



**Golden Triangle Creative District  
December 7, 2023 Board Meeting  
Meeting Minutes  
3:00-5:00 PM – In-Person (Westword) & Video Conference**

**Board Attendees:**

Kristy Bassuener, Lisa Beauchamp, Alvin Cooper III, Pete Dikeou, Rachel Fewell, Jennifer Gance, Anthony Gengaro, Andrew Iltis, Tracy Kontrelos, John Mosley, Adam Perkins, Byron Zick, Pablo Zacarias

**Not Present:**

Alice Harris, Sara Leitch, David Pietsch

**GTCD Staff:**

Jennifer Larsen

**Guests:**

David Maimon (MDLDC Operations Director)  
Nancy Cole (Golden Triangle Resident)  
CP Chris Hinds (City Council District 10)  
Shelly Oren (City Council District 10 aide)  
Paul Rosenthal (City Council District 10 aide)

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

- Welcome board members and guests
- Motion to approve November 2023 Meeting Minutes
  - MOTION: Approve minutes (B. Zick/P. Zacarias)
  - Minutes approved unanimously

**GTCD Budget (J. Gance)**

- Our bank account is at -\$500 right now, with memberships coming in and expenses being paid
- Alice and Jennifer are working on the 2024 budget

**GTCD New/Renewal Membership (T. Kontrelos)**

- New & Renewal Memberships to Acknowledge
- Memberships (November 1-30). Total \$3550
  - Renewals:
    - Trovare Condominiums - \$250
    - Urban Villages - \$1000
    - Noble Erickson - \$300
    - Zeppelin Development - \$1000
    - Westword - \$1000

## **Committee Reports – Board members review online**

### **Holiday Party (P. Zacarias)**

- Pablo leading party planning
- J. Mosley is donating the McNichols Building to use as the venue
- Zero budget, everything needed is being donated and we're doing simple asks
- Asking for a \$10 donation per Board member to cover the bartender expense, wine donations also requested
- Avant-Garde is donating beer & wine from their storage. Also providing ice, tubs, tools etc. for bartender set up.
- Event Rents is donating décor
- Cuba Cuba is donating sides and a protein
- Have done an email ask of neighborhood businesses for additional donations and will walk the neighborhood to follow up.
- Additional (J. Larsen):
  - Date is Friday, December 15, 5:30-8:30 pm
  - Ugly Holiday Sweater Party/Holiday Attire theme with prizes for best in show
  - 43 attendees thus far, expecting around 75 attendees
- Additional (J. Mosley):
  - Potluck meal, attendees asked to bring a dish to share
  - RSVP required to get around special permit process

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

- Update on pet station bags:
  - Shared at last meeting that Nancy Cole had run out of pet station bags to distribute.
  - Nancy purchased one box of pet station bags that she donated to the GTCD. Thank you, Nancy!
  - We ran a Colorado Gives Day campaign requesting donations to purchase pet station bags for 2024. Goal was \$3500 and we raised \$975. If there aren't any objections, I'd like to purchase as many bags as that money will buy for 2024.
- Additional (Nancy Cole):
  - Brought information to share with Board – list of 13 pet station locations and proposed plan for supporting program.
    - Belvedere has 3 pet stations, and they are purchasing their own bags.
    - That leaves 10 pet stations. Each location would cost about \$350/year.
    - Feedback from community is that many of the entities maintaining the pet stations would be willing to take on the cost.
    - Metro Lofts, Zing, Evans North, Grand Cherokee Lofts, Trieste, Cadillac Lofts, and Denver Cares may all be willing. If someone would contact these properties, that would leave three locations to be covered.
    - Plant Garage, Cross Fit, and Sacred Thistle would need sponsors.
    - There is one additional pet station at Ten10 Brownstones. (Not GTCD branded. Ten10 paid for pet station, GTCD/MDLDC provided installation. -J. Larsen)
    - See map of locations for reference. Additional (non-branded) neighborhood pet stations are identified on map as well. These properties might be willing to cover the cost of GTCD pet stations.
    - Also identified on map are new construction projects. We should ensure each new building has a minimum of two pet stations. We may want to mention this to developers during Urban Design Committee meetings.

- Great idea! (A. Iltis)
- Many designs include pet stations. Even though these are amenities meant for tenants, the neighborhood benefits as well and the property is kept cleaner.
- Thanks for your work on this.
- There are a lot of pet stations. Some are clustered, maybe they can be in better alignment with sponsors. (A. Perkins)
- Are you asking groups to give a dollar amount, and we still purchase and distribute bags?
- I think sponsors can take this on. All HOA buildings have management companies that can assist with ordering and restocking bags. (N. Cole)
- Evans North can purchase bags and Parkwell could manage. (A. Perkins)
- There may be some properties for whom we still order bags (Plant Garage, Sacred Thistle, Cross Fit). (N. Cole)
- Maybe we can discuss this further in our Visioning meeting. We will follow up with Nancy on approach. (L. Beauchamp)
- Update on District 10 Community Benefit Fund grant:
  - District 10 awarded us \$3000 from this fund! \$1000 is to go towards supporting the Litter League program in 2024 and \$2000 is to go towards the trash receptacle refurbishment project. The project estimate we received from David/MDLDC was for \$2500. Since we have \$2000 to spend, David generously offered to do this work for that price if we handle the branding piece separately. Thank you to the District 10 Office for your generous grant, and to David and MDLDC for your generous contribution!
  - District 10 Office will not be doing a community mural, so they have some additional funds for GTCD. (CM Hinds)
- The Mayor's Office is ready to move forward with the Good Neighbor Agreement process for the Elati Street micro-community. I sent an email to our contact list with a link to an interest form for those who would like to be involved in the process. The Good Neighbor Agreement group will consist of 5-8 community members, including 2 leaders from the GTCD. Assuming we will be able to nominate the 2 leaders from the Board, are their individuals who would like to be part of this process?
  - District 10 Office has two additional nominees (CP Hinds)
  - There is some interest from individuals in being nominees, but let's table that for now. (L. Beauchamp)
  - CP Hinds, thank you for the grant! And we would welcome additional funds. (L. Beauchamp)
  - Want to make sure the GTCD is set up for success regarding the Elati St site. I have provided 3 samples of GNAs from Safe Outdoor Spaces locations to Lisa as a starting point. Elati St site will not open in 2023. There is time built in for the GNA process. Plan is for the site to open mid-February. I have previously worked with CHUN on GNAs and I would like to be helpful in this process. (CP Hinds)

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

- A. Iltis – We had previously recommended Andy Cushen (Clyfford Still Museum) to serve on the Downtown Design Advisory Board (DAB), representing the Golden Triangle. That nomination was declined. City is looking for more diversity on Board. We believe in diversity. We also believe in diversity of industry, including someone with cultural expertise. Will continue to look for another candidate. We thank Andy for his commitment and input on the GTCD Urban Design committee.

- I asked the mayor to take another look at Andy's application. The Golden Triangle doesn't have a lot of racial diversity, but Andy does provide diversity in other ways. We don't have a lot of younger people represented on boards. Mayor said he would take another look at Andy's application. (CP Hinds)
- Thank you for advocating for Andy. And we should continue to look for getting more racial diversity into these positions. The mayor's office is looking for that. (A. Iltis)
- There were 2 applicants in last round, both were white men. It's difficult to find a quorum with DAB meetings. No a quorum for last two meetings; creates a problem as projects must be held up. So, there is a sense of urgency with these appointments. (CP Hinds)

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

- None

**Adjourn**