



**Golden Triangle Creative District  
January 7, 2021 Board Meeting  
Meeting Minutes  
3PM – Video Conference**

**BOARD ATTENDEES:**

Kate Barton, Kristy Bassuener, Lisa Beauchamp, April Chase, Pete Dikeou, David Eichler, Marlow Hoffman, Sydney Ilg Malone, Tracy Kontrelos, Eric Lazzari, Laura Liska, John Mosley, Liz Orr, Sonia Rae, Brent Snyder, Byron Zick

**NOT PRESENT:**

Aaron Bajorek, Jeannene Bragg, Rachel Fewell

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

Jenn Byrnes (Shift Workspaces), Jennifer Gance (finance co-chair), William Lam (Summit Capital Venture Group), Steve Strunk (resident), Sean Walsh (resident)

**Welcome/Call to Order (B. Zick)**

- B. Zick called the meeting to order at 3:03PM
- Welcome guests
- Approval of December 2020 Meeting Minutes
  - o MOTION: Approve minutes (S. Ilg Malone/D. Eichler)
  - o Minutes approved unanimously

**GTCD Budget and Membership Update (A. Chase)**

- Current financials:
  - o \$98K in operating budget
  - o Minimal activity in November 2020 – \$1K went out, \$200 came in
  - o 2021 budget will be available in advance of the February 2021 meeting. Will coordinate with the membership committee for projections.
- Current membership:
  - o L. Beauchamp and T. Kontrelos have sent out first quarter 2021 membership renewal invoices, payments have started to trickle in
  - o Committee will discuss what we will offer and what we will do different with member benefits at the meeting tomorrow (1/8). We will send a survey later this month requesting feedback on membership benefits. Suggestions welcome.
  - o CO has 65 nonprofits that qualify as designated Enterprise Zones. With this designation business members could get a 25% tax credit on their membership payment. Could benefit the GTCD by requesting a larger membership contribution. (S. Strunk) For reference, Urban Peak is an Enterprise Zone. (K. Barton)

- The committee will share survey question information with the Board prior to finalizing

### **Task Force on Homelessness (S. Ilg Malone/L. Beauchamp)**

- Group meets monthly, 2nd Wednesday of the month
- Six individuals, Mike Brenner with Zeps Epiq Sandwiches was recently added
- Group has expressed frustration about Denver not enforcing camping ban
- S. Ilg Malone meets weekly with other RNOs and Evan Dryer, Deputy Chief of Staff for the Mayor's Office.
- Discussions have included enforcing of the camping ban and adopting a data driven approach to inform our decisions
- S. Ilg Malone is sharing these ideas with other RNOs and the Chief Housing Officer at the Dept. of Housing Stability, Britta Fisher. She is working with other RNOs to create a memo to present.
- Looking at ways for Task Force to be vocal at City Council meetings. GTCD Board approval requested.
  - MOTION: Motion to approve GTCD Homelessness Task Force to speak on behalf of the Board of Directors to Denver City Council on the topic of homelessness and community safety in GTCD. Any task force statements will not deviate in spirit from "A message to our Golden Triangle community" letter approved by GTCD in Sept. 2020, and the Letter to the Mayor's Office prepared by GTCD, Colfax BID, Uptown on the Hill, and Capitol Hill United Neighbors, all registered neighborhood organizations, in Oct 2020. (S. Ilg Malone/B. Zick)
  - Discussion:
    - What guardrails would the speaker be given? (E. Lazzari)  
EC discussed a bulleted speaking point list to present every week, speaking points the Board has previously approved. CP Hinds has said City Council hears from the same advocacy groups weekly that are against sweeps. (S. Ilg Malone)
    - There was a recent thoughtfully put together GTCD letter that got Board approval that might be a good guiding document for communications. (S. Rae) Agreed, that should be our framework – would need to be condensed into a 2-minute version, the time allotted for speaking at Council meetings. (S. Ilg Malone)
    - Many voices need to be heard at Council meetings – encourage others to join in to hear what is being presented. Reporting specific neighborhood incidents would be powerful. (K. Barton)  
Task Force should steer away from this – anecdotal experience can be emotionally driven, want to avoid that approach. Neighbors can sign up for general comments. (S. Ilg Malone)
    - Agreed, I have been attending Council meetings. Task Force should stick to the approved script. Encourage residents to attend and share their personal experiences. (L. Beauchamp)
  - Motion passes unanimously. S. Ilg Malone to condense speaking points for Board approval, to be distributed following the January Task Force meeting
- Encourage all to attend City Council meetings and speak on behalf of themselves. Denver City Council General Public Comment Session, Mondays from 5 to 5:30 pm: [https://zoom.us/webinar/register/WN\\_3GN7Zv99SluXrlm4UC8NLQ](https://zoom.us/webinar/register/WN_3GN7Zv99SluXrlm4UC8NLQ)  
Password: Denver  
To call in to listen: 720-928-9299, enter 960 0657 7923 for the webinar ID.

### **Website Maintenance (L. Beauchamp/J. Larsen)**

- See Excel spreadsheet for breakdown of 4 vendors for consideration for 2021
- Maintenance includes maintaining and keeping up to date WordPress website and plug-ins

- Maintenance contract with current vendor expired Dec 31, 2020
- General Comments (J. Larsen)
  - o Would like to move away from current vendor due to high costs
  - o L. Beauchamp has a recommendation for a company she's had a good experience with, however support staff are overseas
  - o Prefer to work with a Denver based company
  - o Groundwrk and Campfire are Denver based. Their monthly cost is the same, however, Campfire's hourly rate is less for additional work. Also, Campfire's plan includes website hosting – we are currently paying \$300/yr for website hosting with WP Engine.
  - o Have a proposal from Groundwrk, but Campfire information is based on what we could pull from their website. We should request a proposal for a better comparison.
  - o These two referrals came from D. Eichler. Both do work for another nonprofit he is involved with.
  - o Does anyone else have experience with these companies? Or experience with another company we should reach out to?
  - o Should consider FixRunner, due to low cost in a time of decreased budget (B. Zick)
  - o Personal experience with FixRunner through own business website. Broke website and within 15 minutes site was back up. 24 hr service. Cost is only \$89/mo, and can be cancelled at any time. Weekly reporting benefit details website visit metrics. A lot of tech companies are overseas. All vendors include site backups. (L. Beauchamp)
  - o Westword also owns and operates an agency that could be within the service \$250/mo fee and includes web hosting, plus everything else listed as features. Westword may be interested in doing a membership trade. (T. Kontrelos)
  - o Deadlines regarding website? (A. Chase) No longer under contract with vendor for maintenance (J Larsen)
  - o Can we authorize something, instead of having another conversation on operational details? Set a maximum budget for those who should make the decision? (E. Lazzari)
    - MOTION: Motion to approve the Executive Committee and J. Larsen to make decision outside of the Board meeting, with a top set of \$4K/yr. (B. Zick/L. Beauchamp)
    - Motion passes unanimously.

#### **Membership Committee Wild Apricot subscription (T. Kontrelos/L. Beauchamp)**

- MOTION: Board approval to move forward with Wild Apricot membership to help with membership renewals. (L. Beauchamp/B. Zick)
- Discussion:
  - o Currently everything is done by hand. This platform would automate many of our tasks. It's \$90/mo, can cancel at any time, and has many additional benefits. Potentially we will save money by eliminating payment for administrative time associated with invoicing. (L. Beauchamp)
- Motion passes unanimously.

#### **Civic Center Park Stakeholder Advisory Committee (E. Lazzari)**

- Conservancy working alongside City of Denver on concept design for Civic Center Park
  - o Includes Bannock St (Phase 2), Greek Theatre, Central Promenade, and Central Gathering Feature
  - o Announced public engagement process on Jan 4. Part of the process includes the Stakeholder Advisory Committee (SAC). Includes 50 representatives from various groups who have some kind of interest in the Civic Center. Since Civic Center is in the Golden Triangle there are several GT seats available. Group would like to offer two seats to the GTCB Board – one resident and one business owner preferred.

- Stakeholder meetings will be online – 90 minutes, 3 meetings. Committee has opportunity to react to presentation – presentation will be refined until there is a final concept design. First meeting is second week of February, other two in spring and summer.
- Public meetings and focus groups in addition to this committee
- Presenting changes for next 10 years
- The park has National Historic Landmark and City Landmark designation

### **Committee Reports (All)**

- Executive Committee (B. Zick)
  - GTCD Annual Meeting scheduled for February 4. Purpose is to engage with members, highlight accomplishments, discuss critical issues, host guest speakers, and have Board slate vote. Working on agenda – send any questions/comments.
- Events Committee (A. Chase)
  - Focus is on transitioning Treasurer role to J. Gance
  - Working with membership committee on budget for 2021
  - Once these things are in order events will be evaluated
- Governance Committee (L. Beauchamp)
  - Working on Bylaws updates
  - Working on committee descriptions
- Membership Committee (T. Kontrelos)
  - Biggest piece is adding Wild Apricot platform to drive more membership
- Neighborhood Improvements Committee (S. Ilg Malone)
  - See updates in Committee Report document
  - Next meeting in January
  - On schedule for tree planting project in 2021
  - Trash receptacle program on hold
  - Looking at mailer campaign regarding tree lawn/public right of way
  - Asked to be on 5280 Trailblazers group – working to get pilot segments of 5280 trail built through several neighborhoods, including GT. S. Ilg Malone will be a representative for GT. Stipend available for volunteer work, because of time commitment, which will be accepted. 5-7 additional reps from GT requested to assist Sydney with information gathering/advisory role. Request those interested contact S. Ilg Malone for nomination to the committee. Six-month commitment.
- Urban Design (L. Liska)
  - December meeting (Dec 10)
    - Discussed Westword sign for new location at 13<sup>th</sup>/Lincoln. Update to be provided in January meeting.
    - Chris Carvell presented on the 17-story apartment building planned for Cherokee St, across from Eviva. Nicely designed building, early 2022 start.
  - January meeting (Jan 14)
    - Norris Design and KEPHART will present on the proposed project at Fox St & W Colfax Ave
- Public Events Liaison (R. Fewell)
  - See Committee Report document
- Grant Writer (S. Ilg Malone)
  - Grant writer has successfully applied for multiple grants. See spreadsheet with Board documents. Just submitted an application for a CCI grant today for right of way improvements.
  - 4-5 more months of funding available. Grant writer is doing a great job, lots of competition for funding with so many organizations in need. Look to evaluate extending funding in a few months, maybe in March.

**Staff Report (J. Larsen)**

- Thank you L. Beauchamp and T. Kontrelos for jumping in to run the membership committee
- Thank you to S. Ilg Malone for her leadership on the Homelessness Task Force

**New/Old Business**

- CDOT grants, any progress? (S. Strunk)  
Received information, grant writer will be working on those next (S. Ilg Malone)

**Member/Guest Comments (3 minute comments max.)**

- William Lam – Wanted to say hi and introduce himself. Developer with Summit Capital, working on a project in the Golden Triangle. Listen in for neighborhood news, concerns. Interested in thoughts on rent vs own developments. L Liska to add W. Lam to contact list for Urban Design committee meetings.

**Adjourn (B. Zick)**

Meeting adjourned at 4:12PM