



**Golden Triangle Creative District
November 3, 2022 Board Meeting
Meeting Minutes
3:00-5:00 PM – In Person (Denver Art Museum) & Video Conference**

BOARD ATTENDEES:

Kristy Bassuener, Lisa Beauchamp, April Chase, Alvin Cooper III, Pete Dikeou, Rachel Fewell, Jennifer Gance, Alice Harris, Marlow Hoffman, Andrew Iltis, Tracy Kontrelos, John Mosley, Adam Perkins, David Pietsch, Steve Strunk, Sean Walsh, Byron Zick

NOT PRESENT:

April Denmon, Lindsay Hauck, Mathiba Kgopa, Sara Leitch, Will Wytias-Sobel

GTCD STAFF:

Jennifer Larsen

GUESTS:

CM Chris Hinds (City Council District 10)

Anthony Gengaro (MDLDC)

Fred Glick (Evans School)

Welcome and Call to Order (L. Beauchamp)

- Need more time to complete the meeting minutes for the October Board meeting. They will be distributed before the December meeting for review.

Budget Update (A. Chase)

- End of September we had \$34K in the bank
 - Most COLORCON expenses were covered in September. Have about \$5K outstanding.
- End of October estimating \$27K
 - I do think we have all our sponsorships monies collected
 - We're okay as far as budget goes right now
 - We need to keep up with memberships
- \$15,500 in income expected in October between membership and remaining in COLORCON sponsorships.

Membership Committee – (J. Larsen / T. Kontrelos)

- New/Renewal Membership (Oct 3-Nov 3), Total \$3,500
 - Renewals:
 - Kimberly Timmons Interiors - \$100
 - Denver Art Museum - \$2500
 - Museum Residences Condominiums - \$500
 - 11th Avenue Hostel - \$300
 - Theresa Casey - \$100

- Membership Committee has been handing out clings to members and knocking on doors as well. If you would like to participate, reach out to Tracy.

GTCD Items for Discussion (L. Beauchamp)

- Letter of Support for Evans School - Denver Urban Renewal Authority
 - Originally the ask was to look over two letters
 - One addressed to Denver Urban Renewal Authority (provided)
 - Date was missed for a second letter to Landmark Preservation
 - Q&A
 - Were there any documents/drawings that are intended to accompany the letter? (B. Zick)
 - I haven't seen the letter. The ask today is for the letter of support for our eventual application to the Denver Urban Renewal Authority for the project. In terms of drawings, we did do a presentation to the Urban Design Committee, which gave a thorough understanding of the project. And then there was also our package that was submitted. (F. Glick)
 - Would it help if I shared some of the comments from the Urban Design Committee? Not sure if that is important for today. (A. Iltis)
 - MOTION: Approve letter to Denver Urban Renewal Authority as drafted (L. Beauchamp/A. Iltis)
 - Letter approved unanimously
- Creative Capitol Exhibit Selection Committee (A. Chase)
 - Project is moving along. We are in the artist selection portion.
 - Great response. We reviewed artwork from over 30 artists
 - Next step is the exhibit opening on November 29
 - There will be an afternoon Opening Reception
 - A lot of groups are a part of the exhibit
 - GTCD
 - Colorado Creative Industries
 - ETHDenver
 - Big Green DAO
 - IRL Art
 - March 1, 2023, is the start of Colorado's Month of Photography, which will tie to the exhibit
 - Also, March is Women's History Month. We will support that as well, since this has been mostly a women-led project.
- Giving Tuesday, Colorado Gives Day and NFT Tuesday
 - Kick off fundraising week on November 29 with Giving Tuesday and the launch of the Creative Capitol Exhibit – it will continue through Colorado Gives Day, December 6.
 - Using a new fundraising platform called Fundraise Up, trying to capture both events
 - Colorado Gives Day is also NFT Tuesday. This is a new fundraising campaign that has popped up with all the cyber stuff going on now.
 - What is NFT Tuesday? (J. Larsen)
 - I think it's another extension of Black Friday/Cyber Monday. NFT Tuesday is going to be a bridge of both because it will promote the sales of NFT, and as well as the producers, who are nonprofits.

Golden Triangle Committee Reports Update

Executive Committee (L. Beauchamp)

- Beginning to talk about planning for our Vision Meeting
 - Discussing if we could have one meeting or split it up into four smaller meetings

Finance Committee (A. Chase)

- See above

Grant Committee (L. Beachamp)

- We were hoping to apply for the P.S. You Are Here grant through Denver Arts & Venues
 - April and I both attended the info session
 - We found out the grant couldn't be applied towards mural events on private property
 - The committee wasn't aware, but we were denied this grant last year for COLORCON
 - As a committee we should have known that and discussed it during planning. This is why it is so important to have everything available on the shared drive.
- Denver Arts & Venues is a big supporter of GTCD. We have met with some of the Arts & Venues staff to discuss other opportunities, like the Urban Arts Fund.
- April's idea with the Capitol Art Exhibit is that we will plan for upcoming events so we know what we can allocate money for when we apply for grants.
- I do want to mention that I am in talks with Arts & Venues to try to get funding for us to host these events at the Capitol. Even though we missed out on the P.S. You Are Here grant we may end up getting more funds from them, but it is TBD. (A. Chase)
- We had a meeting with History Colorado. They have a ton of grants that are open state-level to nonprofits who are supporting historic preservation or even some sort of interaction with historic character. (A. Ittis)
- Can we apply for the P.S. You Are Here grant every year? What they're looking for is art-focused projects, not projects that are primarily physical improvements. (B. Zick)
- Do you have a copy of our wayfinding plan that was developed maybe 2018-2019? (J. Larsen)
- I did not know this existed. (B. Zick)
- I will send this to the Board, so everyone has it. (J. Larsen)
- Arts & Venues said the P.S. You Are Here grants couldn't be for wayfinding, but they do have grants that could go towards that wayfinding, and they would help us with that. (L. Beachamp)
- Regarding the drive, at some point there was a shared drive and I think very few people accessed that drive. We now have a new shared drive, so we need to get everything on the new shared drive. (L. Beachamp)
- Speaking of wayfinding and the P.S. You Are Here grant, I would like to throw out an idea for a kiosk for the neighborhood starting with one and maybe expanding through the years based on budget. (J. Mosley)
 - Supporting artists in this way because we can put up info about our cultural institutions that provide the artwork
 - Ways to link with art and artists
 - Include COLORCON and other things we are trying to do
 - Information about GTCD
 - Something that is electronic and interactive

Governance Committee (L. Beachamp)

- Meets at 3 pm 2nd Wednesday

Community Affairs/Community Engagement (L. Beachamp)

- No Thirsty Thursday in October
- November Thirsty Thursday will be on Nov 10 at Walker Fine Art from 5-7 pm

Neighborhood Improvement (A. Perkins)

- We have had a couple of meetings with the city
- New plan of action – the city did not give us the grant for the special district formation, so we are working on regrouping and figuring out next plans
 - City said they would like to see more upfront work if we would like to reapply
 - They like the idea, but want to see some more progress
 - We are working on another budget plan
 - I think the approach we should take is working with the neighborhood to see what outstanding issues have been
 - How do we implement our vision in communication with the community?

- We are thinking about who is benefiting and make sure it's mutual
- What role does the neighborhood play in these conversations? It is a baseline question, what would you like to get out of this? (A. Ittis)
- Yes, it's part of the question because with these new projects going on we need to figure out who is going to benefit the most and how we can improve the benefits for everyone. (A. Cooper III)
- I would like to propose a motion that we remove the GTCD trash receptacles we have installed, due to the maintenance issues. We don't feel it's fair for our community to have to chip in for maintenance and our budget can't handle it right now. A lot of the receptacles don't have locks and trash overflows, so it is just always looking rough. Ideally, we would maintain these trash cans 3-4 times/year. (B. Zick)
 - Is it possible the crew who cleans up Saturday morning can help maintain the trash cans? Has it been explored offering comp memberships in exchange for the owners to maintain the trash cans? (A. Chase)
 - Trash pick-up is year-round and maintenance is a total different thing then emptying them. (A. Cooper III)
 - Wasn't it originally P.S. You Are Here funds that paid for this project? So, couldn't we use this grant for the same project? (A. Chase)
 - It would have to be used differently as well as show that we have learned something from the previous project. (L. Beauchamp)
 - How is this different from the pet stations? (A. Chase)
 - Pet stations are maintained by residents of the neighborhood that are just good Samaritans. (B. Zick)
 - Logistically, if we remove them where are we going to store them? (A. Chase)
 - They would likely be recycled. (B. Zick)
 - Oh, that's so awful, we got all this grant money to do this and we just throw them away? (A. Chase)
 - Well, they are damaged. (A. Perkins)
 - It sounds like the only option is if a resident wants to adopt them. So, either we get rid of them all together or we allow residents to take ownership. (A. Cooper III)
 - We were recently approached by the Denver Office of Climate Action, Sustainability, and Resiliency to talk to us about partnerships. Have we talked to them yet? I think the motion to remove these is rushed. I agree with April, we got money to purchase these, and I understand some are damaged and they need to be maintained, but I think we need to explore options to maintain them. (J. Mosley)
 - Can we put this on pause until we have that meeting? (A. Chase)
 - The reason I bring this up is because what I think we need to be better as a creative district in working closer with the city on things and if someone from the climate group reached out to have a partnership, we should have that conversation before we remove something that relates directly with that office. I think removing them does a disservice to people who decided to put them in, the money we were given and the artists. (J. Mosley)
 - If there was an option to remove them and store them, if we could get a parking garage to allow us to store them there while we figure out what to do with them or sell them, would that change your feelings about it? Or more we worked hard on getting them onto the streets? (A. Perkins)
 - We recently identified the ones that were damaged and needed to be fixed; I think we removed one. Anthony has done a lot of work pro bono to help maintain them and move them for us and we thank him for that, but I think we need to figure out a way to make maintenance sustainable. (B. Zick)
 - I think this should be tabled until we can have a discussion the climate group. Removing them and storage is going to be a cost anyway and it will resurface. I like the cans; I

understand they can be problematic, but I think we should try to solve the maintenance problem instead of removing them. (J. Mosley)

- I think if Arts & Venues knew this was something we were considering, they would offer some assistance or other strategies, as I don't think they would like to see something they put money towards just be removed like this – there must be other solutions. I think giving us a month to reach out to see if there are any alternative solutions, that would be my suggestion at this point. (A. Chase)
- To bring this to a close, we can connect with the climate group and Arts & Venues. In fairness, April, P.S. You Are Here funding is intended to be for a temporary installation. We extended this to provide a semi-permanent solution. There is one trash can at a corner of 12th and Broadway next to Howard Lorton's that is problematic, covered with graffiti and often overflowing. Would it be amenable for me to rescind my motion and amended it to remove the Howard Lorton receptacle and bring this up again at the December meeting?
- What would we do with the Howard Norton can? (A. Chase)
- We could figure something out. (B. Zick)
- MOTION: To remove the Howard Lorton trash can from its current location (B. Zick/A. Itlis)
 - Majority approves
 - J. Moseley, T. Kontrellos and A. Harris vote no.
 - Motion passes

Urban Design (A. Itlis)

- Great meeting on October 13, 27 people attended
- Two projects discussed
 - 900 & 938 Bannock St.
 - Concept review
 - Proposing residential with ground floor retail
 - A lot of conversation about the alignment with the 5280 Trail
 - Curb cuts on Bannock St impacting traffic
 - No major concerns currently
 - Evans School
 - Pre-Application meeting
 - Comments about fixtures, furniture, and equipment
 - Comments about how the space will remain active or have a lack of activity
 - Proposing to put a pool on the south side on 11th with a fancy patio
 - Privacy as well as sight line to the city
 - Concerns about design with this space
- This is the first time we have one of the developers ask for letters of support
 - We need to let the development community know how they should request of letters of support from the neighborhood
 - Technically, the review process requires that the Urban Design Committee reviews the proposal, not really the board
 - I want to be able to provide the committee with enough info that the board can make a good decision
 - Last consideration, I don't want us to be why development review takes a long time. These projects are already experiencing city wait times, so I don't feel we should hold that up if we can help it.
 - I want to make sure we have a connection, so that if there needs to be a letter of support it gets committee and board review.
 - The board approval is a check mark. When developers ask for a letter of support it is an unusual situation, like out of code compliance and there has been precedent for that. The board Co-Chairs can submit it in on their end. (B. Zick)
 - How does the information get to the cochairs? (J. Mosley)

- I would prefer an email, maybe sent to Jennifer. She can make sure we all get those messages. (L. Beauchamp)

Business Networking (A. Cooper III)

- Had to relocate our October meeting due to people being out of town
- Met at Bespoke
- 10 attendees total, a few new people
- Lisa, I need to work with you to get the QR code for sign in
- We need to create a funnel of some sort for new attendees to get info on the GTCD, do we have something like that? Maybe we can start that because I think that will help build some traction on membership.
- Next meeting is November 11 at the Clyfford Still Museum
- The membership portal is available to all board members (L. Beauchamp)

Events Committee

- Internal Events (A. Chase)
 - Got the contract back from Temple/Mirus Gallery and they are waiving the rental fee 100%. They want to contribute to the community.
 - April 13, 2023 annual fundraiser
 - Talks about hosting the happy hour portion in the club area and moving to the gallery for the main portion
 - They are also offering free entry to the club event that night at 9 pm
 - Unsure about auctions. Considering changing things up and doing something different, but nothing has been decided.
 - Still thinking about a theme. If you have an idea for a theme, please pass it on.
 - Meeting 2nd Monday of month at 2:00 pm. Next meeting November 14.
- Holiday Party (L. Beauchamp)
 - December 1 Board meeting at 3-5 pm, followed by the Holiday Party 5-7pm. Both held at one location on one date.
 - Location – Abend Gallery
 - Free and open to the community
- External Events (R. Fewell)
 - Holiday decorations have been going up at the City and County Building so Bannock St. is closed
 - You will start to see an extensive preparation within Civic Center Park
 - Christkindlmarket is coming back
 - Happy Hour on Mondays
 - Runs November 18 through December 23
 - Mile High Tree will be in Civic Center Park this year
 - Runs nightly November 18 through December 31
 - Veterans Day Parade & Festival – Saturday, November 5 around and in Civic Center Park

Staff Report (J. Larsen)

- COLORCON – A lot of hard work went into this event, thanks again to all who helped. It was a huge effort that was only successful with a lot of helping hands. We even had volunteers bringing family members and friends to assist! If you haven't seen the murals, stop by! They are beautiful and I'm excited about this addition to the neighborhood. Between Delaware & Elati and 12th and 13th.
- I've been part of some email threads in the past couple of weeks regarding neighborhood development concerns from residents.
 - The construction team for the Mill Creek development at 11th and Bannock closed Bannock between 10th & 11th for a couple days without notifying the community in advance. A resident who lives at the Ten10 Townhouses on that section was affected and reached out. He wanted to attend this Board meeting and propose that the Board develop a protocol for developers to follow at the outset of construction. He suggested

the protocol would include things like construction schedule, schedule of street closures and on-site contacts. He let me know last night he wasn't going to be able to attend today and would look for another opportunity.

- The other email thread had to do with making sure construction companies provide for safe pedestrian passage around their projects, particularly when sidewalks are no longer accessible.
- I wanted to bring up these two situations as something we can think about as an organization.
- Questions/Comments:
 - In the past how have people normally communicated with residents about road closures? (L. Beauchamp)
 - This resident said Lennar has done an outstanding job communicating about their projects on 10th Ave. They know who the contacts are, and they meet with them beforehand. The contractor for the Evans West project on Bannock St and 11th Ave has reached out to me directly when they have lane closures and other disruptions. I share that information in emails, on social media and on our website. (J. Larsen)
 - I agree this should be a priority for us and I would be happy to work with you on this. I'd like to hear what Lennar did and if you feel that was sufficient then I would be okay with using that as an example. (A. Ittis)
 - Are you open to having me introduce you to the resident who reached out to me and pursuing that with him? (J. Larsen)
 - I would rather work on coming up with a good process and maybe meeting with Mill Creek to see if they can implement that process. (A. Ittis)
 - So, you want to know what worked well? (J. Larsen)
 - Yes, use it as a golden example. (A. Ittis)
 - With the safe pedestrian access, it's not the first time this has happened in the neighborhood. I don't know if it's to the point where a letter to City Council, DOTI, or to the construction management team is needed. (A. Ittis)
 - Is there one area? Because I do see there are a lot of construction sites that do put in a pedestrian walk. (L. Beauchamp)
 - Not here in our neighborhood, currently. There was one area on East Colfax that was particularly unsafe, so the conversation came up and a resident in GT wanted to elevate it as a general fix. (J. Larsen)
 - I would love it if people who are concerned citizens come to our meetings to make their voices heard. We have a guest comments section of our board meetings and instead of just firing off an email and expecting Jennifer to report it, it would be great if people would show up and share their voice. It would get them more engaged. (B. Zick)

New/Old business Comments:

- Thank you to everyone who pitched in to help with COLORCON. (S. Walsh)
 - Mary Valdez and Sydney Malone were critical to us pulling this off. Many other heroes, but it would take too long to name everyone.
 - The reason COLORCON was in October, is because it takes a long time to plan, and we got a late start. COLORCON 2023 should be in August.
 - Planning will start much sooner for 2023, January or February
 - We need to review what worked and what didn't work for next year
- If we did allow contractors and developers to post information on our website, I think it would be a great resource. How would we go about doing that? We could charge for this, and it could be a revenue source for the neighborhood. (A. Perkins)
- I certainly think it is something we can do, and we would just have to talk about what it would look like, where it would live, and who would facilitate that. (J. Larsen)

- If a construction company had to scramble to get something posted right way, I don't know if this would work, but I do think it is a good idea to show what projects are going on in the neighborhood. (A. Ittis)

Guest Comments:

- No Comments

Meeting Adjourned