 2017, with New York-based Death and Co. as an anchor cocktail-room tenant.

#### The Source Hotel

The 100-room hotel will anchor The Source food hall when it opens in mid-2018 at 33rd and Brighton Blvd, featuring a rooftop pool deck, and a New Belgium brewery and will be operated by the same group that runs the St. Julien in Boulder.

#### Additional Hotels

Three additional hotels are proposed or in development in RiNo—one on RiNo's east side and two on RiNo's west side.



CRUSH 2014  
Photo: Michael Ensminger

### 2016–2017 Events

#### Colorado Classic + Velorama

Pro-cycling race and festival coming to RiNo in August 2017

#### CRUSH

Street art event occurring annually in mid-September

#### Pobst Festival

Annual music festival block party occurring on Larimer in mid-May

#### First Fridays

Every First Friday of the month, many RiNo galleries and businesses open their doors from 6–9pm for an evening art walk.

#### Final Friday

Community music walk + urban bazaar occurring on the final Friday of the summer months (May–August)

#### Denver Deluxe

Summer music festival block party presented by Park Burger occurring on Walnut Street in mid-June

First Friday @ Heikken Gallery



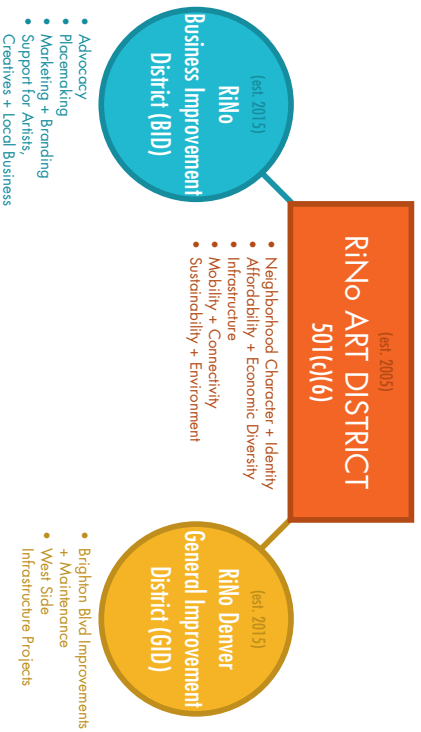


# RiNo Art District

## Our Structure

A complex structure of three separate organizations oversees the day-to-day management, programming, marketing and project development for the RiNo Art District neighborhood.

These three organizations include:



## What the RiNo Art District Funds

The RiNo Art District is a 501(c)(6) nonprofit organization primarily funded by membership and other contributions. Funding from the organization goes towards advocacy, policy, efforts to build the RiNo brand, support of artists, creatives and entrepreneurs, and overall efforts to support the neighborhood character and preserve its heritage.



Michael Ortiz, CRUSH 2016

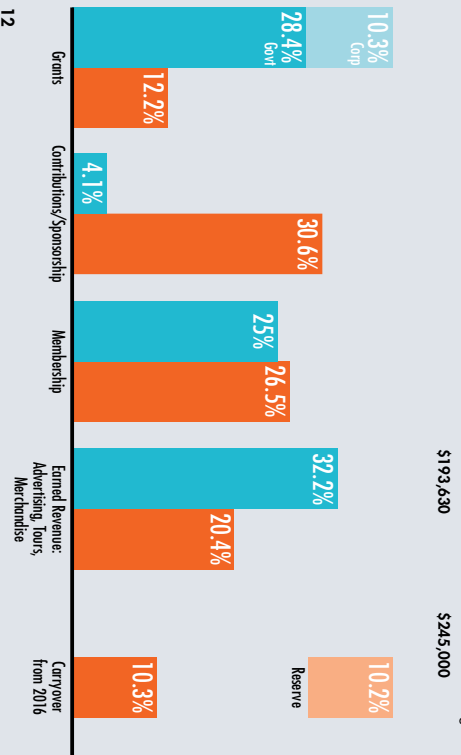
## History

The RiNo Art District organization was started in 2005 by Tracy Weil and Jill Hedley Hooper, in an effort to catalyze the growing creative sector in the neighborhood. In 2007, the organization also became the Registered Neighborhood Organization (RNO) as a way to better represent increasingly diverse neighborhood interests. As RiNo grew, changed, and faced economic growth, the realities of a developing neighborhood meant that the RiNo Art District must find a way to expand its role in how the neighborhood would evolve. In 2015, RiNo championed the development of the RiNo Business Improvement District (BID) and RiNo Denver General Improvement District (GID) with the support of the neighborhood. The act of forming these districts, and uniting them into a consolidated structure, has given the organization a voice, representation, influence and leverage which has been—and will continue to be—critical to shaping how this neighborhood develops.

## RiNo Art District Board Members

- Andrew Feinstein** (EXDO)—Co-chair
- Chandler Remeo** (Blue Silo Studios)—Co-chair
- Rexford Brown** (Pohlem Shop Studio)—Secretary
- Jonathan Kaplan** (Plinth Gallery)—Treasurer
- Tracy Weil** (Weilworks + Farm 39)
- Justin Croft** (Zeppelin Development)
- Sonia Danielsén** (Bikery on Bickel)
- Coyce Goldberg** (Helikon Gallery & Studios)
- Vicki Sterling** (Patron Supporter)
- Anne Hayes** (Westfield Development)
- Jonathan Power** (The Populist/Bar Foustov/Cremol)
- Adam Gordon** (The Temple Denver)

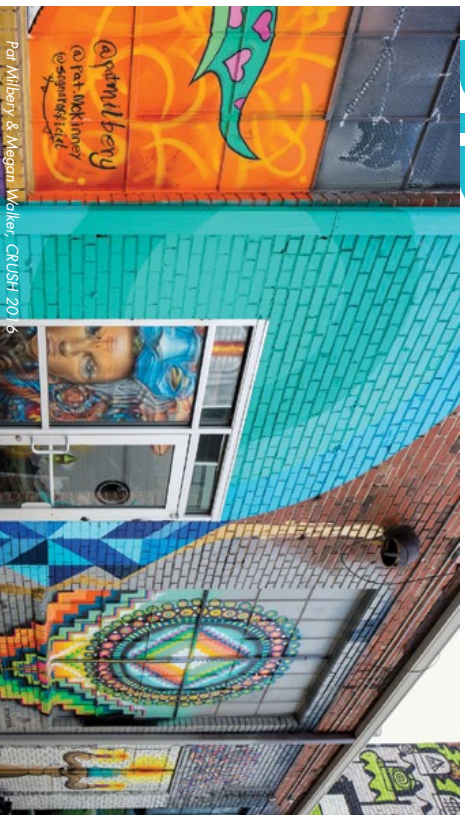
## INCOME



## EXPENSES



# RiNo



Pat Milberry & Megan Walker, CRUSH 2016

## RiNo Business Improvement District

### About the RiNo BID

The RiNo Business Improvement District (RiNo BID) is a quasi-governmental, special district body that generates revenue for enhancements in RiNo through an assessment on commercial properties located within the nearly 1-square-mile boundary area. The RiNo BID assesses commercial property 4 mills on their assessed value annually to support its objectives.

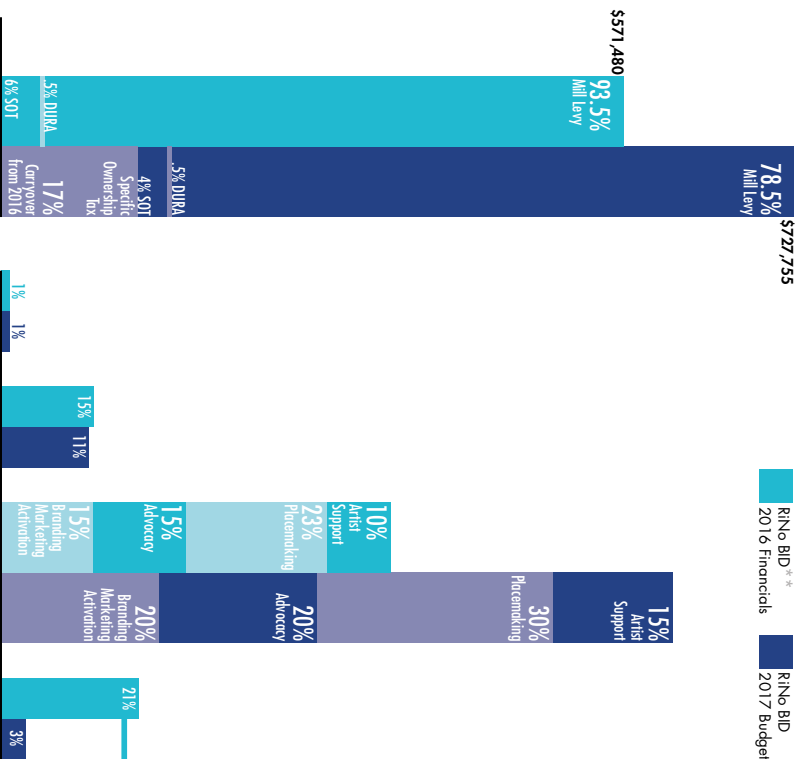
### What the RiNo BID Funds

The RiNo BID's resources are dedicated to projects and programming in four key areas—advocacy, placemaking, marketing and branding and support for RiNo's artists, creatives, entrepreneurs and local businesses.

### BID Board Members

- Justin Croft** (Zeppelin Development)—President
- Sonia Daniels** (Bindery on Blake)—Secretary
- Tai Boldock** (Erico Motorsports)—Treasurer
- Tracy Weil** (Weiworks + Farm 39)
- Andrew Feinstein** (EXDO)
- Bryan Stokes** (Great Divide Brewing Co.)
- Josh Fine** (Focus Property Group)
- Ari Stutz** (Downtown Property Services)

RiNo BID \*\*  
2016 Financials



### Carryover to 2017

As a startup BID, the organization took some time to get project procurement and delivery underway. This figure represents funds that are dedicated to specific projects but for which funds were not spent in the 2016 fiscal year.

\* Administrative expenses have been accounted for in the program areas

\*\* These do not represent audited figures for the RiNo BID



# RiNo GID



Rendering: RINL/City of Denver

## What the RiNo Denver GID Funds

The RiNo Denver GID was established primarily to fund enhancements to Brighton Boulevard as well as its long-term maintenance. In the coming year, the district may also fund other infrastructure improvements and maintenance. In 2016, the RiNo Denver GID initiated a \$3M loan to support enhancements to the Brighton Boulevard reconstruction being funded by the City and County of Denver. The \$3M is dedicated for pedestrian and bicycle path lighting, trees and plantings and green storm water infrastructure and additional aesthetic improvements to the street.

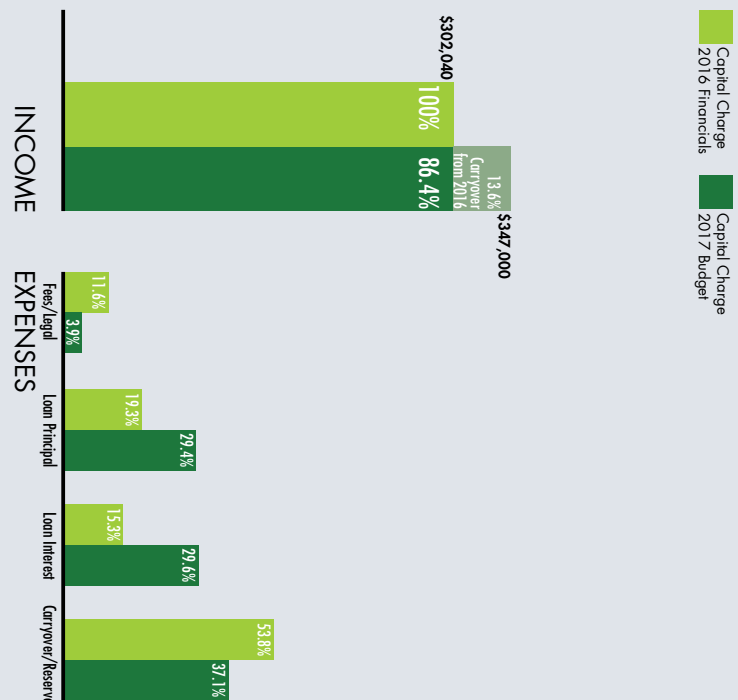
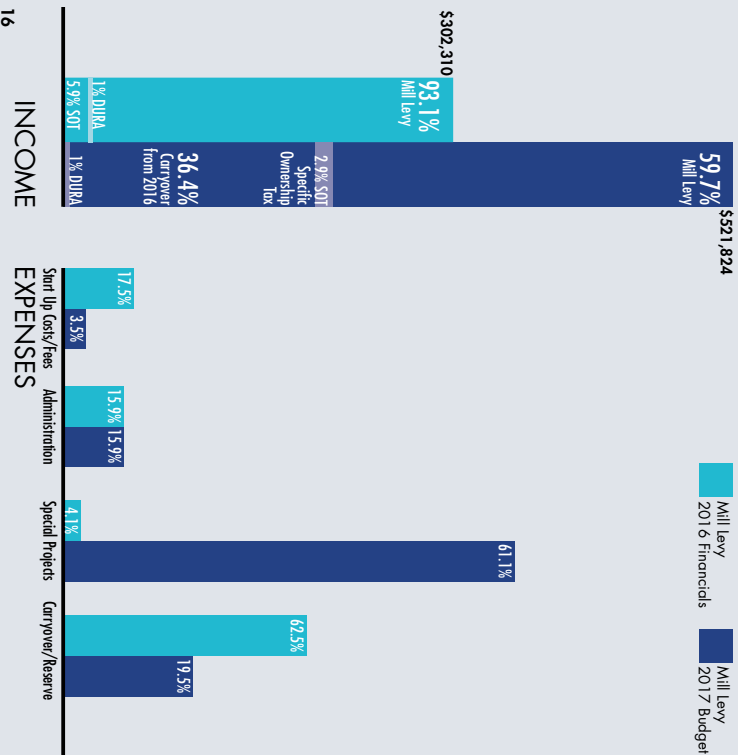
## RiNo Denver General Improvement District

### About the RiNo Denver GID

The Denver General Improvement District (RiNo Denver GID) is a quasi-governmental, special district body that generates revenue specifically for infrastructure and maintenance on the west side of RiNo. Revenues are generated through an assessment on commercial and residential properties located within the nearly 200 acre area. The RiNo Denver GID assesses commercial and residential property 4 mills on their assessed value annually to support its objectives. Additionally, the GID levies a capital charge to property owners with frontage on Brighton Blvd that will generate \$3M over the next 20 years to fund enhancements to the street.

### GID Board Members

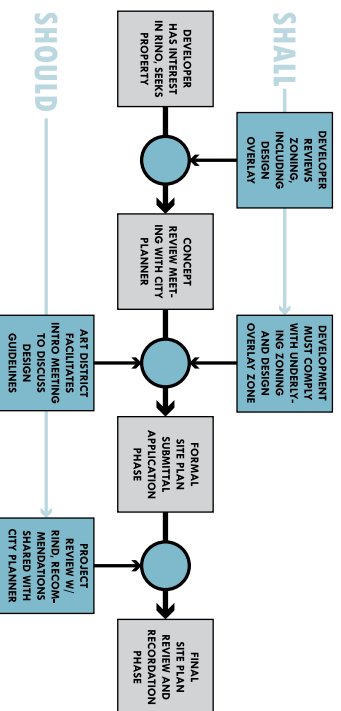
- Anne Hayes** (Westfield Development)—President
- Jason Winkler** (INDUSTRY)—Secretary
- Jonathan Kaplan** (Rinoh Gallery)—Treasurer
- Larry Burgess** (Catalyst/I&M Capital Investments)
- Chris Woldum** (Zappelin Development)
- Tom Gordon** (Iselo Investment Partners)
- Tracy Weil** (Weikworks + Farm 39)
- Roberto Eaton** (Pepsi)
- Bernard Hurley** (Menallo Development)
- Karen Good** (City of Denver Dept of Public Works)
- Councilman Albus Brooks** (District 9)



## Where RiNo is Investing

### Design Guidelines and Design Overlay

Preservation of character and promoting a development culture that celebrates RiNo and ensures it is built out thoughtfully.



### RiNo Park Buildings

In partnership with the City of Denver, working to ensure RiNo retains dedicated, affordable creative space in the heart of the new RiNo Park.

### PREFERRED CONCEPT

Rendering: Wenk Associates



RiNo's mural event that is a catalyst for reflecting and diversifying the urban landscape and the unique voice of the community, bringing art out of the galleries and into the streets.



Celebrating RiNo as the epicenter of independent craft beverage manufacturers in Denver. RiNo has the largest concentration of craft beverage manufacturers in the U.S., with 15 craft brewery, cider, urban winery and distillery members in a 1-mile radius.

RiNo is giving a platform to the people who make and create in RiNo through a channel to sell and distribute their goods in the new RiNo Made retail store, which opens in November 2017.

## NEIGHBORHOOD CHARACTER + IDENTITY

**R**iNo is industrial and gritty, entrepreneurial and creative. Things are made here. Art is created here. It's home to business and industry, and an increasing amount of development and new residents calling it home. As RiNo evolves, we are focused on ensuring that the character that has united this place remains, thrives and grows.



### Issues + Opportunities

RiNo is an historically industrial neighborhood that's facing change that people want to put a name on—gentrification. Our roots are different than most neighborhoods though. We started as home to industry, and to a large extent we remain that way—a neighborhood of makers and creators. As we grow, we are becoming a new neighborhood, and we have a chance to do so in a way that protects our past and embraces the new, thoughtfully.

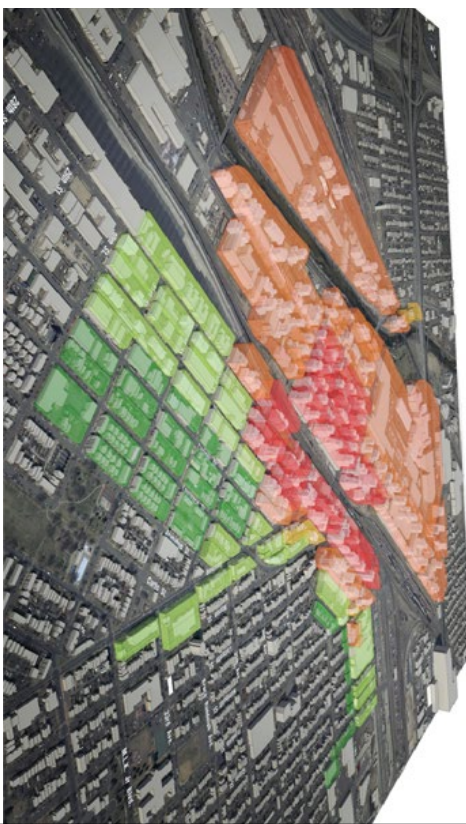


## AFFORDABILITY + ECONOMIC DIVERSITY

**W**e believe that it is possible to create a neighborhood that has a place and a space and opportunities for all. RiNo is pushing hard to change the paradigm of gentrification to a community that is empowered to rise together. The collective of artists, creative, entrepreneurs, businesses, developers and individuals that make up this dynamic area is committed to ensuring that we take care of each other.

### Issues + Opportunities

The extraordinary amount of investment and attention coming to RiNo from the development community means space is becoming increasingly expensive, no question. We recognize that RiNo is at risk of becoming unattainable to those who have made the character of the district so unique. We also know it is critically important that we celebrate the importance of culturally significant, yet currently underserved neighborhoods who surround us. RiNo is committed to being a neighborhood that stands the test of time, and that means fighting hard to keep it accessible.



### Where RiNo is Investing

#### 38th and Blake Station Area Height Amendments + Affordability Overlay

RiNo is going higher... the new A Line Station gives us an opportunity to create density around transit. But when we give density, we ask for something back. A new overlay will add requirements that as development comes, affordability will be incorporated.

#### Artspace

More than 100 dedicated, affordable work/live units for artists are coming to RiNo on the northern end of Brighton Blvd. We're investing in making that project a reality by 2019.

#### Safe Creative Spaces

This year has illuminated the challenges that artists of all kinds have creating in safe spaces. It's time for a change in how we see these spaces. We're challenging the City of Denver to think bigger, and making headway on ensuring there is a viable way to do this affordably.

#### Tiny Homes

Opportunities for all is the focus. From providing opportunities to the population experiencing homelessness to creative ways to do affordable live/work space, we're supporting innovative tiny home solutions for RiNo.

#### #whatunitesus

Art unites us. As does our diversity. RiNo is focused on not only knitting together our community, but also making it our duty and responsibility to ensure that the diverse communities that surround us are not isolated from that but instead are part of it.





## INFRASTRUCTURE

**R**iNo's story is that of an industrial hub, long forgotten about from an infrastructure perspective even as surrounding areas developed. Today, we're making up for lost time by investing with the City of Denver in infrastructure that connects us and provides for the neighborhood, creating spaces to unite us.

### Issues + Opportunities

The north-south connections in RiNo are a critical focus immediately to ensure safety, slower traffic and a more accessible neighborhood. Larimer St. and Blake St. have gone two-way, Walnut is next. Meanwhile, Brighton Blvd. is undergoing a rebirth, from rundown industrial thoroughfare to the most modern urban street in Denver. Up next, sewing together the east-west sides of the neighborhood to wholly connect us and tie us into the neighborhoods that surround us.



### Where RiNo is Investing

#### Brighton Blvd.

Brighton Blvd is the street that started it all for RiNo—the catalyst project that let RiNo put its mark on a massive project that will not only redefine us, but will serve as a new gateway to Denver. A long stretch of construction is ahead, but a spectacular outcome will be a RiNo gamechanger. Completion is slated for Spring 2019.

#### 35th Street

The RiNo BID has been given a tremendous opportunity—to lead on design of what will be a critical east-west connector for RiNo. The goal? To make it a shared street with green infrastructure that treats 100% of our stormwater, prioritizes pedestrians and bicycles and sets a new standard street prototype for RiNo, and the City of Denver.

#### Lighting

The RiNo BID made a commitment to improve lighting and safety for RiNo westiders so they can safely access neighborhood amenities and the riverfront. Implementation of that lighting commitment is a priority, with creative and artistic solutions likely to be part of the mix.

#### Infrastructure Advocacy

Infrastructure upgrades are desperately needed throughout RiNo as we face massive growth and activation. Safe places for pedestrians and cyclists, as well as improved connectivity from east to west are our largest priority areas. RiNo has been focused on leading conversations to advance some of the most challenging projects with the City of Denver and other partners, notably an overhaul of the 38th St. Underpass, advancement on the 31st St. Pedestrian and Cycle Bridge and completion of a 2-way conversion for Walnut Street.

#### Amenities

The more people we welcome, the more we are aware that RiNo needs amenities for those people to utilize while here. This year, we'll invest in a strategy to add more seating, bicycle racks and storage, trash bins, bus stops and other amenities to serve our stakeholders and visitors too.





## Where RiNo is Investing

### Parking, Mobility and Access Management Plan

The RiNo BID is advancing a comprehensive multi-modal parking, mobility and access strategy in coordination with the City of Denver. This work will be strategically aligned with recommendations coming out of two current City studies: the North Denver Cornerstone Collaborative Master Mobility Study, and the National Western Center Parking and Transportation Demand Management Study.

### Drink RiNo Circulator

The Drink RiNo Circulator move people around the neighborhood (both east and west sides!) for FREE, each First Friday and every Saturday afternoon and evening. Jointly funded by Drink RiNo, the RiNo Art District and the RiNo BID, we'll look to grow the circulator's capacity in 2017.

### Wayfinding

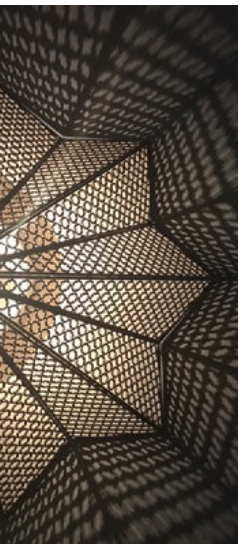
In 2016, RiNo invested in three new gateway signs to kickstart an overall RiNo wayfinding strategy. In 2017, we expand on the gateways and begin adding directional signage, for vehicles as well as pedestrians and cyclists.

### Traffic Calming and Crosswalks

In partnership with our Curtis Park neighbors, RiNo has been working with the City to identify locations for added stop signs, slower traffic and crosswalks. In 2017, the RiNo BID will begin funding creative crosswalks throughout the neighborhood to increase pedestrian safety and bring some art to the streets.

### 38th St. Underpass Lighting + Art

A \$1,000 P.S. You are Here grant from Arts & Venues, some generous support from Blue Moon/Coors and contributions from the RiNo Art District will bring illumination and color to the 38th St. Underpass by Summer 2017, making the space safer for all users, while also shedding more light on the critical need to overhaul it permanently via widening and adding space to accommodate cyclists and pedestrians.



## MOBILITY + CONNECTIVITY

Our approach is to be always forward-thinking—to design places for people, bicycles, transport, transit and cars in a balanced way, one that protects our community ecosystem and connects us safely to our neighbors.

### Issues + Opportunities

- Connectivity and multi-modal access does not come easy in a neighborhood that was built for industrial traffic, is divided by rail lines, and is bordered on two sides by major highways. And yet, where mobility and connectivity is concerned we are making major headway:
- The opening of the 38th and Blake Commuter Rail station in 2016 brought transit to RiNo, and gives us a focal point to build off of in terms of improving circulation.
  - Brighton Blvd. construction is underway, and by 2018/2019 will be open, bringing protected bike lanes and sidewalks to the busy street.
  - The two-way conversion of Blake St. brought slowed traffic and bike lanes (with RiNos in them!). Next up—Wadnui St.



38th St. Underpass: mural by Pat Milbery (above) and planned lighting design by Knomad (left)



## SUSTAINABILITY + ENVIRONMENT

**R**iver is in our name and at the heart of our neighborhood. Taking care of the Platte River while creating an overall more sustainable district is of tremendous importance. Greening and investments in infrastructure that create a healthier environment are our focus.

### Issues + Opportunities

The RiNo Art District straddles a vital riparian habitat, the S. Platte River, for a stretch of approx. 1.5 miles. Meanwhile, 60% of the total surface area in RiNo is impervious, or impenetrable to water, which means dirty stormwater goes right from our streets into the river.

Within the just over 1,000 acres that make up the RiNo Art District, there are currently only 11 acres of dedicated park and open land space. In addition to the riverfront, RiNo Promenade, RiNo Park and Globeville Landing Park, the neighborhood will need to find other ways to provide green space.

Additionally there is only 2.7% tree canopy coverage in RiNo (the Denver average is 19.7%). The RiNo GID will fund more than 400 new trees as part of Brighton Blvd. improvements, but adding to our tree canopy can't end there.

### Where RiNo is Investing

#### EcoDistricts

The RiNo BID is advancing an application to become one of the country's first certified EcoDistricts. The program gives neighborhoods an opportunity to prioritize positive outcomes in equity, resilience and climate protection through innovative, scalable solutions.

#### Bioswales

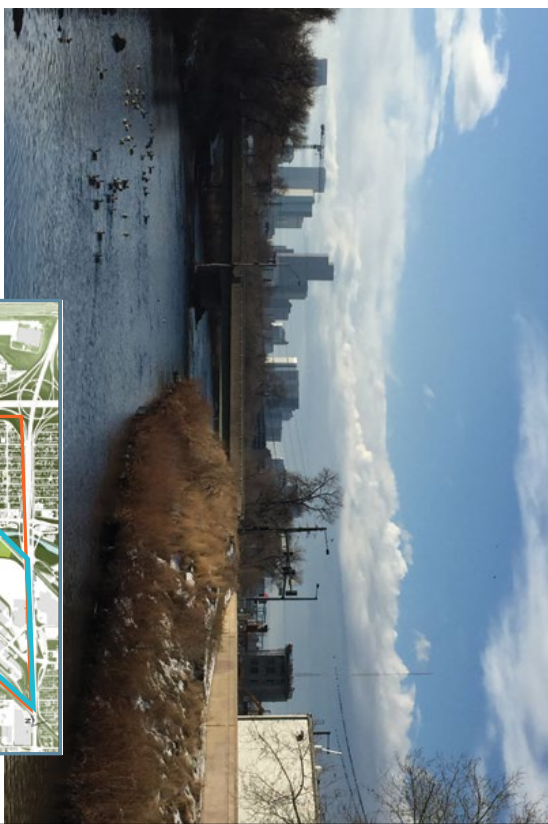
Bioswales are landscape elements designed to concentrate or remove silt and pollution from surface runoff water... and they can come in all shapes and sizes. They will be a key amenity of Brighton Blvd. and the future 35th St. improvements, and we're working to pilot more around the neighborhood.

#### Neighborhood Greening Strategy

RiNo is advancing neighborhood greening by identifying opportunities to implement green walls, green roofs, community gardens and other opportunities and programming that celebrate the river.

#### RiNo Promenade

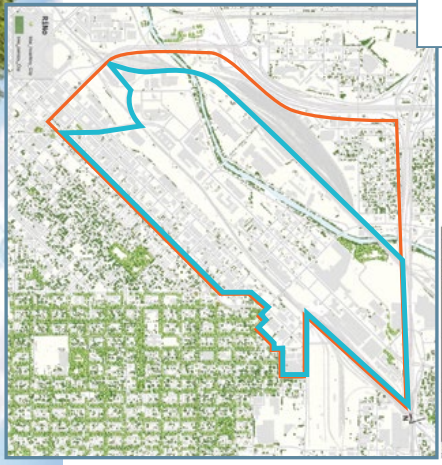
The RiNo GID made a sizeable contribution in 2017 to continue advancing design on the RiNo Promenade, which will transform Arkins Ct. into a riverfront pedestrian space that activates the area and creates connectivity along the entire riverfront stretch.



Contrast between impervious surfaces (white) and undeveloped areas (green).



Location of trees in inventory and depiction of areas with tree canopy.



Maps/Data: excerpts from CU Denver study







# THANK YOU

*To the RiNo Community*

*To our Members*

*To our BID/GID Ratepayers*

*To our Board Members*

*To the City/County of Denver*



## **RiNo Art District Staff**

- Jamie Litko** | President
- Tracy Weill** | Creative Director + Co-Founder
- Alye Sharp** | Communications Director
- Eva Zimmerman** | Membership + Art Director
- Lindsey Hendershot** | Crush Director + Special Projects
- Amanda Krisz** | Project Assistant





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