



**Golden Triangle Creative District  
March 4, 2021 Board Meeting  
Meeting Minutes  
3PM – Video Conference**

**BOARD ATTENDEES:**

Aaron Bajorek, Kate Barton, Kristy Bassuener, Lisa Beauchamp, April Chase, Pete Dikeou, David Eichler, Rachel Fewell, Jennifer Gance, Tracy Kontrelos, Eric Lazzari, Laura Liska, Sydney Malone, John Mosley, Liz Orr, David Pietsch, Sonia Rae, Brent Snyder, Steve Strunk, Sean Walsh, Byron Zick

**NOT PRESENT:**

Marlow Hoffman

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

Stephanie Syner, Allison Pohlmann and Tess (Denver CARES), Chief Thomas and Commander Sanchez (DP District 6), Tim Hoffman (Denver Deputy DA), Michael Hardiman (Denver Lab School), Linda Storm (Stormhold), Trena Roch von Rochsburg (Resident), Lisa Thomason (GTCD grant writer), Dave Brown (Dynamic Property Management), Jennifer Bynes (Shift Workspaces)

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

- B. Zick called the meeting to order at 3:02PM
- Welcome new Board members
- Welcome guests
- Approval of January 2021 Meeting Minutes
  - o MOTION: Approve minutes (B. Zick/D. Eichler)
  - o Minutes approved unanimously

**Guest Speakers:**

Denver CARES

- Allison Pohlmann, Operations Manager at Denver CARES) & Tess, Clinical Manager at Denver CARES
  - o Uptick in concerns from the neighborhood, mainly regarding camping
  - o Not a homeless shelter
  - o Mission – Denver CARES is a non-medical withdrawal management program. It also offers a residential treatment program for clients seeking sobriety.
  - o Individuals arrive at Denver CARES in two ways: 1) for detox, come in intoxicated, or are brought in for emergency commitment by police 2) residential program, includes housing
  - o In 2019, Denver CARES saw an average daily number of 95 clients. Roughly 70% of those clients were experiencing homelessness. In 2020-21 they have been at 50% capacity.

- Emergency Service Patrol vans, assist people who look intoxicated
- Voluntary facility, unless emergency commitment needed
- Non-medical facility – would have to transport if medical issues arise (connected to Denver Health), or if a different treatment facility is needed. Can't keep persons who are violent – no restraints, no medication for calming.
- 18 yrs or older
- Can contact Allison at Allison.Pohlmann@dhha.org

#### Denver District Attorney's Office

- Tim Hoffman, Prosecutor with DA's Office
  - Handles misdemeanor and felony cases. In an average year the office handles 12,000 misdemeanor, and 8,000 felony cases. From domestic violence, to motor vehicle theft and burglaries to homicide cases.
  - Office has 80-90 prosecutors
  - Adjust to COVID, trials backlogged
  - Beth McCann reelected, wants people in the community to know what the DA's office does, and hear concerns from the community.
  - Big topic for community meetings are the vision for criminal justice reform
  - Criminal justice system for serious crimes, other issues like drug use and mental health problems are more complicated. Working on creative ways of separating these individuals from criminal justice system.
  - Programs in place to give individuals an opportunity to stay out of prison. Restorative justice might include community service and one-on-one conversations with the victim. Limits number of people incarcerated, and breaks cycle of people being in and out of prison.
  - Sign up for office newsletter: <https://lp.constantcontactpages.com/su/5qevHpE>
  - Can email Tim with questions: Timothy.hoffman@denverda.org

#### Denver Lab School

- Michael Hardiman, Founder of Denver Lab School
  - Looking for home of future campus, K-12 to open in Fall 2022. Looking for home for future campus, considering Golden Triangle.
  - Interested in making education an experiential and innovative process. Extend walls of the classroom.
  - Redesign education – process to bring community into the design of the system
  - Prioritize equity, diversity and accessibility, reflective of city as a whole
  - Prepared to launch survey to determine what families are looking for
  - GT excellent choice for location
  - Can contact Michael at mhardiman@denverlabschool.org

#### Q&A Session:

- Q: B. Zick to Denver CARES – Can you clarify concerns from community regarding neighborhood safety and security?  
A: If someone is across the street experiencing mental illness problem the assumption is that Denver CARES didn't handle the situation correctly. This facility is not equipped for mental breakdowns. Another question, what are they doing regarding homeless encampments? Need to work through this together with other city agencies, not a Denver CARES responsibility.
- Q: E. Lazzari to Tim Hoffman – Challenge with judicial system right now is that people can get arrested for illegal activities, but there's no place to put them because of the pandemic. When might the enforcement actions begin to function more normally?  
A: Actively tried to reduce jail populations, breeding grounds for COVID outbreaks, with an eye still on community safety. Difference in how people will be treated if they are dealing drugs in CC Park, vs. firing a gun into a crowd of people. Need to prioritize crimes that might harm

others. Law enforcement by definition is reactive. When social systems have failed, people end up in criminal justice system. Need to think about being smarter and more intentional upstream with programs to deter behavior (addictions, mental health, substance abuse, housing).

- Q: Tim Hoffman to GTCD – Does the GTCD see any particular crime that’s not being adequately addressed?  
A: Intrusions, bike theft, car and storage unit break-ins, property theft at residential building. More in last year than previous 5 years. Come in with tools ready to go. (L. Orr)  
Bike thefts at Denver CARES, had to build a bike cage. (A. Pohlmann)  
DP is aware of these issues. Unique neighborhood, alleys, smaller spaces to hide, for scouts and lookouts. A lot of this is tied to drug use. For example, if you’re addicted to heroin you need to get together the money necessary to get your heroin for the day. Looking for crimes of opportunity. They know they aren’t going to jail due to COVID. Want to relaunch Business Watch and Neighborhood Watch. (Commander Sanchez)
- Q: B. Zick to Michael Hardiman – Proud of our neighborhood creative attributes. Has the school considered this in evaluating location?  
A: Yes. Creating 2-3 weeks of intensive programming to partner with those imbedded in the community. Excited about easy access to cultural institutions and the arts.
- Q: S. Ilg to Tim Hoffman – As Chairperson for the GTCD Homelessness Task Force, wanted to ask about enforcement of camping ban. Not strictly about prosecution, but getting people the care and services that they need. How can we explain to neighbors what enforcement looks like to help them understand the process, or be more engaged in it?  
A: Camping ban is handled by the City Attorney’s Office, which is a separate entity. DA involved if someone in camps committed criminal offense – doesn’t prosecute for violation of camping ban. (T. Hoffman)  
Camping ban not a jailable offense. Can prosecute on other crimes. Camping ban is nothing more than a fine. Campers move and set up again. Working now with Early Intervention Team for longer-term solutions. DP has a small part, provides safe environment for clinicians. (Commander Sanchez)

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

- RNO Action Letter to Mayor and City Council – Overview
  - o Every City Council District needs to have a temporary SOS, supervised 24/7
  - o Remove permanent link to COVID-19 pandemic
  - o Incorporate temporary SOS sites into City’s long term goal of ending homelessness
  - o Provide one point of contact for RNOs to speak with regarding temporary shelter programs
- MOTION: Board approval of RNO letter (S. Malone/B. Zick)
- Discussion:
  - o Have other RNOs approved letter? (E. Lazzari) Unknown. (S. Malone)
  - o Has their been a conversation on sunset of program? Use until more stable housing available? (E. Lazzari)
  - o Our residential building has been greatly impacted by unsanctioned camps – I would rather have a temporary SOS in the neighborhood than all the problems that come with unsanctioned camps. (L. Liska)
  - o Do current hosts of temporary SOS sites know how long sites will be hosted? In support of letter. (S. Rae) Originally it was stipulated that sites would close within 30 days of the end of the pandemic. (S. Malone)
- MOTION: Amend letter to ensure SOS sites are short term solutions (E. Lazzari/S. Rae)
- Motion passes unanimously.

### **Golden Triangle Zoning Update (B. Snyder)**

- 15 advisory committee members (5 on GTCD Board)
- Last 12 months difficult process. May 5 & Sept 3, 2020 Board correspondence with city, concerns process getting off track. Other partners also submitted letters.
- November 2020 meeting, down to 3-4 critical issues
  - o Affordable housing requirement for interim period, between now and when city adopts city-wide affordable housing plan (in 6-12 months). Looked at financial feasibility.
- In January 2021 Community Planning & Development (CPD) and Councilman Hinds presentation to City Council, CPD did not address these concerns. Discussion on financial feasibility not included in meeting minutes.
- February 11, 2021 internal advisory committee meeting to share concerns (down to 3)
  - o Consensus, don't support current zoning framework.
  - o Letter sent to Councilman Hinds. CM Hinds requested a short list.
  - o City suggests stakeholders in support of proposal
- City is potentially proposing city-wide 20% affordability requirement, and 60-80% area medium income. Not financially feasible.
- On advisory committee to represent Denver Art Museum. Golden Triangle folded into design concerns with Downtown Denver Partnership (DDP). Wants to see a lot of the things in the proposed plan, ground floor activations so people feel safe walking around neighborhood. (K. Bassuener)
- What are the other issues not being addressed in proposal, besides homelessness? (L. Orr)
  - o Density, want a higher density ratio (B. Snyder)
  - o Downzoning neighborhood to get city-wide affordability in place. Pushing aside some of the neighborhood benefits like, public open space, active streets, public art. Developers can chose only one, and will likely chose active streets. "Downzoning" reduces what can be built. Golden Triangle would be at a disadvantage compared to other neighborhoods. (P. Dikeou)
- Visit project website for more information:  
<https://www.denvergov.org/Government/Departments/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/Golden-Triangle-Zoning-and-Design>

### **Increasing Diversity of Board and Membership (J. Mosley/L. Beauchamp)**

- J. Mosley and L. Beauchamp will co-chair Governance Committee
- Initiative to increase diversity on Board and Membership, to be discussed

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

- Current financials:
  - o Reconciling budget 2020 to 2021, J. Gance to be assuming treasurer role
  - o \$95K in account
  - o PPP funds approved, 8 weeks payroll (\$6,700)
  - o Need \$60K in membership to balance 2021 budget without going into reserves. Currently looking at about \$40K.
  - o Expenses underwritten for certain items
  - o \$30K fundraising needed
  - o Grant funding runs through June 2021
  - o Maybe some of our expenses can be underwritten
  - o Is there a reason why we are keeping this much in reserves? (E. Lazzari)
  - o Of \$95K we had set aside \$25K for contingency/reserve fund. Impact budget in 2020 was \$90K. Keeping this padded because of payroll with so many unknowns.
  - o Committee budgets kept the same as 2020

### **Bylaws Revisions (B. Zick)**

- MOTION: Approve current revisions to bylaws (B. Zick/S. Malone)
- Discussion - none
  - o Bylaws approved unanimously

### **Executive Committee Nominations (B. Zick)**

- Four open slots for two-year terms, as follows:
  - o Co-chair (Even years) – B. Zick to remain until 2022
  - o Co-chair (Odd years) – Vacant Seat
  - o Secretary (Even years) – Vacant Seat
  - o Treasurer (Odd years) – A. Chase is resigning, J. Gance nominated (A. Chase/B. Zick)
  - o Membership Chair (Odd years) – Vacant Seat, T. Kontrelos nominated (B. Zick/S. Malone)

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

- Executive Committee (B. Zick)
  - o Community Affairs Committee, need to reactivate. Would like to add outreach to residents and expand advocacy efforts.
- Events Committee (A. Chase)
  - o COVID guidelines changing quickly
  - o Can start actively planning for in person fundraiser and other signature events
- Governance Committee (L. Beauchamp)
  - o New Board Member onboarding in next couple weeks
- Membership Committee (T. Kontrelos)
  - o Survey results to be reviewed this week
- Neighborhood Improvements Committee (S. Malone)
  - o Working on right of way mailer to go out next month
  - o Guidelines/web page on projects and landscaping improvements
- Urban Design (L. Liska)
  - o Monthly meetings. Last two on same project. Came back with changes to reflect neighborhood plan and Civic Center plan goals.
  - o March meeting, to discuss Denver Central Library building modifications
  - o Request to inform community about projects in development. Address in newsletter/on website (B. Zick)
- Public Events Liaison (R. Fewell)
  - o Waiting to hear from city on upcoming events
  - o Nine Denver Public Library branches will open for public use as of Tuesday, March 9, as part of phased approach to reopening safely.
  - o Central will open very limited services on the first floor sometime this summer (timeline dependent on construction).

### **Staff Report (J. Larsen)**

- Pass on report due to time

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

- Linda & Gary Storm – considering expanding business, creative cultural compassion. Involve mentorship with students. Event space, a combination of a radio studio, record library, performance space, art gallery, art retreats for 50+ people.
- See shared presentation deck
- Email questions/comments to Linda at stormartist@gmail.com
- Decided on Denver, also looking at 40 West Arts District

**Adjourn (B. Zick)**

Meeting adjourned at 5:00PM