



**Golden Triangle Creative District  
September 9, 2021, Board Meeting  
Meeting Minutes  
Video Conference via Zoom Meeting**

**BOARD ATTENDEES:**

Aaron Bajorek, Kate Barton, Kristy Bassuener, Lisa Beauchamp, April Chase, Rachel Fewell, Marlow Hoffman, Eric Lazzari, Sydney Malone, John Mosley, Liz Orr, David Pietsch, Sonia Rae, Steve Strunk, Sean Walsh, Byron Zick

**NOT PRESENT:**

Pete Dikeou, David Eichler, Jennifer Gance, Tracy Kontrelos, Laura Liska

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

None

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

- Welcome Board members and guests
- Motion to approve August 2021 Meeting Minutes
  - Sydney moved, Lisa second. No objections to meeting minutes; minutes approved.

**GTCD Budget Update (J. Gance / A. Chase)**

- Current financials
  - April: Balance around \$70,000. Expenses still coming in from COLORCON. Numbers are low. Extra expenses are coming up for the fundraiser. We are operating on a very tight budget. If any memberships are pending, please send them in. Also seeking sponsorships for fundraiser.
  - Eric: What are our monthly operating expenses? Is \$70,000 6, 8 or 2 months of operating cash?
  - April: Will report back for the next meeting.
- Treasurer transition
  - Byron: Jennifer Gance needs to step away. April Chase graciously agreed to return as Treasurer. Looking for someone to take over in early 2021, appointed at elections in March.

**GTCD Membership update (L. Beauchamp and T. Kontrelos)**

- Current Membership Update
  - Lisa: CNDC has connected our payments on Wild Apricot. Hoping to reach out to members who joined last summer in the next week. Looking for volunteer editors to look at our website and solicitation emails. Looking for list for Urban Design and other

committees so that we can reach out to them as well. We want to get Wild Apricot to a place where we can email and request membership payments. We want to delay reaching out to people physically until that is in place.

- Sydney: Jennifer, please make sure that Laura Liska can send Lisa and Tracy contacts for the Urban Design committee.
- Byron & Sydney happy to review emails for Lisa and Tracy before they go out on Wild Apricot.
- Byron: Reached out to a few board members to ask if they can assist membership committee. 2 – 3 hours per month is the anticipated time commitment. If anyone can help, especially in the next month, reach out to Byron or Lisa. With expenses ramping up our membership efforts are important right now.
- Byron: Thanks to Lisa and Tracy for their efforts!!

### **COLORCON 2021 Recap (S. Malone)**

- Byron: Shout out to Sydney and everyone who worked on COLORCON.
  - Sydney: Great event, very well attended, lots of positive feedback. Business owners were very excited. The event spurred more enthusiasm for community activation.
  - Jennifer and Sydney worked with CNDC after the event to talk about how it could be improved.
  - Thank you to all who donated their time. Look forward to bringing COLORCON 2022 to a new section of the neighborhood!

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

- Signup list to be distributed
- Revised slide deck to be distributed
  - Byron: Sydney and Byron working on changes to the slide deck. We will be distributing that to the board soon. Thank you to Sean for making the first presentation to Grand Cherokee Lofts.
  - Sean: Time was limited but it went well – 7-8 people attended. Did not use the PowerPoint. Focused on what we do, COLORCON and the fundraiser. They were interested to know that a Creative District is a thing and not just something we thought of. Worthwhile to check in with the HOA's. Suggest we save the PowerPoint for larger audiences. For smaller audiences, suggest focusing on the people and specific talking points.
  - Sydney: Need a cheat sheet describing what a Creative District is, what an RNO is, etc.
  - Byron: If you are part of an HOA please reach out Byron or membership committee
  - Jennifer: Should we reach out to Grand Cherokee Lofts to get some feedback on the presentation?
  - Sydney: Suggest reaching out to Charlie who will provide honest feedback.

### **Task Force on Homelessness (B. Zick)**

- GTCD Neighbors are asking for the task force to continue. If so, what do we hope to accomplish and who would want to lead it?
  - Byron: Request from a community member to resume our task force on homelessness. Based upon my involvement it seemed that the purpose of the task force had been achieved – acknowledging how far we could go, engaging with city and neighbors. Need to figure out what we can do as a creative district without having the power to make change in this area.
  - Sean suggests pivoting task force to a position of advocacy.
  - Byron: Task Force originally a 6-month effort. Where should we go with it from here?
  - Sean: The issue is more relevant than ever. How can we be of material help to the neighbors, the city, etc.? It's the only issue for some people. We don't want to set

ourselves up for failure. We would have to clearly articulate in writing what our goals are and acknowledge that there is only so much that we can do. We are about more things than just that. I would be willing to co-chair it if someone were willing to help. It's a hard issue to avoid.

- Byron: Perhaps pivot from a Task Force to a standing agenda item.
- Lisa: I see a need for it. It's something we need to address, and this is a way to bring the community together on this issue.
- Liz: Focus on what service we can provide in terms of dealing with the homeless. Getting the message out repeatedly about who in the city you can call, are there multiple places you can call, how often to call, etc. Message to property owners: the less cared for your planting strip is the more likely it is to be occupied. Pick up trash, keep it clean, etc.
- Kristy: Coordinating advocacy to City leaders; collaborating with the other districts and communities surrounding the Golden Triangle. Google doc where people could share encampments and incidents. (We may be past that)
- Byron: Our focus needs to be City Council, neighborhood improvements, and a resource list. Councilman Hines reached out this week and reiterated that if GTCD wants to be heard we have to use our voices at City Council Meetings.
- Sean: Interested in coordinating with other RNO's on what it is that we are asking of City Council. Articulate the problem and be explicit about what we want them to do. Something specific and achievable for them to act on. Getting agreement on the message and the ask is something we need to do.
- Byron: There is a final document that came out of the task force.
- Sydney: There is a document that I will dig out. The other RNO's are forming the Unhoused Action Coalition. More than we have the capacity for as a mostly volunteer organization.
- Jennifer: Referencing the email from Chris Hines. Speaking for himself and his office he cannot help with enforcement but would like suggestions for legislative solutions. City Council about to enter into budget conversations and is happy to reiterate trash and law enforcement. At each meeting they hear from 1 – 5 people about stopping the clean ups. If we oppose that point of view, we need to show up at Council Meetings to voice our concerns.

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

- Public comments in City Council meetings – what are the next steps? (Covered in previous agenda item)

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

- Executive Committee – B. Zick
  - We no longer have a grant writer under contract. She is available on an as needed basis. Rachel Fewell has agreed to be the contact for the grant writer. We have a grant application in process and are hopeful. Working on other grants throughout the year to help us with our financial stability.
- Events Committee – A. Chase
  - Annual fundraiser, October 20<sup>th</sup> at McNichols Building. Looking for food and beverage donations. Special event permit will allow us to make money from a cash bar. The more donations we can get in the more money we can make. I'll be reaching out to various restaurants and liquor providers. If you donate there are sponsorship levels. Looking for silent and live auction items. Want to keep the live auction for 4-5 really good items. Tickets to shows or upcoming exhibitions. Combinations of tickets and a restaurant meal. Think about what you can give from your own company. Planning meetings Monday mornings at 9 am. Please join!

- Eric: Is 200 to break even? Would it be better to get those same targets for sponsorship and talking them into becoming a \$5000 member instead?
- April: It would be break even if we had 200 people paying for a ticket. We were almost at 200 pre-pandemic.
- Governance Committee – L. Beauchamp / J. Mosely
  - Byron: Nothing pressing.
- Membership Committee – T. Kontrelos / L. Beauchamp
  - Byron – I will take the Beauvallon presentation. Would like to work with Lisa to schedule those out.
- Neighborhood Improvements – S. Malone
  - Rachel provided link to neighborhood clean ups:  
[https://docs.google.com/document/d/1\\_eB8y4bvHrGogQ3YnmzlvOAwTyiqxUC79vktlGF-l-Z8/edit?usp=sharing](https://docs.google.com/document/d/1_eB8y4bvHrGogQ3YnmzlvOAwTyiqxUC79vktlGF-l-Z8/edit?usp=sharing)
- Urban Design – L. Liska
  - If you are interested to being added to the Urban Design Presentation meeting list reach out to Byron.
- Public Events Liaison – R. Fewell
  - Park is closed so no updates on community events.

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

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

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

#### **Adjourn (B. Zick)**

Motion to adjourn: Sydney, Lisa second None opposed. Board meeting adjourned.

**Golden Triangle Creative District  
Community Forum  
Video Conference via Zoom Meeting  
September 9, 2021 | 4:00-5:00PM**

#### **Community Forum (B. Zick)**

- Welcome Golden Triangle Neighbors and Guests
- Board Members and Guests to indicate a question or comment in the chat window and will be called upon in order. Please limit comments and questions to < 2 minutes.

#### **Guest Speakers:**

- Eric Lazzari – Civic Center Conservancy
  - City decided to close city center park for sanitation reasons. I don't know much about the closure. Want to talk today about up-coming improvements in the next 3-5 years.

- Civic Center Conservancy is an independent non-profit dedicated to maintaining Denver's Civic Center Park. Denver most used public space; over 1M people per year. The Conservancy see ourselves as stewards, caretakers. The only park in the city that is a National Park.
- Advocacy + Fundraising; Civic Center Sparkles (volunteer clean-up); Civic Center Works (workforce development)
- Food trucks, yoga classes, host other events in the park, story-telling around the history of the park. Part of our community for 100 years.
- Civic Center Next 100 – Three quarters of the way through the design process. Four projects being undertaken in the next decade. Enhancing historic significance, gathering place, etc.
- Greek Theater transformed into a premier outdoor performance venue. Concerts up to 1500 - 2000 people.
- Enhancements to Bannock St. – plantings, seating, permeable pavers, garden promenade, event space.
- Center Gathering Feature in the center of the park – gathering feature
- Central Promenade – enhancing event and pedestrian space. Making it more people focused.
- Next round of public engagement, Thursday, Sept. 23, 2021 at 5:30 - 7:00 pm
- Greek Theater 2022-23 Final Design Planning; 2024 Construction; 2025 Opening. Funded through city bond, public dollars, and fundraising.
- City Landing Page – <https://denvergov.org/Government/Agencies-Departments-Offices/Parks-Recreation/Planning-Development/The-Outdoor-Downtown>
- Summary of public engagement to date – [https://denvergov.org/files/assets/public/parks-and-recreation/documents/planning/civiccenter\\_next100\\_publicoutreachsummary2.pdf](https://denvergov.org/files/assets/public/parks-and-recreation/documents/planning/civiccenter_next100_publicoutreachsummary2.pdf)
- Information on 9/23 Workshop - [https://denvergov.org/files/assets/public/parks-and-recreation/documents/planning/civiccenter\\_next100\\_workshop3\\_09232021.pd](https://denvergov.org/files/assets/public/parks-and-recreation/documents/planning/civiccenter_next100_workshop3_09232021.pd)
- Andrew Iltis – 5820 Trail
  - 5280 Trail – Acoma is the next segment to be designed and constructed. November ballot measure, if approved will provide \$7,000,000 (identified in Rise Denver Bond Proposal).
  - 5280 Trail development – anticipating positive economic development impact. Between 10<sup>th</sup> and 12<sup>th</sup> on Acoma. Envisioned as a festival street. A place that could be closed to traffic, act as a public park/festival space. Connecting to the rest of the 5280 Trail. Bannock Street also identified included in a transportation/mobility project. Being considered for future funding.
  - PowerPoint shared with board (will be sent to Jennifer)

### Questions / Comments

- Byron – We have limited power to affect change on homelessness. We organized a task force and outreach to City Council; hosted a community meeting in May with officials from the Mayor's office and police; connecting people in the community with resources. Those are generally our efforts. We realize this is an ongoing issue. We also think it's important to improve the experience in the neighborhood and that's why we invited Andrew and Eric to present at the meeting today.
- Sydney – Activations are a priority, and we hope will have a lasting impact on the community.
- Eric – Activations of public spaces is a tool in our toolbox to help make our spaces safer and welcoming – park, streets, alleys. We spend a lot of time talking about this at Civic Center Park.

- Andrew – I echo those sentiments We have a housing first policy. As an organization we felt that’s how we can make the most impact. In the meantime, we try to connect people to services. It’s going to take a while to find the right combination of tools to solve this problem
- John Mosley – Will artwork on 5280 trail artwork will be privately funded?  
Andrew - Yes, but the money is being granted to a task force in the neighborhood. Through 1% for art – if the bond measure went through there would also be public dollars available.
- David – 5280 Trail along Acoma – Thought the trail included Acoma between 10<sup>th</sup> and 12<sup>th</sup>. Why not work with Lennar to do the bump outs, etc?  
Andrew – If Lennar is not too far along with their process, there may be an opportunity.  
Sydney – Trailblazing group talked to Councilman Hines. No existing maintenance district past 10<sup>th</sup>, so no mechanism in place to maintain.  
David – Why not use Lennar and begin bringing them in now?  
Sydney – Not off the table. Ongoing conversation.  
Marlow – Would be great to extend trail down to 9<sup>th</sup>.
- Nancy Ewing – 11<sup>th</sup> and Cherokee question. Heard that one person owns both small scale buildings, has sold them, and is planning a large condo building.  
Byron – I am not familiar with the development. I don’t believe Parsley building is a landmark building but in new zoning there are potentially advantages in the zoning code for preserving “character”. If you have specifics on that project, please send them to me or I can send your request to leaders of Urban Design Committee.  
Nancy – I don’t know who has bought it or what the dates will be. Heard there is going to be a 12-story building there.
- Byron – Question for Eric. If target date for completion is 2025 is there an idea for interim programming? What is the \$15K threshold for having an event?  
Eric – We tried activations there (comedy, music night, movie, etc.) We will continue to see interim programming but there will be a period during which the Greek Theater will be off line. AV system, vendors, fencing, staffing combined often comes to \$15K though we have done programming for as little as \$5K.
- Jillian – Question about closure. Is Bannock St. part of the closure? (See link from Rachel to closure map).