



**Golden Triangle Creative District
October 6, 2022 Board Meeting
Meeting Minutes
3:00-5:00 PM – In Person (Shift Workspaces) & Video Conference**

BOARD ATTENDEES:

April Chase, Alvin Cooper III, Pete Dikeou, Rachel Fewell, Jennifer Gance, Alice Harris, Andrew Iltis, Sara Leitch, John Mosley, Adam Perkins, David Pietsch, Tracy Kontrelos, Byron Zick

NOT PRESENT:

Kristy Bassuener, Lisa Beauchamp, April Denmon, Lindsay Hauck, Mathiba Kgopa, Ryan Kurosky, Sean Walsh, Will Wytias-Sobel, Steve Strunk,

GTCD STAFF:

Jennifer Larsen

GUESTS:

Molly McKinley (Denver Streets Partnership)

Lindsey Reese (Cook Street School of Culinary Arts)

Anthony Gengaro (MDLDC)

Chy Montoya (City Council District 10, Chief of Staff)

Welcome and Call to Order (J. Mosley)

- Welcome board members and guests
- Motion to approve September 2022 Meeting Minutes
 - MOTION: Approve minutes (B. Zick / A. Chase)
 - Minutes approved unanimously
- If you would like to host one of our upcoming Board meetings reach out to Jennifer Larsen to be added to the list

Guest Speakers

- **Molly McKinley - Denver Street Partnerships**
 - Molly is the policy director at Denver Street Partnerships, the organization behind the Denver Deserves Sidewalks, Initiative 307
 - The initiative would fund the construction and repair of sidewalks citywide, so that more people can get around Denver freely and safely
 - Property owners would be charged a fee based on the size of property (linear footage along property line)
 - It's currently the property owner's responsibility to build and maintain sidewalks, unlike other services in Denver
 - 40% of sidewalks in Denver are either missing or are not wide enough for access (wheelchair or stroller)
 - Low-income neighborhoods are more likely to have poorly maintained sidewalks if they have any at all
 - This program would require the city to maintain and build sidewalks

- Without this proposal, and with current funding it would take up to 400 years to complete sidewalks. If measure passes it would take an estimate of 9 years to build out sidewalks.
- Lower income neighborhoods would receive a 20% discount on fee
- DOTI would manage the program
- Main benefits:
 - Safe routes to school
 - Traffic safety
 - Transit access
 - Environment
- No organized opposition. Fee is the only negative people have voiced.
- **Q&A**
 - Q: I live in a condo in the GT, how would the fees be applied in this situation? (J. Larsen)
A: The property owner will pay the fee, so the cost will be distributed among the residents. Denser buildings won't pay more because it is based on property frontage.
 - Q: How long would the fee last? (A. Cooper III)
A: The fee goes on in perpetuity – the program assumes the city will bond against the funding within the first couple years and the fee will just continue to go towards repair in perpetuity.
 - Q: What's the control mechanism to make sure the city is spending the money in this fashion? (A. Harris)
A: Since this is a fee it is a dedicated revenue fund, so it cannot be used for anything but allowable uses.
 - Q: What happens if this is not enough money? Would we not be able to get general funds for sidewalks because of the fee? What happens to the existing funding sources for sidewalks into the future? (A. Perkins)
A: The city spends very little on sidewalk construction and none on repairs. The average is a couple miles per year, so not much is being left on the table. The overall cost will decrease because we are building on such a large scale.
 - Q: Construction pricing, what if it's not enough money, what do we do next? (A. Perkins)
A: I think in that case the timeline would just be extended, and the fee will be reassessed to keep pace with inflation.
 - Q: Have you done any polling on this? (A. Perkins)
A: We've done some polling. Sidewalks are in disrepair, and we have unsafe conditions. It's important to Denver voters, and it's something we have heard about for years.
 - Q: Given that the city already charges a fee to a homeowner who wants to put in a sidewalk, will they stop charging that? (A. Harris)
A: You wouldn't be responsible for any construction fee; the city would be responsible. This program does not consider existing financials only the new revenue based on the new fee.
 - Q: Who oversees design? I see that landscaping is not included. (B. Zick)
A: We are relying on the city to complete street design guidelines where they have identified the preferred width for each street, so we didn't add amenities to keep the cost as low as possible. It could be explored on a case-by-case bases, but the city would be the deciding factor.
- **Rachel Fewell – Strong Library Strong Denver campaign**
 - Central Library Administrator, speaking on behalf of Strong Library Strong Denver, Initiative 2I. See Stronglibrarystrongdenver.org.
 - Historic opportunity to strengthen and sustain Denver's public library system
 - Libraries are a huge asset to communities and the unhoused
 - Libraries are free, accessible, and available for all. DPL serves about 4 million people annually.
 - The reasons we are looking for funding:

- Among peer cities we are underfunded
 - Huge growth in library system. We've added libraries and have undergone renovations, paid for through bond funding.
 - We want to increase accessible hours and improve wages for our staff
 - City Council referred measure to November ballot
 - We are requesting 1.5 mil property tax, which is about \$4.19 per month for the average property owner. Initiative would generate \$32K million annually.
 - Need support, endorsements, volunteers
 - Opposition points:
 - Ongoing funding
 - Library commission determines where funding goes
 - Funding would apply to all libraries in the Denver system
 - Seattle does an interesting thing where they have a dedicated funding stream for the libraries. We are not asking for as much funding as they do, but we wanted to ask for a modest amount of money to get what we need – we may review it later.
 - The Book Lovers Ball is another source of revenue we have happening this Saturday night.
- **Q&A**
 - Q: Would this tax be covering all of Denver public libraries, not just Central? (A. Cooper III)
A: Correct
 - Q: How are you marketing this bill to be approved for the general population? People just don't know what the library does for them. Is there a plan to speak to that and why is this a benefit to them? (A. Cooper III)
A: Yes, we have different people who are older adults going to older adult groups; we have split up our speaking engagements to make sure we reach different demographic groups. Different messaging depending on where you are and your uses. Funding will be for 2023.
 - Q: Is there a plan to distribute those marketing materials? (B. Zick)
A: We do have digital marketing materials on our website. Polling numbers have been around 70% approval.

Capitol Art Exhibition - Social Token Coin Project (A. Chase)

- Backing is coming along wonderfully; the proposal is in, and all technical questions will be in today, so we will be moving forward.
- Project in our name
- Supported by a grant, the State of Colorado, and a few other stakeholders
- Hoping for a Giving Tuesday launch (Nov 29) and running through March 2023
- Several points for engagement. In February we will be tying in the EthDenver Conference, and in March, Colorado's Month of Photography.

GTCD Budget Update (A. Chase)

- Current financials
 - End of August we had about \$26K in the bank. That was augmented by \$8K for membership that has come in September.
 - Money going out matches money coming in
 - We have applied for a \$10K grant from Denver Arts & Venues. If we get that it puts us right back where we were, which is great.
 - Waiting on balance of COLORCON sponsorships. We have collected \$8K of \$15,500 thus far.
 - We need to be very mindful of our expenses. I asked Jennifer to put together everything that is going out monthly, other than her wages, to just make sure I know and understand for future.

- I'm hopeful we will have more memberships coming in as well as grants

Membership Committee – (T. Kontrelos)

- New/Renewal Membership (September 1-October 2, Total Revenue: \$6150)
 - 2 new members (\$600 total)
 - Findlay/Criss and Co - Community Builder
 - SLANG Worldwide - Star Performer
 - 11 Renewals
 - 1 Art Director: \$2500
 - Clyfford Still
 - 1 Star Performer: \$500
 - History Colorado
 - 1 Tastemaker: \$300
 - Kirkland Museum
 - 4 Community Builder: \$400
 - Cap City
 - Greg Hilbert
 - Compassion Road Academy
 - Pints Pub
 - 4 Backstage Boss: \$1850
 - Prado (\$750)
 - Grand Cherokee Lofts (\$350)
 - Trieste Condominium Association (\$500 – 2 years)
 - Trovare Condominiums (\$250)
- Developing an elevator pitch, Membership committee has updated.
 - Q: I gave it a go with the elevator pitch; I think I did a B+ job. On October 13th I will have another shot at it, do you think you will have a draft by then? (A. Ittis)
 - A: We have one right now, I can absolutely send that to you. (T. Kontrelos)
 - Q: So that everyone has access to it, can that be shared in our next Board correspondence, like the next time Jennifer sends a message to the entire board? (B. Zick)
 - A: Absolutely (T. Kontrelos)
- Handing out all the new member clings so everyone has them to display in windows
- New brochures coming up and will list all new members

COLORCON Update (A. Chase)

- We crossed our bridges; we are waiting on one piece of documentation for the venue.
- Other little logistics, there is a lot going on and quite a bit that needs to be done, but I think everything is in order
- Additional comments (J. Larsen)
 - Thank you to a great team, especially Sean
 - We need help spreading word about the event, encourage RSVP
 - Thank you to people who have signed up to volunteer. If you have any time available, please check out the volunteer sheet, we have 7 spots left.
 - Sponsorship – if you know anyone who could come in with additional sponsorship dollars it would really help
 - There will be food, music, free cookies, great weather day
 - Event address is 1299 Delaware St
 - After party at the Art Hotel's FIRE Restaurant

CCI Creative Districts Fall Convening (J. Gance/R.Fewell/A.Chase)

- April Chase Summary:

- This year was a little different than what we have historically seen from the conference – it was one day of presentations from districts.
- I attended and did a presentation about social tokens on behalf of the GTCD. Received some good feedback. People were showing interest in how it could be used in a more rural area/industry.
- Very interesting to hear ideas and what districts are working on across the state
- Meeting with RiNo soon for further discussion on social tokens. I will submit the presentation for CCI's Summit in June 2023. In that setting it would allow for more conversation, deeper dive. People would choose to attend that session.
- We received a \$300 stipend for having our presentation selected!
- Rachel Fewell Summary:
 - I kept thinking about the scale of stuff we deal with in the Golden Triangle and how different it is from say, Salida.
 - It helps getting together with other creative districts, but it just makes me realize how different we are, how differently we must approach things. Our district is very institutional.
 - The smaller communities really come together to get things done. And the perception about larger cities is that we have all this funding. I had to make it known, we don't and that we must get creative like everyone else. (A. Chase)
 - Maybe we could eventually work for some legislative action to see if there is a way to divert funding into our organization.
 - For example, we have \$700,000 to add art to library as part of the renovation and we are saturated with art in this area. It would be amazing if we could instead divert that money to supporting local artists, especially since for that amount it wouldn't be a local artist making the art, which is the whole point.
 - Another view, from the state level, what can we do to operationally support our creative districts? There are a lot of things we are trying to do in the city to meet the mark and really be effective.
 - Last night I was talking to Michael who manages a Denver Public Arts team asking him if there is an opportunity to connect COLORCON to their Urban Arts Fund. They are trying to be more intentional in other programming and not giving money just for murals. Glad we are all on the same wavelength in finding other solutions that may be more sustainable. (J. Mosley)
- Jennifer Gance Summary
 - I've been a resident in GT since 2016 and got involved in the Board early last year. I attended because I wanted to represent our district and support April with her presentation. I learned a lot and I feel that I can be more articulate in just what I learned at that conference.
 - I also told Rachel and April I was proud to be a part of the conference because we were so different in our presentation. I felt like other people were trying to sell their districts in a way and we didn't have to. We stand on our own and we are creating a new idea.
 - I attended last year and what struck me was that we are unique because we are also a RNO and a creative district, so we have dual purposes as well as dual responsibilities. The more we get the word out, the more support we are going to get. I really want to thank everyone on the board and anyone who volunteers. For me it's become a labor of love. (J. Mosley)

Golden Triangle Committee Reports Update

Executive Committee (J. Mosley)

- Recent discussions COLORCON focus
- Thanks everyone involved with COLORCON: Sean, April, Tracy, Mary Valdez, Jennifer

Grant Committee (J. Mosley)

- We applied for the \$10K Denver Arts & Venue Creative District grant

- Lisa kicked it off and passed it around. We added things and it has been submitted. Great group effort!

Governance Committee (J. Mosley)

- Meets on 2nd Wednesday at 3 pm
- (This is going to be a quick meeting because Lisa is on every committee, and she is not here. We miss her and thank her for everything she does.)

Neighborhood Improvements (A. Perkins / P. Dikeou)

- Grant, waiting to hear back
- 5280 Trail Open House successful. We had nearly 100 people attend.
 - It was nice to see some faces resurface for a project we have been talking about for a very long time now
 - One general theme was: Are we still talking about this? Why hasn't this happened yet?
 - People are excited that funding is now available
 - Starting to think about what this will look like
 - More meetings to come
 - Good for City to see how galvanized the GT is about this project. We want to make sure this stays a priority.
 - Working on letter summary to send to the city

Urban Design (A. Iltis)

- Sept 8: Presentation 1 (1150 Bannock St)
 - Pollinator project – 160K ft of office space with ground floor activation
 - Impressed with Urban Villages thoughtfulness behind their projects
 - A lot of background information presented
 - CO Public Radio being considered for this space
- Sept 8: Presentation 2 (112 8th Ave)
 - In concept review
 - 18 floors mixed-use, 416 For-rent units, 370 parking spaces, ground floor retail
- October 13: Upcoming presentations
 - 8:00-8:45 am – 900 and 938 Bannock. Concept Plan review.
 - 8:45-9:30 am – 1115 Acoma Street, Evans School. Pre-application.
- November 10 meeting is already booked up as well
- Discussion on bringing in more ground floor retail space.
 - We have been experimenting with retail in our pop-up Denver program at the mall, and it is difficult. We are limited. We can't do food because then public health is involved. The landlords are hesitant to try things out. I did see Chicago just initiated some incentive on conversion of not just office buildings and residential but also ground floor businesses so I'm going to learn a little bit more about what they're doing. It would be great if there was some type of incentive. (A. Iltis)
 - I have designed restaurants before and it is very difficult, especially because of exhaust. It must be planned for at the beginning to be cost effective. (B. Zick)
 - In terms of pop-up spaces and trying to create something, I agree it would be difficult to get food, but in terms of the process, is there an expedited review process to get pop-up spaces included or have you dealt at all with that? (P. Dikeou)
 - Not yet, we have 5 spaces on the mall right now and our next round of pop-ups is going to go off the mall. I'm hopeful as we do more of these, we get into more of a pattern or cycle to see we are curating retailers and bringing in contractors. Typically, it takes 3 months for a permit. (A. Iltis)

Business Networking (A. Cooper III)

- September meeting location got changed so smaller attendance at CPAC
- October meeting moving to last Friday of month (Alvin and April will both be gone)
- General:
 - Just takes time to get businesses engaged

- The main goal is obviously to get business traction and gain more membership in the GT
- Businesses are connecting and doing work internally
- Building community
- Part of our challenge is people don't like a meeting start time of 7:30 am. We picked it because it's not disrupting normal business hours.

Events Committee

- Internal Events (A. Chase)
 - I don't think we've had a meeting since the last Board meeting
 - We won't be holding our 2023 fundraiser at the Denver Art Museum – it's cost prohibitive
 - I will have more information after the committee meets in October
- External Events (R. Fewell)
 - October is a busy month in the Golden Triangle!
 - Great American Beer Fest
 - McNichols Building
 - Colorado Convention Center
 - Women's March
 - This Saturday, October 8
 - Speakers start at 9 am and March is at 10 am
 - Not expected to be as big as the last one. Expecting 5,000 to 7,000 people.
 - Book Lovers Ball
 - Denver Public Library fundraising event.
 - Tickets still available
 - Denver Art Museum Free Day – Tuesday, October 11
 - Indigenous People's Day – Monday, October 10
 - We have gotten the route finalized for the Open Street Events. The route will be on Broadway from Alameda to Welton, so it will go right through the Golden Triangle. This will happen 6 times in 2023, starting May 14 (A. Iltis)
 - What is the nature of that event? (J. Larsen)
 - It's mirroring what we have seen in other major cities where streets are closed from 8 am to 2 pm and available for businesses to bring tables out, sandwich boards, visual things, something to surprise people while they ride around on bikes or skates, really to make the street easier to move around on. (A. Iltis)

Staff Report (J. Larsen)

- See COLORCON comments above

New/Old business Comments

- Stop Sign at 10th & Bannock (B. Zick)
 - I got an email while we were talking from our friend Terry who said they are adding a temporary 4-way stop sign here at 10th and Bannock (B. Zick)
 - How do we make this a permanent stop light? The protected walkway is in bad shape. I avoid this area for that reason. Perhaps we could get it approved. (A. Cooper III)
 - There isn't enough traffic here for a traffic light, but I highly encourage a stop sign. (P. Dikeou)
 - I think stop signs are so much nicer for the pedestrian experience, you get to walk across without having to wait. I think there should be more stop signs, and I'd love to see more 4-way stop signs throughout the neighborhood. (A. Iltis)
 - We should get together and write a letter to the city. (J. Mosley)
- Maintenance District (Anthony Gengaro, Metro Denver Local Development Corp)
 - MDLDC has assisted with the GTCD trash receptacle initiative

- I wanted to revisit the maintenance district topic if you are interested in moving this forward. Specifically, how we can be involved to assist you in planning to drive the conversation?
- Please let us know if there is data we can collect for you and we can update you on that at the next meeting.
- If there is a Board member who is working on the maintenance area? I would love for you to reach out and for us be involved.
- Thank you so much, the cleaning of the trash cans on the house is so generous of you. I will stop by to discuss with you. (B. Zick)

Meeting Adjourned