



**Golden Triangle Creative District  
October 7, 2021, Board Meeting  
Meeting Minutes  
Video Conference via Zoom Meetings**

**BOARD ATTENDEES:**

Lisa Beauchamp, April Chase, Rachel Fewell, Tracy Kontrellos, Laura Liska, Sydney Malone, John Mosley, David Pietsch, Sonia Rae, Steve Strunk, Sean Walsh, Byron Zick

**NOT PRESENT:**

Aaron Bajorek, Kate Barton, Kristy Bassuener, Pete Dikeou, David Eichler, Jennifer Gance, Marlow Hoffman, Eric Lazzari, Liz Orr

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

Roger Sherman (RISE Denver – Bond Initiatives 2a-2e)  
Sarah Lake (No Arena Bond Campaign – Bond Initiative 2e)  
Kenneth Ho (Empower Northeast Denver – Bond Initiative 302)  
David Howard (ScooTours Denver)  
Patti Capps (Resident)  
Terry Hildebrandt (Resident / Citizens for a Safe & Clean Denver)

**Welcome and Call to Order (B. Zick) – 3:03 pm**

- Welcome Board members and guests
- Motion to approve September 2021 Meeting Minutes
  - Approval of September minutes will be postponed to the November meeting.

**Guest Speakers**

- **Roger Sherman, CRL Associates representing RISE Denver**
  - Bond Initiatives 2a-2e
  - Feel free to stop by our offices. We are excited to be in the neighborhood.
  - Please refer to slide presentation and meeting recording (included with minutes).
  - Q&A
    - Sonia - Is the declining use of the Stock Show Arena reflecting a lack of interest or the result of outdated infrastructure? Roger: It is a result of out-of-date infrastructure.
    - Terry - Wasn't this already funded by the bond? Roger: Originally this was hoped to be private/public partnership. Covid caused a reassessment of that

model. If we don't do this the maintenance cost of the outdated arena will fall on the taxpayer anyway.

- **Sarah Lake – No Arena Bond campaign**

- Bond Initiative 2e
- Please refer to slide presentation and meeting recording (included with minutes).
- Q&A:
  - Sydney - has action group been speaking with area orgs?
  - Sarah - No resident in the area is in support of the bond. The general consensus is that this initiative is diverting funds from more important priorities for the neighborhood.
  - Byron - who would \$35 mil in property taxes be levied on?
  - Sarah - It is unclear. Part of the concern is that it is very vague how much would be levied, when, and on whom.

- **Kenneth Ho – Empower Northeast Denver**

- Bond Initiative 302 (countermeasure to 301)
- Please refer to slide presentation and meeting recording (included with minutes).
- Q&A:
  - Steve: Did the City of Denver sell the property to you?
  - Kenneth: No. It has always been privately owned. It previously belonged to Clayton Early Learning. A visioning session was conducted from 2016-2018 that proposed a mixed-use development.
  - Sydney: Do you have any concept designs or plans that we can reference?
  - Kenneth: City is going through a visioning process. We do not currently have a plan you can see. We have committed to 60 acres of park land. We plan to do a diverse mix of housing. Accountability to the city and the local community. A plan will take years to develop. This is about whether development should be part of a citywide vote or a decision made by the local community vote.
  - Laura: Question about redefining of conservation easements. Can you talk about the impact?
  - Kenneth: This is specific to City owned conservation easements. Local policy cannot impact state policy so nothing will change at the state level. Keep it Colorado, most responsible for conservation easements in CO disagree with both measures (301 & 302). None of this will change the conservation easement. This is about the process and who has a voice in how the property can be developed.
  - Laura: One park of 60 acres?
  - Kenneth: Yes, one park.

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

- Current financials
  - April:
    - We are down to \$54,000 in our budget. We will be spending \$15,000 on fundraiser.
    - \$5-7,000 per month burn rate. If you take into account, our programming.
    - We are not in dire straits, but the numbers are a little bit concerning.
    - We should have a sense of urgency around funding.

- We need to be looking into grant funding opportunities. Recommend additional budget for Lisa for grant writing. Grant deadlines are coming up. We can apply for PS You are Here funding.
- Board members should be purchasing tickets for fundraiser, and pulling together donations, find items for fundraiser, and wine from each board member.
- Sydney - We have been focusing on project grants
- April - We can be creative about finding ways to apply funding
- Sydney - I will reach out to Lisa to see what we can apply for (PS You Are Here, etc.)
- April - Can PS You Are Here funding go to CCOLORCON?
- Byron - Rachel Fewell is primary coordinator with Lisa. Lisa is contracted with on an as needed basis. Please send info to Rachel so that we can get an estimate of what it would cost for us to apply for those.
- Tracy - Fundraiser deal for table of 10 for fundraiser runs through this Sunday
- Sonia - DAF is now in the neighborhood. ED, Pauline is interested in being on the board and making a donation to the fundraiser.

### **GTCD Membership Update (L. Beauchamp and T. Kontrelos)**

- Current Membership Update
  - Wild Apricot is operational!
  - Lisa - Referencing Wild Apricot report - The report reflects what was sent out in invoicing and shows people who were members of GTCD within the last year. It does not include people who have not renewed their membership over the last year or beyond that. We had a big push mid-year in 2020 so there were many memberships that needed to be renewed in June, July, and August. Some founding/sustaining partners are renewing at a smaller membership level.
  - April - We have received \$16,500 so far in 2021, so membership revenue may be up to \$60,000 with renewals coming in.
  - April - Walked the neighborhood and think there are 30-40 new businesses in the neighborhood that are potential new memberships.
  - Lisa - Anticipates a push of another 200 people new in the neighborhood we can reach out to.
  - Lisa - Reach out to Tracy or Lisa with any questions.
  - Tracy - Thinking of doing a November neighborhood outreach and inviting people to attend a meeting.

### **Annual Fundraiser (A. Chase)**

- Event Summary and Board Member Needs
  - Parking at the Sheridan at a special rate
  - Themed attire is encouraged but not compulsory. No obligation to dress up.
  - Purchase tickets and let April know about bottles of wine and auction items
  - Any questions please reach out to April
  - Byron - all board members should be donating 2 bottles of wine (minimum); mid-range.
  - April - We need items by October 13

### **City Council Speakers (S. Walsh)**

- Byron - Exec committee and spoke about homelessness task force and city council meetings.
  - We have decided not to continue the activities of the homelessness task force

- We are a creative district and not primarily a public safety or law enforcement entity, so we have limited control or power over these issues
- We do have the ability to connect people to law enforcement and City Council
- We don't have the volunteers to sustain that activity
- We produced a findings report after the conclusion of the task force activities
- We acknowledge the urgency of these issues and maintain a robust page on the GTCD website as a resource for the community
- S. Walsh - Will connect community members with resources to speak at City Council meetings
  - City Council allows 30 minutes for items not on the agenda
  - Volunteer to take lead on leveraging anyone's willingness to speak on the issue and walk people through the process, arm them with talking points
  - Encourage people to do this as it does register with City Council when the community speaks with one voice on an issue
  - Last time we communicated that the entire city needs to bear the burden of the sanctioned camps
  - What do we want City Council to know about the homelessness issue?
  - Be complementary about City Council efforts thus far
  - We need to discuss what specifically would we want City Council to do?
- Byron - Board members may connect folks with S. Walsh as they see fit
  - If Board members encounter someone in the neighborhood who would like to speak with City Council they should connect with Sean
  - Issues can go beyond homelessness and security. We can focus on neighborhood beautification, supporting creativity in the district, neighborhood improvements, etc. We have to be advocates for our community in a well-rounded manner.

#### **HOA and Apartment Presentations (S. Malone)**

- Slide deck update
  - Tracy - our next HOA meeting is the 25<sup>th</sup> of October at Denver Museum Residents at 5 pm. Tracy will present. Sydney can assist.
  - Sydney - will update presentation in anticipation of meeting on the 25<sup>th</sup>.

#### **Committee Reports – 15 min.**

- Executive Committee – S. Malone / B. Zick
  - Please support the fundraiser
- Events Committee – A. Chase
- Governance Committee – L. Beauchamp / J. Mosely
  - Going over on-boarding process. Board members please send nominations to Lisa and John – prospective new members, and new board members.
- Membership Committee – T. Kontrellos / L. Beauchamp
- Urban Design – L. Liska
  - Meeting next Thursday. Meeting extended to 1.5 hours. Email invitation going out shortly.
  - Presenters are Urban Villages, presenting on 2 new projects using new point tower form. Includes potentially buildings that go up to 30 stories. This is the first-time projects fall under the new zoning guidelines. There will be an opportunity for questions and discussions.
- Grant Writing – R. Fewell

- Will look at PS You Are Here grant. Board members should let Rachel or Jennifer know of any other grant opportunities that think we would be eligible for.
- Public Events Liaison – R. Fewell
  - Not much happening with public events. A few races have been moved. Park is still closed. A few things happening on Bannock in front of the City and County building. Still checking on winter market and parade of lights.

**Staff Report (J. Larsen) – 5 min.**

- Working on building content on the website
- Keeping events updated on our website weekly so that visitors to the website can see what's happening in the neighborhood.
- Under *About* heading: A lot of detailed info about police contacts, community resource officers, forms for neighborhood watch, Urban Design Committee guide, City Council Meetings, how to speak at City Council, etc., etc. Lots of information.
- New page – Neighborhood Improvements Tips & Updates. Please take a look and use this as a resource!

**Board Members: New/Old Business (3-minute comments max.)**

- Byron – Poll conducted confirming in person meeting in November. Hybrid (in person/virtual) will be an option for this meeting.

**Guest Comments (3-minute comments max.)**

Terry Hildebrandt – New nonprofit, *Citizens for a Safe & Clean Denver*

<https://www.safeandcleandenver.com/take-action>

- The mission is to advocate for safe and clean public spaces
- Partnering with Denver Police, Greenway Foundation, Broadway Merchants Association, and others
- Elimination of illegal encampments and illegal drug use
- 5 drug busts in the last 3 weeks
- Getting a faster response on removal of illegal encampments
- A lot of work on keeping the Golden Triangle safe and eventually the whole City
- 600 people on our Instagram account and 120 members
- If you are interested in learning more, please go to our website
- We have a committed group working on these issues
- Questions or comments for Terry:
  - Laura - What would a partnership entail?
  - Terry - Other orgs have put our logo on our website as an endorsement. We are looking for volunteers.
  - Byron - I personally appreciate your efforts. Message is clear and cogent. Putting a logo on our website would require a board vote. We can put a motion on the floor at our November meeting.
  - Sean - I appreciate your persistence and commend you for your efforts and for taking the bull by the horns
  - Terry - Denver police District 6 have been a great partner for us. The partnership has gotten the attention of the Chief of Police.

**Adjourn (B. Zick) – 4:40 pm**

- Motion to adjourn (Sydney), second (Rachel). Meeting adjourned.