



**Golden Triangle Creative District  
March 3, 2022 Board Meeting  
Meeting Minutes  
3:00-5:00 PM – Video Conference (Online)  
Shift Workspaces (In Person)**

**BOARD ATTENDEES:**

Aaron Bajorek, Kristy Bassuener, Lisa Beauchamp, April Chase, Alvin Cooper III, April Denmon, Pete Dikeou, Rachel Fewell, Alice Harris, Lindsay Hauck, Pauline Herrera, Marlow Hoffman, Andrew Iltis, Mathiba Kgopa, Tracy Kontrelos, Ryan Kurosky, Sara Leitch, Adam Perkins, David Pietsch, Steve Strunk, Sean Walsh, Will Wytias-Sobel, Byron Zick

**NOT PRESENT:**

Jennifer Gance, Sydney Malone, John Mosley, Liz Orr, Sonia Rae

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

Hannah Bernick (Aide – City Council District 10), CM Chris Hinds (City Council District 10), Anna Boatwright (Clyfford Still Museum), Neal Walia (Colorado congressional candidate)

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

- Welcome board members, newly elected board members, and guests
- Motion to approve January 2022 Meeting Minutes
  - MOTION: Approve minutes (S. Strunk/L. Beauchamp)
  - Minutes approved unanimously

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

- Current financials
  - Historically, GTCD has been operating at \$100K-\$150K/year
  - Been operating a bit differently during past two years, smaller budgets
  - Projecting \$150K in income for 2022 – grants, membership, fundraiser, sponsorship – hitting early goals. See budget for membership targets.
  - Expenses – see line items – initiatives (neighborhood improvements), programs (events) & committees (cover requested budget) summarized
    - \$130K, including CNDC project fee (covers legal, accounting, taxes, HR)
- 2022 budget and vote
  - MOTION: Approve 2022 Budget (B. Zick/S. Strunk)
  - Budget approved unanimously

## Events (A. Chase)

- Annual Fundraiser
  - Thursday, April 28, 2022 at 5-9 pm, McNichols Building
  - Speakeasy/Roaring 20s Theme
  - Casino gaming, live & silent auction, food & beverage, live entertainment (LaPompe Jazz, Honey Taps), dance lessons
  - Encourage Board members to purchase tickets – Individual and table packages (GA & VIP)
  - Hoping for 150-200 people, to raise \$35K
  - Board members secure auction item and two bottles of wine
  - Sponsorship and donations encouraged
  - Board to bring items to April Board meeting

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

- Current membership update
  - New GTCD decal more colorful, larger, removed year – shared with Board
  - Updating membership levels & benefits
  - Adding MailChimp contacts & Urban Design Committee contact list
  - Membership emails – continuing to work on new templates
  - Good progress on membership renewals and new members – total \$11K for February
    - Largest Denver Health (\$2433) & the ART (\$5K)
    - See committee report document for list

## Annual Calendar (S. Strunk)

- Description of project and vote on project
  - Working on multiple funding sources to increase income (see 3 points on memo)
  - Proposal to generate about \$10K in funding – possible annual event
  - Contest to submit pets to be the models for the calendar at runway event. Reserved May 21 as a date for event at Civic Center Park.
    - Fun event with a lot of community engagement
    - Maybe food trucks for people & pets, artists, other vendors
  - Excellent photographer (Erdem Teniker, from Turkey) recommended to create high end images
    - Save money by printing in Turkey
  - Financial - \$25/calendar
    - Board members help sell
    - Retail sales (bookstores)
  - Need to put together a committee to organize project from here – marketing, choosing buildings, event planning. Big project – will need a lot of Board assistance.
- Discussion
  - Number of calendars per board member may be high, based on experience (S. Leitch)
    - May need to reduce number, rely more on retail sales options (S. Strunk)
  - Overall budget agreed upon first? (A. Perkins)
    - Maybe Board member sales cover expenses (S. Strunk)
  - What is the ask of the Board? (L. Beauchamp)
    - Are we doing this for 2023, or are we not doing this for 2023? We've been talking about this for 3 months, if we're going to do this, we need to start working on the project. (S. Strunk)

- First step is finding your committee. Motion should be for volunteers. (S. Walsh)
  - We have committee (S. Strunk)
- What are the other costs? Event related. Need to define all costs associated prior to Board vote. (A. Harris)
- A lot of work, need a large group of committed people, beyond current committee (K. Bassuener)
- Considering other things going on in park on that date to share costs. Need a committee to move forward. (L. Beauchamp)
- May 21 CCC volunteer in the park event moving (S. Leitch)
- Steve elected to not put forth a motion – other Board members can pick up this project if they want
  - Not enough return on investment (ROI) to move forward with project (P. Herrera)

### **Urban Villages Presentation and Discussion (A. Perkins)**

- 3 GT projects (Urban Villages)
  - Strategic purchase of properties along 12<sup>th</sup> Avenue – major retail street serving as gateway to GT, 5280 Trail proximity
    - Hive – residential 30 floor apartment tower on Bannock & 12<sup>th</sup> (210 units)
    - Pollinator - 7-8 floor office building to the east
    - Acu – 30 floor hotel & condo building north of Evans School (160/101 units)
  - “Acu” public space concept
    - Eliminate sidewalks/street on Acoma – becomes a plaza area
    - Paseo “curb cut” off Acoma, easement between Evans School and hotel to help pull traffic off street
    - Considering temporary street closures as part of design
  - B. Zick/A. Perkins and EC to consider Board motion regarding paseo concept
  - Next phase of design process late spring

### **Officer Elections (B. Zick)**

- Open Seats:
  - Co-Chair – Lisa Beauchamp nominated
  - Co-Chair – John Mosely nominated
  - Treasurer – Steve Strunk nominated
  - Secretary – TBD
    - Sonia Rae resigned in February
    - Sean Walsh nominated by L. Beauchamp, Sean accepts
  - MOTION: Approval of nominated officer slate (B. Zick/A. Perkins)
    - Slate approved unanimously

### **Committee Reports – 15 min.**

- Executive Committee – S. Malone / B. Zick
  - S. Rae and L. Orr resigned
  - Tim & Patti Capps – long time GTCD and neighborhood volunteers recently moved from GT – formal thanks for their efforts
- Events Committee – A. Chase
  - Nothing additional
- Governance Committee – L. Beauchamp / J. Mosely
  - Working on committee placement

- Membership Committee – T. Kontrelos / L. Beauchamp
  - Nothing additional
- Urban Design – B. Zick
  - Laura completed co-chair position in February; Chris Parezo is remaining co-chair.
  - Open position for admin role, would like Board member
- Grant Writing – R. Fewell
  - CCI grant in progress
- Public Events Liaison – R. Fewell
  - Just had March meeting after a long hiatus
  - 420 and Cinco de Mayo events are back
  - Chalk Art Festival moving to GT
    - Happy hour on March 22 at Leven Deli to discuss
  - Dia del Nino event on April 24 at DAM, DPL, Clyfford Still, History CO Center, Byers-Evans House all participating with free admission and outdoor activities
  - DDP grant for event on Broadway Sunday mornings in Sept, 9 am 2 pm – Alameda to 5 Points. Open street event. (A. Ittis)

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

- Denver Chalk Art Festival
  - 3-day event over Labor Day weekend
  - Organizers are hosting a Happy Hour at Leven Deli on March 22 at 5 pm to share their thoughts and ask for input
  - Suggest 2-3 Board members attend on behalf of the GTCD
  - I will follow up with any additional details and a calendar event
- Trash Receptacles/Pet Stations
  - For new Board members we have 14 creative trash receptacles and 13 GTCD branded pet stations throughout the neighborhood. These receptacles and pet stations are maintained by business owners and residents who have agreed to take responsibility for them – which means they empty the trash as needed and restock bags.
  - The trash receptacle at Dulce Vida (corner of 12<sup>th</sup> and Cherokee) needs to be moved to a new location because Dulce Vida has given up on maintaining it.
  - I've reached out to a few of you for a new location, but so far received no commitments
  - Is there anyone who works at GT business, residential building or cultural organization who can have this trash receptacle onsite at their location and maintain it?
- FYI - Prism Twice Monthly
  - Starting in November, moved to twice monthly to reduce the size of the newsletter
  - First issue GTCD and community news and events, second issue members news and events
  - Open rate went from 20-30% to 30-40%
  - Sydney's suggestion!
- Thank you to Byron and Sydney for their excellent service as Board co-chairs!

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

- Would like to thank Golden Triangle resident, Terry Hildebrandt for his efforts on behalf of the neighborhood – a lot of work with CM Hinds, Mayor's Office, and Denver Police

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

- Neal Walia running for CO congressional candidate – 1<sup>st</sup> congressional district

- Son on Indian immigrants
  - Washington DC experience
  - Economic insecurity – personal
  - Running for congress due to these issues
  - Campaign doing well – endorsed by many prominent individuals/organizations
- Website: [nealwaliaforcongress.com](http://nealwaliaforcongress.com), Email: [neal@nealwaliaforcongress.com](mailto:neal@nealwaliaforcongress.com)

**Adjourn (B. Zick) – Meeting adjourned at 4:42 pm**