



**TRIANGLE**  
GOLDEN TRIANGLE  
CREATIVE DISTRICT

**Golden Triangle Creative District  
August 8, 2019 Board Meeting  
MINUTES  
3PM – Shift Workspaces  
1001 Bannock St.**

**BOARD ATTENDEES:**

April Chase, Aaron Coburn, Rachel Fewell, CM Chris Hinds, Sydney Ilg, Rhonda Knop, Tracy Kontrelos, Stephanie Kroll, Eric Lazzari, Laura Liska, Walter Simon, Brent Snyder, Byron Zick

**PRESENT BY PHONE:**

NA

**NOT PRESENT:**

Kate Barton, Kristy Bassuener, Jeannene Bragg, Pete Dikeou, Gerald Horner, John Mosely, Sonia Rae, Morgan Russo, Mark Shaker, Mickey Zeppelin

**GTCD STAFF:**

Jennifer Larsen

**GUESTS:**

None present.

**Welcome | Call to Order (B. Synder)**

B Synder called the meeting to order at 3:06PM

Welcome to Board members and Denver City Councilman, Chris Hinds.

- CM Hinds thanks the Board and Golden Triangle residents for election.

**MOTION:** Approve July 2019 Board meeting minutes.

Passes unanimously.

**GTCD Budget and Membership Update (A. Chase/R. Knop/S. Ilg)**

- Current financials (see Board packet for details)
  - o Operating balance was \$147K end of April and \$141K end of May, 2019
  - o Not a lot of changes – there are a few items still to be processed from Colorcon 2019
- Current membership
  - o Not many new and renewing memberships in June
  - o Membership committee meets next week, help needed. Asking for members to assist with a couple hours a month. Brent will attend.
  - o Need to look at Founding Partner membership arrangement. This was originally a 3-year commitment at \$5K per year. The 3-year time period has expired. Suggest as a topic of discussion for the December 2019 Board retreat.
  - o Do we want to continue to offer a \$100 level GTCD membership?
- P.S. You Are Here grant (no update)

### **GTCD Fundraiser (A. Chase)**

- Entertainers – waiting on proposals
- Need food and beverage donations
- We can do a hosted bar at The Church
- Auction items need to be secured. Board members are tasked with securing at least one auction item and two bottles of wine.
- Marketing pieces and promotions schedule needed. To include a poster, social media campaign, email communications, and website page/event/announcements.
- “Cirque de Church” theme
- Events committee focus will switch from Final Fridays to Fundraiser planning
- Rhonda’s office can be storage location for donated items
- Auctioneer secured
- Software license will need to be secured for ticketing and auction platform (Handbid?)
  - o Civic Center Conservancy has a Greater Giving subscription for the year. Eric will check on details.

### **Final Fridays (S. Ilg for J. Mosley)**

- August program: Fitness, Wellness & Recreation
  - o No GTCD led tours. Clyfford Still Museum is hosting Yoga on the Lawn; Lagree Luxe is offering fitness classes; Downtown Denver Partnership is leading the 5280 Bike Loop ride; Denver Arts and Venues is leading a Golden Triangle Public Art walking tour.
  - o The Spot is the host location with their Grand Opening celebration and is offering vendor booths at their place of business for GTCD member businesses.
  - o A few volunteers still needed
- September program: Tasting Tour
  - o Two tours offered, four locations each
  - o Happy hour pricing, small appetizers, 30 min. at each location
  - o Volunteers needed at Martin Plaza and at tour locations
- July event was well attended!

### **Neighborhood Improvements Updates (S. Ilg)**

- Project updates (printed update provided at meeting)
  - o Working on the development of a 5-year plan
  - o Partnering with Denver Public Works
  - o Promoting of 5280 Loop needed – no one wants to be first on the investment. Developers on Acoma St/10<sup>th</sup> Ave are interested in investing in the project.
  - o Based on survey, \$10M extra should be going towards the Broadway Corridor project
  - o Next Neighborhood Improvements committee meetings are Wednesday, August 21<sup>st</sup> and Wednesday, September 18<sup>th</sup>.

### **Committee Reports**

#### **Executive Committee updates**

- Strategic Plan
  - o Shareable version to be posted to GTCD website
  - o No requested revisions from Board
- Zoning Committee update
  - o Six Board members at last meeting
  - o Zoning project website is a great source of information – see posted summaries and presentation slides, and PDF on zoning. Christopher Johnson and team are doing a great job!
  - o History on 18 projects being reviewed. Most 4-5 stories, larger parcels going away. Different building forms being discussed.
  - o Next community workshop is Sept 25<sup>th</sup>
  - o Next zoning meeting is Sept 12
  - o Floor Area Ratio (FAR) conversation is shifting. Developers have a hard time leaving any building allowances on the table, interested in maximizing potential. Forms and shapes of buildings are important in the community. May see taller, narrower buildings in the future.
  - o Projects in the planning stages will get a grace period when new zoning guidelines are adopted.

#### Golden Triangle Business Network

- See committee report document for updates

#### Governance Committee

- No updates

#### Community Affairs

- Involved in coordination of September Final Friday event
- Neighborhood Directory: In progress, Jackie Noble developed new booklet format for this piece. Printing cost will be double the cost of the 2017 folded directory. Local Products will sponsor at \$3K, leaving a funding gap of \$3K. Quantity is 5,000 – to be distributed throughout the neighborhood and at visitor locations.
- Discussion:
  - o This is a nice, high quality piece that should only promote members as a member benefit.
  - o The goal is to be inclusive in promoting the neighborhood, helpful to visitors and residents.
- **MOTION:** Eric Lazarri moves that the Board spend \$3K from the GTCD budget to cover the balance of the printing cost for the neighborhood directory. Walter Simon seconds motion. Motion passes with 8 in favor and 3 opposed.

#### Events Liaison Committee

- Next Clyfford Still lawn concert is August 16<sup>th</sup>
- Tacolandia at Civic Center Park on August 17<sup>th</sup>
- Brunchfest at Civic Center Park on August 25<sup>th</sup>
- Taste of Colorado at Civic Center Park during Labor Day weekend

#### Marketing Committee

- See committee report document for updates

#### Urban Design Committee

- Sports Castle area property in development planning stages. Proposed for north lot 250 apartments, and east lot 145 senior care apartments. Parking lot north of Broadway Market is part of development. Dairy Block alley type development being considered – massing and plaza area being reviewed.
- Evans School contract moving forward. There will be a large effort to enhance Acoma St. in years to come. GTCD to look for opportunities to leverage our stake in the neighborhood.
- Broadway – conversations with Lennar regarding 5280 Loop and Broadway Corridor
- Denver Public Works is proposing bike lanes south of the library. With the library remodel work coming we need to make sure stakeholder groups are talking to another.

#### Adjourn

B. Snyder adjourned meeting at 4:22PM