



**Golden Triangle Creative District  
July 6, 2023 Board Meeting  
Meeting Minutes  
3:00-5:00 PM – In-Person (McNichols Building) & Video Conference**

**Board Attendees:**

Kristy Bassuener, Lisa Beauchamp, Rachel Fewell, Jennifer Gance, Anthony Gengaro, Alice Harris, Andrew Iltis, John Mosley, David Pietsch, Sean Walsh, Byron Zick

**Not Present:**

Alvin Cooper III, Pete Dikeou, Lindsay Hauck, Mathiba Kgopa, Tracy Kontrelos, Sara Leitch, Adam Perkins, Steve Strunk, Pablo Zacarias

**GTCD Staff:**

Jennifer Larsen

**Guests:**

Lisa Minmier (GT Resident)  
David Maimon (MDLDC Operations Director)  
CP Chris Hinds (City Council District 10)

**Welcome and Call to Order (L. Beauchamp & J. Mosely)**

- Welcome board members and guests
- Read Land and Labor Acknowledgements
  - July Call to Action HOW TO BE AN ANTI-RACIST ORGANIZATION  
[Click here to register](#) for the next event, **July 19, 9:30-11 a.m.**
  - A. Iltis would like to recommend a change to the pronunciation of the word, “Acoma”. It’s a Puebloan word – the correct pronunciation emphasizes “Ac”. CP Hinds agrees we should adopt the correct pronunciation as a community. Meaningful exercise to learn about the root of the word. Can we take this on as a Board and with City Council as a motion? Maybe we reach out to Indigenous community to learn more. (A. Iltis) Defer to August meeting once research is done. (S. Walsh) We should see if there are other streets within the Golden Triangle that fall into this category. Also, is there a meaning behind the word, “Acoma”. (J. Mosley)
  - Denver Art Museum “Lowrider Show and Shine” event on Sunday, July 9 to showcase new exhibition, “Desert Rider: dreaming in Motion”. Also, free day at the Museum. <https://www.facebook.com/events/810644753925378> (K. Bassuener)
  - McNichols Building art exhibition on 1st floor gallery – metal works by lowrider auto artist, Sonny Valdez. Building open 7 days a week from 8 am to 5 pm, unless there is an event scheduled. Cultural runway show on July 29, “FashionAbilty”, a fashion show highlighting clothing designed with ability and disability in mind. Fashionability Market runs July 29 & 30. (J. Mosley)

- Motion to approve May 2023 Meeting Minutes
  - MOTION: Approve minutes (B. Zick/A. Harris)
  - Minutes approved unanimously
- Motion to approve June 2023 Meeting Minutes
  - MOTION: Approve minutes (B. Zick/A. Gengaro)
  - Minutes approved unanimously

#### **GTCD Budget (J. Gance)**

- During June spent a lot of time learning processes/background, meetings with CNDC
- Can now get real time numbers for income and expenses. Financial documentation will still be for prior month.
- Had two large expenses in June, Zoom and Wild Apricot annual renewal fees, totaling \$3400.
- June revenue was \$4600
- \$3200 in bank as of today
- There is \$1700 in our account from a 2021 grant not yet allocated to any expenses.
- For grants, need to account for CNDC fees in total – 14% fees, 16.6% fees for federal grant. 10% fee for other GTCD income.
- Being careful with income and expenses, prioritizing what gets paid.

#### **GTCD New/Renewal Membership (J. Larsen for T. Kontrelos)**

- New & Renewal Memberships to Acknowledge
- Memberships (June 1-30). Total \$3,600
  - New Members:
    - Lo Stella Ristorante - \$100
    - Janice Hsu - \$100
    - Alice Harris - \$300
    - Dazzle Jazz - \$100
    - Liz Orr - \$100
  - Renewals:
    - The CELL - \$500
    - Art Studios at 1200 Lincoln - \$1000
    - Alpine Investment Partners - \$500
    - Howard Lorton – \$500
    - Mountain West Institute - \$300
    - Theresa Casey - \$100
- Membership incentive – \$40 Civic Center EATS certificates – June 27-July 7
  - 6-7 likely responded to incentive
  - Thank you to Civic Center Conservancy for donating 50, \$20 EATS certificates!
- July - \$2,700 in memberships in first week of July

#### **Committee Reports**

- Marketing Committee – A. Gengaro
  - Meeting offline to discuss goals. Revisit brand and vision for GTCD. Came from need for revenue. Turn into vision plan. Survey created, about half of our Board members have completed. Leave open for a while. Stakeholder survey – makeup of Board, what are our strengths & weaknesses. Take information to engage a larger group – members next, then larger community. Decide how to target value to generate income. Will have a working meeting every couple weeks. Marketing, etc, input welcome.
- Executive Committee – J. Mosely/L. Beauchamp

- Looking at monthly expenses and ideas regarding generating income
- \$5K minimum per month needed to cover staff expenses. Doesn't cover other recurring expenses.
- Events: Looking for partnerships. For instance, on July 29 The Spot is having a neighborhood block party and including our logo on their promotional materials. We can't help with funds, but can help with other things.
- Finance Committee – J. Gance/A.Harris
  - J. Gance & A. Harris met in early June to work on processes. Alice has an audit background. CNDC systems update.
  - Membership Committee – T. Kontrelos
    - See above
  - Grants Committee – B. Zick
    - List of grant opportunities still available
    - DEDO, Neighborhood Activation Grant – applying to cover costs for COLORCON.
      - Upper limit of grant is \$200K. Can it be a larger marketing project? (J. Mosley)
      - One time opportunity, federal money (A. Gengaro)
      - Grants last year, most were beautification projects (D. Maimon)
      - Grant reimburses expenses. CNDC will need to be a partner. Goal is to drive economic activity to business corridors. (J. Larsen)
      - I'm a consultant to Santa Fe Arts District on a project, can help GTCD with this as well. Can do pre and post cleaning of COLORCON alleys. (A. Gengaro)
      - For more funds we can expand COLORCON as a neighborhood activation. (J. Mosley)
      - One shot, be careful not to go beyond scope of grant. (S. Walsh) S. Walsh will take the lead on the grant application. S. Walsh, A. Gengaro, J. Larsen, A. Harris, B. Zick, J. Mosley, L. Beauchamp to collaborate on grant application efforts.
      - There are several ways we can expand the event/project – alley cleaning, transit, alley tours, interactive elements. (J. Larsen)
- Governance Committee – L. Beauchamp
  - Learn About the Golden Triangle meeting well attended. Three new people, P. Zacarias, and a GT resident. The July event will likely be after 5 pm to catch others who are at work.
- Community Engagement Committee
  - Neighborhood Improvements – A. Perkins/P. Dikeou
    - No updates, not present
  - Urban Design – A. Iltis
    - No June meeting
    - J. Larsen & A. Iltis met recently. Now up to speed with Wild Apricot. Will help with consistent information going out to the group.
    - If we don't have a project to review, should we still have the meeting? We like having the meetings reserved for review of projects but understand the potential for doing community engagement with this group. Maybe we do a neighborhood roundup discussion quarterly. Developers might not be engaged if we have meetings only on community issues.
    - What is the value of the interaction with the development community? Board survey discussed construction. Urban Design group could structure a narrative on a good neighbor agreement with construction companies. Show that we're

willing to work with developers to create the best scenario for everyone.

(A. Gengaro)

- Cherry Creek North has documents they put in front of developers with contact information, information about organization. (A. Gengaro)
- Cherry Creek BID holds a monthly construction meeting with developers and community. Golden Triangle residents are upset about volume of construction related activity. Alley behind Cadillac Lofts will be closed for 3 weeks soon. Spoken with DOTI regarding parking for those residents. Residential parking passes are being eliminated. Would like to work with GTCD to hold monthly construction meetings. Residents would like to have legislation requiring pedestrian access around construction sites. Construction sites need to have parking plan in place for their workers and it needs to be enforced – too many parking spaces are being used by construction workers. (CP Hnds)
- Do we want to be a position to be catching flak from residents? (S. Walsh)
- Also concerned about being the community representative (A. Iltis)
- We need to help facilitate conversations with the city. (A. Harris)
- Missing a Denver representative, a neighborhood liaison, DOTI or Bridget Rassbach with the Design Advisory Board? (A. Iltis)
- A resident approached me asking if the GTCD can help be an advocate on construction related issues. GTA (precursor to GTCD) was an RNO and did a lot of advocacy work on behalf of the neighborhood. We don't have to take ownership of the issues, but we could provide a forum for conversations to take place, monthly or quarterly. (J. Larsen)
- Urban Design quarterly meetings could possibly address these issues in conjunction with CP Hinds. (B. Zick/A. Iltis)
- We've been holding construction meetings, but not on a regular cadence. December and January meetings and one last fall - there needs to be a regular cadence to meetings, and reporting on resolution. Residents want to vent, and not having a regular cadence to meetings results in a lot of venting when they do happen. Have many DOTI-related issues not yet resolved. Do we expand the purview of UD Committee to include engagement of planners once they have broken round? Next construction meeting pending, not scheduled, but have contacts together. (CP Hinds)
- Can we have a meeting offline about what this might look like and how we can bring together the right people? (L. Beauchamp)
- Yes, and the neighborhood really wants this. (C. Hinds)
- We'll bring this back to the Executive Committee (L. Beauchamp)
- July 13 Urban Design meeting – Two projects: SGI Buddhist Center on Spear Blvd. and DP District 6 Headquarters on Cherokee St.
- Thirsty Thursdays – L. Beauchamp
  - Thank you to Kristy and the Denver Art Museum for the June event at The Ponti! Great turnout, delicious food!
  - July 13 – Walter Simon's house – beer, wine, and light snacks. Address to come.
- Business Networking –A. Cooper III (not present)
  - July 14 meeting at CRL Associates, 1137 Bannock St.
- Events Committee – P. Zacarias (not present)
  - Pablo will be taking over the GTCD Events Committee
    - COLORCON Update (J. Mosley)
    - Shine Music Festival will partner with us on the two events. COLORCON artist in Civic Center Park during Shine Music Festival, possibly doing a live mural.

Expecting 10K people there, so it's a great opportunity to bring people to COLORCON. Shine would like to connect people to other locations in the neighborhood during the day and evening – help people plan their day/night, keep people in the neighborhood with an online map/resource guide.

- Majestic Collaborations – conversations about having safe and accessible events
- Call for artists brought in 40 applicants. Detour (Thomas Evans) was one of the applicants, which is huge for us.
- Date – August 26, 5-8 pm
- Theme – Celebrating Local Icons Past and Present – people of color.
- Music (DJ)
- Location – Westword parking lot (neighborhood icon)
- Message – Excited about this event. Opportunity to get more people to COLORCON, enjoying the neighborhood, identify the GT as a destination.
- Shine can help with braille marketing material
- Xcel will provide sponsorship again, as will Olson Vander Heyden. Need a new beer donation contact. Ready to start reaching out for sponsorships, waiting on a final sponsor deck. (S. Walsh)
- External Events Liaison – R. Fewell
  - History Colorado is hosting Mud Futures – 3D printing demonstration with adobe, this Friday-Sunday.
  - Viva Streets on Sunday. Broadway closed to cars, as well as 13th Ave. between Bannock and Broadway (for DAM Show and Shine event).
  - July 16 Law Enforcement Appreciation Day in Civic Center Park – Awareness, there have been some protests and violence in the past, want to keep people safe.
  - Underground Music Showcase on South Broadway, July 28-30
  - Other group discussions, severe weather issues regarding large events

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

- Update to administrative tasks. Lisa and John have asked me to focus on membership and Board-related tasks for the time being. I will hold off on preparing newsletters, social media posts, website updates and other tasks not essential to keeping the organization running.

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

- No new or old business

#### **Guest Comment (3-minute comment max.)**

- Lisa Minmier – New resident in Golden Triangle, learned of GTCD through landlord.
- David Maimon – Excited to work with the Board and help address neighborhood issues. Want to focus on identity for the GTCD.

#### **Adjourn**

- Meeting adjourned at 4:52 pm