

RE: File No. 03-778-_____

September 28, 2022

City and County of Denver
c/o City and County Clerk Paul Lopez
201 W. Colfax Avenue Dept. 1010
Denver, CO 80202

Dear Mr. Lopez:

The Downtown Denver Business Improvement District (DDBID) submits the attached preliminary budget and operating plan for 2023.

On the same page, DDBID is submitting separate budgets for the DDBID Intergovernmental Services Enterprise (Enterprise), the DDBID Capital Fund, the DDBID Periodic Maintenance Fund, and the DDBID Special Projects Contingency Fund. The Enterprise's purpose is to implement project funded by special sources, in compliance with the provisions of Amendment One. The Capital Fund pays for special projects from existing operating reserves that qualify as long-term capital expenses. The Periodic Maintenance Fund pays for special projects of a periodic, but non-annual occurrence that do not qualify as long-term capital expenses. The Special Projects Contingency Fund pays for special projects not covered by the above funds. In addition, the DDBID Board of Directors has requested setting aside reserve funds to be toward maintenance and repair of furnishings, fixtures and equipment amenities that will be included as part of the 16 Street Mall Reconstruction project.

The DDBID Board will proceed with the certification of property owner assessments prior to December 5, 2022, pursuant to State Statute (C.R.S. 31-25-1211).

In addition to the 2023 Operating Plan and Budget, also attached are:

1. A copy of the 2022 year-to-date "budget to actual" financial reports, including projected 2022 year-end budget included on spreadsheet with 2023 budget.
2. Aside from provision of support to DOTI and DEDO regarding the 16th Street Mall Reconstruction by assisting with business outreach, and decommissioning blocks going under construction, there have been no other material departures from the 2022 Operating Plan.
3. The Public Hearing notice-publication for the October 6, 2022, Public Hearing on the 2023 BID Budget.
4. The Downtown Denver BID has no planned or outstanding indebtedness.

Downtown Denver Business Improvement District
1515 Arapahoe Street, Tower 3, Suite 100
Denver, CO 80202
303-534-6161

5. A copy of the 2021 BID audit conducted in 2022.
6. A copy of the Amended BID By-Laws effective June 7, 2018.
7. A list of official BID Board actions in 2022 to date. Copies of meeting minutes are available upon request.
8. A copy of the current Board of Directors list; and
9. Board member attendance records, to date, for 2022.
10. Primary activities performed – but not limited to the following:
 - a. 2022, to date:
 - Daily/year-round maintenance and cleaning of the BID.
 - Further implementation of the Downtown Security Action Plan including implementation of a reporting app to aide in tracking and response.
 - Landscape/flowers in planters and pots on the Mall and throughout the District's 120 blocks.
 - Maintenance of the sidewalks and medians of the 16th Street Mall including maintenance and repair sandstone in Lower Downtown.
 - Provision of the Tree Maintenance Program serving all right-of-way BID property trees located within the 120-block area of the BID.
 - Enhancement and support of the 16th Street Mall Experience including activation of a private vacant lot at Welton and 16th "Outer Space" that hosts special events, music/bands, and other activations – open to the public with code of conduct rules in place.
 - Maintenance of year-round alley art installations on and near the Mall to support the art in the alleys program.
 - Continued support of activation at Skyline Park in coordination with the Department of Parks and Recreation and the DDP; activation was limited, but support provided, nonetheless.
 - b. Activities scheduled to be performed in 2023 include, but are not limited to:
 - Daily/year-round maintenance and cleaning of the BID.
 - Landscape/flowers in planters and pots on the Mall and throughout the District's 120 blocks.
 - Continued support of the City's 16 Street Mall Reconstruction Project.
 - Continuance of implementation of the Downtown Security Action Plan and BID Safety program.
 - On-going communication and outreach efforts to BID Property Owners and businesses.
 - Provision of the BID Tree Maintenance Program to all BID Property-owner properties with trees located in the public right-of-way.
 - Continued support of Skyline Park as circumstances call.
 - Snow removal from the Mall, FreeMallShuttle stops on and off the Mall, Curtis Street from 16th to 14th, and from California from 14th to 17th Street.

11. All active district COVID relief efforts by the Downtown Denver BID ended December 31, 2021.

12. Attached are the following clean and safe metrics and survey results tracked by the BID in 2022, to date:

- Summary of surveys conducted to date in 2022:
 - High Frequency Data through August 18, 2022, which includes:
 - Pedestrian counts
 - Weekday worker statistics
 - Mobility patterns
 - Traffic congestion
 - Restaurant dining data
 - Hotel data
 - Unemployment data
 - Population gain/loss and rank from workforce reports
 - Residential information
 - BID Property Owner survey analysis as of responses received by September 8, 2022
 - 2022 Downtown Denver Travel Survey questions – survey is still open with over 2000 responses, to date.
- Metrics of Maintenance of services conducted in the BID by contractor CSG.
- State of Downtown Denver - 2022
- Denver Street Outreach Collaborative metrics regarding outreach encounters through June 2022.

Please contact me at 303-571-8226 if you have questions or require additional information.

Sincerely,



Beth A. Moyski
Executive Director, DDBID

CC: Michael Kerrigan, CCD Financial Analyst Specialist
Ronald Fano, Spencer Fane LLP, DDBID Attorney

Attachments

Downtown Denver Business Improvement District
1515 Arapahoe Street, Tower 3, Suite 100
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Downtown Denver Business Improvement District
Summary Budget
For Fiscal Year Ending December 31, 2023
as of 9/9/2022

	Current Fiscal Year 2022			FY2023	
	Annual Budget	Projected FY2022	Variance	Budget Proposed	YOY Variance
REVENUES:					
Special Property Assessments	6,975,316	6,975,316	-	7,289,205	313,889
Non-Marketplace Revenues	960,550	847,794	(112,756)	770,957	(189,593)
Marketplace / Vending Revenues	103,150	57,294	(45,856)	34,000	(69,150)
400 Total Revenues	\$ 8,039,016	7,880,404	\$ (158,612)	\$ 8,094,162	\$ 55,146
EXPENDITURES:					
410 Maintenance & Repair	3,361,069	\$ 3,364,655	3,586	\$ 3,446,888	85,819
415 Skyline Park	146,063	141,441	(4,622)	123,941	(22,122)
420 Management Services	1,321,402	1,317,243	(4,159)	1,382,885	61,483
430 Marketing & Communications	127,928	109,414	(18,514)	121,976	(5,952)
435 Winter in the City	398,826	398,826	-	396,346	(2,480)
440 Economic Development Services	172,985	172,985	-	172,985	-
445 Research	156,307	156,090	(217)	156,307	-
450 Safety	919,384	937,480	18,096	1,004,140	84,756
460 Mall Vending	89,274	74,262	(15,012)	72,262	(17,012)
470 Pedestrian Environment	1,034,066	1,020,702	(13,364)	1,010,735	(23,331)
Contributions to Periodic Maint Reserve	142,500	71,250	(71,250)	100,000	(42,500)
Contributions to TABOR Reserve	5,449	5,449	-	6,000	551
Contributions to Capital Reserve	69,753	69,753	-	72,000	2,247
Contribution to Mall Maintenance Reserve				25,000	
TOTAL EXPENDITURES	\$ 7,945,006	\$ 7,839,550	\$ (105,456)	\$ 8,091,465	\$ 121,459
NET OPERATING	\$ 94,010	\$ 40,854	\$ (53,156)	\$ 2,697	\$ (66,313)
USES OF RESERVE FUNDS:					
480 Periodic Maintenance Expenditures	121,750	\$ 100,500	\$ (21,250)	\$ 135,448	\$ 13,698
485 Capital Expenditures	6,750	6,750	-	6,750	-
490 Special Projects / Contingency	60,000	97,067	37,067	67,500	7,500
495 Mall Maintenance				-	
TOTAL RESERVE FUNDED PROJECTS	\$ 188,500	\$ 188,500	\$ -	\$ 209,698	\$ 21,198
ALTERNATIVELY FUNDED PROJECTS:					
549 BID Enterprise Revenue	1,275,014	1,284,014	\$ 9,000	1,344,377	\$ 69,363
549 BID Enterprise Expenditures	1,275,014	1,284,014	\$ 9,000	1,344,377	\$ 69,363

DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT 2023 OPERATING PLAN

OVERVIEW

The Downtown Denver Business Improvement District (BID) is a commercial property-owner funded management organization that strives to provide a clean, safe, and vibrant downtown environment for workers, residents and visitors in a 120-block area that includes all Downtown Denver. Through their annual assessments, BID property owners fund a series of district-wide programs that enhance Downtown Denver, including cleaning and maintenance efforts, safety, marketing, activation, economic development, transportation initiatives and, could include capital improvement projects.

Since 2001, when BID electors overwhelmingly supported a proposal to significantly increase special assessments, the BID initially increased its core maintenance services - litter and trash removal, sidewalk sweeping, and alley cleaning throughout Downtown and, subsequently, broadened its safety services. These safety services included Downtown Ambassadors, a homeless outreach program, and the hiring of off-duty police. In 2016, the BID funded the BID Private Security team to support the Downtown Security Action Plan. In 2022, the BID continued execution of the Downtown Security Action Plan continuing a full-time security manager, the private security component, and maintaining the alley permitting program to further enhance the safety and cleanliness of the BID area. The BID private security team continued to patrol the district, utilizing personal protective equipment and will continue to do so as conditions prescribe. The 2023 safety program will continue its investment in private security and management, keeping focus on the block security networks and building private-public relationships to broaden the range of the security program through enhanced communications including oversight of a radio repeater and electronic mass-communication software investment. The BID teams work to connect those experiencing homelessness with outreach services as part of the safety program. Additionally, the safety program will be working toward piloting a project that partners a dedicated BID mental health clinician.

In 2023, the BID operations on the 16 Street Mall will be impacted by the reconstruction project. All parties continue to coordinate with work underway. The BID will continue to provide tree care to existing trees on the 16th Street Mall and as well as provision of tree care to nearly 2000 additional trees currently located along sidewalks in front of BID commercial properties throughout the district. Other visible BID initiatives will include a variety of activations of public spaces to enhance the sense of vibrancy and safety. The BID will also continue other “Off-Mall” activities, including a trash receptacle relay system to save time and funding through improved efficiencies. Finally, the BID will continue its core focus on clean and safe activities noted above as well as funding marketing, communications, holiday, economic development, and research programs.

AUTHORITY

The Downtown Denver Business Improvement District (BID) was created pursuant to the provisions of the “Business Improvement District Act,” Part 12 of Article 25 of Title 31, Colorado Revised Statutes. The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities, and improvements provided by the City and County of Denver within the BID boundaries. The BID was created to provide enhanced or otherwise unavailable services, facilities, and improvements within the BID.

BOUNDARIES

The Boundaries of the District and its service area are generally described as starting at a point at the intersection of Grant Street and 20th Avenue, extending west along 20th Avenue to its intersection with 20th Street, extending northwest along 20th Street to its intersection with the original Wewatta Street alignment (or Wewatta Street extended), extending southwest along the original Wewatta Street alignment to its intersection with Speer Boulevard, extending generally southeast along Speer Boulevard to its intersection with 12th Street, extending southeast along 12th Street to its intersection with Colfax Avenue, extending generally east along Colfax Avenue to its intersection with the alley between Sherman and Grant Streets, extending north along the alley between Sherman and Grant Streets to its intersection with 16th Avenue, extending east along 16th Avenue to its intersection with Grant Street, and extending north along Grant Street to the point of beginning. Pursuant to statute, the District shall contain only that taxable real and personal property within said boundaries which is not classified for property tax purposes as either residential or agricultural.

RENEWAL

The BID has all the powers, functions and duties specified in the “Business Improvement Act” except as expressly stated in this Operating Plan. Specifically, the BID shall have perpetual existence unless, in the tenth year thereafter, the District fails to file with the City Council of the City and County of Denver a petition requesting continuance signed by persons who own real and personal property in the service area of the BID having a valuation for assessment of not less than fifty percent of the valuation for assessment of all real and personal property in the service area of the District and who own at least fifty percent of the acreage in the BID. The City Council shall determine whether the petition threshold has been met and may, upon the filing of any challenges to the signatures, hold a public hearing on such question. If the City Council determines that the petition threshold has not been met or if no petition is filed prior to expiration of a ten-year period, the City Council shall declare, by ordinance, that the BID is dissolved and shall direct the existing directors to take such actions as are necessary to conclude its affairs.

The most recent renewal was approved by City Council via Ordinance No. 20210657, Series of 2021, and continues the BID through 2031.

COMPOSITION OF THE BOARD OF DIRECTORS

The board of directors of the BID consists of seven electors of the district, appointed by the Mayor of the City and County of Denver. Members appointed to the board shall represent a cross-section of interest in the district, including large property owners, small property owners, Lower Downtown, the Central Business District, retail owners, office owners, and unimproved landowners. Each director shall serve a three-year term and may be appointed for one additional consecutive term.

FUNDING

The operations of the BID are financed by a special assessment on real property within the district. A benefit study was undertaken in 2001 and approved by the BID Board to support changes in the special assessment methodology. In addition, the BID may accept and spend moneys from any grant, gifts, bequest, donation, or other similar source and may enter contracts for the funding and provision of any of its services, facilities, or improvements. Further, the BID may establish special assessment districts pursuant to the provision of 31-25-1219, C.R.S. unexpended moneys at the end of the fiscal year may be placed in one or more reserve funds to be expended as determined by the BID Board, including for capital expenses.

MAINTENANCE AND REPAIR - 2023

In 2023, the BID will continue the contract with Consolidated Services Group for cleaning and maintenance services.

A comprehensive request for proposals (RFP) regarding landscape services was issued in 2021 with Creativexteriors being awarded the account. They will continue designing and maintaining the flower plantings on the Mall, off the Mall, in the Federal District and on California Street. The BID will be piloting a project that emphasizes use of native and perennial plantings that consider maintenance, water usage, and impact on climate while continuing to provide greenery which promotes a safe and welcoming pedestrian environment in planters located off the Mall.

Mountain High SavATree will continue to maintain the trees and irrigation along the Mall and on Curtis and California between 14th and 16th Streets and in addition, provide care for the street trees fronting commercial property throughout the BID – this care includes pruning, fertilization, and pest control.

In 2023, the BID will contract with on-call contractors for plumbing, electrical and paver repair services. Colorado Custom Rock have been identified as the preferred paver repair contractors.

16th Street Mall Services

The following services are currently being provided on the 16th Street Mall between Broadway and Wewatta Street and will continue to be provided in 2023.

- Daily sidewalk and transit lane cleaning where applicable and not part of the Active Construction Zone (ACZ).
- Daily maintenance and trash and recyclables removal
- Painting and repairs of infrastructure and furnishings
- Graffiti removal
- Snow removal, including transit lanes, where applicable and not part of the Active Construction Zone.
- Flower planting on Mall blocks located out of the ACZ.
- Activation, holiday, and entertainment program support
- Tree maintenance
- Light fixture repair and maintenance
- Electrical, irrigation, plumbing and fountain maintenance
- Daily Mall inspection
- Special projects

Other Streets

The following services are currently provided on all streets throughout the 120-block BID service area in 2022 and will continue to be provided in 2023:

- Litter pick-up, including tree wells
- Removal of graffiti from public fixtures
- Seasonal weed control
- Emptying of BID trash receptacles
- BID Bicycle rack maintenance
- Sidewalk cleaning services, primarily periodic power washing, spot power washing as necessary for public health purposes
- Power washing of alleys - April - October and as weather allows
- Daily inspection

These additional services are currently provided on Curtis between 14th and 16th; and California Streets, between 14th Street and 17th Street and will continue as routine contract services for 2023.

- Snow removal
- Tree maintenance and irrigation
- Flower planting
- Trash removal

The following additional services are currently provided on East 16th Avenue, between Broadway and Grant Street and will continue to be provided in 2023:

- Overall streetscape maintenance, including:
 - Light fixture maintenance
 - Flower planting
 - Tree pits
 - Trash and Graffiti Removal

These additional services are currently provided on Larimer Street, between 15th Street and 17th Street and will continue to be provided in 2023:

- Tree maintenance and irrigation
- Electrical charges for pedestrian lights

Alleys

In 2023, the strategy for the cleaning of alleys will continue to focus on alleys adjacent to the 16th Street Mall. These have the most restaurants, create the most sanitation challenges and affect the greatest number of people. Alleys away from the Mall will be cleaned 2x per year or as requested however, the frequency will depend on the need and the level of services allocated to the different BID assessment zones. Alley Inspections and cleanliness assessments will be performed regularly throughout the BID. Special focus will be on odor mitigation at 16th Street Mall entrances.

- In addition, the BID's contractor responds to calls for assistance by property owners whenever there are problems in alleys due to overflowing dumpsters, illegal dumping, or unpleasant odors. It is expected that this policy will continue in 2023 but will be monitored to assure consistency in services.
- Staff will continue to meet with City inspectors and adjacent property owners to ensure compliance with City ordinances and minimize problems in alleys due to overflowing dumpsters, grease traps, or inadequate maintenance. The BID has 15 Downtown alleys permitted to help manage some of the issues that occur. A maintenance plan for Mall alleys has been developed to improve inspection, sanitation, and communication to property owners about scheduled contracted cleaning schedules in 2023.

LoDo Cleaning

In 2023 the BID will continue the same level of services in LoDo, and BID staff will monitor the impacts of usage due to development, visitors, residents, events, and the connection of RTD transit connections located at Denver Union Station.

Recycling Receptacles

The contractor will continue to collect and dispose of the recycled material from recycle containers located along the 16th Street Mall. Receptacles are located in the public realm out of the Active Construction Zone.

SKYLINE PARK - 2023

Skyline Park will remain a part of the BID budget in 2023 with primary focus on activation support of Block 2. The park has seen many successes and a few setbacks. A cooperative partnership with the City of Denver Parks and Recreation Department (DPR) along with BID-supported activation and enhancements have seen an increase in awareness and use of Skyline Park. The Downtown Denver Partnership's Skyline Beer Garden (in conjunction with the BID's games program) and Downtown Denver Rink at Skyline Park have had a highly positive impact on the safety and perception of Block 2 of Skyline Park most of the year. In 2020 and 2021, these activities were suspended considering the COVID-19 pandemic and social distancing/occupancy guidelines. In 2022, activation continued in Block 2, supporting the roller rink in the summer, and planned for the ice rink. The City closed blocks 1 and 2 in July to allow for regeneration of planting, deep cleaning, and maintenance work, and to disrupt negative activity that was occurring.

One-off events such as Christkindl Market and Denver Day of Rock have temporarily enlivened Block 1, these activations have shifted to other locations in the City Center in 2022. The presence of those experiencing homelessness, street youth and/or 'urban traveler/transient' populations, and open-air drug activity when the Park is not activated, creates primarily negative presence in Skyline Park. While in general this population does not directly disrupt, the presence, appearance, and language of groups throughout the day can be disturbing and affect the perception of safety, particularly for families. Increased safety measures and continued activation and programming do provide benefit to the area and help improve the environment and perception of safety.

The Skyline Park Local Maintenance District (LMD) in cooperation with the Denver Parks Department was formed effective January 2019. This District was formed to help fund the provision of enhanced security and maintenance services and was expected to commence in January 2020 following a city-led RFP process for management services, however, these services have not occurred to date. *As of September 2022, it is yet to be confirmed whether Skyline Park LMD will continue to be managed by the City, or a management organization. The BID will continue to collaborate with DPR for the foreseeable future.

Park Enhancements and Supplementary Maintenance

The BID funded maintenance support of the park continued in 2022. This may include daily concierge service of the tables and frequent cleaning of troublesome areas to support the park and Skyline Park LMD. If LMD continues to be managed by DPR, this work will continue to be funded by the BID.

Safety and Security

The BID private security utilized half of the Information Kiosk space in Skyline Park; this provides a security presence in the park throughout the day and night; Denver Parks maintenance and Park Rangers work out of the other half of the Kiosk, providing additional eyes on the park activities. At this time, the BID Security program is relocating to storefront located on the Mall. With the approval and commencement of operations the Skyline Park LMD, the LMD is expected to absorb the cost to provide security services after hours either in-house, or potentially via a formal agreement with the BID private security program, or other service provider.

Events and Programming

- **Block 1** (15th to 16th) - The BID will continue to work with its clean and safe contractor, private security, the Parks' Department Park Rangers, and DPD to improve the safety and

overall cleanliness of the plaza on the block.

- **Block 2** (16th to 17th) If CDC guidelines permit, BID will continue to fund games programming in Block 2. The operation of Skyline Beer Garden was suspended for 2020 and 2021. For 2022, the outcome is undetermined due to COVID-19 pandemic considerations. Should the activation move forward, the BID supports this activation from a clean and safe perspective.
- **Block 3** (17th to 18th) Neither the BID nor DDP held a permit to activate Block 3. There are no plans currently to do so in 2022.

Skyline Park Redesign

Denver voters approved a \$2.5 million-line item for improvements to Skyline Park as part of the 2017 General Obligation Bond Issue in November 2017. The BID, DDP, and LMD, will work closely with Parks and Recreation on the design and prioritization of those improvements. It is highly unlikely that any construction will occur before 2024.

2023 MANAGEMENT SERVICES

The Management Services provided by the Downtown Denver Partnership to the BID cover three areas:

- Management Direct Expenses
- Administrative Overhead
- Program Management

Management Direct Expenses, Administrative Overhead and Program Management are itemized in the Management Services department and represents staff utilization charges for administrative requirements. These charges are separate and distinct from the Program Management charged in the department operations to carry out the BID program elements.

There are five components that make up the contract value integrated in the proposed 2023 budget detailed below:

1. Administrative Overhead
2. Management Services Program Management
3. Departmental Program Management
4. Winter in the City Direct Expenses
5. Management Fees for non-operating funded activities

The Administrative Overhead charged to the BID under the contract is an allocation of DDP administrative expenses common to both BID and DDP. Unique expenses applicable to DDP are excluded from this shared overhead expense pool. The overhead resources are allocated proportional to BID staff utilization. Staff utilization is driven by the programmatic choices included in the 2023 work plan.

Direct Expense BID line items of C&CD billing fees, Insurance, Legal and Audit Services in this department showed a very slight increase of one-half of a percent. Insurances costs are anticipated to increase slightly.

Management fees for Capital Expenditures, Alternatively Funded Projects and BID Enterprise activities are part of this 2022 budget. These fees are in response to the variability, complexity, staff time and DDP resources required to undertake this work. Management fees vary by category. In the Capital Expenditures and Special Projects / Contingency Reserve category, fees are 12.5% of estimated project costs and are built into the individual line-item costs for each separate item. If all Capital Expenditures and Special Project / Contingency projects are completed at the proposed costs, the fees will be \$8,438. In the BID Enterprise Category, DDP fees are set at 45% of the proposed enterprise budget net, equaling \$125,029

2023 MARKETING AND COMMUNICATIONS

Annual Report

The BID Annual Report presents the BID work plan, recent accomplishments and brief budget information for property owners, Downtown businesses, government officials and others. We work to include more information in the report about what the BID does so the document can be used to educate property owners and other stakeholders. The document is accessible digitally with printed reports available upon request.

BID Happenings

The BID remains committed to informing and updating all its constituents on a timely basis. The BID will continue to produce the "BID Happenings" electronic newsletters monthly and continue to monitor the effectiveness of the newsletter to assure all BID constituent communication needs are met throughout 2023. Newsletters focus on a variety of topics including infrastructure updates, upcoming events in the BID, status of BID programs and initiatives BID visibility in the press and other relevant subjects. Reach = 300+ BID property owners who opt to receive this communication. Stand alone "breaking news" and other email communications are distributed to property owners as needed.

Web and Photo Resources

The BID helps support a website that is the one-stop-shop for all information on Downtown, <https://www.downtowndenver.com/bid/>. \$5,000 has been budgeted for 2025 to continue to update the website and photography resources.

Targeted Marketing

Targeted marketing and promotions efforts will be implemented to ensure the success of several BID programs and initiatives, including the Skyline Beer Garden, public art walks and installations, Winter in the City, sidewalk sales and more.

Downtown Denver Wayfinding

IKE (interactive kiosk experience) Way-finders – include a listing of businesses on the 12 IKE kiosks throughout Downtown.

Conventions and Welcome

Each year the BID contributes \$1,500 for the VISIT DENVER welcome signs for conventions in Downtown Denver. They are distributed to businesses throughout Downtown and on the **RTD** Mall shuttle.

Special Projects

BID marketing and communications special projects will support the branding and marketing of Upper Downtown, continuing the work that has taken place in 2021. In addition, the BID maintenance vehicle wraps are in need of refreshment and there will be funds dedicated to support this program which promotes BID visibility and brand.

2023 HOLIDAY

Given the significance of fourth quarter sales to the Downtown economy, the BID collaborates with Downtown hotels, retailers, the City, and VISIT DENVER during the winter/holiday season to promote Downtown Denver as the center of seasonal activity for the region.

As part of the annual **Winter in the City** program, the BID will continue to use this platform for all winter/holiday activities including events, downtown decor, retailers and restaurants. Winter in the City will continue to create and market an inviting experience that makes Downtown Denver a seasonal destination.

The Winter in the City programming runs from Thanksgiving through the end of January and targets both local and regional audiences. The marketing of the program not only highlights BID-funded programming, but leverages other holiday events to showcase all that Downtown Denver has to offer. The campaign features shopping as an important part of the downtown experience. The marketing campaign will include web, social media, brochures, posters, and targeted media buys.

As the most significant component of the holiday program, decor and lighting will be approximately two thirds of the total holiday budget. For Winter 2022 and 2023 – the focus will include parts of the Mall that are not under construction, vacant storefront activation, construction fencing, and other opportunities in the downtown public realm, including “Outer Space” a vacant lot located at 16th and Welton. The BID continues to include the 16th Street Mall, Skyline Park, the D&F Tower and connections on California, Curtis and Larimer Streets to the Colorado Convention Center and the Denver Performing Arts Complex.

The BID holiday plan also includes events and entertainment to further the efforts to attract Downtown residents, employees and visitors. This includes events such as a collaborative Downtown Denver Grand Illumination lighting event and New Year's Eve fireworks, programs that will be leveraged with approximately \$100,000 from the City and VISIT DENVER plus extensive marketing. All the holiday events have been created to help drive business to hotels, restaurants, bars and retail outlets in Downtown.

The goal of the entertainment/program funding is to ensure that throughout the holiday season, visitors will be able to experience entertainment or unique activity in addition to helping keep visitors in Downtown longer. This will be enhanced by promoting the variety of events already taking place in Downtown Denver.

2023 ECONOMIC DEVELOPMENT

The 2023 BID strategy will continue to emphasize COVID-19 pandemic related support and efforts related to retail retention and recruitment; business retention and recruitment; Economic Development brand and material development; and identifying, supporting, and attracting start-up businesses.

Business Retention Program

- Retention efforts include contacting existing Downtown Denver companies, especially those whose lease is up for renewal in the next 18 to 24 months or who are otherwise at risk for leaving the market.
- Organize and execute the Mayor's Executive Reception, a gathering of 200+ business leaders.
- Arrange and participate in meetings with the Mayor and CEOs of Downtown's top employers.
- Continue to enhance the strong relationships with the state Office of Economic Development & International Trade, the Denver Office of Economic Development and Opportunity (DEDO), Metro Denver Economic Development Corporation (MDEDC) and other regional economic development organizations.

Business Recruitment Program

- The BID will continue to represent Downtown Denver with metro, regional and national companies considering relocation to, or expansion in, Colorado. An emphasis on local, women owned and BIPOC businesses is a priority.
- The BID will continue to be represented, *as appropriate*, at NAIOP, ULI, ICSC and other events and conferences in 2023.
- Conduct Downtown Development and Trends presentations for commercial brokers, residential brokers, developers, retailers, investors, property owners and other businesses.
- The BID will participate in the 2023 Site Selection Conference, if scheduled, ensuring the Downtown Denver story is communicated to key site selectors during their time in Denver.

Startup Business Support

- Support programming and promote events at The Commons on Champa.
- Participate in events like Denver Startup Week to help identify Denver's entrepreneurial business community, as well as to generate more visibility for Downtown as the center of innovation and entrepreneurship.

Retail Recruitment and Retention Program

- Completion and implementation of a comprehensive Retail Plan for Downtown Denver that covers the following aspects of retail development in Downtown Denver: identify retail category gaps and opportunities; identify key data points to be monitored; list resources/reports/brochures to create; develop brand messages for retail in Downtown Denver; direct outreach to top 25 retail targets; and other TBD.
- Provide coordination, research, and assistance as appropriate to owners of major retail complexes, new development projects as well as individual new retail businesses to help them expand, reposition or open new locations in the BID area.

- Work with and support property owners/developers to share the downtown retail vision and identify opportunities for retail development, especially along the 16th Street Mall.
- Give presentations to retail brokerage offices on Downtown retail development and other research.
- Attend and participate at the ICSC 2023 RECON, and New York National Conferences, *if appropriate*, as part of the retailer outreach strategy.
- Conduct site visits to meet with key retailer prospects or their tenant representatives to determine the feasibility of a Downtown location as appropriate.
- Develop a retail-focused marketing piece as outlined in the Downtown Retail Plan.
- Conduct a retail survey of Downtown retailers.

2023 RESEARCH

Downtown Denver plays a lead role in attracting and retaining quality business to the metro area, as well as increasing numbers of visitors both locally and nationally. In the interest of pursuing the most efficient use of resources, every effort is being made to regularly re-evaluate the relevance of data either gathered or created by the BID in view of the ever-changing needs and demands of the commercial, retail and hospitality development and investor markets.

Considering the COVID-19 pandemic, and efforts to understand trends, research continues to especially play a key role as Denver looks toward economic recovery.

In 2023 research staff will:

- Produce the State of Downtown Denver report and other key research documents to “tell the story” of Downtown Denver. Data points include pedestrian counts, vacancy rates, hotel room rates and occupancy percentages, housing trends, office market development, Downtown demographics and more. Other research activities conducted by the Downtown Denver Partnership, but that contribute to the overall research program of the two organizations include the annual Commuter Survey and the Parking Inventory.
- Continue to track and update all Downtown development, including a summary of mixed-use, hotel, office, public and residential developments. This commonly requested information is available on the downtowndenver.com website, through quarterly electronic reports and an annual printed report.
- Observe and analyze key public spaces in Downtown Denver using the Public Space Public Life methodology. Use this methodology to measure impacts of potential interventions and/or changes in Downtown public spaces.
- Conduct surveys to gauge perceptions regarding the work of the Downtown Denver BID.

2023 BID SAFETY

The BID's safety and security investment continues to be a priority for the improvement district. In early 2021, the Downtown Security Action Plan went through a review and refresh to address immediate, medium, and long-term security concerns in Downtown. BID 2023 safety funding will be increased in anticipation of a need to fill gaps created by ongoing issues related the pandemic and impacts to the urban core experienced by so many city centers nationally. This may include additional deployment of private security, efforts to address environmental obstacles, and on-going communication with BID property owners, managers, and security partners.

The Safety and Security team is working to put in place pilot program that would pair behavioral health specialists/therapists with the officers serving on the BID Private Security Team.

Completed in January 2016, the first Downtown Denver Security Action Plan was a bold undertaking by the Downtown Denver Partnership (DDP), providing a comprehensive and holistic look at how the private sector supports safety and security efforts and recognizing that these efforts are bigger than any one organization. The plan detailed more than 240 action items ranging from improved lighting and management of alleys to enhancing communication programs among property owners and businesses. The plan included five focus areas: Strategy and Management, Information and Coordination, Communication, Education, and Responsibility, Infrastructure and Environment, and Regulation and Enforcement.

Public safety in Downtown Denver continues to remain once of the highest priorities presently and beyond as the city goes through a reimagining of safety, security, and enforcement. Building upon the accomplishments led by the BID and the DDP over the last five plus years, the updated Security Action Plan aims to enhance and evolve current security measures, create new opportunities for collaboration, and address the needs of the Downtown Denver community to create a safer and more vibrant downtown. The updated Security Action Plan continues to utilize the same foundation as the initial Plan – taking bold action through collaboration to foster a culture of safety in Downtown Denver. The BID should have a strong voice in the shaping of safety of Downtown Denver and should use this Security Action Plan as a tool to expand upon, establish, and advocate for such initiatives.

There are a few foundational principles are at the center of the Updated Security Action Plan, including:

- **Citizen Centric:** Creating a safety and security framework with a citizen-centric view is a key foundational component of both the 2016 and 2021 Security Action Plans. Putting people first, be they residents, visitors, business owners, or city staff, helps to ensure that the real needs of the community are being addressed. Not only does it focus on the “why” of developing a Security Action Plan, but also the various stakeholders become an internal part of the solution, with a sense of ownership and stewardship for creating a culture of safety and a safe downtown.
- **Collaborative:** As so many successful initiatives demonstrate, Denver can better realize outcomes when diverse players participate and collaborate. Such collaboration is important from the development of the 2021 Security Action Plan to the execution of its initiatives. The 2021 Security Action Plan enables stakeholders across government, business, and the community at large to contribute and push forward a safe and secure environment for all.
- **Data Driven:** Safe cities rely on data, lots of it, and from multiple sources to be successful. The monitoring of downtown's infrastructure and environment through analysis and technologies can show what is happening in real time on the ground. Combining data from

Eponics (a third-party vendor utilized by the BID), Regional Transport District (RTD), and Denver Police Department (DPD), among others, can create a rich set of data that can produce insights to better manage operational efficiencies, as well as provide quality-of-life enhancements.

- **Fit for Purpose:** Creating and maintaining a sustainable Security Action Plan requires careful consideration of current infrastructure, services, and security operating models. Initiatives laid out in the SAP.

SECURITY ACTION PLAN (SAP)

The SAP provides a roadmap for the Downtown Denver Business Improvement District and Partnership to serve as Denver's leader, supported by the private and public sectors, in identifying and coordinating initiatives to improve the perception and reality of safety and security for people in the urban core. It does this by focusing on 5 goals: strategy and management; information and coordination; infrastructure and environment; communication, education, and responsibility; and regulation and enforcement. By empowering providers with the tools and resources needed to perform their duties and educating Downtown citizens, employees, and visitors with the material needed to be informed community stakeholders, we will help create a safe Downtown Denver.

Strategy and Management

The Security Manager is responsible for the implementation of the SAP. The BID contracts with Allied Universal Security Services to provide private security team services. The private security operates to deter criminal and nuisance activity on the Mall, and supplements police presence Downtown. Communication is an integral focus of the program to ensure everyone is aware of the actions the BID is taking to address safety Downtown. The private security officers act in a combined role of security, ambassador-type services, and connect those in need with social service outreach services. The BID continues to partner with the St. Francis Center outreach team which continues to be an integral part of the holistic approach to creating a safe downtown environment for everyone.

Information and Coordination

The BID utilizes an incident management system to track all security incidents, as well as ambassador and outreach activity as well. This system is building a comprehensive database that is used to measure and demonstrate the impact on the safety and security of downtown. This information is shared with the BID Board, BID stakeholders and is available to review upon request.

Infrastructure and Environment

The Security Action Plan identifies opportunities specifically along the 16th Street Mall to improve the visibility and maintenance of buildings and alleys. In July 2017, the BID increased the number of permitted alleys from 7 to fourteen. This was a result of the 2016 pilot project that proved instrumental in improving the alley environment by reducing unauthorized access and behavior. The BID continued this program in 2018, with the alleys permitted through June 2020, adding a fifteenth alley. The BID intends to reapply for the permits for closure through 2021 into 2022. The BID continues to work with property owners to advise them on increased safety measures to individual properties that can impact overall conditions, such as increased alley lighting and locking dumpsters.

Communications, Education and Responsibility

Stakeholder communication, education, and responsibility are key to the Security Action Plan, allowing for a common understanding of the tolerable activities and behaviors to be demonstrated in the downtown core. Stakeholder outreach is accomplished through existing Block and Safety Committee vehicles. The focus of the Block program continues to be clarifying the responsibilities of self-nominated block participants as well as providing support material to businesses and tenants, so they may take a more proactive and productive role in safety and security. Resources for education will be identified and an active marketing of these resources will be offered to all downtown businesses, tenants, and residents. The BID Security team utilizes a mass communication software enabling the BID to reach out to 900+ property owners, managers, and security personnel to provide general security information or updates should emergency notification be necessary. Mass-communication distribution can be geographically specific.

Regulation and Enforcement

The Security Action Plan comprises initiatives focused on clarifying the ability to enforce certain regulations and impact policy. The Security Manager continues to work with the City Attorney's Office to ensure BID resources operate within legal constraints and advocate for area restrictions when circumstances are warranted.

2023 MARKETPLACE ON THE MALL

Marketplace on the Mall represents the BID's focused strategy to enhance the 16th Street Mall environment through positive activation of the public space between Court and Wynkoop Street. The program has transitioned tactically from a City permitting process to proactive and ongoing management of a program with emphasis on activity vs revenue, quality versus quantity and assurance of a positive customer experience.

16th Street Mall Reconstruction and COVID-19 Impact Support

In 2020, the pandemic significantly reduced the number of pedestrian traffic Downtown. The BID Board voted to keep the lower, winter rates throughout the year to support the vendors. In addition, the patio café license permit costs were suspended to parallel the city-wide effort to support restaurant dining outdoors due to occupancy limitations. The goal being, and continues to be, activation of the downtown district – these efforts in addition to support of sidewalk sales and retail promotions, all serve to promote vitality for the downtown economy. The program continued to operate at discounted and forgiven rates throughout 2021. The return to regular rates were phased back to normal rates, commiserate with increased pedestrian traffic Downtown in 2022.

In 2023, most of the Mall will be under construction. The Downtown Environment Manager will be focused on outreach and communication with ground floor businesses, assisting with plans for storage of sidewalk café assets, helping vendors relocate, and working to activate public spaces along the Mall.

Special Events are an opportunity in terms of both activation and revenue growth. Interest and diversity in this category continue to grow. Creating strong alliances with national and local marketing firms remains key in encouraging their clients' product launches and promotions on the Mall. Primary deterrents to many of the national tours and promotions remain the narrow width of the median, interference from Mall shuttles and prohibited use of vehicles in promotions.

In 2023, special events on the Mall most likely will not continue; other opportunities such as collaboration with the City, commercial property owners and managers for unique options related to special event activation.

Visionary Strategies

In accordance with recommendations of the 16th Street Mall Urban Design Plan and the BID's Core Block Strategy, efforts continue to analyze, capture and support unique characteristics on various blocks to further solidify a "sense of place". The Denver Botanic Gardens block, Patio 16 and a Service Vending Kiosk cluster in the Mall's business district are examples of this strategy utilized in the past. The 16th Street Mall Playbook will serve as a guide as the newly reconstructed Mall comes on-line.

Programmatic Strategies

The ordinance and subordinate documents governing 16th Street Mall Vending, Special Events and Entertainers remain in need of revision in conjunction with Citywide ordinances impacting City vending, mobile food vehicles, peddler permits, food trucks, conducting business at parking meters, and several associated items. This is a big picture item to be addressed across multiple departments and with City participation.

Pricing adjustments were made to reduce financial hardship and turnover rates of Mall vendors, to ensure continued interest from local small businesses, and to avoid decline of overall activation on the Mall. A required short-term trial period has successfully been implemented before long-term agreements will be offered to reduce ongoing abandonment and legal issues.

As mentioned above, rates will continue to run at the COVID-19 response level, reviewed frequently by the BID Board, and readjusted if appropriate.

PEDESTRIAN ENVIRONMENT - 2023

An enhanced pedestrian environment plays an important role in not only attracting users to the downtown realm, but also to the experience of a safe and clean environment. People behave better in spaces that include greenery, shade, and beauty.

The Mall Flower Program, and its companion item, the Off-Mall Planters, are the two most significant costs in the Pedestrian Environment budget. With the 16 Street Mall Reconstruction work underway – the Mall portion changes – focus will be on the Off-Mall program.

The Off-Mall component was initiated with 150 planters in 2008 and has since grown to 460 planters. Most of this growth has been attributable to a program of commercial property owners paying the BID for the initial capital cost of the planters and the first year of planting and maintenance. The BID then takes ownership of the planters and provides the flowers and maintenance for the life of the planters, which has resulted in steadily increasing maintenance costs and responsibilities for the BID each year. In 2023, the program will include a pilot utilizing perennial plants with the intent of decreasing water usage, labor, maintenance, and impact to the climate. Twenty planters for the first phase. This will test planting materials as well as the impacts of harsh urban environment.

In 2014, the Garden Block was added to Pedestrian Environment as a new budget category. The Garden Block was implemented in 2013 as a Special Project, in partnership with the Denver Botanic Gardens, who helped raise grant money to initiate the program. This block was decommissioned in 2022 to make way for Mall Reconstruction.

The funding Programming and Activation will be used to activate the Mall and other spaces in the public realm with various types of attractions or entertainment, focused on activities that will activate both on a one time and on an ongoing basis. This includes the continued support of activation activities including but not limited to funding dedicated to the Mall or alley activation and programming.

PERIODIC MAINTENANCE RESERVE

In 2023, funds are being allocated for LoDo hardscape repairs, banner hardware, replacement banners, maintenance equipment purchase/lease funding, and Mall furniture repair or replacement in the Periodic Maintenance Reserve Projects fund. Generally, the BID contributes to the Periodic Maintenance Reserve annually to cover the costs for items and projects that do not happen annually but are recurring and then draws money from that Reserve as necessary to fund specific projects.

The 2023 items include:

- \$98,448 for Mall hardscape rehab in the Lower Downtown portion of the Mall – this portion is not part of the major 16th Street Mall Reconstruction Project.
- \$3,500 for replacement banners and \$5,000 banner hardware for the 16th Street Mall.
- \$28,500 maintenance equipment lease/purchase costs – BID trucks.

2023 CAPITAL FUND

Capital funding for the BID was established based on a capital reserve goal and formula approved by the BID Board and initiated in 2004. Currently, the BID contributes 1% of Special Property Assessments annually to the Capital Project Fund to cover periodic capital projects and then draws money from that Fund as necessary to fund specific projects. There are 2023 capital funds available to support \$6,750 to replace LoDo trees and repair grates – replacement if not repair.

2023 SPECIAL PROJECTS

In 2023, the BID will fund the following special projects:

- \$40,000 toward purchase and installation of bike racks in the BID. This is based upon a joint project initiated by BikeDenver and the BID to install more bike racks throughout the BID to help encourage multi-mobility options.
- \$10,000 toward funding a streetscape/design guidelines conceptual plan. This contribution will be combined with private property ownership and City funds to leverage design work.
- \$10,000 for the installation of replacement trees off-Mall. This will replace of up to 5 trees including hardscape work. This work supports Denver's Urban Forest Initiative and goes toward fulfilling the goal of growing the urban canopy to 10% or better.
- \$7,500 toward support of the 16th Street Mall Reconstruction efforts which could include removal of old amenities and/or storage of newly acquired amenities.

REMIT TO:
DODGE CONSTRUCTION NETWORK
 DEPT CH 19894
 PALATINE, IL 60055-9894

INVOICE #: A40043169
ACCOUNT # A40000840
INVOICE DATE: 9/27/2022
PO NUMBER:
INQUIRIES TO: TEL: 609-630-4082
 email: collections@construction.com

BILL TO:
 PAMELA A SELLDEN
 DOWNTOWN DENVER BUSINESS IMPROVEMENT DIST
 1515 ARAPAHOE ST TOWER 3, STE 100
 DENVER COLORADO 80202
 United States

ISSUE PAGE #	DESCRIPTION	AMOUNT
9/26/2022	Denver Daily Journal Legal 1 X LEGAL ADVERTISING 09/12/22,09/26/22; DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT; PUBLIC HEARING; THURSDAY, OCTOBER 6, 2022 AD #417	\$117.74
BILLING TERMS: PAYMENT IN FULL DUE UPON RECEIPT OF INVOICE		NET TOTAL \$117.74

ALL AMOUNTS ARE IN U.S. DOLLARS

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DODGE CONSTRUCTION NETWORK
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 PALATINE, IL 60055-9894

DATE 9/27/2022 **ACCOUNT#** A40000840 **INVOICE#** A40043169
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 CREDIT TEAM AT 609-630-4082

TO WIRE PAYMENT:

WIRE TRANSFER/EFT PAYMENT TO DODGE CONSTRUCTION NETWORK
 ACCOUNT #3301211334, ABA ROUTING #121140399
 SWIFT # SVBKUS6S, SILICON VALLEY BANK
 PLEASE REFERENCE INVOICE NUMBER A40043169

PAMELA A SELLDEN
 DOWNTOWN DENVER BUSINESS IMPROVEMENT
 DIST
 1515 ARAPAHOE ST TOWER 3, STE 100
 DENVER COLORADO 80202
 United States

AFFIDAVIT

Invoice #: A40043169
Account #: A40000840
Invoice Date: 9/27/2022

BILL TO:

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PAMELA A SELLDEN
1515 ARAPAHOE ST TOWER 3, STE 100
DENVER, COLORADO 80202

ADVERTISER:

PUBLICATION: Denver Daily Journal Legal

STATE OF COLORADO
COUNTY OF DENVER

I, CYNTHIA SERRANO, OF THE COUNTY OF MERCER, STATE OF NEW JERSEY, HAVING DULY BEEN SWORN, DEPOSES AND SAYS:

I AM NOW AND AT ALL TIMES HEREINAFTER MENTIONED A CITIZEN OF THE UNITED STATES OF AMERICA, OVER TWENTY-ONE YEARS OF AGE, AND COMPETENT TO BE A WITNESS ON THE HEARING OF THE MATTERS MENTIONED IN THE ANNEXED PRINTED COPY NOTICE HEREINAFTER SET FORTH; I HAVE NO INTEREST WHATSOEVER IN ANY OF THE SAID MATTERS; I AM NOW AND DURING ALL TIMES EMBRACED IN THE PUBLICATION HERIN MENTIONED AS THE CHIEF CLERK OF THE NEWSPAPER, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED IN SAID COUNTY; AS CLERK DURING ALL TIMES MENTIONED IN THE AFFIDAVIT I HAVE HAD AND STILL HAVE CHARGE OF ALL ADVERTISEMENT AND NOTICES PUBLISHED IN SAID NEWSPAPER; THAT SAID LEGAL NOTICE OF WHICH THE ANNEXED IS A TRUE PRODUCTION COPY OF THE PRINTED PAGE IN WHICH THE ADVERTISEMENT WAS PUBLISHED IN THE ABOVE NAMED NEWSPAPER ON THE FOLLOWING DAYS TO WIT:

09/12/22, 09/26/22; DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT; PUBLIC HEARING; THURSDAY, OCTOBER 6, 2022

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNED,

Cynthia Serrano

CLERK

PUBLIC NOTICES

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FIRST PUBLICATION

NOTICE AS TO PROPOSED
2021 BUDGET AMENDMENTS

415

BROADWAY PARK NORTH METROPOLITAN DISTRICT NOS. 1, 2 AND 3
CITY AND COUNTY OF DENVER, COLORADO

NOTICE IS HEREBY GIVEN, that the necessity may arise to amend the 2021 budgets of the Broadway Park North Metropolitan District Nos. 1, 2 and 3 (the "Districts"). Copies of the proposed 2021 amended budgets will be on file of the office of the Districts' Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111, where same are available for public inspection. Such proposed 2021 amended budgets will be considered at special meetings to be held on **September 19, 2022 at 9:00 a.m.** Any interested elector within the Districts may, at any time prior to the final adoption of the 2021 amended budgets, inspect the 2021 amended budgets and file or register any objections thereto.

You can attend the meeting in any of the following ways:

1. To attend via Zoom Videoconference, e-mail jhenry@specialdistrictlaw.com to obtain a link to the videoconference.
2. To attend via telephone, dial 1-408-638-0968 and enter the following additional information:
 - a. Meeting ID: 985 6740 1053
 - b. Passcode: 543867

BROADWAY PARK NORTH METROPOLITAN
DISTRICT NOS. 1, 2 AND 3

/s/ Chris Waggett

Secretary of the Districts

Published: September 12, 2022 in The Daily Journal



DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT

417

NOTICE IS HEREBY GIVEN that a Public Hearing in possible action to approve the proposed Downtown Denver Business Improvement District 2023 budget will be held at a meeting of the Downtown Denver Business Improvement District to be held at **1:30 p.m. on Thursday, October 6, 2022** at 1515 Arapahoe, Tower 3, Suite 100, Denver, Colorado 80202.

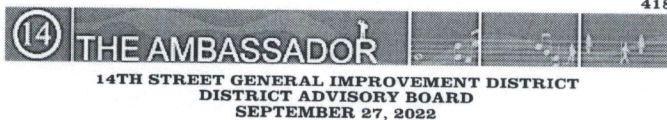
Copies of the proposed budget are available for public inspection at the offices of the District, 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado. Any elector of the District may at any time prior to the final budget, file or register any objections thereto.

Dated this 7th Day of September, 2022.

Downtown Denver Business Improvement District

Beth Moyski
Senior Vice President, Downtown Environment
303-571-8226

Published: September 12 & 26, 2022 in The Daily Journal

14TH STREET GENERAL IMPROVEMENT DISTRICT
DISTRICT ADVISORY BOARD
SEPTEMBER 27, 2022

418

NOTICE IS HEREBY GIVEN that a Public Hearing to approve the proposed Denver 14th Street General Improvement District 2023 budget, 2023 capital charges, and maintenance charges (special assessments) will be held at a meeting of the Denver 14th Street General Improvement District Advisory Board to be held at **12:00 p.m. on Tuesday, September 27, 2022** at 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado 80202.

Copies of the proposed budget and special assessments are available for public inspection at the offices of the District, 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado. Any elector of the District may at any time prior to adoption of the final budget and special assessment, file or register any objections thereto.

Dated this 7th Day of September, 2022.

Denver 14th Street General Improvement District

Beth Moyski
14th Street General Improvement District Executive Director
Senior Vice President, Downtown Environment
303-571-8226

Published: September 12, 2022 in The Daily Journal

BEFORE THE OIL AND GAS CONSERVATION COMMISSION
OF THE STATE OF COLORADO

420

CAUSE NO. 535
DOCKET NO. 220800215
TYPE: POOLING

IN THE MATTER OF THE PROMULGATION AND ESTABLISHMENT OF FIELD RULES TO GOVERN OPERATIONS FOR THE NIOBRARA FORMATION, WILDCAT FIELD, ELBERT COUNTY, COLORADO

NOTICE OF HEARING

GMT Exploration Company, LLC (Operator No. 10243) ("Applicant") filed an Application with the Commission for an order to pool all oil and gas ("mineral") interests in lands identified below. This Notice was sent to you because the Applicant believes you may own mineral interests that will be pooled if the Commission approves the Application. Pooling is the consolidation and combining of mineral interests so that all mineral interest owners receive payment for their just and equitable share of produced oil and gas. For more information about the Commission's pooling process, please see a brochure on the Commission's website here:

<https://drive.google.com/file/d/14QaK0JG6G35gvqwg5pp5t1psF0fDil0M/view>

APPLICATION LANDS

Township 6 South, Range 64 West, 6th P.M.

Section 8: All

Section 9: All

Section 10: W½

DATE, TIME, AND LOCATION OF HEARING

(Subject to change)

The assigned Hearing Officer will hold a hearing only on the above referenced docket number at the following date, time, and location:

Date: November 16, 2022

Time: 9:00 a.m.

Place: Colorado Oil and Gas Conservation Commission

The Chancery Building

1120 Lincoln Street, Suite 801

Denver, CO 80203

PETITIONS

DEADLINE FOR PETITIONS BY AFFECTED PERSONS: October 17, 2022

Any interested party who wishes to participate formally must file a written petition with the Commission no later than the deadline provided above. Please see Commission Rule 507 at <https://cogcc.state.co.us>, under "Regulation," then select "Rules." Please note that, under Commission Rule 510.1, the deadline for petitions may only be continued for good cause, even if the hearing is continued beyond the date that is stated above. Pursuant to Commission Rule 507, if you do not file a proper petition, the Hearing Officer will not know that you wish to formally participate in this matter and the date and time of the hearing may change without additional notice to you. Parties wishing to file a petition must register online at <https://oitco.hylandcloud.com/DNRCOGExternalAccess/Account/Login.aspx> and select "Request Access to Site." Please refer to our "eFiling Users Guidance Book" at https://cogcc.state.co.us/documents/reg/Hearings/External_Filing_System_Users_Guidebook_20201109.pdf for more information. Under Commission Rule 508, if no petition is filed, the Application may be approved administratively without a formal hearing.

Any Affected Person who files a petition must be able to participate in a prehearing conference during the week of **October 17, 2022**, if a prehearing conference is requested by the Applicant or by any person who has filed a petition.

ADDITIONAL INFORMATION

For more information, you may review the Application, which was sent to you with this Notice. You may also contact the Applicant at the phone number or email address listed below.

In accordance with the Americans with Disabilities Act, if any party requires special accommodations as a result of a disability for this hearing, please contact Margaret Humecki at CogccHearingsUnit@state.co.us, prior to the hearing and arrangements will be made.

OIL AND GAS CONSERVATION COMMISSION
OF THE STATE OF COLORADO

By

Mimi Larsen, Commission Secretary

Dated: September 1, 2022

GMT Exploration Company LLC

c/o Jamie L. Jost

Kelsey H. Wasylenky

Jost Energy Law, P.C.

3511 Ringsby Court, Unit 103

Denver, CO 80216

720-446-5620

jjost@jostenergylaw.comkwasylenky@jostenergylaw.com

Published: September 12, 2022 in The Daily Journal

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PUBLIC NOTICES

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FIRST PUBLICATION

493

JUVENILE COURT
CITY AND COUNTY OF DENVER
STATE OF COLORADO
520 West Colfax
Denver, CO 80204

Case Number: 21JV0680

Xref Case: 19JV1351, 16JV0057, 19JV0390 (ADAMS), 17JV0411 (ADAMS),
16JV0218 (ADAMS)
Courtroom: 2E Division:
EPP

The People of the State of Colorado in the Interest of
Child: ERIK LEE CASTILLO

Petitioner: The Denver Department of Human Services

Respondents: CASSANDRA MYRIA STEARNS, ANTHONY DANIEL CASTILLO

Attorney for Petitioner:
DENVER CITY ATTORNEY

Name: Shannon L. Meddings,

Assistant City Attorney.

Address:

c/o Denver Human Services
1200 Federal Boulevard
Denver, CO 80204

DENVER CITY ATTORNEY

Phone Number: (720) 944-6471

Fax Number: (720) 944-6460

E-mail: shannon.meddings@denvergov.org

Atty. Reg.: #34529

DEPENDENCY SUMMONS

This summons is initiated pursuant to Rule 4 of the Colorado Rules of Civil Procedure and §19-3-503 of the Colorado Revised Statutes (C.R.S.).

TO THE RESPONDENTS: You are hereby notified that a petition has been filed which alleges that the above-named child is dependent or neglected as per the facts set forth in paragraph six of the Dependency or Neglect Petition, a copy of which is attached hereto.

A hearing has been set for **October 18, 2022 at 11:30 am** in Denver Juvenile Court, Courtroom **2E**, in the City and County of Denver, State of Colorado, on the second floor of the Lindsey-Planigan Courthouse, 520 W. Colfax Ave., Denver Colorado, 80204. You must contact Denver Juvenile Court at denverjuvenilesubmissions@judicial.state.co.us with your full name, the case number on this summons, the hearing date and time on this summons, and your preferred telephone number to obtain prior authorization to appear by telephone or the Cisco WebEx program.

Your presence before this Court is required to defend against the claims in this petition.

IF YOU FAIL TO APPEAR, THE COURT WILL PROCEED IN YOUR ABSENCE, WITHOUT FURTHER NOTICE, TO CONDUCT AN ADJUDICATORY HEARING AND MAY ENTER A JUDGMENT BY DEFAULT THEREBY ADJUDICATING YOUR CHILD A DEPENDENT OR NEGLECTED CHILD.

You have the right to request a trial by jury at the adjudicatory stage of this petition. You have the right to a hearing before a judge in all stages of this proceeding, with the exception of detention hearings held pursuant to §19-3-403, C.R.S. If you waive your right to a hearing before a judge, you will be bound by the findings and recommendations of the magistrate, subject to a request for review. If you fail to request a hearing before the judge at the time the hearing is set, or within five days of receiving notice that a hearing has been set before the magistrate, your right to a hearing before the judge will be deemed waived.

You also have the right to legal representation at every stage of the proceedings by counsel of your own choosing or, if you are without sufficient financial means, appointment of counsel by the Court. Termination of your parent-child legal relationship to free your child for adoption is a possible remedy in this proceeding. If that remedy is pursued, you are entitled to a hearing before a Judge. You also have the right, if you are indigent, to have the Court appoint, at no expense to you, one expert witness of your own choosing at any hearing on the termination of your parent-child legal relationship. If you are a minor, you have the right to the appointment of a guardian ad litem to represent your best interests.

TO THE RESPONDENTS AND ALL INTERESTED PARTIES:

THE JUVENILE COURT DURING THE PENDENCY OF A DEPENDENCY AND NEGLECT ACTION MAY ADJUDICATE PARENTAGE OF THE CHILD. YOUR RIGHT TO BE DETERMINED THE LEGAL PARENT OF THE ABOVE-NAMED CHILD MAY BE AFFECTED IN THESE PROCEEDINGS AS THE COURT WILL MAKE LEGAL FINDINGS REGARDING THE IDENTITY OF THE LEGAL PARENTS OF THE CHILD. PURSUANT TO 19-4-105.5, A REQUEST FOR GENETIC TESTS SHALL NOT PREJUDICE THE REQUESTING PARTY.

This summons is being initiated by Denver Human Services through its counsel, the Denver City Attorney's Office.

Done this 22nd day of September 2022..

/s/ Shannon L. Meddings

Shannon L. Meddings, #34529

Assistant City Attorney representing the

Denver Department of Human Services

1200 Federal Boulevard

Denver, Colorado 80204

(720) 944-6471

Witness by signature and seal of the Court on 09/22/2022.

Clerk of the Juvenile Court

Deputy Clerk

Published: September 26, 2022 in The Daily Journal

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14

494

NOTICE CONCERNING 2021 BUDGET AMENDMENT

TO WHOM IT MAY CONCERN: To all interested parties that the necessity has arisen to amend the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 14 (the "Districts") 2021 Budget; that a copy of the proposed Amended 2021 Budget has been filed at the Districts' offices, 141 Union Boulevard, Suite 150, Lakewood, Colorado, where the same are open for public inspection; and that adoption of Resolution Amending the 2021 Budget will be considered at a public meeting of the Board of Directors of the Districts to be held on Thursday September 29, 2022 at 10:00 a.m. The District Board meetings will be held by conference call at 1-669-900-6833, the meeting ID number is 434-948-0582 and when prompted, dial in the passcode of 355867. Any elector within the Districts may, at any time prior to the final adoption of the Resolution to Amend the 2021 Budget, inspect and file or register any objections thereto.

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14

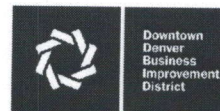
By: */s/ Ann E. Finn*

Secretary

Published: September 26, 2022 in The Daily Journal

REPEATS

417



DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT

NOTICE IS HEREBY GIVEN that a Public Hearing in possible action to approve the proposed Downtown Denver Business Improvement District 2023 budget will be held at a meeting of the Downtown Denver Business Improvement District to be held at **1:30 p.m.** on **Thursday, October 6, 2022** at 1515 Arapahoe, Tower 3, Suite 100, Denver, Colorado 80202.

Copies of the proposed budget are available for public inspection at the offices of the District, 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado. Any elector of the District may at any time prior to the final budget, file or register any objections thereto.

Dated this 7th Day of September, 2022.

Downtown Denver Business Improvement District

Beth Moyski

Senior Vice President, Downtown Environment

303-571-8226

Published: September 12 & 26, 2022 in The Daily Journal

NOTICE TO CREDITORS 419

In the Matter of the Estate of:
GARY BRUCE MASON, also
known as **GARY B. MASON,** also
known as **GARY MASON,**
Deceased

Case Number **2022PR31173**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the **Denver Probate Court** of the City and County of Denver, Colorado on or before **January 12, 2023**, or the claims may be forever barred.

PAMELA LOFTUS

Personal Representative

6706 Krollton Drive

Austin, TX 78745

Published: Sept. 12, 19 & 26, 2022 in The Daily Journal

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**Downtown Denver Business
Improvement District**

**Financial Statements and
Required Supplemental Information**

December 31, 2021

(With Independent Auditor's Report Thereon)

Downtown Denver Business Improvement District

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Independent Auditor's Report

Board of Directors Downtown Denver Business Improvement District

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Downtown Denver Business Improvement District (the BID), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the BID's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of the BID as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison for each major fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the BID and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in note 1, the BID adopted Governmental Accounting Standard Board (GASB) No. 87, *Leases*, as of January 1, 2021. The requirements of the GASB have been applied on a modified retrospective basis. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the BID's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Board of Directors
Downtown Denver Business Improvement District**

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the BID's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the BID's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 4 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Kundinger, Corder & Montoya, P.C.

April 7, 2022

Management's Discussion and Analysis

Management's discussion and analysis of the Downtown Denver Business Improvement District's (BID's) financial performance provides an overview of the BID's financial activities for the year ended December 31, 2021. This annual report consists of a series of financial statements. The Statement of Net Position (on page 6) and the Statement of Activities (on page 7) provide information about the activities of the BID as a whole and present a longer-term view of the BID's finances. For governmental activities, these statements explain how these services were financed in the short term, as well as what remains for future spending.

The 2021 BID revenues of \$8,531,622 were \$158,957 or 1.9% higher than 2020. Assessment revenue was up \$19,159 or 0.3% and contract revenues were up \$130,053 or 11%.

Total 2021 expenditures were \$403,007 higher than 2020 expenditures.

Net position of \$3,556,009 at December 31, 2021 decreased as compared to 2020 by \$305,149 largely due to increased expenses from the ease of COVID-19 pandemic restrictions and no increase in the rate for assessments received 2021.

Statements of Net Position

The following table shows the condensed statements of net position as of December 31 for the past two years:

	<u>2021</u>	<u>2020</u>
Current assets	\$ 2,426,632	2,327,436
Assessments receivable	6,989,275	6,707,035
Capital assets	<u>2,268,822</u>	<u>2,678,919</u>
Total assets	<u>11,684,729</u>	<u>11,713,390</u>
Current liabilities	540,670	458,820
Lease liability	598,775	686,377
Deferred assessments revenue	<u>6,989,275</u>	<u>6,707,035</u>
Total liabilities and deferred inflows	<u>8,128,720</u>	<u>7,852,232</u>
Net investment in capital assets	1,670,047	1,992,542
Restricted-emergency reserve	223,974	215,929
Unrestricted	<u>1,661,988</u>	<u>1,652,687</u>
Net position	<u>\$ 3,556,009</u>	<u>3,861,158</u>

Review of Revenues

	<u>2021</u>	<u>%</u>	<u>2020</u>	<u>%</u>
Special property assessments	\$ 6,735,375	79%	6,716,216	80%
Intergovernmental	469,456	6%	469,456	6%
Contract revenue	1,310,842	15%	1,180,489	14%
Other income	<u>15,949</u>	<u>—%</u>	<u>6,504</u>	<u>—%</u>
Total revenues	<u>\$ 8,531,622</u>	<u>100%</u>	<u>8,372,665</u>	<u>100%</u>

Special property assessments represent 72% of total revenues for 2021 and revenue from assessments increased by \$19,159 (0.3%). There were no TABOR-driven assessment increases in 2020. Special property assessments decreased as a percentage of total revenue due to the decrease in other revenue discussed below.

Contract revenues were higher in 2021 by \$219,850 (18.6%) due to a new maintenance contract, offset by a decrease in Mall vending and sidewalk café programs considering the continuance of the COVID-19 pandemic.

Review of Expenditures

	<u>2021</u>	<u>%</u>	<u>2020</u>	<u>%</u>
Maintenance and repair	\$ 3,213,226	36%	3,207,207	38%
Management and administration	1,712,206	19%	1,673,467	20%
District marketing and promotions	424,239	5%	392,164	5%
Economic development	299,682	3%	272,089	3%
Security and safety	916,902	10%	784,431	9%
Pedestrian environment	1,042,080	12%	1,025,938	12%
Contract expenses	1,024,597	12%	822,077	10%
Skyline Park	139,661	2%	129,660	2%
Special projects	<u>64,178</u>	<u>1%</u>	<u>126,731</u>	<u>1%</u>
Total expenditures	<u>\$ 8,836,771</u>	<u>100%</u>	<u>8,433,764</u>	<u>100%</u>

Maintenance and repair expenses were \$6,019 (0.2%) greater than 2020, as costs were consistent.

Management and administration expenses were \$38,739 (2.3%) greater than 2020 due to an increase in depreciable assets and administrative overhead.

District Marketing and Promotions increased by \$32,075 (8.2%) from the prior year. The increase reflects an increased event promotion as COVID-19 pandemic restrictions eased.

Economic Development increased \$27,593 (10.1%) due to increased program management in 2021.

Security and Safety expenses increased by \$132,471 (16.9%). Private security services were increased again in 2021 after temporarily cutting back in 2020 due to the shutdown of the City.

Pedestrian Environment expenses increased by \$16,142 (1.6%) primarily due to increasing the provision of the flower program in the spring and fall in response to increased pedestrian traffic (COVID-19).

Contract Expenses increased \$202,520 (24.6%). The increase primarily relates to a new maintenance contract.

Skyline Park expenses increased by \$10,001 (7.7%) primarily due to increased programming.

Special Projects expenses decreased by \$62,553 (-49.4%). The decrease is due to the completion of phase two of the Alley Lighting project which was completed in 2020.

Budgetary Highlights

The categories of Maintenance and Repair; Management and Administration; Contract; Security and Safety; and Pedestrian Environment were the BID's primary expenditures in 2021. Special program enhancements for 2021 included:

- Ensuring that the public realm is clean by providing supplemental cleaning services to high touch areas on the Mall and throughout the public realm in the BID.
- Education and information outreach to BID Property Owners regarding the renewal of the DDBID. The BID was renewal was approved by Denver City Council through December 31, 2031.
- Enhanced private security communications and protocol as part of implementation of the 2021 updated Security Action Plan to address continued public realm safety and security conditions and provide metrics to support deployment efforts in both clean and safe efforts.

Financial Contact

The BID's financial statements are designed to present users with a general overview of the BID's finances and to demonstrate the BID's accountability. If there are any questions about the report or additional information is needed, please contact Downtown Denver Business Improvement District, 1515 Arapahoe Street, Tower 3, Suite 100, Denver, Colorado 80202.

Downtown Denver Business Improvement District
Statement of Net Position and Governmental Funds Balance Sheet
December 31, 2021

	General Fund	NTR Fund	Total	Adjust- ments	Statement of Net Position
Assets					
Cash and cash equivalents	\$ 1,851,571	—	1,851,571	—	1,851,571
Accounts receivable	242,194	311,087	553,281	—	553,281
Assessments receivable	6,989,275	—	6,989,275	—	6,989,275
Prepaid items	21,780	—	21,780	—	21,780
Property and equipment, net (note 3)	—	—	—	2,268,822	2,268,822
Total assets	\$ 9,104,820	311,087	9,415,907	2,268,822	11,684,729
Liabilities					
Accounts payable	\$ 357,033	169,767	526,800	—	526,800
Lease liabilities (note 4)	—	—	—	598,775	598,775
Internal balances	(141,320)	141,320	—	—	—
Total liabilities	215,713	311,087	526,800	598,775	1,125,575
Deferred Inflows of Resources					
Deferred revenue	13,870	—	13,870	—	13,870
Deferred assessments revenue	6,989,275	—	6,989,275	—	6,989,275
Total deferred inflows	7,003,145	—	7,003,145	—	7,003,145
Fund Balances/Net Position					
Fund balances:					
Reserved for emergencies	223,974	—	223,974	(223,974)	—
Assigned for cash flow and capital	229,517	—	229,517	(229,517)	—
Assigned for periodic maintenance	514,436	—	514,436	(514,436)	—
Assigned for operating reserves	918,035	—	918,035	(918,035)	—
Total fund balances	1,885,962	—	1,885,962	(1,885,962)	—
Total liabilities and fund balances	\$ 9,104,820	311,087	9,415,907		
Net Position					
Net investment in capital assets				1,670,047	1,670,047
Restricted for emergencies				223,974	223,974
Unrestricted				1,661,988	1,661,988
Total net position				3,556,009	3,556,009

See the accompanying notes to the financial statements.

Downtown Denver Business Improvement District
Statement of Activities and Governmental Fund Revenues, Expenditures,
and Changes in Fund Balances
Year Ended December 31, 2021

	General Fund	NTR Fund	Total	Adjust- ments	Statement of Activities
Revenues					
Special property assessments	\$ 6,735,375	—	6,735,375	—	6,735,375
Intergovernmental (note 6)	469,456	—	469,456	—	469,456
Contract revenue	354,532	1,045,807	1,400,339	(89,497)	1,310,842
Other income	15,949	—	15,949	—	15,949
Total revenues	7,575,312	1,045,807	8,621,119	(89,497)	8,531,622
Expenditures					
Maintenance and repair	3,213,226	—	3,213,226	—	3,213,226
Management and administration	1,320,883	—	1,320,883	391,323	1,712,206
District marketing and promotions	424,239	—	424,239	—	424,239
Economic development	299,682	—	299,682	—	299,682
Security and safety	916,902	—	916,902	—	916,902
Pedestrian environment	1,042,080	—	1,042,080	—	1,042,080
Contract expenses	68,287	1,045,807	1,114,094	(89,497)	1,024,597
Skyline Park	139,661	—	139,661	—	139,661
Special projects	64,178	—	64,178	—	64,178
Capital projects	68,828	—	68,828	(68,828)	—
Total expenditures	7,557,966	1,045,807	8,603,773	232,998	8,836,771
Excess of (deficiency in) revenues over expenditures	17,346	—	17,346	(322,495)	(305,149)
Fund balances/net position at beginning of year	1,868,616	—	1,868,616	1,992,542	3,861,158
Fund balances/net position at end of year	\$ 1,885,962	—	1,885,962	1,670,047	3,556,009

See the accompanying notes to the financial statements.

Downtown Denver Business Improvement District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances
— Budget and Actual —
Year Ended December 31, 2021

	Original Budget	Final Budget	Actual	Variance— From Final
Revenues				
Special property assessments	\$ 6,707,035	6,707,035	6,735,375	28,340
Intergovernmental (note 6)	469,456	469,456	469,456	—
Other income	412,482	412,482	370,481	(42,001)
Total revenues	7,588,973	7,588,973	7,575,312	(13,661)
Expenditures				
Maintenance and repair	3,298,922	3,298,922	3,213,226	85,696
Management and administration	1,293,101	1,293,101	1,320,883	(27,782)
District marketing and promotions	477,303	477,303	424,239	53,064
Economic development	321,860	321,860	299,682	22,178
Security and safety	964,086	964,086	916,902	47,184
Pedestrian environment	1,034,823	1,034,823	1,042,080	(7,257)
Contract expenses	42,435	42,435	68,287	(25,852)
Skyline Park	144,016	144,016	139,661	4,355
Total current expenditures	7,576,546	7,576,546	7,424,960	151,586
Capital projects	20,200	20,200	68,828	(48,628)
Period maintenance and special projects reserve	116,500	116,500	64,178	52,322
Total capital expenditures and operating reserves	136,700	136,700	133,006	3,694
Total expenditures	7,713,246	7,713,246	7,557,966	155,280
Excess of revenues over expenditures	(124,273)	(124,273)	17,346	141,619
Fund balances at beginning of year	1,868,616	1,868,616	1,868,616	—
Fund balances at end of year	\$ 1,744,343	1,744,343	1,885,962	141,619

See the accompanying notes to the financial statements.

Downtown Denver Business Improvement District
NTR Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances
— Budget and Actual —
Year Ended December 31, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance— From Final</u>
Revenues				
Contract revenue	\$ 1,122,233	1,122,233	1,045,807	(76,426)
Total revenues	<u>1,122,233</u>	<u>1,122,233</u>	<u>1,045,807</u>	<u>(76,426)</u>
Expenditures				
Maintenance and repair	—	—	—	—
Management and administration	—	—	—	—
District marketing and promotions	—	—	—	—
Economic development	—	—	—	—
Security and safety	—	—	—	—
Pedestrian environment	—	—	—	—
Contract expenses	1,122,233	1,122,233	1,045,807	76,426
Skyline Park	—	—	—	—
Special projects	—	—	—	—
Total expenditures	<u>1,122,233</u>	<u>1,122,233</u>	<u>1,045,807</u>	<u>76,426</u>
Excess of revenues over expenditures	—	—	—	—
Fund balances at beginning of year	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Fund balances at end of year	<u>\$ —</u>	<u>—</u>	<u>—</u>	<u>—</u>

See the accompanying notes to the financial statements.

Downtown Denver Business Improvement District

Notes to Financial Statements

December 31, 2021

(1) Summary of Significant Accounting Policies

(a) General

The Downtown Denver Business Improvement District (the BID) is a quasi-municipal corporation and political subdivision of the State of Colorado, created by Ordinance and governed pursuant to the provisions of the Business Improvement District Act, C.R.S. §31-25-1201, et seq. The BID service area encompasses the central business district of the City and County of Denver (the City), Colorado, including the Sixteenth Street Mall and the immediately surrounding area. The BID began operations October 26, 1992 upon the legal sunset of the Sixteenth Street Mall Management District, and in the fall of 2021, was renewed by constituents for a ten-year period ending in 2031.

The BID provides a variety of services to its constituents, including:

- Continuous maintenance and repairs
- Security and public safety
- Custodial services, snow removal and grounds beautification
- Planning and administration of economic and urban development activities
- Promotion and marketing of the BID area to existing and prospective businesses and their employees
- Organization, promotion, marketing and management of public events
- Project funding and management for design and for construction of capital improvements

(b) Basis of Accounting and Financial Statement Presentation

The BID is a legally separate governmental unit. However, the Mayor of the City appoints the BID's Board of Directors, and the Denver City Council approves the annual budget and operating plan. For financial statement purposes, the BID is considered to be a component unit of the City because control of the BID essentially rests with the City.

Government-Wide Statements

The BID reports as a special-purpose government engaged in governmental activities. The BID's basic financial statement include both government-wide (reporting the BID as a whole) and fund financial statement (reporting the BID's major funds). Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Contract and similar revenues are recognized as soon as all eligibility requirements have been met. These financial statements have been combined with an adjustments column to reconcile between the two statements.

In the government-wide statement of net position, the governmental activities columns (a) are presented on a consolidated basis by column and (b) are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The BID's net position is reported in three parts—net investment in capital assets, restricted net assets; and unrestricted net assets. The BID first utilizes restricted resources to finance qualifying activities.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(b) Basis of Accounting and Financial Statement Presentation, Continued

The government-wide statement of activities reports both the gross and net cost of each of the BID's functions. The functions are also supported by general government revenues. The statement of activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function or a business-type activity. Operating grants include operating-specific and discretionary grants while the capital grants column reflects capital-specific grants.

The net costs are normally covered by general revenue.

The BID does not allocate indirect costs. An administrative service fee is charged by the General Fund to the other operating fund that is eliminated like a reimbursement to recover the direct costs of General Fund services provided.

This government-wide focus is more on the sustainability of the BID as an entity and the change in the BID's net position resulting from the current year's activities.

The governmental activities in the government-wide financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Fund Financial Statements

The financial transactions of the BID are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The various funds are reported by generic classification within the financial statements. The following fund types are used by the BID:

Governmental Fund Type

The *General Fund* is the general operating fund of the BID, and is used to account for all financial resources and expenditures of the BID related to the provision of the goods and services pursuant to its organizational ordinance and annual operating plan. The focus of the governmental funds' measurement is upon determination of financial position rather than upon net income.

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when both measurable and available. "Available" means collectible within the current period or within 60 days after year-end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on general obligation long-term debt, if any, is recognized when due.

The *NTR Fund* (a special revenue fund) is used to account for specific contract revenues and expenses associated with BID services delivered outside of the traditional BID boundaries or within its boundaries and beyond the BID's standard services.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(c) Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(d) Cash and Investments

The BID pools cash resources for all funds to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements. Cash and investments may include cash on hand, demand deposits, certificates of deposit, savings accounts, and pooled investments fund. Investments are carried at fair value. See note 2.

(e) Concentrations of Credit Risk

Financial instruments which potentially subject the BID to concentrations of credit risk consist principally of cash and cash equivalents and special assessments receivable. The BID's bank accounts at year-end were entirely covered by federal depository insurance or by collateral held by the BID's custodial banks under provisions of the Colorado Public Deposit Protection Act (PDPA).

Concentrations of credit risk with respect to special assessments are considered to be minimal because failure to pay may result in foreclosure and sale of the property being assessed (note 1(f)). Historically, uncollectible assessments have been minimal.

(f) Special Assessments

Special assessments are certified by the BID board of directors on or about December 15 each year. The assessment is transmitted to the City and becomes a perpetual lien on the property as of the date the assessment notices are mailed to the payers. The assessments are payable by the end of April. Delinquent payers are notified in August and tax sales of delinquent properties are held in November. Assessment collections are remitted by the City to the BID on a monthly basis.

At December 31, 2021, the BID board of directors had certified and levied assessments of \$6,989,275 for collection during 2022. This amount has been reflected in the accompanying balance sheet as assessments receivable and as deferred assessments revenue.

(g) Budgets

In accordance with the State Budget Law and the Business Improvement District Act, the BID prepares and submits an annual operating plan and budget to the City on or before September 30 each year for the ensuing year and following public notice, the BID conducts a public hearing prior to adopting the final budget and appropriating sums. The budgetary reporting basis is the same as the financial reporting basis, and the appropriation is set at the total fund-expenditures level.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(h) Property and Equipment

The BID capitalizes property and equipment with an initial cost, or fair value if donated, over \$5,000 and an estimated useful life of more than one year. Assets purchased for ownership by the City, the use of which benefits the BID, are not capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets ranging from three to ten years.

(i) Fund Equity

In the fund financial statements, governmental funds report restrictions of fund balance for amounts that are legally restricted by law or outside parties for use for specific purpose.

Restrictions for the District are recorded up to the maximum equity available in the fund balance and consist of:

Restricted for Emergencies

These restrictions are established to comply with TABOR. Recorded TABOR emergency reserves at December 31, 2021 are \$223,974.

Assigned fund balances, if any, are amounts the BID intends to use for specific purpose. Intent can be expressed by the Board of Directors or by an official to which the Board delegates authority. Restricted funds are considered to be spent first followed by assigned and unassigned, for an expenditure for which any could be used.

Fund Equity Assignments

Assignments of unrestricted fund balances indicate management's intention for future utilization of such funds and are subject to change with the board of director's approval.

The board has assigned an operating reserve for working capital and future capital expenditures, beginning with \$100,000, and generally adds annual contributions of 1% of the annual property assessment. In 2021, \$0 was contributed to the cash flow and capital reserve. Expenditures applied to the cash flow and capital reserve in 2021 totaled \$0. At December 31, 2021, the assigned cash flow and capital reserve had a total balance of \$229,517.

The board has assigned an operating reserve for period maintenance. The BID makes a contribution to the periodic maintenance reserve annually to cover the costs for items and projects that do not happen annually but are recurring and then draws money from that reserve as necessary to fund specific projects. Contributions to the periodic maintenance reserve totaled \$0 in 2021 and were offset by expenditures of \$59,104. The assigned periodic maintenance reserve had a total balance of \$514,436 at December 31, 2021.

(j) Interfund Activity

Interfund activity is reported either as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payable as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(k) New Accounting Pronouncements

During 2021, the BID adopted Governmental Accounting Standards Board (GASB) No. 87, *Leases* (GASB87). The BID has applied this standard using the modified retrospective method. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The adoption of GASB87 did not significantly impact the BID's Statement of Net Position and Governmental Balance Sheet or Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balances; therefore, no cumulative adjustment to beginning net assets was required as a result of adoption.

(l) Subsequent Events

The BID has evaluated subsequent events through April 7, 2022, the date the financial statements were available to be issued.

(2) Cash and Investments

Cash Deposits

The PDPA requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The PDPA requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021, the BID had bank deposits of \$1,671,815 covered by PDPA.

Credit Risk

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest, which include: obligations of the U.S. Treasury and U.S. agencies, obligations of the State of Colorado or of any county, school district, and certain towns and cities therein, notes or bonds secured by insured mortgages or trust deeds, obligations of national mortgage associations, and certain repurchase agreements and money market funds. The BID has not adopted a formal investment policy; however, it follows state statutes regarding investments.

Interest Rate Risk

In accordance with State statute, the BID manages its exposure to declines in fair values by investing operating funds in short-term securities, money market funds, or similar investment pools with a weighted average maturity of less than one year.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(2) Cash and Investments, Continued

Fair Value

At December 31, 2021, the BID had \$179,756 invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The significant investment strategies of the Trust are to invest only in investments legally permitted under Colorado State Law, to minimize risk by managing portfolio investments to preserve principal and maintain a stable Net Asset Value (NAV), to manage portfolio investments in a way that ensures that cash will be available as required to finance Participants' operations, and to maximize current income to the degree consistent with legality, safety, and liquidity.

The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. The weighted average maturity is generally kept under 60 days.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's and measured at Net Asset Value (NAV). There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

(3) Property and Equipment

Property and equipment, including changes thereto, were as follows during 2021:

	January 1, <u>2021</u>	<u>Additions</u>	<u>Disposals</u>	December 31, <u>2021</u>
Street furniture and fixtures	\$ 454,037	8,720	—	462,757
Landscaping	3,878,532	60,108	—	3,938,640
Artwork	11,000	—	—	11,000
Lease right-of-use asset (note 4)	<u>686,377</u>	<u>—</u>	<u>—</u>	<u>686,377</u>
Total property and equipment	5,029,946	68,828	—	5,098,774
Less accumulated amortization	—	(96,900)	—	(96,900)
Less accumulated depreciation	<u>(2,351,027)</u>	<u>(382,025)</u>	<u>—</u>	<u>(2,733,052)</u>
Property and equipment, net	\$ <u>2,678,919</u>	<u>(410,097)</u>	<u>—</u>	<u>2,268,822</u>

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(4) Lease Liability

The BID is obligated under a lease for office space in Denver, Colorado through a management agreement with the Downtown Denver Partnership, Inc. (DDP) (see note 5) that was entered into in August 2016, and which expires January 2028. The leased property under this capital lease as of December 31, 2021 had a total cost of \$686,377, accumulated amortization of \$96,900, and a net book value of \$589,477.

The BID's estimated future principal and interest payments under this lease as of the years ending December 31 are:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 90,492	18,120	108,612
2023	93,477	15,135	108,612
2024	95,561	12,051	108,612
2025	99,746	8,866	108,612
2026	103,037	5,575	108,612
Thereafter	<u>115,462</u>	<u>2,200</u>	<u>117,662</u>
Total principal and interest payments	\$ <u>598,775</u>	<u>61,947</u>	<u>660,722</u>

(5) Related Party

The BID contracts with a related party, DDP, to manage and account for its operations under the terms of an annual agreement. During 2021, the BID paid DDP \$2,707,227 for these services.

(6) Intergovernmental Agreement

The BID and the City provide services and other benefits to one another pursuant to the terms of an annual intergovernmental agreement. During 2021, the BID paid \$67,352 to the City for certain billing, collection, security and other services, and the BID was paid \$469,456 by the City in lieu of special assessment of certain property belonging to the City within the special assessment district boundaries.

(7) Reconciliation of the Governmental Funds Balance Sheet and the Statement of Net Position

Amounts reported in the statement of net position at December 31, 2021 are different because:

Fund balance of Governmental Funds	\$ 1,885,962
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the Governmental Funds	2,268,822
Lease liability used in governmental activities is not a due and payable in the current year and, therefore, is not reported in the Governmental Funds	<u>(598,775)</u>
Total net position	\$ <u>3,556,009</u>

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(8) Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities

Year ended December 31, 2021:

Net change in fund balance - Governmental Funds	\$ 17,346
-------------------------------------------------	-----------

Amounts reported for *governmental activities* in the statement of activities are different because:

The Governmental Funds report capital outlays as expenditures. However in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation and amortization expense. This is the amount by which capital additions of assets were less than depreciation and amortization in the current year.

(322,495)

Change in net position of Governmental Activities

\$ (305,149)

(9) "TABOR" Amendment

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations, which apply to the State of Colorado and all local governments.

The amendment also requires the maintenance of an emergency reserve equal to at least 3% of fiscal year spending. Fiscal Year Spending limitations are computed based on the prior year's spending adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless voters approve its retention.

In June 2021, voters approved a ballot issue to authorize the BID to collect, retain and expend for public purposes the full amount received by the BID from any revenue source except assessments, notwithstanding any spending, revenue raising or other limits, including this amendment. Assessments not to exceed \$3,400,000 were approved for 2003 with subsequent increases not to exceed inflation plus local growth. The BID's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

(10) Risk Management

The BID is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The BID purchases commercial insurance for risks and loss in excess of deductible amounts. Settled claims have not exceeded this coverage in any of the past five fiscal years.

DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT
AMENDED BYLAWS

Preamble

These bylaws are adopted pursuant to the laws of the State of Colorado and the ordinances of the City and County of Denver. In the event of a direct conflict between these bylaws and state law or city ordinance, the state law or city ordinance shall govern.

Article I

General

Section 1. The name of the district shall be the "Downtown Denver Business Improvement District", also known as the "Downtown Denver BID" or the "Downtown BID".

Section 2. The office of the Downtown BID Shall be located within the boundaries of the Downtown BID at such place as the board of directions shall, by resolution, determine.

Article II

Directors and Officers

Section 1. There shall be the number of directors provided by the ordinance of the City and County of Denver on the board of directors of the Downtown BID (Board).

Section 2. A vacancy on the board occurs when a director ceases to be an elector of the Downtown BID, resigns, is removed from office as provided by law, or dies.

Section 3. A vacancy on the board shall be filled in the manner provided by law.

Section 4. There shall be a chair, a vice-chair, a secretary and a treasurer of the board who shall be officers of the Downtown BID. The office of secretary and treasurer may be filled by one person. The board may appoint an assistant secretary who need not be a member of the board.

Section 5. Officers shall be elected annually by the board at the first regular meeting of the fiscal year and shall serve a term of one year or until their successor is elected.

Section 6. The chair shall preside at all meetings of the board and the Downtown BID, shall sign all documents on behalf of the Downtown BID upon approval by the board, and shall have such other duties as the board may direct. The chairman shall appoint such committees and task forces as are authorized by the board.

Section 7. The vice-chair shall perform the duties of the chair in the absence of the chair or in the event of the chair's inability or refusal to act and shall have such other duties as the board may provide.

Section 8. The secretary shall keep a record of all proceedings, minutes of meetings, certificates, contracts, and corporate acts of the board and shall be custodian of the seal of the Downtown BID which shall be affixed to all contracts and instruments authorized by the board.

Section 9. The treasurer shall keep permanent records containing accurate accounts of all money received by and disbursed on behalf of the Downtown BID and shall make all required reports. The treasurer shall have the care and custody of all Downtown BID moneys and shall deposit such moneys in the manner provided by law and as authorized by the board.

Section 10. The board may provide such additional duties for any officer as it deems necessary.

Section 11. A vacancy in any office shall be filled by the board at its next regular meeting for the remainder of the unexpired term.

Section 12. Directors and officers shall receive no compensation for their service but may be reimbursed for expenses incurred in the performance of their duties in the manner provide by the board by resolution.

Section 13. Directors shall disclose and act on potential conflicts of interest as required by Colorado law, including C.R.S. 18-8-308; 24-18-109; 24-18-110; and 24-18-201 to 206. Directors shall disclose potential conflicts of interest in writing at least 72 hours before a meeting of the Board in which the conflict will arise. Such disclosure is to be made to the Board Secretary (or Manager on behalf of the secretary), and to the BID's attorney's office. At the start of the Board's discussion, the Director will verbally disclose the potential conflict, not attempt to influence the decision of other Board members, and shall not vote on the matter.

Article III

Personnel and Management

Section 1. The Downtown BID may employ such personnel or contract for such services as it deems necessary to exercise its powers and perform its duties and function. The terms and conditions of such employment or contracts, together with the duties to be performed, shall be determined by the board in conformance with the law.

Article IV

Meetings

Section 1. The regular meeting of the board shall be held monthly on a recurring designated day of the month and regular time, with such day and time determined by the board at the end of each calendar year for the next calendar year. The selected day and time for the regular meeting for any given month may be changed by vote of the board, and the posting of corresponding notices as required by Colorado law. Meeting shall be held at the BID office unless otherwise noticed in advance in accordance with Colorado law. If the regular meeting date falls on a legal holiday, the regular meeting shall be held on the next succeeding business day at the same time and place.

Section 2. The chairman or any two members of the board may call a special meeting of the board upon at least twenty-four hours' written notice to each member. Such notice shall state the purpose for which such special meeting is called.

Section 3. Public notice of all meetings of the board shall be given as provided by law and shall contain the date, time, place and type of meeting, and specific agenda information where possible. Public notice of any meeting shall be posted at least twenty-four hours in advance at such public place or places as the board may designate annually at its first regular meeting in the fiscal year.

Section 4. A majority of the directors in attendance shall constitute a quorum of the board for the purpose of conducting its business, but a smaller number may adjourn from time to time until a quorum is obtained. Directors may attend any meeting in person or by a telephonic connection, but any such connection shall permit any director not attending in person to hear all discussion concerning any item upon which action is to be taken and shall permit all persons in attendance to hear the director attending by telephone.

Section 5. When a quorum is in attendance, action may be taken by the board upon an affirmative vote of a majority of the directors in attendance, but a majority of all directors shall be required to approve the annual budget and operating plan, to approve budget and appropriation resolutions and certification of mill levies and special assessments, to elect officers, to amend the bylaws, and to approve any contracts or agreements that are in excess of one percent (1%) of the approved DDBID Budget of the concurrent Fiscal Year of said contract or agreement.

Section 6. Voting on all questions except election of officers shall be by a roll call vote which shall be entered into or appended to the minutes of the meeting. Election of officers shall be by secret ballot. No director may abstain from voting except in the case of a conflict of interest which has been disclosed as provided by law. No proxy voting shall be permitted.

Section 7. All meetings of the board for any purpose whatsoever shall be open to the public except that the board may go into executive session in the manner and for purposes provided by law.

Section 8. Action on any item shall be taken only at a regular or special meeting by motion or by resolution. Resolutions shall be used for all actions of a general and permanent nature, shall be in writing, shall, upon adoption, be authenticated by the secretary, and shall be contained in a well-bound book, properly indexed. All motions shall be set forth in the minutes of the meeting. Resolutions and motions shall become effective on the day of adoption unless otherwise stated.

Section 9. All meetings of the Board for any purpose whatsoever shall be open to the public; provided, however, that this section shall not limit the authority of the Board to enter into executive session as allowed by law.

The procedures to enter into an executive session are presented below: (This is only a summary, consult the attorney for the BID as questions arise.)

During an open meeting:

1. Announce the detailed topic and legal authority for the Executive Session – the announcement must cite the specific law that allows the session (see the list a-h below). If the topic is not on the list, the Board is prohibited from entering the executive session.
2. Board vote – need 2/3 vote of quorum present in favor of the session.
3. Exclude public and all others.
4. Record the executive session discussions electronically – keep the recording secret unless ordered otherwise by a court or the Board consents. No recording is required if the topic is an individual student or is attorney-client privileged (attorney must be present and must state on the record or attest that the discussion is privileged).
5. THE BOARD MUST TAKE NO ACTION, NO VOTE, NO DECISION IN EXECUTIVE SESSION.
6. Come out of executive session back into public session.
7. Complete the meeting.

Later...

- a. If required for an attorney-client matter, have the attorney sign an attestation concerning the content of the session.
- b. DESTROY EXECUTIVE SESSION RECORDING AFTER 90 DAYS UNLESS NEEDED FOR COURT.

The allowed purposes for an Executive Session are listed in §24-6-402(4), C.R.S.

- a. Purchase, acquire, lease, transfer or sale of real, personal or other property interest, but not to conceal a conflict of interest.
- b. Consult or receive advice from attorney on specific legal questions.
- c. Confidential items per federal or state law, rules, regulations. Cite the statute or rule before session begins.
- d. Security details – investigations – defenses against terrorism or to prevent disclosing items that could be used to commit crime or avoid prosecution.
- e. Develop negotiating positions, strategy, or instruct negotiators.
- f. Personnel matters, except about directors, an elected official, board appointments, general personnel policies, one employee if the employee requests an open meeting or if more than one employee is involved, then all request open meeting, or a hearing covered by the Teacher Empl. Comp. and Dism. Act of 1990.
- g. Documents to be kept secret according to the Colorado Open Records Act (such as medical information; confidential commercial data; names, addresses, and financial information about users of District facilities or services).
- h. Discussions of individual students.

Article V

Fiscal Matters

Section 1. The fiscal year of the Downtown BID shall be the calendar year.

Section 2. The board shall establish limits on the check writing authority of officers, employees, and agents of the Downtown BID, but two signatures shall be required on all checks between Ten Thousand and No/100 Dollars (\$10,000.00) and Twenty-Five Thousand and No/100 Dollars (\$25,000). One of the signatures shall be a board member for checks over Fifty Thousand and No/100 Dollars (\$50,000.00) and over. The order of preference for board member signature is as follows: 1. Treasurer, 2. Chair, and 3. Secretary.

Section 3. The board may authorize an officer, employee, or agent of the Downtown BID to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Downtown BID. Any such authorization shall specify the particular contract or instrument, or the category of contracts or instruments, so authorized.

Section 4. No loan or advance shall be made or contracted on behalf of the Downtown BID and no note, bond, or other evidence of indebtedness shall be executed or delivered in its name except in the manner provided by law and as authorized by the board.

Article VI

Amendments

Section 1. These bylaws may be amended or repealed, and new bylaws adopted, by the board at any regular or special meeting subject to the requirements of Section 5 Article IV of these bylaws.

Article VII


Indemnification

Section 1. The Downtown BID shall indemnify any director, officer, employee, or agent or any former director, officer, employee, or agent for any expense actually incurred in connection with any action, suite, or proceeding or for any loss or claim resulting from any such action, suit, or proceeding in which such person has been made a party by reason of being or having been such director, officer, employee, or agent, including any matter as to which such person is adjudged to be liable in such action, suite, or proceeding except for such person's willful and wanton acts or omissions in the performance of official duties.

Section 2. The Downtown BID is authorized to obtain such policy or policies of insurance for the purpose of providing such indemnification and for such other purposes as the board deems necessary.

Section 3. The indemnification provided in this article does not constitute a waiver, either partial or complete, of any immunities or limitations on judgments provided by law with respect to the Downtown BID or its directors, officers, employees, or agents.

Adopted by the Board of Directors of the Downtown Denver Business Improvement District this 3rd day of September, 1992, and amended this 7th day of June, 2018.



Chair of the Board

Attest:

Secretary



2022 DDBID Actions – as of September 27, 2022 – copies of meeting minutes available upon request:

January 2022:

- Meeting cancelled.

February 2022:

- New Board Members sworn-in:
 - Ed Blair, Sage Hospitality
 - Evan Gart, Gart Properties
- Elected Slate of 2022 Board Officers
 - Chair, Jennifer Hallinan DeLeon
 - Vice Chair, Jodi Janda
 - Secretary, Ed Blair
 - Treasurer, Sandrena Robinson
- Accepted and Approved the December 2, 2021, DDBID Board Meeting Minutes
- Approved Resolution 2022-01 A Resolution regarding Administrative Matters of the DDBID Board
- Reviewed and Approved an Agreement between the DDBID and SavATree 2022
- Reviewed and Approved Agreements between the DDBID and CreativExteriors for summer color.

March 2022:

- Approved the February 3, 2022, DDBID Board Meeting Minutes
- New Board Member sworn-in:
 - Nathan Roberts, Kittridge Building

April 2022:

- Approved the March 3, 2022, DDBID Board Meeting Minutes
- Review, acceptance, and approval of the 2021 DDBID Audit

May 2022:

- Approved the April 7, 2022, DDBID Board Meeting Minutes
- New Board Member sworn-in:
 - David Foley, Brookfield Properties

- Review and Approval of a landscape agreement and contract between the DDBID and CreativExteriors for Off-Mall flower materials and maintenance.

June 2022:

- Approved the May 5, 2022, DDBID Board Meeting Minutes

July 2022:

- Approved the June 2, 2022, DDBID Board Meeting Minutes
- Approved an amendment to the Security Contract between the DDBID and Allied Universal Services to provide an increase in wage rates and scale.

August 2022:

- Approved the July 14, 2022, DDBID Board Meeting Minutes
- Approved a motion to hold a DDBID Board meeting outside of DDBID boundaries in September 2022.
- Approved a Resolution setting date, time, and place for a Public Hearing regarding the proposed 2023 DDBID Budget for October 6, 2022

September 2022:

- Approved the August 4th DDBID Board Meeting Minutes
- Approved the preliminary 2023 DDBID Budget and Operating Plan for submission to the City and County of Denver.

#

Downtown Denver Business Improvement District
Board of Directors
2022

Sandrena B. Robinson

LBA Realty, General Manager
Denver Place
999 18th Street, Suite 210
Denver, CO 80202
303-243-3820 w
303-808-8257 m
srobinson@lbarealty.com

Office Property

Treasurer

2nd term, expires 12/31/2022

Jennifer L. Hallinan DeLeon

Hines, Senior Property Manager
1125 17th Street, Suite 850
Denver, CO 80202
720-235-3050 w
Jennifer.Hallinan@hines.com

B-5 Property

Chair

2nd term, expires 12/31/2024

Jodi L. Janda

Jones Lang LaSalle, Vice President
Senior General Manager
Independence Plaza
1050 17th Street, Suite 1650
Denver, CO 80265
303-534-6611 w
303-886-7074 m
Jodi.Janda@am.jll.com

Large Property

Vice Chair

1st term, expires 12/31/2022

Evan Gart

Gart Properties
Vice President of Operations
299 Milwaukee Street, Suite 501
303-801-3343 w
303-803-6410 m
egart@gartproperties.com

Retail

1st term, expires 12/31/2024

Nathan Roberts

Kittredge Ventures, Managing Director
511 16th Street, Suite 630
Denver CO 80202
720-787-7647 w
303-548-1582 m
nathan@kittventures.com

Small Property

1st term, expires 12/31/2024

Ed Blair

Sage Hospitality Group
Area General Manager
The Oxford Hotel
1600 17th Street
Denver, CO 80202
720-904-0928 w
Ed.Blair@sagehospitalitygroup.com

B-7 Property

Secretary

1st term, expires 12/31/2024

David Foley

Brookfield Properties
Senior Vice President, Operations
1801 California Street, Suite 200
Denver, CO 80202
303-382-8414
David.Foley@brookfieldproperties.com
Unimproved Properties (Parking Lots)
1st term, expires 12/31/2024

Ron Fano

Spencer Fane LLC
1700 Lincoln Suite 2000
Denver CO 80203
303-839-3820 w
303-839-3838 f
rfano@spencerfane.com

Legal Advisor

No term

2022 Downtown Denver BID Board Attendance

Board Members	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Jennifer Hallinan DeLeon -- Chair	No Meeting	Present	Present	Excused	Present	Excused	Present	Present	Present			
Jodi Janda Vice Chair	No Meeting	Present	Present	Present	Present	Present	Present	Present	Present			
Sandrena Robinson Treasurer	No Meeting	Present	Present	Present	Present	Present	Present	Present	Present			
Ed Blair Secretary	No Meeting	Present	Present	Present	Present	Present	Present	Present	Present			
Evan Gart	No Meeting	Present	Excused	Present	Present	Present	Present	Excused	Present			
Nathan Roberts		Present Not Sworn In	Present Sworn in	Present	Present	Present	Present	Present	Present			
David Foley					Present Sworn In	Present	Excused	Excused	Present			

**** = seat vacant**

****** = Excused
absence / Maternity
leave**



High Frequency Economic Update



August 18, 2022





Pedestrian count still high but slowed down in July

Downtown Denver continues to see increased users through this summer months as predicted. While the daily monthly average for July is about 6k below June's daily monthly average. July's average of over 211k users is the second highest we have had since the start of the pandemic. The slow down is also consistent with seasonal changes in Downtown users when compared with 2019 where June's daily average was the highest in the year.

See Page 2-6

Denver metro added about 16k labor force within a month

Denver metro had one of the highest labor force growth among US largest metro areas through most part of 2021. The growth however started slowing down towards late 2021 through the first quarter of 2022. In May, the labor force addition from January 2020 till March 2022 was 25k, making Denver metro the 10th metro area with highest labor force growth.

However, May's data from Bureau of Labor Statistics showed that the Denver Metro added about 16k additional labor force between April and May 2022. Currently Denver metro has added about 48k additional labor force since January 2020 making us the 7th highest labor force addition among US 30 largest metro areas.

See Page 16

Hospitality sector continues to flourish

Though hotel occupancy rate in July dropped to 73.7% in July from 78.3% in June, hotel occupancy rate recorded in Downtown in July is the second highest since the start of the pandemic. Similarly, revenue per available room (RevPAR) dropped to \$160 in July from \$173 in June, yet July's RevPAR is also the second highest RevPAR recorded since January of 2020. These reflects return of leisure travels over the summer months and the positive economic outlook of Downtown Denver as a place people want to be.

See Page 13

Contributing Editor

Peter Adeyeye

padeyey@downtowndenver.com

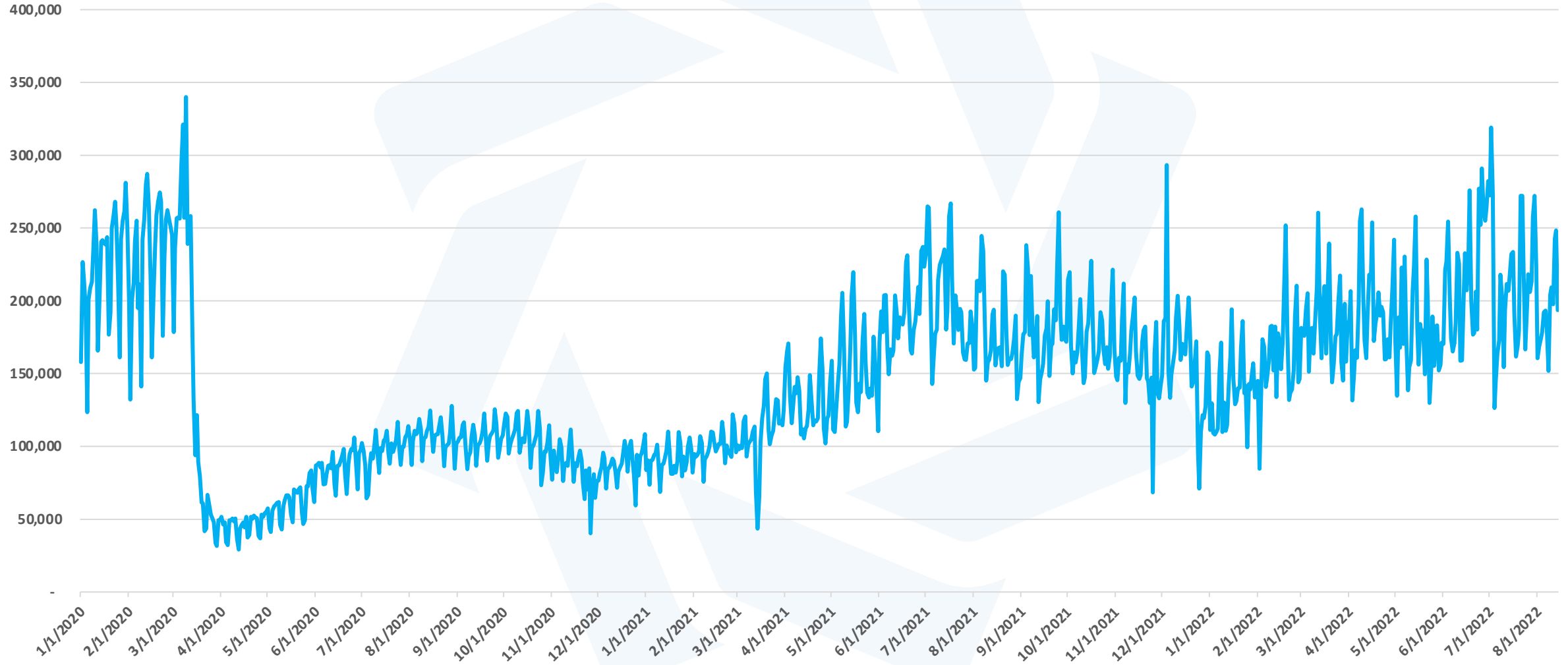
Peter is the Research Manager for the Downtown Denver Partnership. He leverage his over 8 years of experience in policy research and evaluation to lead DDP's empirical research that drives its economic development strategies and public policy initiatives. He earned his Masters of International Development Policy from Duke University.



Contact Peter

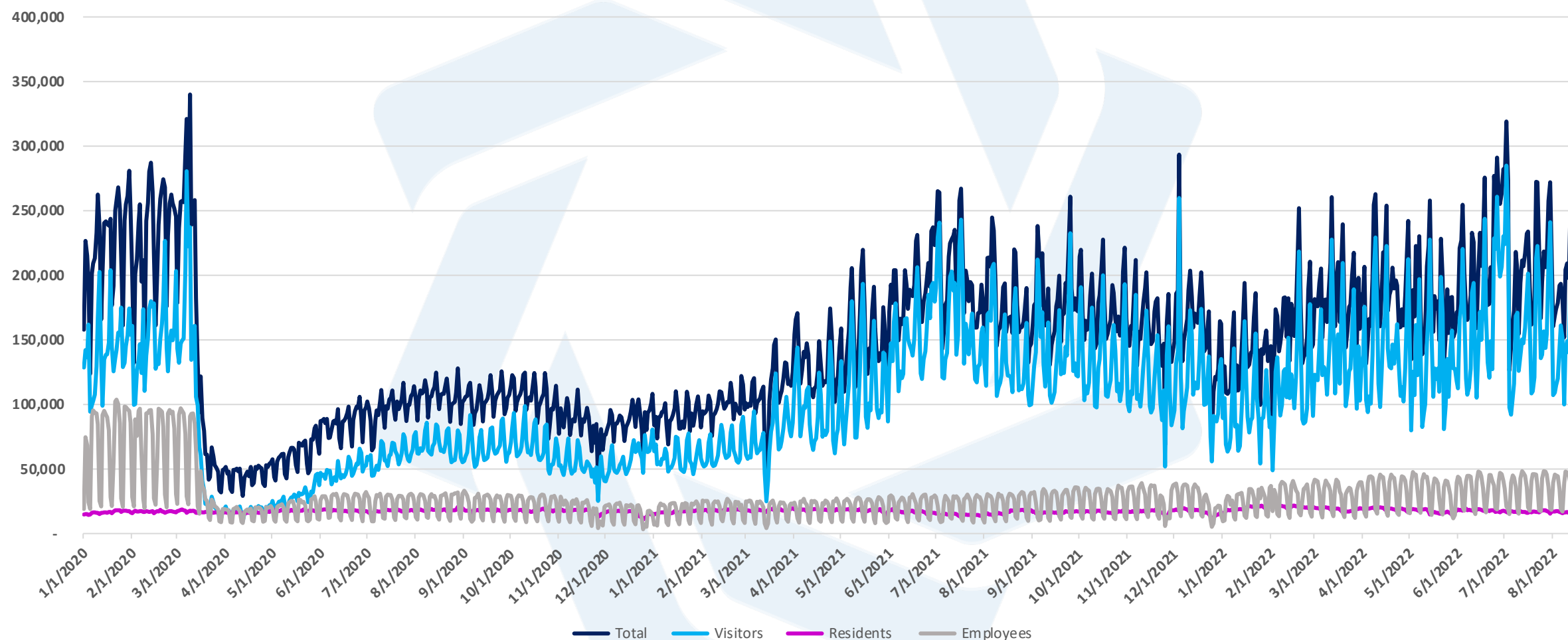
People are returning to Downtown Denver

Daily Downtown Users (Visitors, Employees, Residents) 1/1/20 through 08/14/22



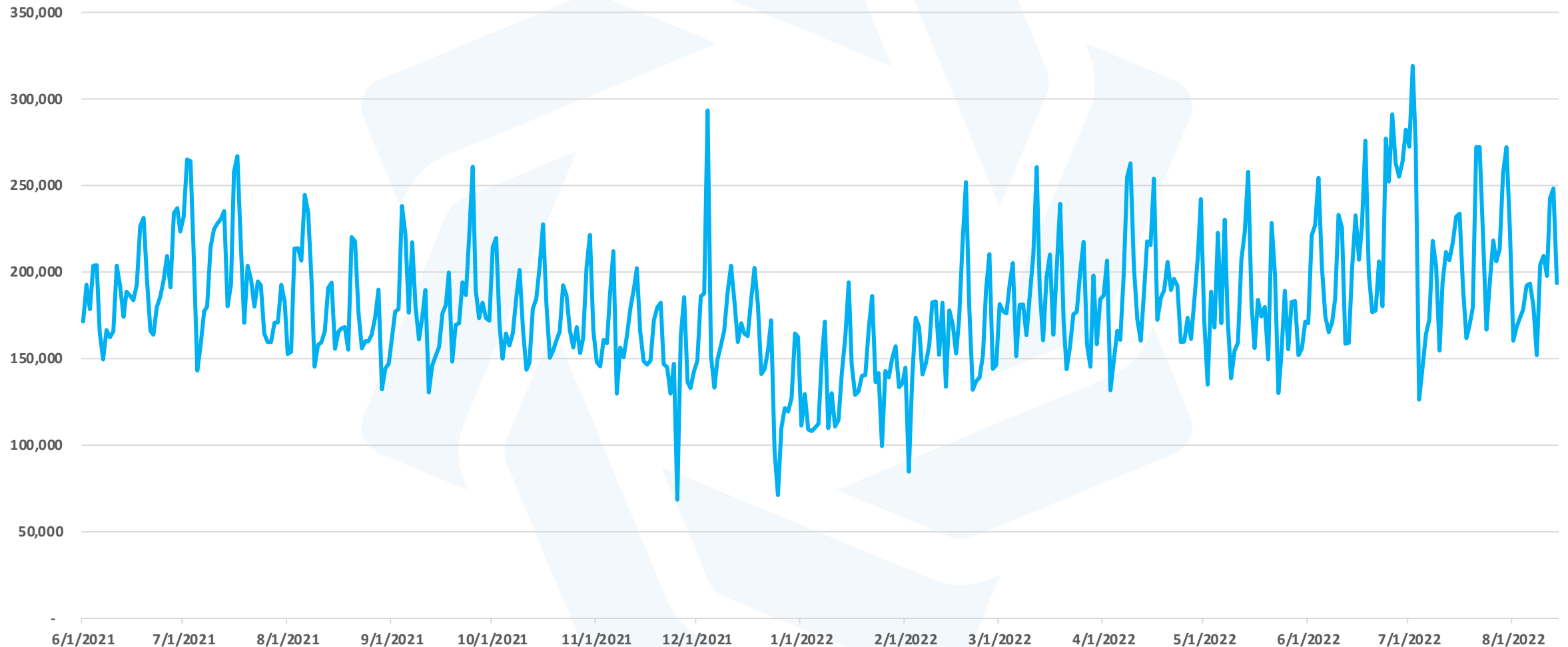
People are returning to Downtown Denver

Daily Downtown Users (Visitors, Employees, Residents) 1/1/20 through 08/14/22



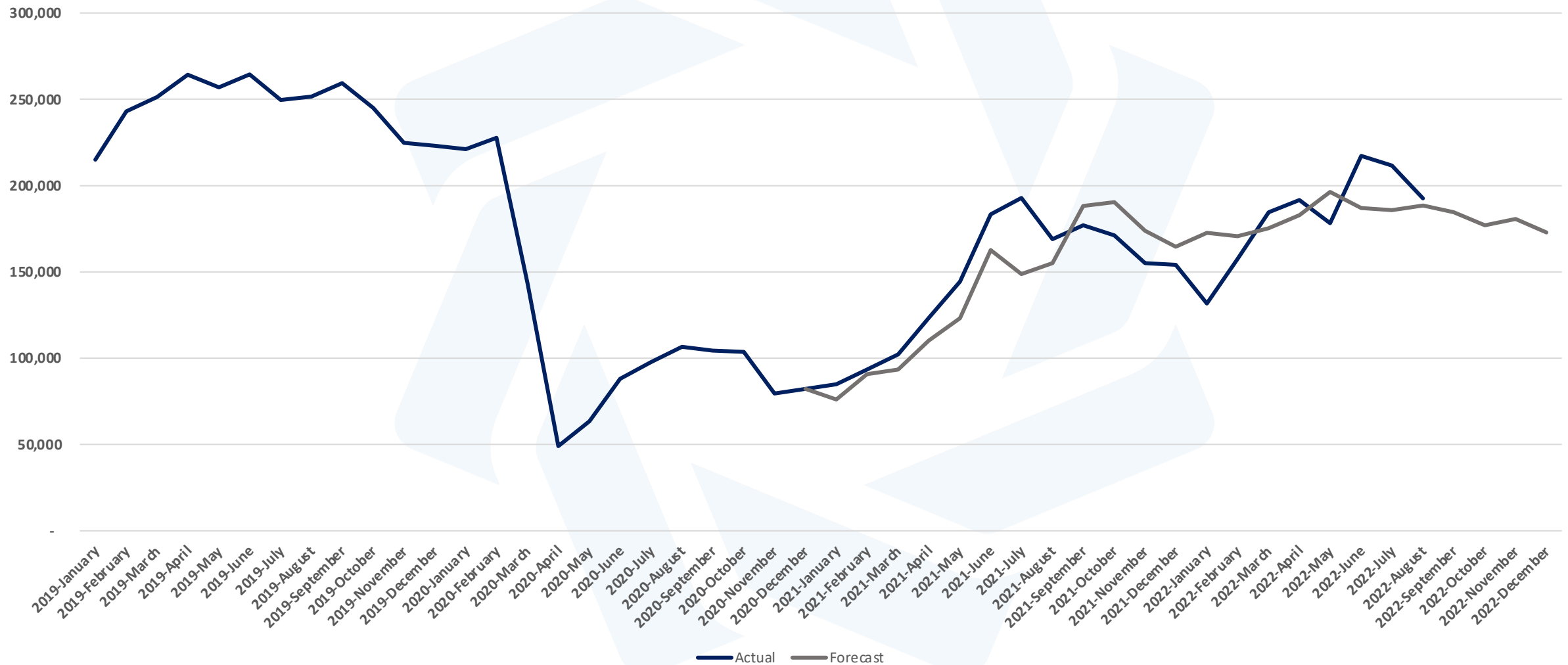
People are returning to Downtown Denver

Daily Downtown Users (Visitors, Employees, Residents) 6/1/21 through 08/14/22



People are returning to Downtown Denver

Forecasted vs. Actual Monthly Downtown Activity



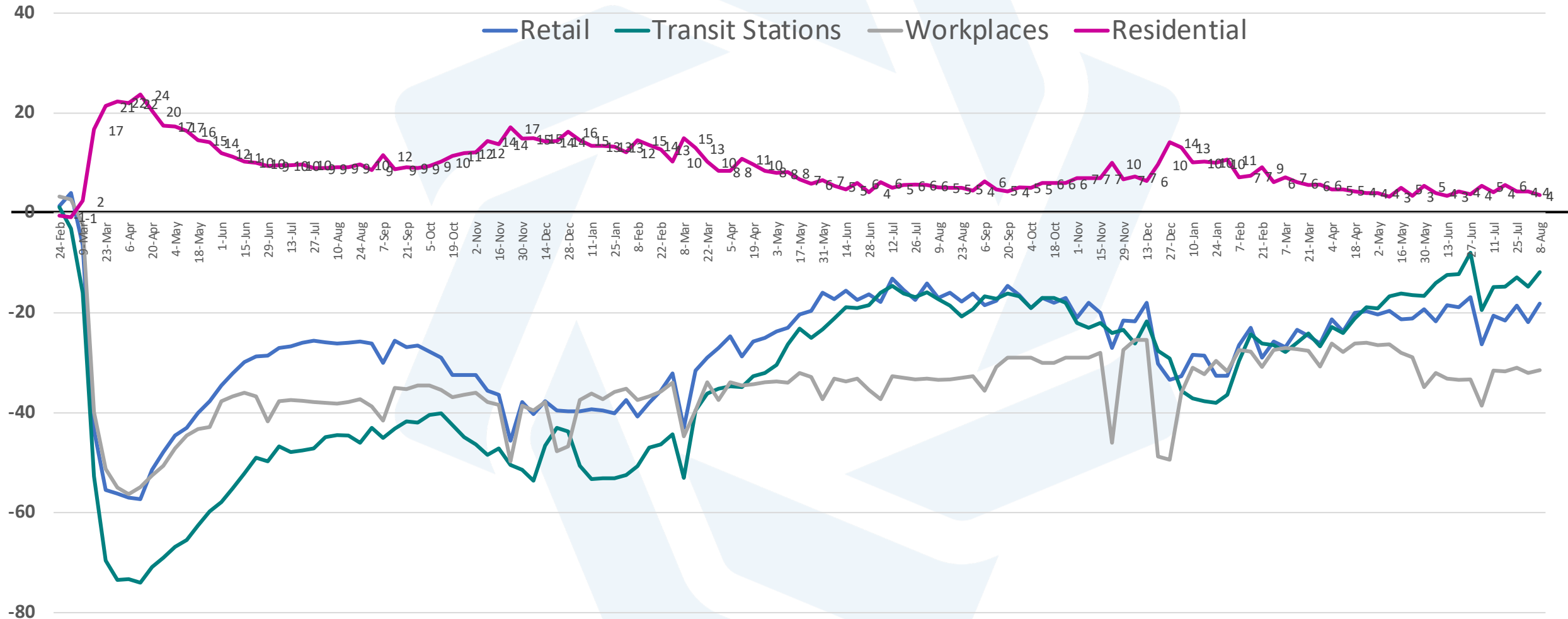
People are returning to Downtown Denver

Average Daily Downtown Users (employees + visitors + residents)



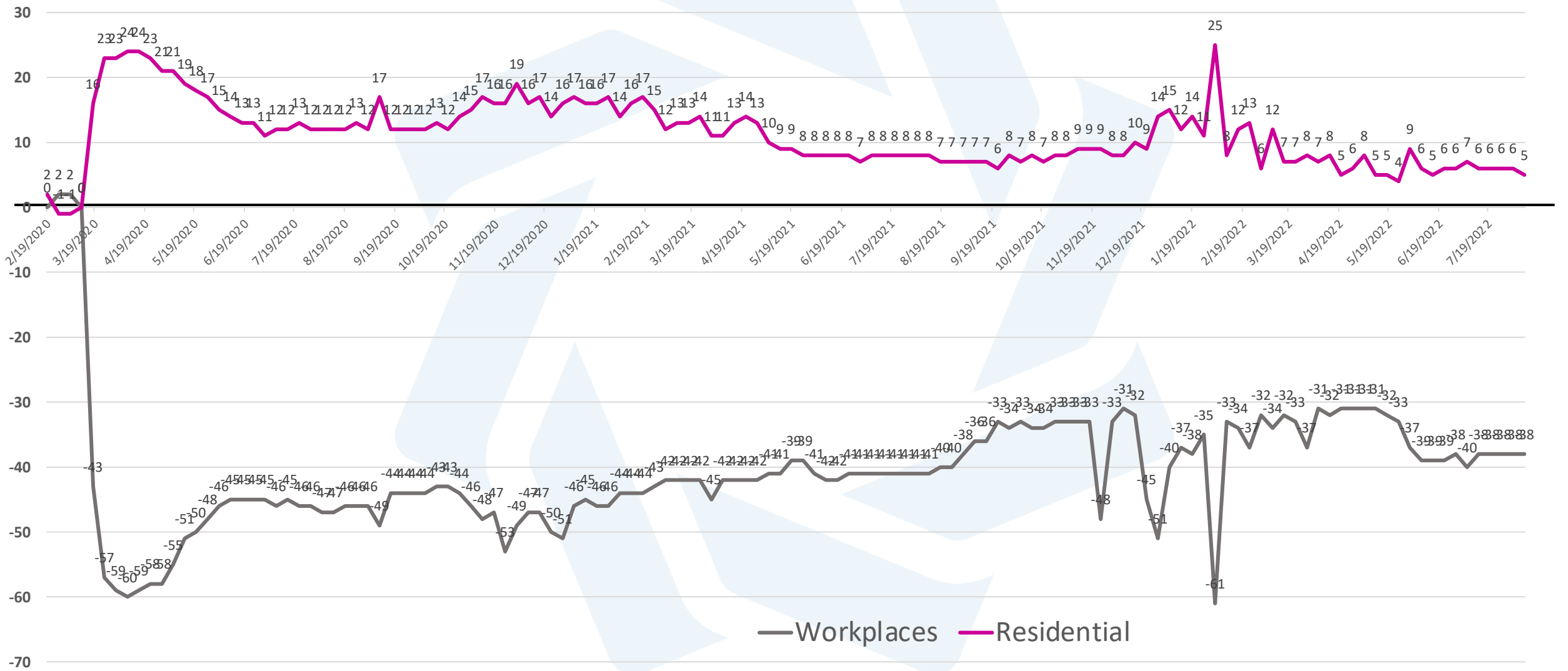
Google Visit Data: Where people are spending their time

Weekly Average Change in Visits (from January/February 2020 baseline)



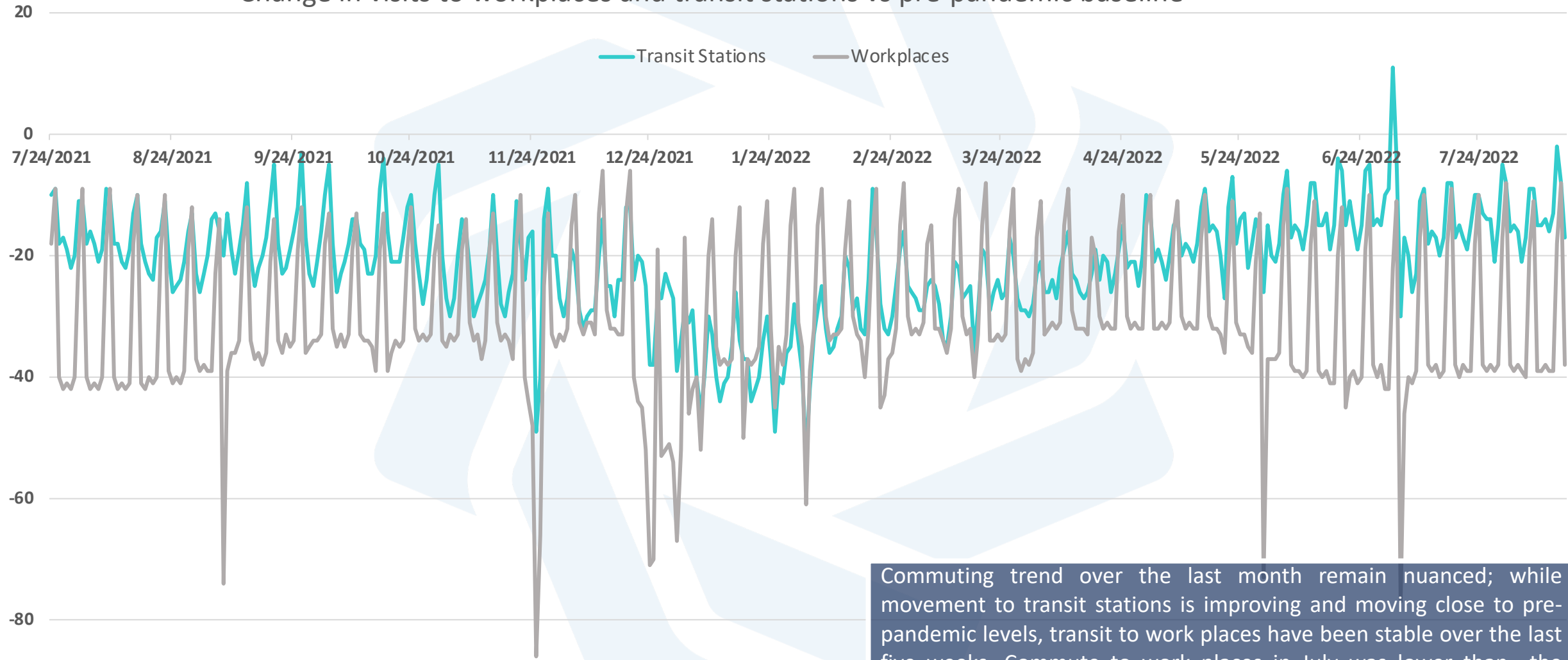
Google Visit Data: Weekday workers are returning to the office

Wednesday Only – Average Change in Visits (from January/February 2020 baseline)



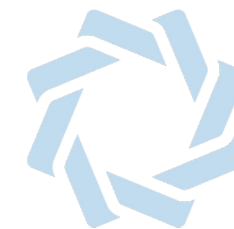
Google Visit Data: How mobility patterns are changing

Change in visits to workplaces and transit stations vs pre-pandemic baseline

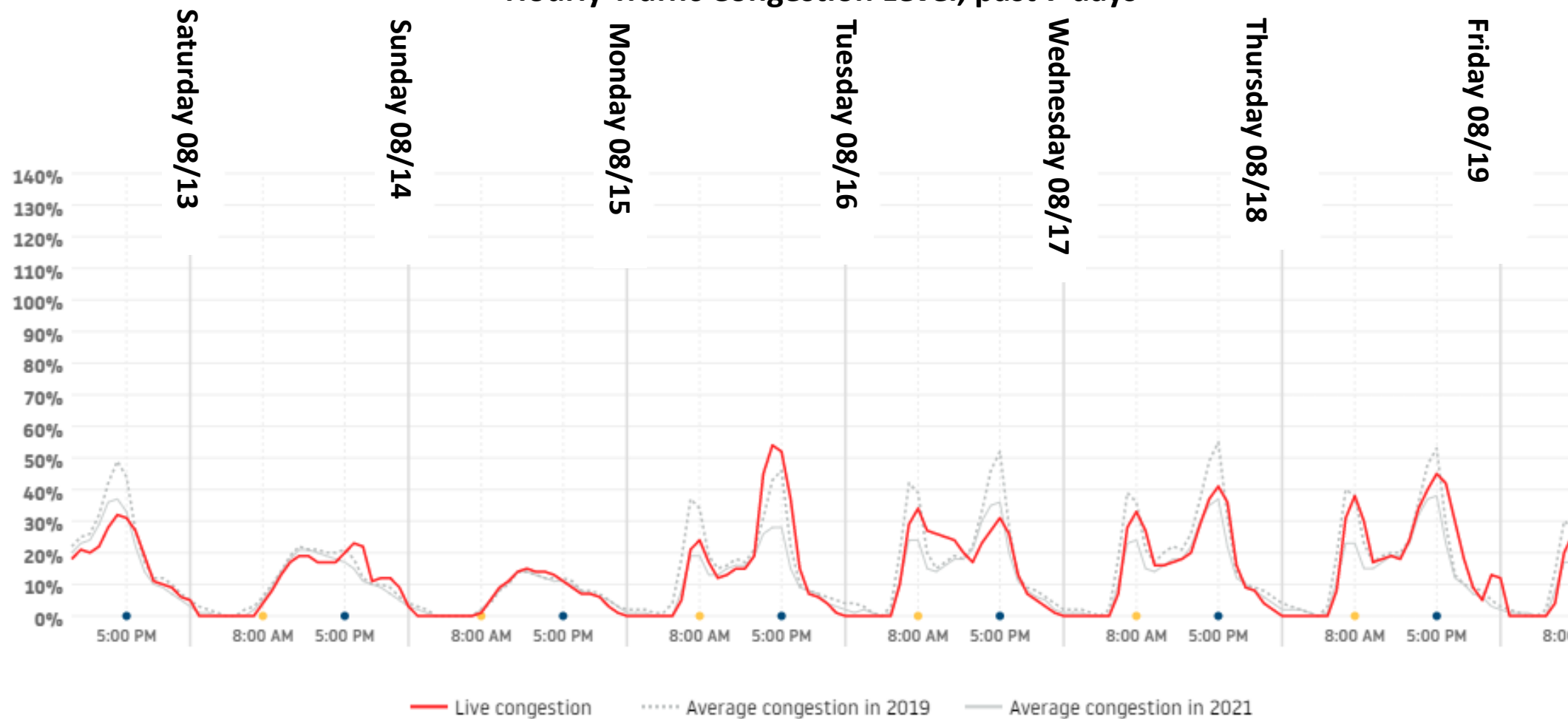


Commuting trend over the last month remain nuanced; while movement to transit stations is improving and moving close to pre-pandemic levels, transit to work places have been stable over the last five weeks. Commute to work places in July was lower than the average for March and April which may be partially due to fresh wave of COVID-19 in July and the popularity of hybrid mode of work.

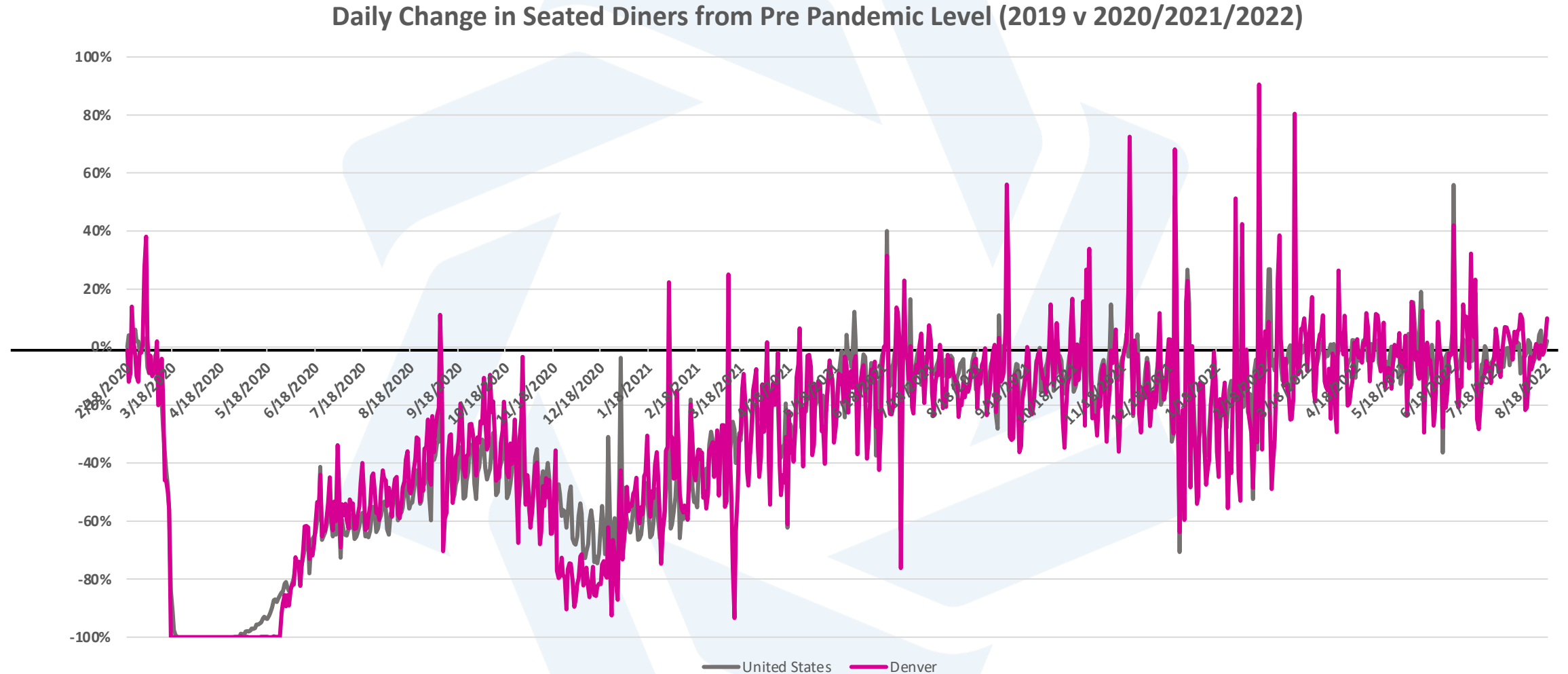
How we are doing with traffic



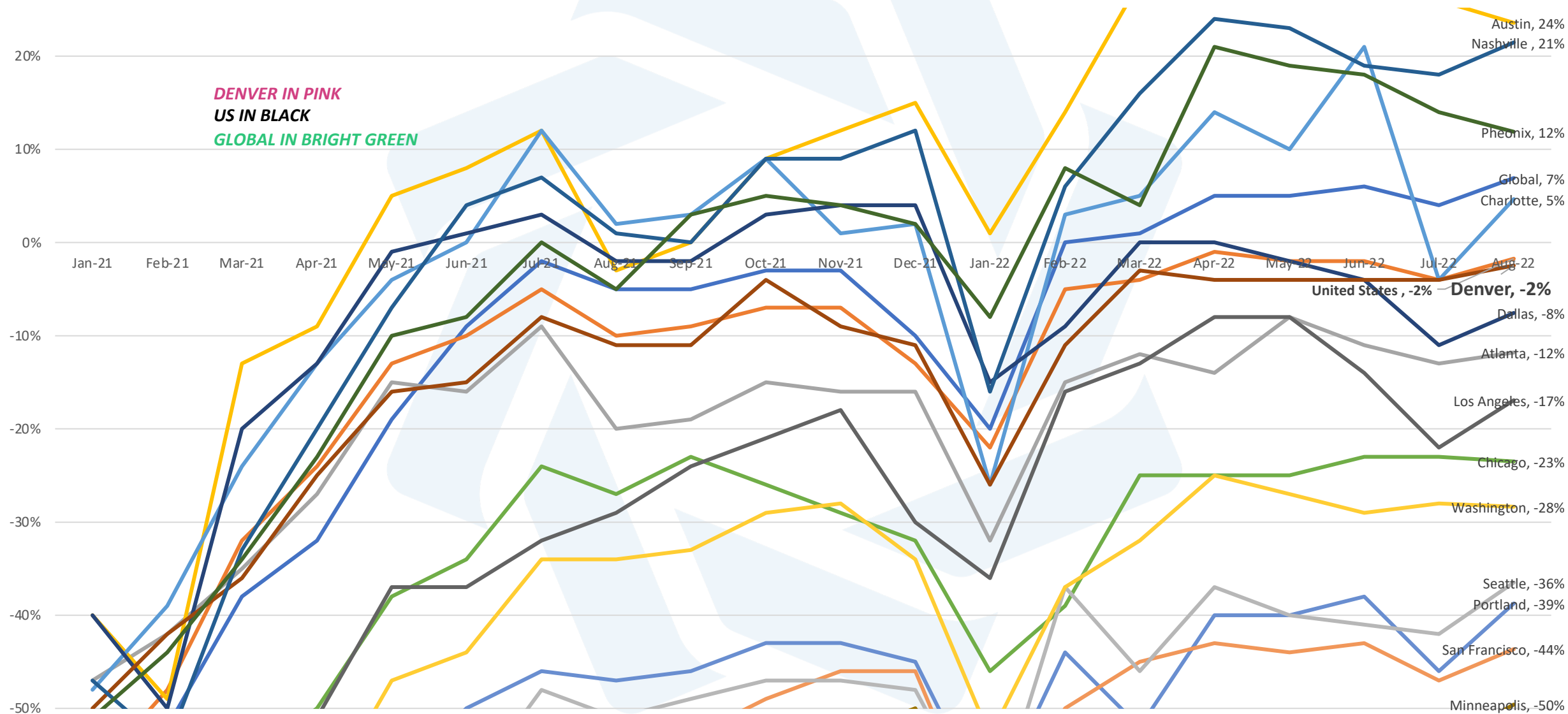
Hourly Traffic Congestion Level, past 7 days



How quickly people are returning to restaurant dining

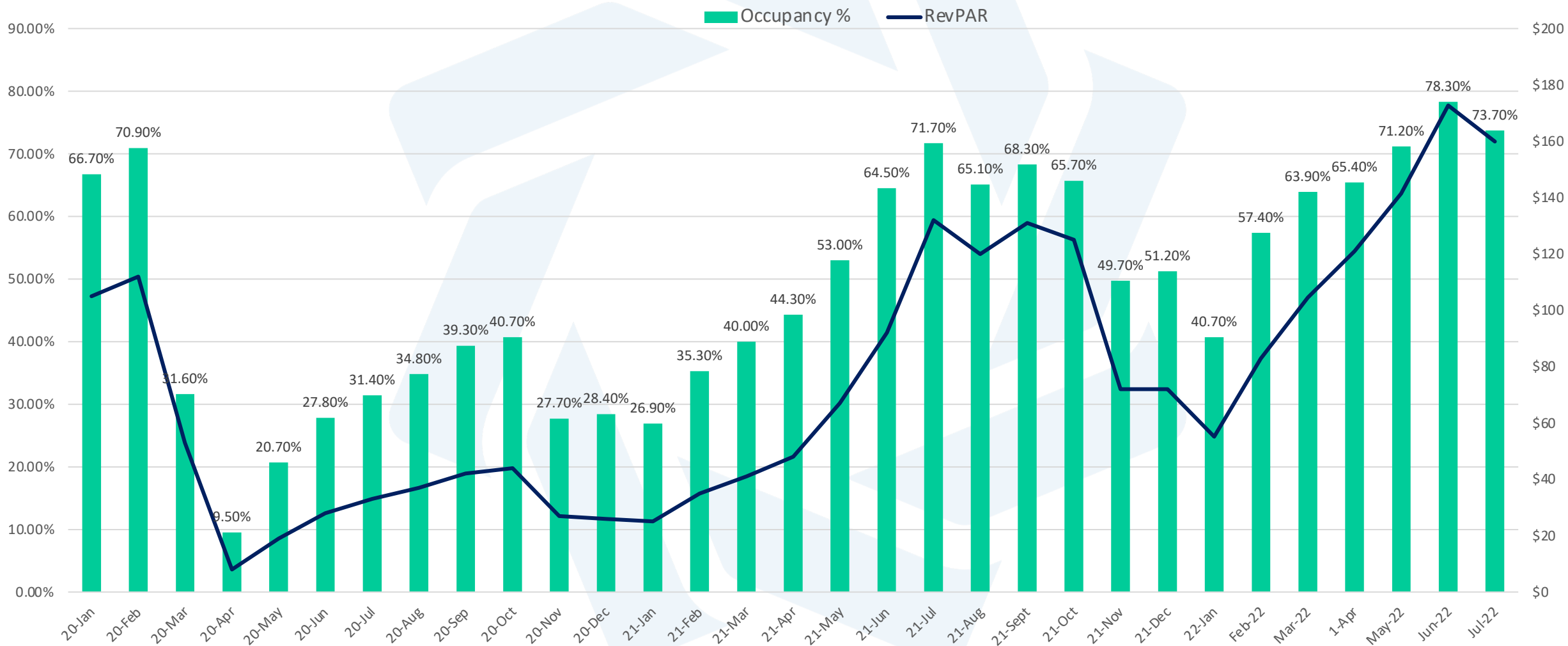


People are returning to restaurant dining

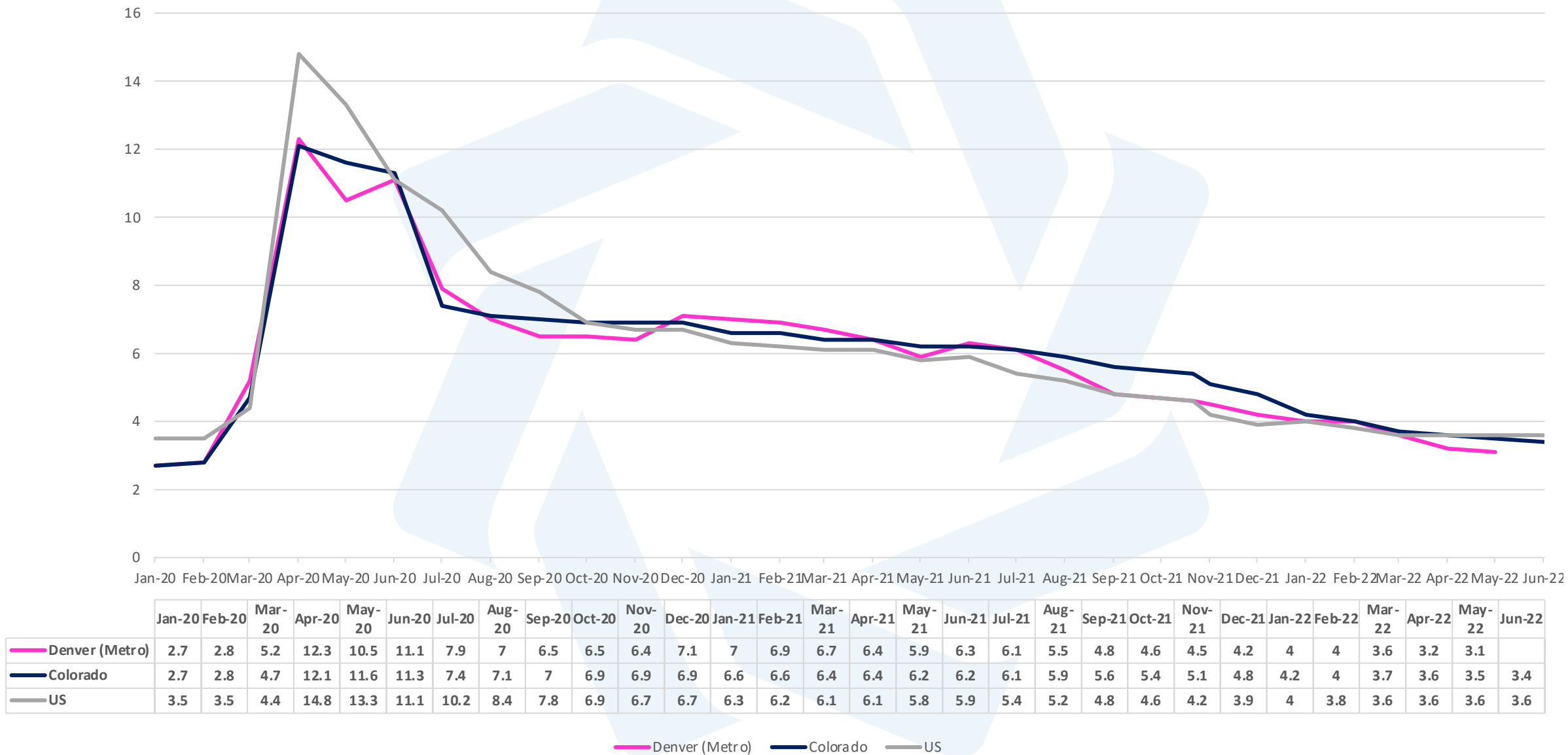


Downtown Denver hotel market is improving

Downtown Denver Hotel Market Trends



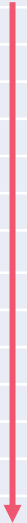
Denver's unemployment rate is declining





Top 30 metro areas sorted by unemployment

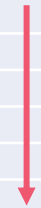
Metro	January 2020 Labor Force	May 2022 Labor Force	May 2022 Unemployment Rate	January 2020 to May 2022 Change in Labor Force	January 2020 to May 2022 Percent Change in Labor Force
Minneapolis-St. Paul-Bloomington	2,035,520	2,037,094	1.6	1,574	0%
San Francisco-Oakland-Hayward	2,571,019	2,519,310	2.2	-51,709	-2%
Tampa-St. Petersburg-Clearwater	1,576,571	1,631,242	2.4	54,671	3%
Kansas City	1,143,202	1,145,273	2.4	2,071	0%
Miami-Fort Lauderdale-West Palm Beach	3,185,425	3,145,985	2.4	-39,440	-1%
Atlanta-Sandy Springs-Roswell	3,138,667	3,199,292	2.6	60,625	2%
Orlando-Kissimmee-Sanford	1,372,128	1,379,252	2.6	7,124	1%
Austin-Round Rock	1,262,235	1,142,094	2.7	-120,141	0%
San Diego-Carlsbad	1,577,148	1,574,148	2.7	-3,000	-10%
Seattle-Tacoma-Bellevue	2,202,203	2,239,269	2.8	37,066	2%
Phoenix-Mesa-Scottsdale	2,531,058	2,549,407	2.9	18,349	2%
Columbus	1,111,690	1,133,707	2.9	22,017	1%
Cincinnati	1,134,193	1,131,572	3	-2,621	0%
Boston-Cambridge-Nashua	2,802,740	2,775,999	3	-26,741	-1%
Denver-Aurora-Lakewood	1,679,189	1,727,156	3.1	47,967	4%
Portland-Vancouver-Hillsboro	1,331,265	1,382,447	3.1	51,182	3%
St. Louis(2)	1,477,439	1,459,025	3.2	-18,414	-1%
Washington-Arlington-Alexandria	3,507,291	3,376,174	3.3	-131,117	6%
Dallas-Fort Worth-Arlington	4,022,149	4,247,686	3.3	225,537	-4%
Charlotte-Concord-Gastonia	1,374,554	1,413,556	3.4	39,002	3%
Riverside-San Bernardino-Ontario	2,097,727	2,153,865	3.4	56,138	3%
San Antonio-New Braunfels	1,208,585	1,227,168	3.5	18,583	2%
Baltimore-Columbia-Towson	1,532,953	1,498,549	3.6	-34,404	-2%
Philadelphia-Camden-Wilmington	3,162,432	3,184,131	4	21,699	1%
Pittsburgh	1,209,116	1,188,121	4	-20,995	-2%
Los Angeles-Long Beach-Anaheim	6,819,700	6,589,013	4	-230,687	-3%
New York-Newark-Jersey City	10,022,874	9,994,990	4.1	-27,884	0%
Chicago-Naperville-Elgin	4,783,174	4,908,357	4.2	125,183	3%
Houston-The Woodlands-Sugar Land	3,455,439	3,487,435	4.3	31,996	1%
Detroit-Warren-Dearborn	2,151,704	2,100,762	6.5	-50,942	-2%



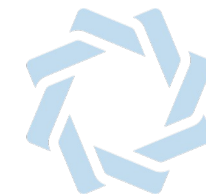
Top 30 metros sorted by pre-pandemic to current labor force growth



Metro	January 2020 Labor Force	May 2022 Labor Force	May 2022 Unemployment Rate	January 2020 to May 2022 Change in Labor Force	January 2020 to May 2022 Percent Change in Labor Force
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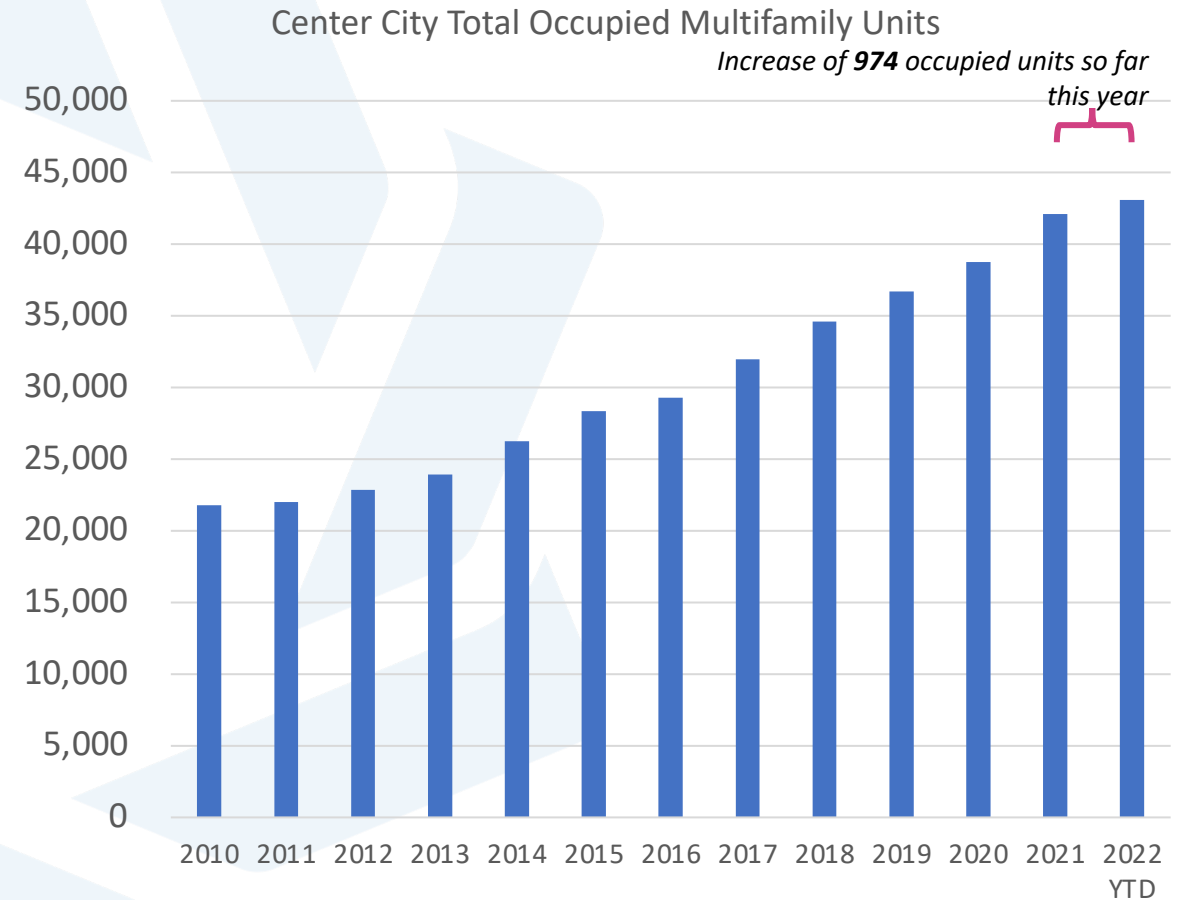
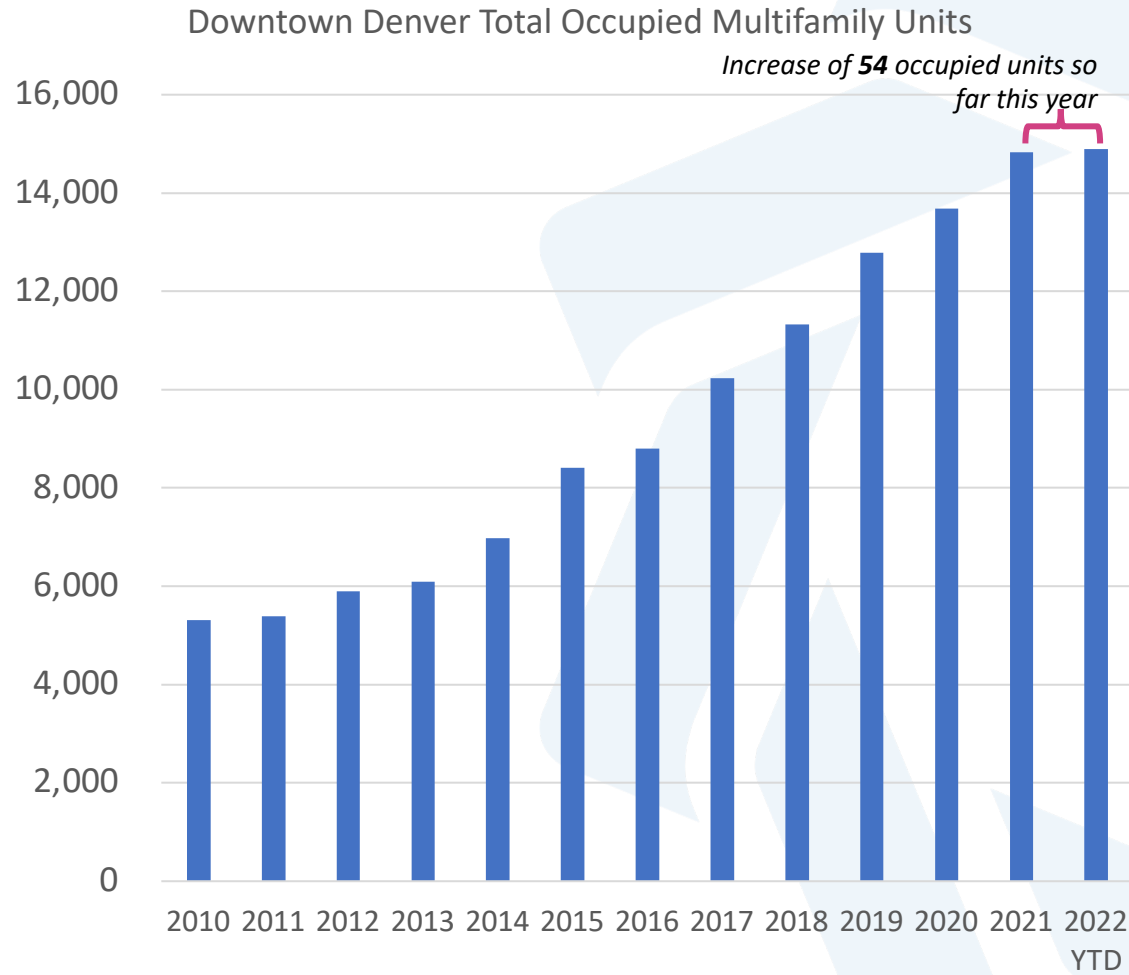
Talented people are still moving to Denver



LinkedIn Monthly Workforce Reports

	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug 2022
Denver's Population Gain per 10,000 Members	66	59	64	61	56	56	50	51	49	48	43	41	42
Denver's Population Gain Rank	7	7	7	8	8	8	8	8	8	8	8	8	8
Top 5 Cities for Population Gain	Austin Sarasota Nashville Tampa Jacksonville Charlotte Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Denver	Austin Sarasota Nashville Tampa Jacksonville Raleigh-Durham Charlotte Denver	Austin Sarasota Nashville Tampa Jacksonville Raleigh-Durham Charlotte Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Raleigh-Durham Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Raleigh-Durham Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Raleigh-Durham Denver	Austin Sarasota Nashville Tampa Jacksonville Charlotte Raleigh-Durham Denver	Austin Nashville Tampa Jacksonville Charlotte Raleigh-Durham Dallas Denver	Austin Nashville Tampa Jacksonville Charlotte Raleigh-Durham Dallas Denver	Austin Nashville Tampa Jacksonville Charlotte Raleigh-Durham Dallas Denver	Austin Nashville Tampa Jacksonville Charlotte Seattle Raleigh-Durham Denver
Top 5 Cities Sending Population to Denver over past 12 months: 1. Chicago 2. San Francisco Bay Area 3. Washington, D.C. 4. New York City 5. Boston													

People are still choosing to live in downtown and center city apartments





Downtown
Denver
Partnership



Downtown Denver Partnership Economic Development

Bob is Senior Vice President of Economic Development for the Downtown Denver Partnership. He brings more than 16 years of experience to his role guiding economic development and growing Denver's thriving economic base. This broad work includes attracting investment to the center city, business recruitment and retention, growing Denver's entrepreneurial and startup ecosystem, housing, retail, and public policy initiatives. As a leader in executing our dynamic place-based economic development strategy, he oversees our public realm and mobility efforts as well as the research function to help inform our work and tell the story of why people and companies should choose Denver.

Bob Pertierra
bpertierra@downtowndenver.com
with any questions or feedback
about this report

Contact Bob

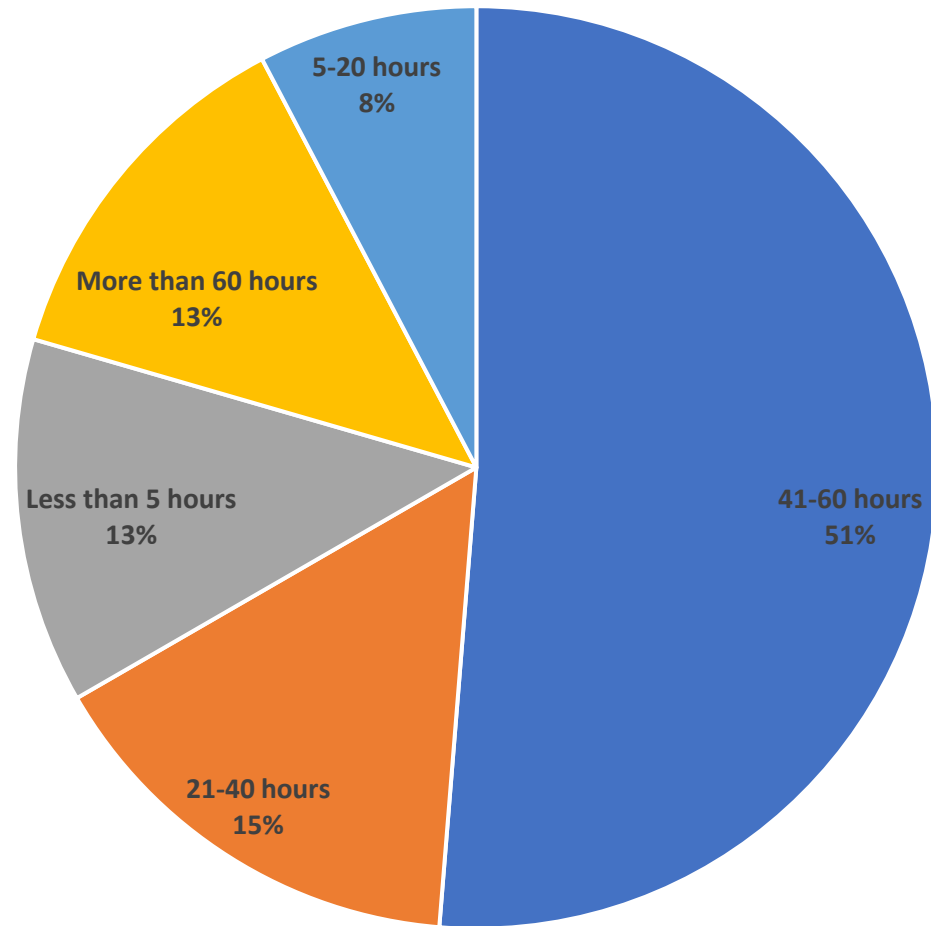




BID Property Owners Survey Analysis

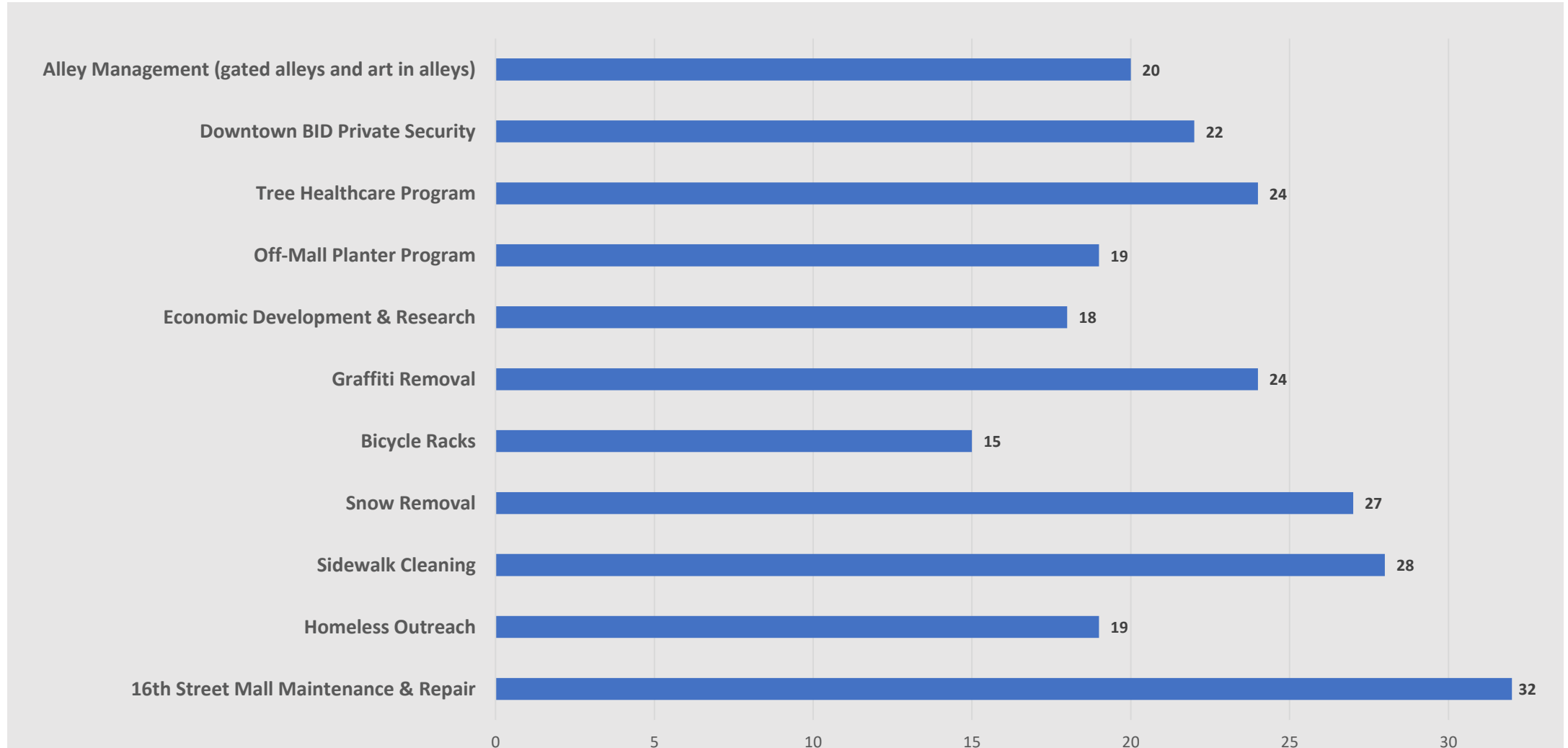
09.08.22

Average Hours Spent in Downtown

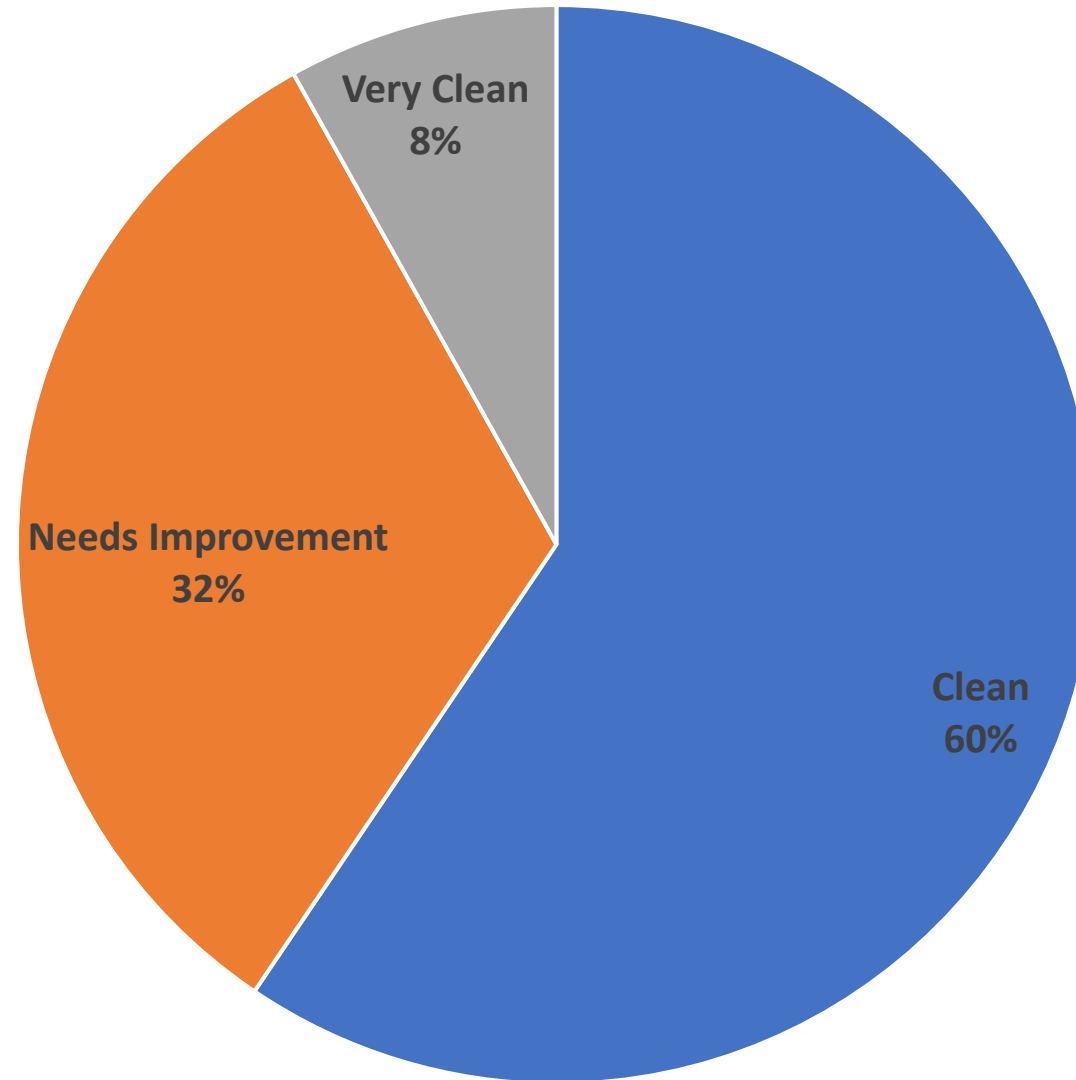


Total responses = 39

Awareness of BID services

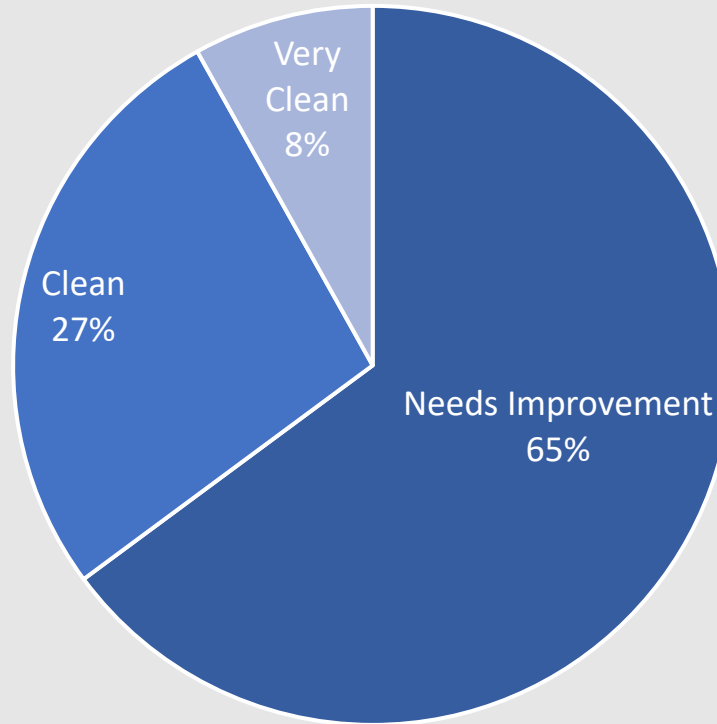


Assessment of cleanliness of 16th Street Mall Sidewalks/Median



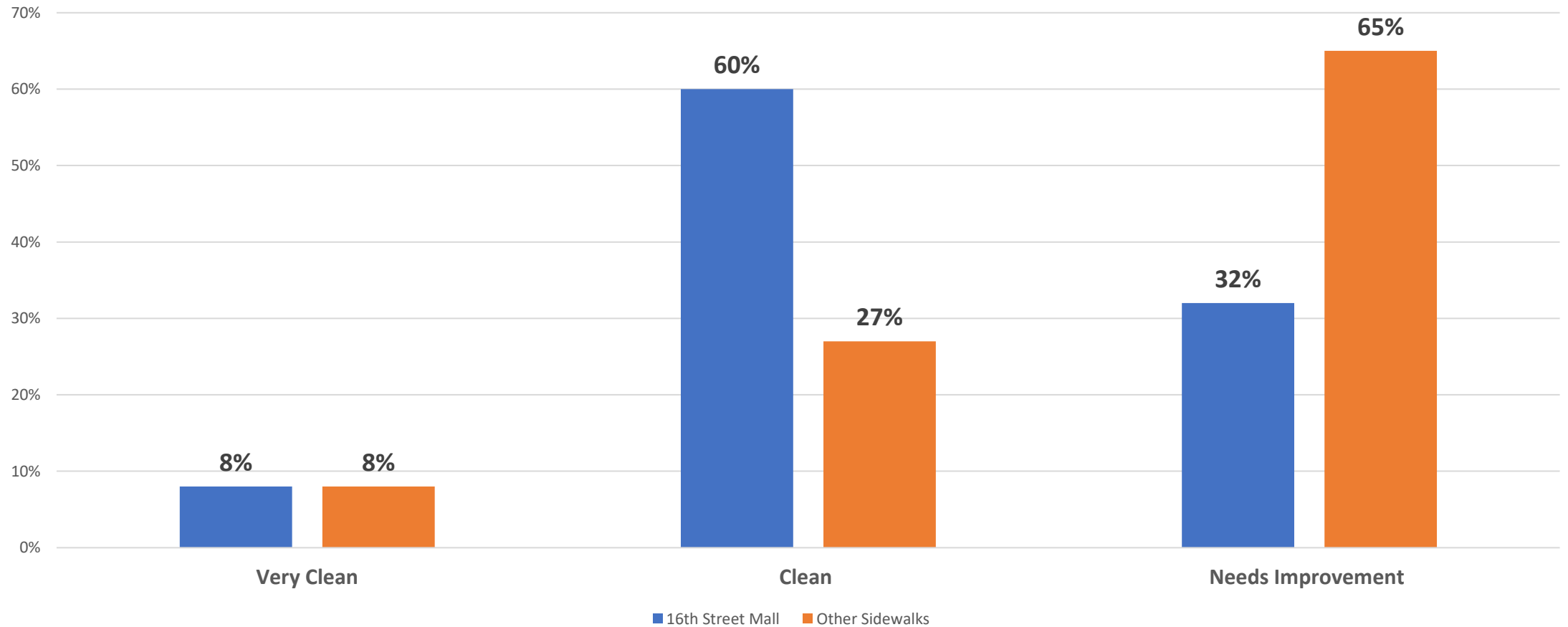
Total responses = 37

Assessment of cleanliness of other downtown Side Walks

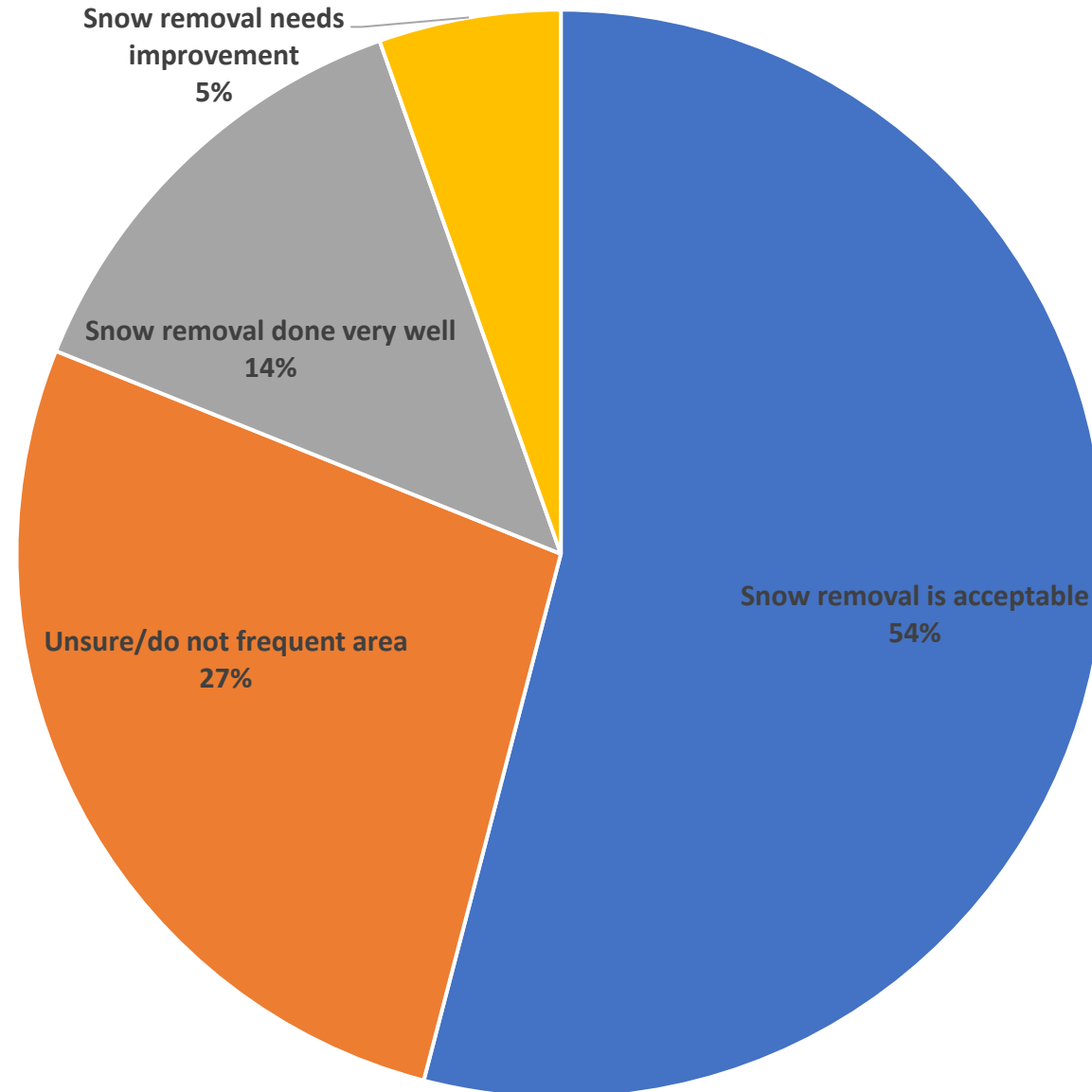


Total responses = 37

16th Stret Mall Vs other Downtown Sidewalks

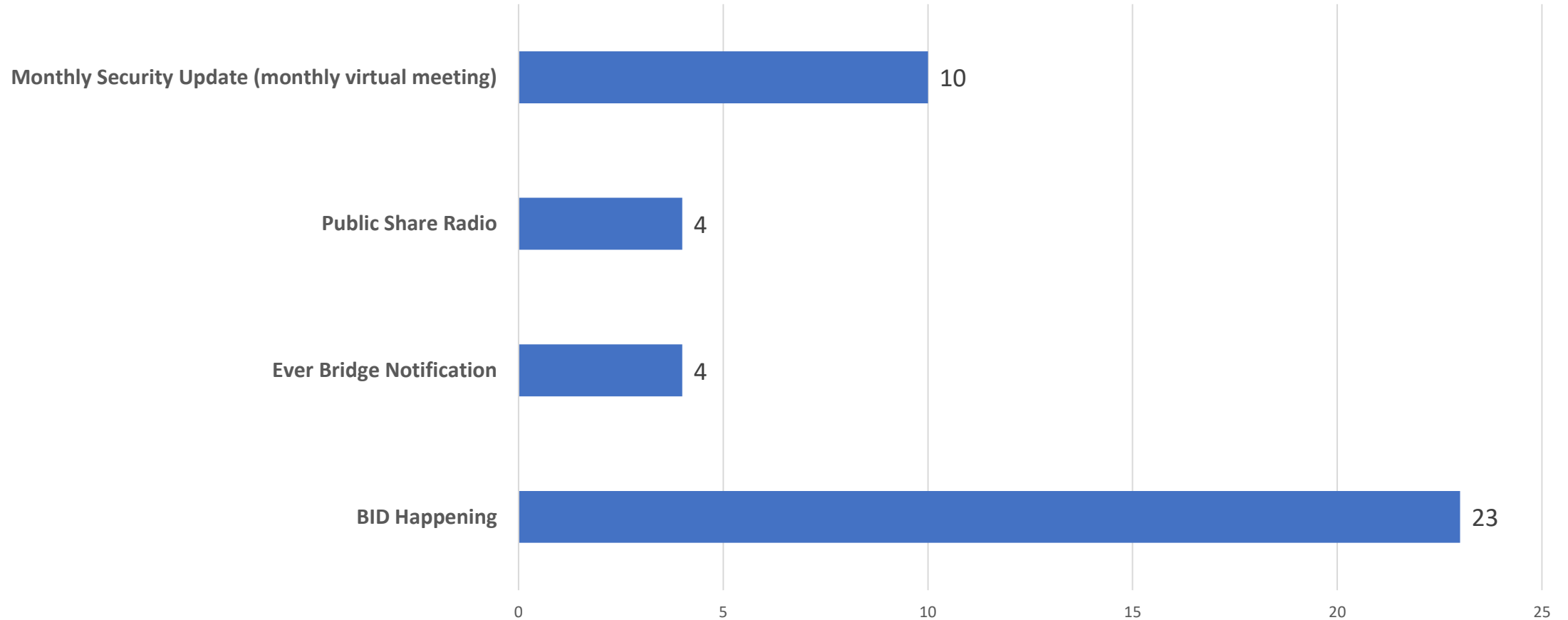


Assessment of BID Snow Removal

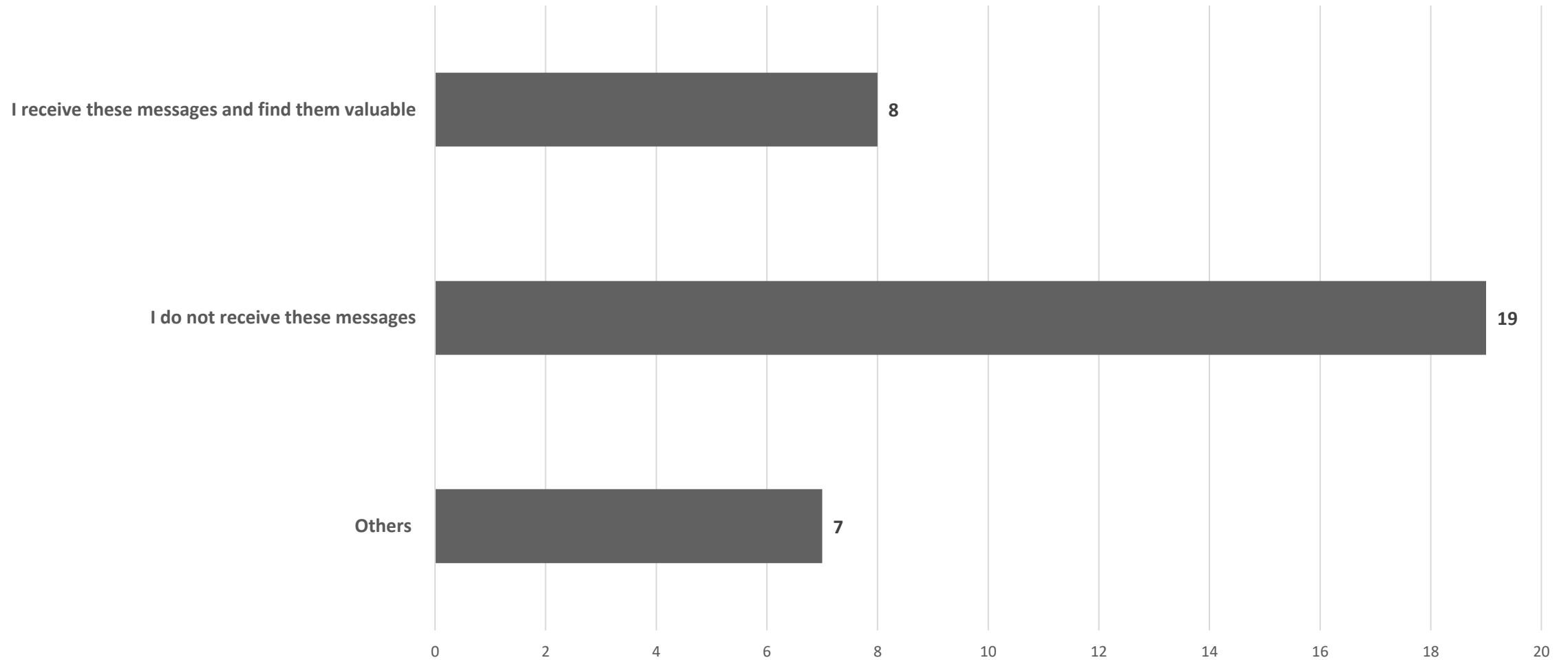


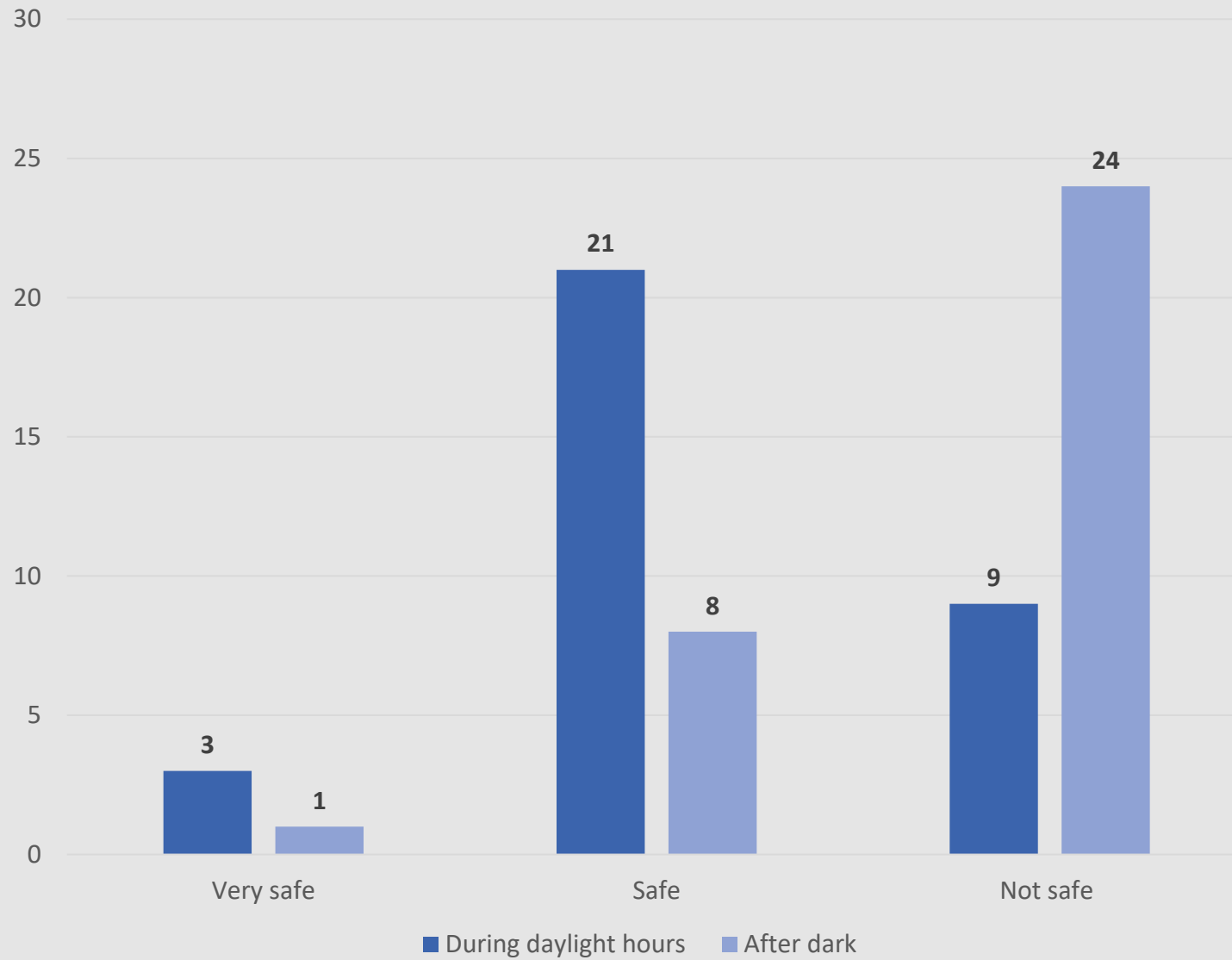
Total responses = 37

Communication received from BID



Supplemental time sensitive information and how valuable they are

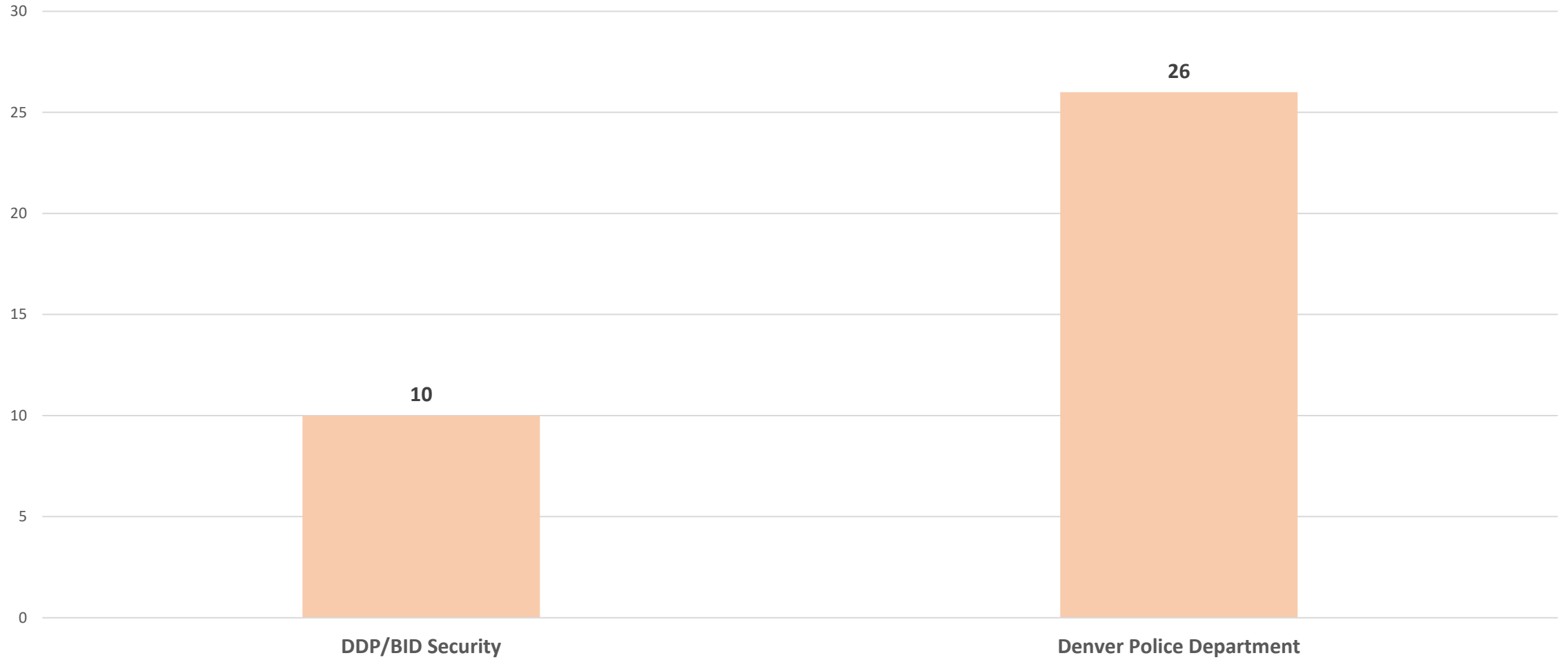




Perception of Safety in Downtown



Had incident requiring calling



Comments

- For business reasons, we do have to call both entities. Thankfully, I have not had to call for personal reasons.
- 8/18/21 - Glass door at FRB Entry/Exit Vestibule on Curtis Street was broken from person deliberately throwing large rock 8/8/22 - Violent confrontation between two males observed by FRB employee at southeast corner of 16th Street and Curtis (Starbucks). Confrontation resulted in stabbing of one male where significant amount of blood was present on street and sidewalk. Significant police and emergency personnel response resulted from confrontation. FRB Employee contacted Denver Police Department to provide witness statement. 8/8/22 - Hypodermic needle on sidewalk found near southwest corner of 16th Street and Curtis. FRB called BID for assistance in removing, however item was removed before BID could respond. 7/12/22 - Two locations on perimeter concrete wall of FRB property spray-painted with graffiti. Both locations on 15th Street 8/10/22 - FRB employee witnessed violent confrontation of two males (1 pedestrian, 1 bicyclist) grabbing, punching, kicking each other at 16th Street and Champa. 8/22/22 - Two locations on perimeter concrete wall of FRB property spray-painted with graffiti. One location on Arapahoe, one location on 15th Street. -Regular and on-going occurrences of person / people without housing loitering adjacent to FRB Entrance/Exit Vestibule on Curtis street and displaying threatening behavior as FRB Employees and visitors enter/exit the property. Denver PD has periodically been contacted for assistance.
- We had a guest who was threatening to get violent with the staff and yelling and getting in the staffs face, we called 911 and then non emergency 3 times and it took close to an hour for anyone to arrive, the staff had to stay in a locked back office as they did not feel safe at the late hour of the incident. The officers were nice when they came, but not a great feeling for our staff.

Comments (Cont.)

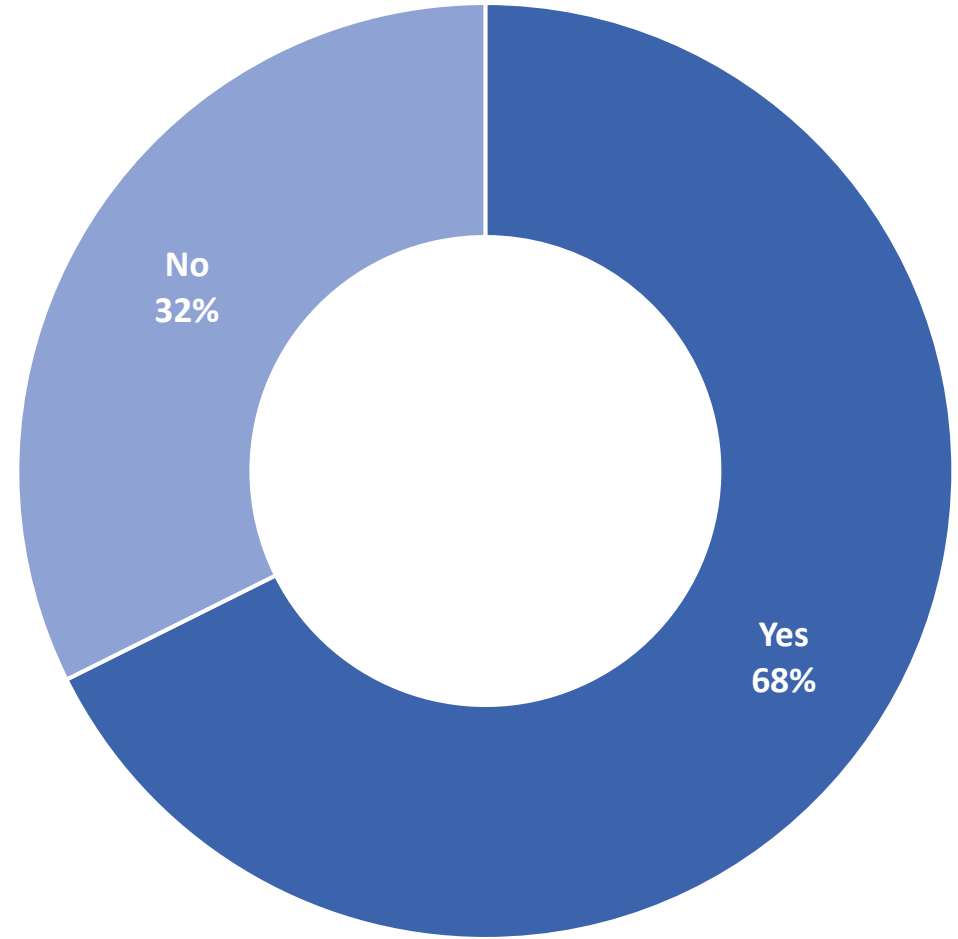
- Transients sleeping at the entry of our building and drug use in the alley between Wazee and Wynkoop.
- Yes, its a joke. The homeless issue is the only issue. Stop doing everything else you do until you figure out how to get the people off the streets.....if you think otherwise, you are not a serious person or serious about the CBD. Rents and values would DOUBLE in a year if you could remove the trash, the filth, the needles, and everything that comes with the drunks, druggies and vagrants everywhere. Step 1. Send them to rehab or the hospital for repair, yes, we can afford it - we spend that much already. Step 2. Stop allowing them to sleep and be drunk/drugged outdoors in return for treatment and shelter. Step 3. They get clean, become productive or they GTFO or go to jail.
- Trespassing, theft, fires, alley feces, sidewalk sanitation, grafiti....
- I have not personally experienced any incidents but it is not uncommon for our building (US Bank Tower / Retail) to be the recipient of unwelcome transient activity further necessitating authority assistance.
- Homeless on the property several times.
- Not recently. We have had issues with homeless people sleeping by the front door to the building.
- Almost daily harassments from homeless and nightly signature gatherers my car was nearly broken into several incidents at our hotel has resulted in calls to DPD
- We have seen an increase in crime in the area, from both vagrants seeking opportunities for theft and graffiti to mentally impaired individuals yelling and intimidating people who are just trying to walk to a meeting or to lunch. Recently, one of those individuals was going from building to building, picking up rocks and throwing them at the lobby windows. Security notified the police but we are not aware of them ever responding. The recent uptick in shootings in the downtown area has also made people more fearful of spending time downtown.
- Some areas in downtown don't feel very safe in the evening hours mainly where there are larger congregations with folks that don't have a sound mindset or are clearly up to illicit activity. Union Station and surrounds remain a pain point, though it has improved. Have never contacted BID security direct. Not sure if contact information is widely disseminated.

Comments (final)

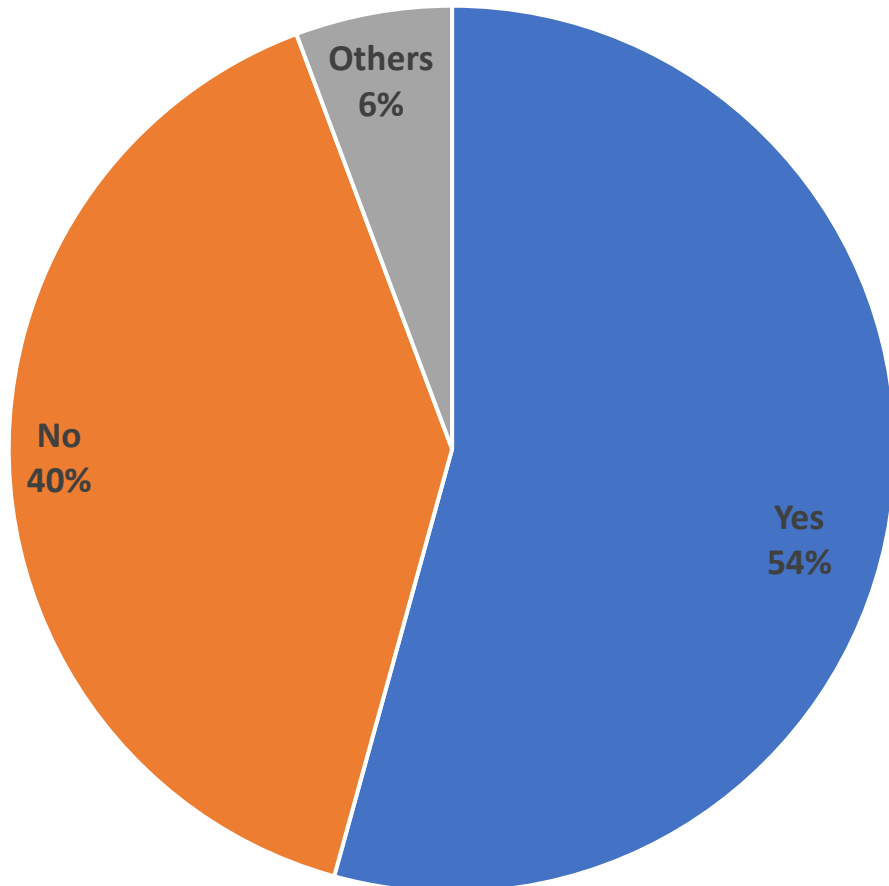
- Numerous, too many to detail
- 1) Vandalism of vacant building. 2) Occupancy by homeless
- It was not me personally but in the past three weeks we have had two of our tenants accosted on the mall; one was spit on and one had her lunch from Noodles stolen right out of her hands and threatened.
- A person pulled a knife on one of our Security Officers. A tenant had to help a lady on the street because a man was yelling that he was going to rape and kill her.
- We recently had a belligerent white male break into the building. We called 9-1-1 with no response. Crime is up, DPD staffing is down, and we feel we have no support. The crime problems are getting pushed on the property owners and we are not getting a fair return on the BID and property taxes that are paid.
- We have had at least 1 break-ins to one of our buildings at Mercantile Square over the last 24 months, that I am aware of. I also believe that we have a least a couple of automobile breakings.
- Yes, we have had several car break-ins, including my own over the last year.

Awareness about Urban Forest Initiative before taking survey

Total responses = 34



Awareness about BID's Tree Health Program



Total responses = 34

Comments

- Please send them to treat my trees at 1336 Glenarm
- Happy to have more information on the service.

Other Comments about Downtown Denver or Performance of the BID

- 1) Homelessness 2) Crime 3) Security/Safety
- Safety, cleanliness, and getting more folks to return to downtown and feel safe doing so. I think the BID should explore purchasing Segways for the Ambassadors to touch folks/visitors along the Mall and other areas in the BID, especially if they need directions or looking for a particular restaurant or business.
- 1) Increase in population of people without housing residing along or near 16th Street Mall and displaying threatening and substance abuse behaviors 2) Violent crimes along or near 16th Street Mall 3) Increase in property vandalism along or near 16th Street Mall
- Safety, cleanliness, and attracting people to come downtown
- Homeless, Homeless, Homeless
- Office Vacancy/loss of office workers; safety; gun violence.
- 1.2.3. visible drunk/drugged scary people living outdoors, making it unsafe, unfun, and unprofitable to be downtown. FIX HOMELESS, FORGET EVERY OTHER ISSUE.


Other Comments (Cont.)

- RETURN OF SECURITY LATE NIGHT SHIFT! CONTINUEAL PATROL OF ALLEYS AND STREETS DAY & NIGHT. Reconfigure the BID so that residential properties contribute to the neighborhood support which they do not fund and total burden on declining proportion of commercial properties.
- Homelessness, Safety, Encouraging the business community to come back to work
- Safety, Cleanliness, lack of office workers
- Homeless, repopulating the offices
- Reduced energy due to fewer daytime occupants, ground level retail vacancy, transient and homeless people
- Crime - homelessness - lack of vision / follow through / accountability
- Homelessness, crime, companies seeking to relocate to surburban offices due to the perception of safety and more parking availability. It is really sad to see the loss of vibrancy since the workers left and the increase in crime, shootings, and homelessness has changed people's opinions of spending time downtown.
- Security, sanitation and publicity
- Drugs homelessness vitality. The mall is a mess. it's hardly usable either because of safety, construction or lack of retail. Even in an mall adjacent property, we have had to completely upend our security protocols because of the safety issues that persist all all times of the day/night. There are no easy answers here, but we can and must do better to protect the vitality of the urban corridor -- especially the south end. And the responsible agencies (BID included) all spend far too much time pointing fingers at each other. We strongly suggest a joint command between DPD, BID, RTD. DHA, DHS) that has shared accountability for safety, security, cleanliness, and care of our downtown inhabitants and guests.

Other Comments (Cont.)

- 1) Safe Streets 2) Clean Streets 3) Ensuring business comeback and see the value of officing out of downtown.
- Homeless and Crime Homeless and Crime Homeless and Crime. I would like to know who is on the BID board as it is important on lens they see the city needs and direction. With inflation, is there conversation of rising BID charges?
- Safety and cleanliness
- Cleanliness, homeless outreach, safety
- Security, lack of Policing effectiveness, Crime, Homeless aggressiveness, Human waste etc....
- Homelessness, Grafitti, Vandalism. *Very personable and quick to respond to problems suffered by individual owners. A really great team.*
- Tenant occupancy Building ESG Urban Camping
- Homeless and cleanliness.
- Safety & security Homelessness Encampments

Other Comments (Final)

- Safety Derelict characters Safety. *I do believe you are doing the very best you can given our circumstances. I know your staff cares very much about downtown.*
 - Homelessness, intoxicated people, and people fearing for their overall safety. *I enjoy working with the Downtown Denver BID. Any time I have questions, they are always very responsive.*
 - Homeless, aggressive panhandling, tenants leaving the CBD due to employee concerns over safety.
 - Crime Homeless Drug prevention. Until the above problems are dealt with, our tenants and building staff do not feel safe downtown.
 - Safety/Crime. Homelessness/Mental Health Getting people back to work in downtown.
 - Safety, homeless issues and attracting workers back into the downtown.
 - Homeless, safety, affordable housing. cleanliness and most important is perception
- 

Intro

Q1. Thank you for participating in the 2022 Annual Downtown Denver Commuter Survey

Purpose:

The goal of this survey is to better understand the commuting habits of employees in the Downtown Denver area to improve commuting to work destinations. The survey is administrated by Downtown Denver Partnership (DDP), University of Colorado Denver (CU Denver), and Business Commute Optimization System (BCOS). The survey should take 10 minutes.

Monetary Incentives:

At the end of the survey, you will have an opportunity to enter a drawing to win **one of three dinners for two** at a downtown restaurant. Each dinner worth **up to \$100**.

Privacy Statement:

Personal identified data is kept confidential; we will not share your individual information or contact with any other organization including your employer.

Please hit the arrow to start the survey. Thanks for your time.

Let us improve mobility for all in Downtown Denver!

Basic Commuting Info

Q2. What is your home address or nearest intersection to your home?

Address

Zip Code

Q3. How many hours do you typically work in a given week?

- ☐ Full time (40+ hrs per week)
- ☐ Part-time (less than 40 hrs per week)

Q4. How many years have you been working in Downtown Denver?

Q5. Who is your employer ? please select from the dropdown menu, if you cannot find your employer, select other and you will provide the name of your employer in the next page. Note, Individual responses are kept confidential. By providing this information, we can provide helpful information to employers who are trying to measure commuting habits and identify the best transportation benefits for their employees.

My Employer

Q6. What is the address of your workplace ? If your employer has no physical location please write “no physical office.”

Address

Zip code

80202

Q7. What is the name of your employer ?

Q8. How did you travel Downtown to work each day in the last week? Please select the mode that you use for the majority of the commute.

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Did not work

Sunday

Did not work

Q9. Do you usually have a stop on the way to/from work? (For example, stopping for coffee, or stopping to drop off kids or partner on the way to work.)

Q10. Have you bought a bicycle since September 2021 that you intend to use as a commuting option?

- ☐ Yes
- ☐ No, I already owned a bicycle that I used for commuting prior to September 2021
- ☐ No, I do not own a bicycle that I use for my commute
- ☐ Other (please specify)

Q11. How long have you been commuting to work via bicycle?

- ☐ Less than 1 year
- ☐ 1 to 2 years
- ☐ 2 to 4 years
- ☐ More than 4 years

Q12. Does your place of work provide off-street bike parking spaces?

- ☐ Yes
- ☐ No
- ☐ I do not know

☐ Other

Q13. What is the daily amount you pay for parking for your commute?

Q14. When do you typically arrive at the office?

I usually arrive at

Q15. What time do you typically leave the office?

I usually leave at

Q16. What is your company's remote work policy?

- ☐ Must be in the workplace every day
- ☐ Can work from home 1-2 days a week
- ☐ Can work from home 3-4 days a week
- ☐ Totally flexible: can work from home every day
- ☐ Other:

Commuting Rational and Incentives Interest

Q17. Please rank the items you consider when deciding what mode to use to commute to work, drag your choices from the list to the box, top choice is the most important.

Items	Most Important
Time	
Cost	
Flexibility	
Reliability	
Commute Stress/enjoyment	
Environmental and Community Impact	
Other	

Q18. What are the top three reasons you choose to drive to work?

- ☐ Availability of convenient parking
- ☐ Need car for work or personal errands
- ☐ Need car for dropping off partner or friend on the way to work
- ☐ Need car for daily child transport
- ☐ Need a specially equipped vehicle
- ☐ Other options take too much time
- ☐ Other options do not feel safe
- ☐ Irregular work hours
- ☐ I do not have a bike

☐ Prefer flexibility and reliability of driving alone

☐ Other

Q19. If you received incentives (e.g. cash) to use commute modes other than driving alone, what commute modes would you consider? Check all that you'd be willing to try:

- ☐ Carpool/Vanpool
- ☐ Lyft/Taxi/Uber
- ☐ Scooter, moped, or motorcycle
- ☐ Walk
- ☐ Bike
- ☐ Scooter and e-bike share
- ☐ Transit
- ☐ None

Q20. Are you familiar with carsharing?

- ☐ Yes, I am a member of a company that provides carsharing in Denver.
- ☐ Yes, I am familiar with carsharing, but I am not a member of any program.
- ☐ No, I do not know what carsharing is.

Q21. Does your employer offer any of the following transportation programs?
Check all that apply

- ☐ Free transit pass (EcoPass)
- ☐ Subsidized transit fair or pass (EcoPass)
- ☐ Free or subsidized parking space

- ☐ Secure bike parking
- ☐ Bike commuting stipend
- ☐ E-scooter membership or credits
- ☐ Carshare membership or credits
- ☐ Private employer shuttle
- ☐ Preferred parking for carpool
- ☐ Guaranteed ride home
- ☐ Carpool or Vanpool program
- ☐ Compressed work week (4 work days per week)
- ☐ Flexible transportation benefit
- ☐ Prizes, drawings or contests for cash or other items for not driving alone
- ☐ Flexible work schedule
- ☐ Bike routes/maps and safety information/seminars
- ☐ Use of company vehicle during work day
- ☐ I don't know if any of these are provided
- ☐ Other

Q22. Did you use RTD more during Fare Free August?

- ☐ Yes
- ☐ No, I used RTD the same during August as I did before
- ☐ No, I did not use RTD during Fare Free August
- ☐ Other

Q23. Did Fare Free August impact the way you commute to work now?

- ☐ Yes, I use RTD more due to Fare Free August
- ☐ No, I use RTD the same amount as I did prior to Fare Free August
- ☐ No, I do not use RTD

☐ Other

Q24. What improvements or benefits would encourage you to use TRANSIT more often to/from/within Downtown Denver?

- ☐ Transit service that picks me up or drops me off closer to my home
- ☐ Transit service that picks me up or drops me off closer to my office
- ☐ Faster trips on transit
- ☐ Enhanced comfort and cleanliness on-board buses and rail
- ☐ More reliable transit service
- ☐ More frequent transit service
- ☐ I would never take transit in Downtown Denver
- ☐ Lower/subsidized transit fares
- ☐ Free transit pass by employer (EcoPass)
- ☐ Other: (please specify)

Q25. What improvements would encourage you to ride a BIKE more often to/from/within Downtown Denver?

- ☐ Unobstructed bike lanes
- ☐ Shorter wait times at signalized intersections
- ☐ Protected bike lanes on my route
- ☐ More secure bike parking at my destination
- ☐ Clearer route signage/wayfinding from my home to Downtown Denver
- ☐ I would never bike in Downtown Denver
- ☐ Other: (please specify)

Q26. How valuable are the following transportation benefits to you, regardless of whether offered by your employer?

	Not valuable	Somewhat valuable	Valuable	Very valuable
Transit pass (EcoPass)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Secure bike parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike commuting stipend	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Showers for bicycle commuters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
E-scooter membership or credits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carshare membership or credits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private employer shuttle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preferred parking for carpool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Guaranteed ride home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carpool or Vanpool program	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flexible transportation benefit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flexible work schedule	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle safety information and seminars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Commuting Services

Q27. Are you considering switching to an Electric Vehicle (EV)?

- ☐ I already drive an electric vehicle
- ☐ Yes
- ☐ Maybe

☐

No, why?

Q28. Are you familiar with the Way to Go program offered by the Denver Regional Council of Governments (DRCOG)?

☐

Yes

☐

No

Q29. Would you be interested to use an App to offer you better ways to get to your work destination (e.g. carpooling with a coworker) and calculate your commute impacts such as cost, time, savings, and carbon footprint?

☐

Yes

☐

Maybe

☐

No

☐

I do not know

Q30. Do you have any additional comments about your mobility experience in Downtown Denver?

Q31. Please note, all collected responses are kept anonymous.

Demographics

Q32. What is your annual gross income bracket?

Q33. What is your age group

Q34. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Non-binary / third gender
- ☐ Prefer not to say

Q35. Which race/ethnicity best describes you?

Q36. What industry do you work in?

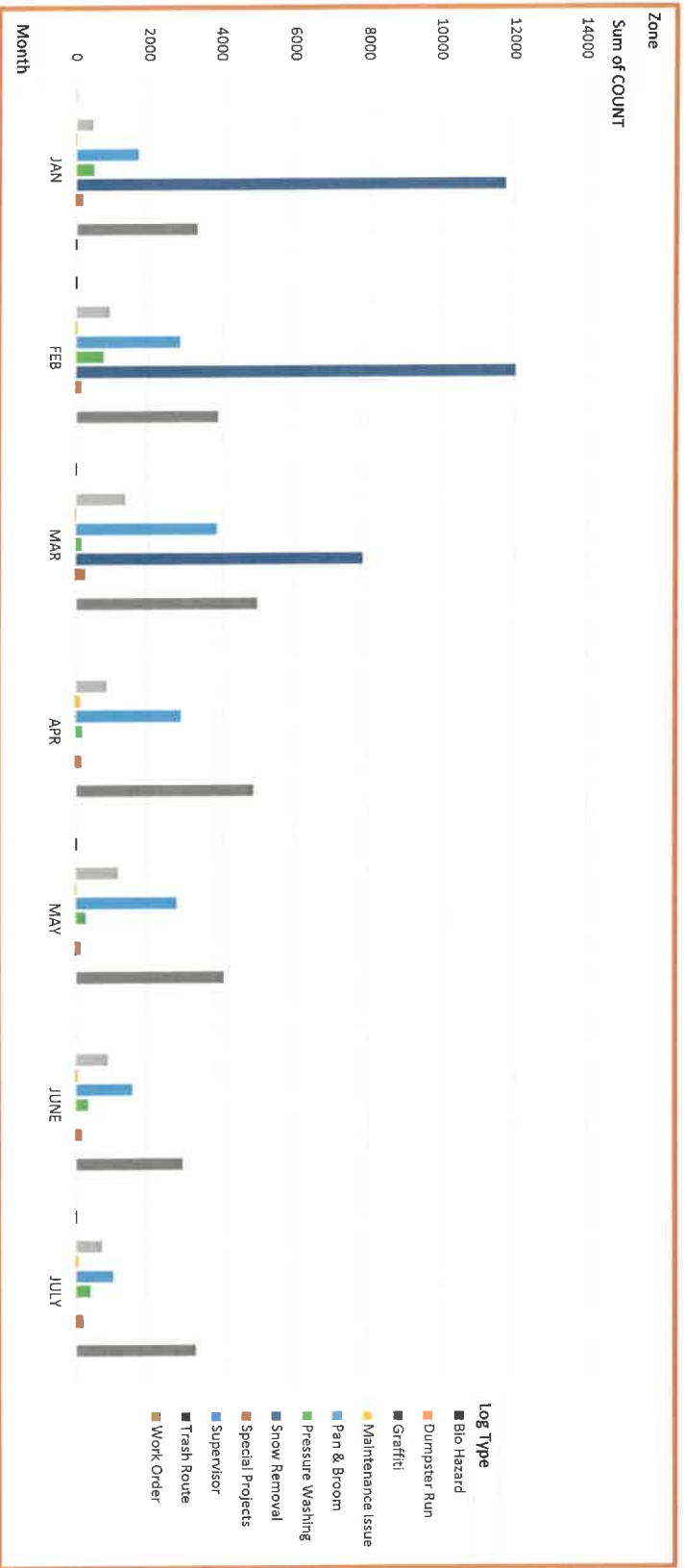
Q37. How did you hear about this survey?

Q38. What is your email to enter a drawing to win one of three dinners for two at a downtown restaurant. Each dinner worth up to \$100.?

Incentives

Powered by Qualtrics

DDBID Maintenance 2022



Sum of COUNT	Log Type											
Month	Bio Hazard	Dumpster Run	Graffiti	Maintenance Issue	Pan & Broom	Pressure Washing	Snow Removal	Special Projects	Supervisor	Trash Route	Work Order	
JAN	23	10	460	34	1716	494	11760	197		3334	46	
FEB	50	9	926	64	2872	766	12033	177		3908		
MAR	44	9	1363	46	3886	167	7854	280		4990	1	
APR	21	3	856	157	2902	192		189		4897	2	
MAY	43	14	1172	47	2787	284	7	140		4076		
JUNE	20	6	889	83	1563	344		195	3	2948	4	
JULY	32	12	724	93	1038	409		225	8	3305		
Grand Total	233	63	6390	524	16764	2655	31655	1403	11	27458	53	

2021 DDBID YTD TRASH REPORT

Recycling On Mail	
Row Labels	Sum of COUNT
JAN	222
FEB	216
MAR	333
APR	508
MAY	347
JUNE	198
JULY	310
Grand Total	2134

Trash On Mail	
Row Labels	Sum of COUNT
JAN	963
FEB	1265
MAR	1850
APR	1148
MAY	1062
JUNE	773
JULY	675
Grand Total	7736

Trash Off Mail excluding 14th	
Row Labels	Sum of COUNT
JAN	1871
FEB	1817
MAR	2408
APR	2918
MAY	2402
JUNE	1712
JULY	2120
Grand Total	15248

Recycling from 14 th Street	
Row Labels	Sum of COUNT
JAN	39
FEB	164
MAR	26
APR	15
MAY	25
JUNE	36
JULY	25
Grand Total	330

Trash from 14 th Street	
Row Labels	Sum of COUNT
JAN	235
FEB	301
MAR	197
APR	248
MAY	189
JUNE	200
JULY	152
Grand Total	1522

STATE OF DOWNTOWN DENVER 2022



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*Letter from Kourtney Garrett,
President and CEO of the
Downtown Denver Partnership*



The State of Downtown Denver: Reimagining Our Center City

It takes a village to build a city, and with the help of our community members, residents, and partners, we are reimagining Downtown Denver to become a brighter, cleaner, safer and more beautiful city. With major construction projects like the 16th St. Mall underway, more employees transitioning to working in person, and family-friendly activations like our inaugural City Skate and Skyline Beer Garden, we are making significant investments in our center city and evolving what it means to live, work, and play in Downtown Denver.

This year's State of Downtown Denver report illustrates how downtown is moving forward after the significant impacts of the pandemic and highlights the exciting opportunities for growth and stabilization in our center city, including (but not limited to) adaptive reuse of vacant buildings, new hotels, and the future of the 16th St. Mall . Our goal is to move forward with astute attention to market conditions and innovative solutions to ensure Downtown Denver rises as an international model for resiliency and success.

As outlined in the 2007 Downtown Denver Area Plan, our vision is to create a prosperous, walkable, diverse, distinctive, and green city. Our priorities as an organization are aligned to achieve these goals and support the economic prosperity of the center city, including our internal initiative "My Denver," which aims to tell the stories of those who make up our city and weave the fabric of our culture.

Downtown Denver is positioned for success despite the obstacles and challenges we faced over the past few years. The State of Downtown Denver shows that investment in our city isn't slowing down and that people are still choosing Downtown Denver. Denver is ranked the 2nd best city for recent college graduates and the 5th most preferred market for real estate investment with a projection for continued growth. We are investing in our place and in the community to support the influx of people and talent, both locally and nationally, and ensure they are set up for success.

As the new CEO (but a loyal Denverite), I've been fortunate to be a student and a practitioner of city-building in cities across the world, studying public policies, best practices in place management, consulting on everything from creating a city's brand to how organizations and partnerships can be structured to create great places. This experience, paired with the expertise of our team and community, positions us well for future success. Together we will work with intention and dedication to create a vibrant, bright, clean, safe, and ultimately, a global center city where EVERYONE feels welcome.

Kourtney Garrett,
President & CEO

Boundary Map



Downtown Activity

Downtown Denver trends upward

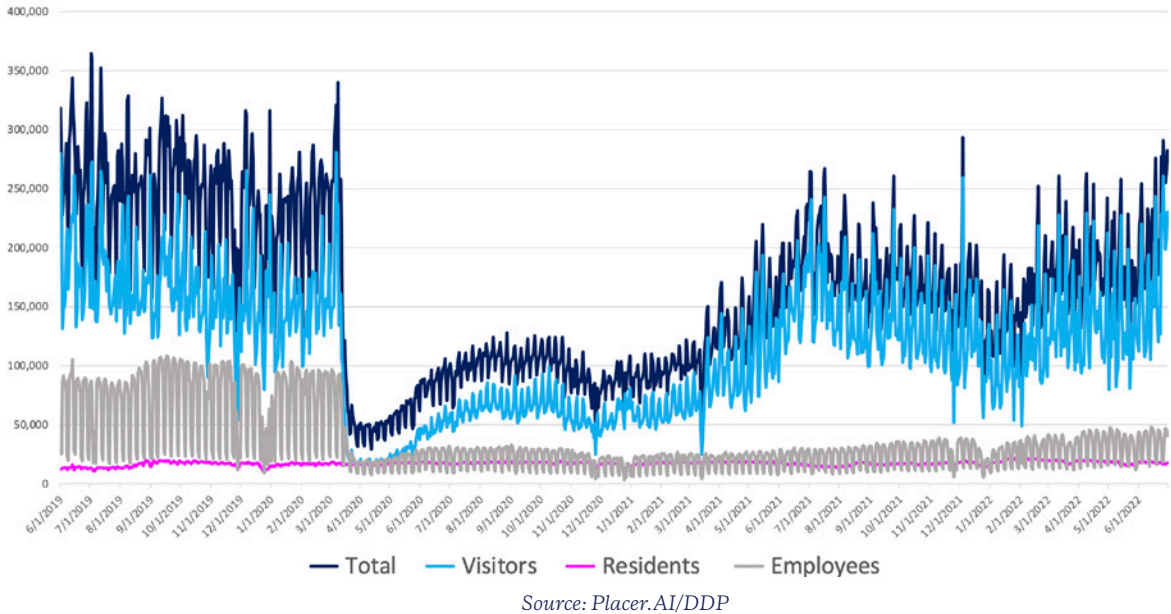


The most important element in any city is the people. In the last two and a half years, the number of people and the way they interact with our downtown environment has changed significantly. Downtown Denver went from a pre-pandemic average of 250,000 people every day, to a low of 40,000 to 50,000 in March and April 2020. March 2021 marked the start of a sustained increase in downtown activity. In fact, in June 2022 downtown enjoyed several days foot traffic with over 200,000 visitors. This activity is critical to a vibrant downtown economy as well as the safety, security and enjoyment of our downtown environment by all.

Since March 2021, downtown has enjoyed steadily increasing foot traffic and buzz. From full restaurants and bars to packed sporting events, downtown has welcomed thousands of locals and new visitors to our city. Comparing average visitors for June of 2019 to June 2022; visitors reflect an **89% return or nearly back to pre-pandemic levels**. However, employees have been slower to return due to the increased adoption of hybrid and remote work models by many employers. When we compare June 2019 weekday average vs. June 2022 weekday average, we see employees reflect about a **51% return to the office** (2019: 82,013 to 2022: 41,826 = 51%). The Downtown Denver Partnership anticipates continued growth in visitors with slower but steady growth in employees return to the office.

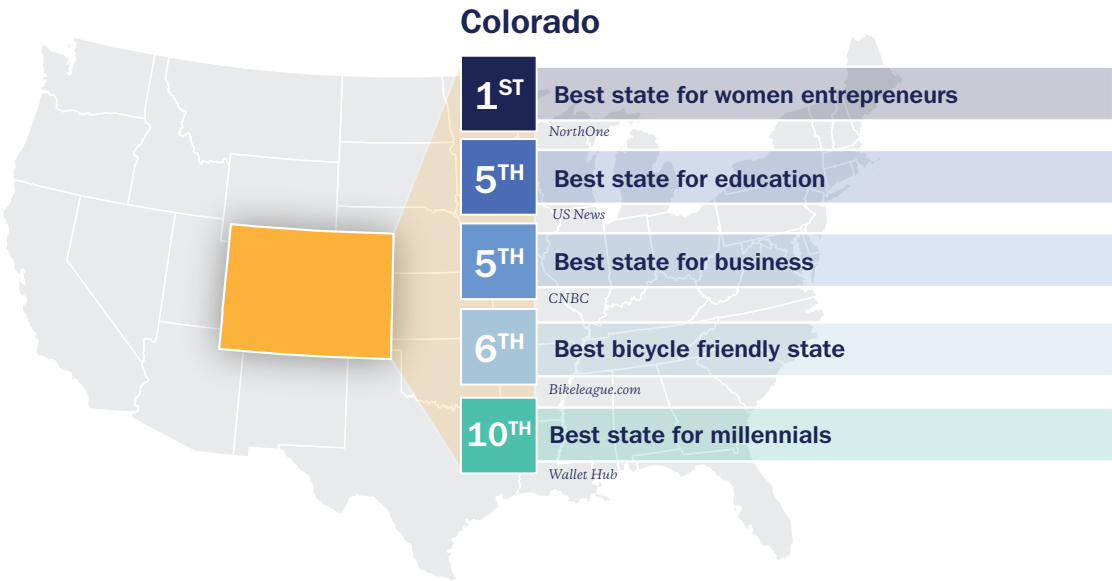
For the most recent Downtown Activity data visit downtowndenver.com/data

Daily Downtown Users June 2019 - June 2022



Rankings

Denver and Colorado continue to top national rankings



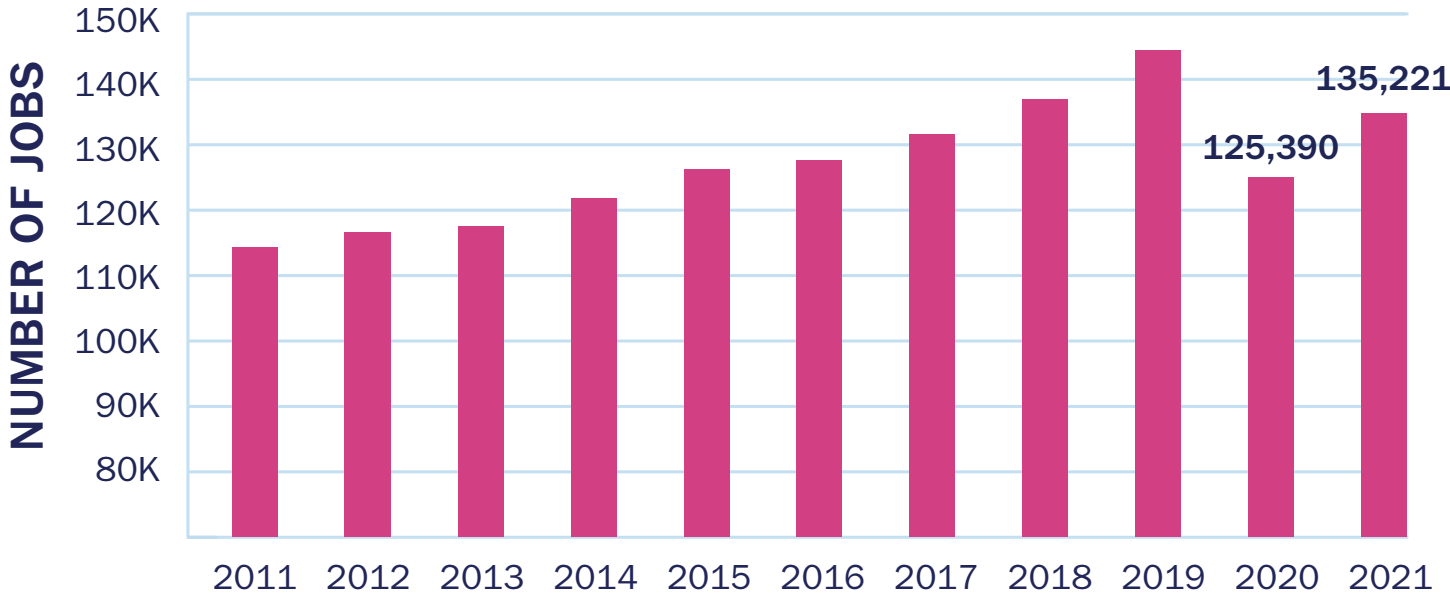
Employment

Downtown employment increases by 8%

Downtown Denver experienced a decade of employment growth, averaging 3% annual employment increase since 2011. The global pandemic of 2020 disrupted our growth trajectory with about 20,000 jobs lost and a negative 14% growth rate. This was not unique to Denver, as major downtowns in the U.S. and across the globe were impacted by the pandemic. The good news is that Denver has demonstrated resiliency and is positioned for continued growth. While we haven't hit our pre-pandemic employment figures, employment grew by 8% over the last year adding about 10,000 additional jobs from 2020 to 2021. Leisure & Hospitality and Information sectors had the highest growth rates of

52% and 21% respectively year over year. Although the Leisure and Hospitality industry was hit the hardest, the numbers illustrate a return to in-person dining and travel, and that people are coming to enjoy our city and all it has to offer. Employment in the High Tech sector continues to be a bright spot, with 20% growth rate in the last year. High Tech companies like FileInvite, Finder, Melio, DataDog and Strive Health have relocated or expanded their offices in Denver, citing talent market, educational institutions, quality of life and accessibility as some of the reasons why they chose Denver.

Downtown Employment Growth (3rd Quarter)



Source: Q3 2021 data, Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages

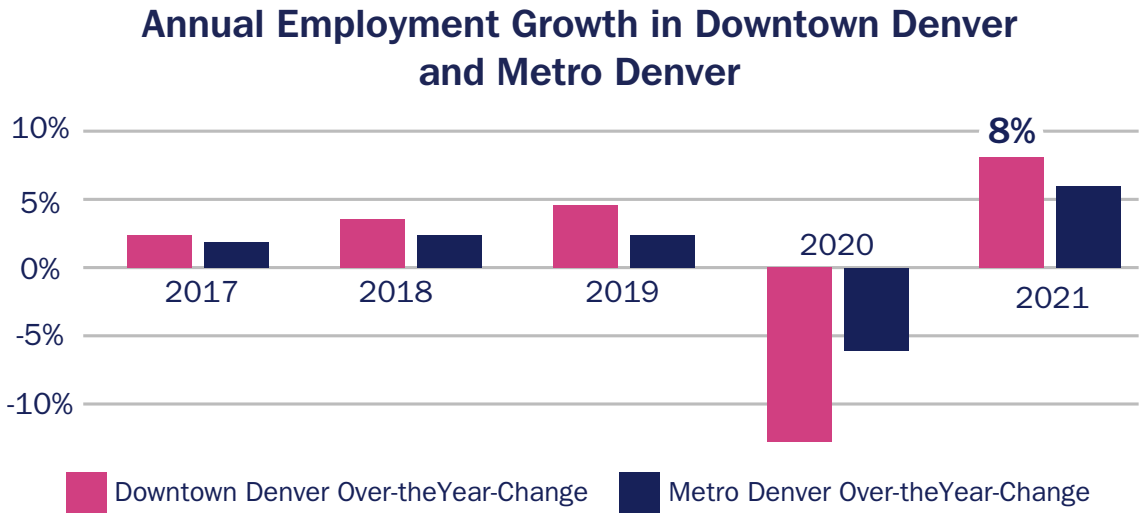
Relocations and Expansions

Companies that have announced a headquarters relocation, new office, or expansion in Downtown Denver:

- 2022
- Dynatrace
 - Hill International
 - Humanitix
 - Naked Wines
 - Tipico Sportsbook

- 2021
- AgriWebb
 - Crusoe Energy Systems
 - DataDog
 - FileInvite
 - Finder
 - Fluid Truck
 - Kleos Space
 - Melio
 - MotoRefi
 - Strive Health
 - Victrola
 - Vizio

Source: Downtown Denver Partnership & Metro Denver EDC

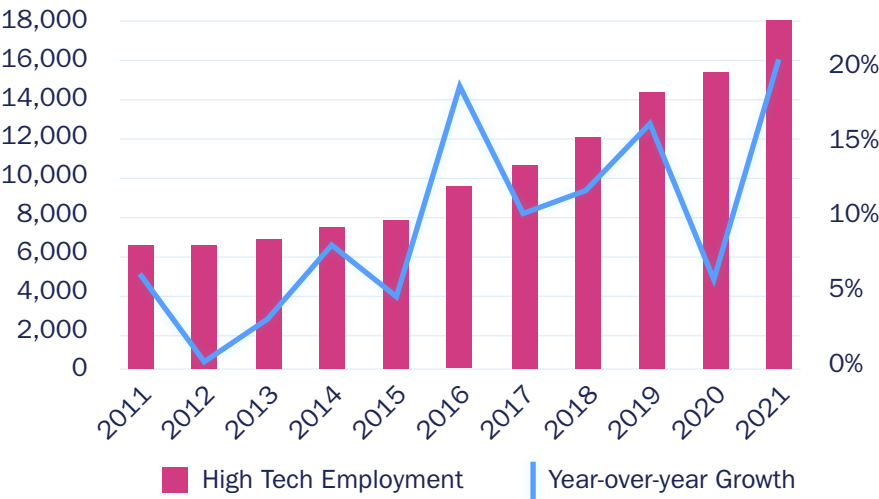


Source: Quarterly Census on Workforce and Wages, Q3 data

Downtown Denver’s Diverse Economy

High-tech employment constitutes about 13% of downtown’s total employment, with high-tech jobs increasing by 7% in 2020 and growing an additional 20% by the third quarter of 2021. While most sectors experienced a negative growth rate during the pandemic, more than 3,000 new jobs came from existing companies and new companies relocating and expanding to Downtown Denver.

High Tech Employment Grows By 20% In 2021



Source: Quarterly Census on Workforce and Wages, Q3 data

	2020 Total	2021 Total	Absolute Change 2020 to 2021	Percent Change 2020 to 2021	Share in 2021	Notes
Professional & Business Services	42,612	45,698	3,086	7%	34%	Professional & Business Services remain downtown’s largest employer, growing by 7% in the last year adding 3,000+ jobs.
Government	24,822	24,355	467	-2%	18%	Government hires are the second largest employer in downtown, although there were 467 job losses between the 3rd quarter of 2020 and 3rd quarter of 2021.
Financial Activities	16,961	17,135	175	1%	13%	The financial sector’s employment grew by 1% in the last year.
Leisure & Hospitality	9,848	14,930	5,082	52%	11%	Leisure & Hospitality sector had the highest employment growth with over 5,000 jobs added in the last year, gradually recovering from a 54% decrease between 2019-2020.
Information	7,745	9,365	1,620	21%	7%	Information sector had the second highest growth rate, comprising 7% of downtown’s employment.
Natural Resources & Construction	7,092	6,949	143	-2%	5%	Natural Resources & Construction had a decline rate of 2%

Source: Quarterly Census on Workforce and Wages, Q3 data

Talent

Denver continues to be a hub for talent

The availability of a strong labor force has kept Denver a competitive city across multiple industries. Colorado is one of the top states for educational advancement across the country. Downtown Denver is home to the Auraria Campus at the heart our center city, boasting two 4-year colleges and one 2-year college, with about 39,000 enrolled students and more than 7,000 graduates over the past academic year.

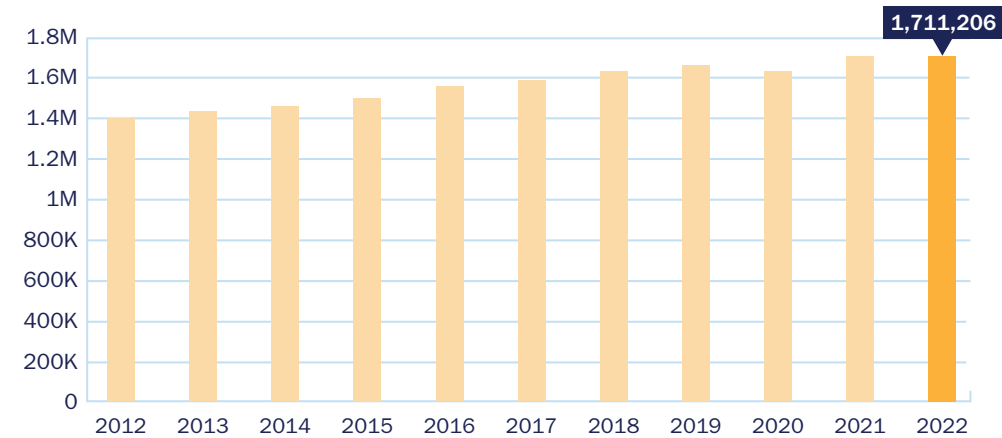
Denver 10th in Tech Talent in North America

CBRE’s Annual ‘Scoring Tech Talent’ Report ranked Denver 10th for tech talent in the U.S., up from 12th place in 2021, with a growth of 23% over the last year. LinkedIn’s June 2022 Workforce Report ranked Denver 8th for cities where talent is increasing, coming from high-cost cities like Chicago, San Francisco Bay Area, Washington D.C., New York, and Boston.

Denver Metro Ranks 8th in Labor Force Growth Since January 2020

Denver metro ranks 9th in highest labor force growth among the 30 largest metro areas in the country since January 2020. Though the growth rate of labor force slowed to 0.3% Year-over-Year growth in 2022 from an annual average of 2% before the pandemic, Denver has added about 35,000 to the labor force since January 2020.

Denver Metro Labor Force Growth Since 2012



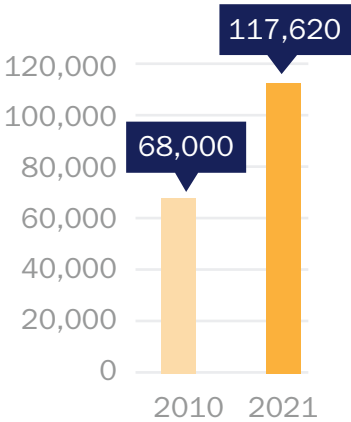
Source: US Bureau of Labor Statistics. As of April 2022



CBRE Scoring Tech Talent 2022

- 1 SF Bay Area
- 2 Seattle
- 3 Toronto
- 4 Washington DC
- 5 NY Metro
- 6 Austin
- 7 Boston
- 8 Vancouver
- 9 Dallas/Ft. Worth
- ▶ 10 Denver

Tech Talent in Metro Denver



Source: CBRE Scoring Tech Talent Report

Monthly Workforce Migration

U.S. Cities Gaining the Most

- 1 Austin
- 2 Nashville
- 3 Tampa Bay
- 4 Jacksonville
- 5 Charlotte
- 6 Raleigh-Durham
- 7 Dallas/Fort Worth
- ▶ 8 Denver
- 9 Orlando
- 10 Phoenix

Source: LinkedIn Workforce Report, June 2022

Top 5 Cities Sending Population to Denver

- 1 Chicago
- 2 San Francisco
- 3 Washington DC
- 4 New York
- 5 Boston

Source: LinkedIn Workforce Report, June 2022

Labor Force Growth in Top 30 Largest Metro Areas

	Percentage Change from January 2020
Austin-Round Rock	▲ 6.7%
Dallas-Fort Worth-Arlington	▲ 5.0%
Portland-Vancouver-Hillsboro	▲ 3.9%
Riverside-San Bernardino-Ontario	▲ 3.0%
Tampa-St. Petersburg-Clearwater	▲ 2.8%
Chicago-Naperville-Elgin	▲ 2.3%
Charlotte-Concord-Gastonia	▲ 2.2%
Atlanta-Sandy Springs-Roswell	▲ 1.9%
▶ Denver-Aurora-Lakewood	▲ 1.9%
Seattle-Tacoma-Bellevue	▲ 1.6%
San Antonio-New Braunfels	▲ 1.2%
Columbus	▲ 0.7%
Orlando-Kissimmee-Sanford	▲ 0.5%
Houston-The Woodlands-Sugar Land	▲ 0.3%
Kansas City	▲ 0.2%
Phoenix-Mesa-Scottsdale	▲ 0.0%
Philadelphia-Camden-Wilmington	▼ -0.1%
Minneapolis-St. Paul-Bloomington	▼ -0.1%
San Diego-Carlsbad	▼ -0.1%
Cincinnati	▼ -0.7%
Boston-Cambridge-Nashua	▼ -0.9%
New York-Newark-Jersey City	▼ -1.0%
St. Louis(2)	▼ -1.1%
Detroit-Warren-Dearborn	▼ -1.9%
Miami-Fort Lauderdale-West Palm Beach	▼ -1.9%
San Francisco-Oakland-Hayward	▼ -2.1%
Baltimore-Columbia-Towson	▼ -2.4%
Los Angeles-Long Beach-Anaheim	▼ -3.1%
Pittsburgh	▼ -3.1%
Washington-Arlington-Alexandria	▼ -4%

Source: US Bureau of Labor Statistics

Development & Investment

\$2 billion invested in projects currently under construction

Denver continues to attract new development and investment as a top growth market in the U.S. 41 projects have been completed over the past four years in Downtown Denver, bringing more than \$3.2B in investment to downtown from 2018 to May 2022. These projects added 6,084 new residential units, 2.8 million square feet of office space, and 1,434 new hotel rooms to our center city, creating opportunities for future growth and innovation. Completed projects include McGregor Square and Market Station, two transformational mixed-use projects completed in 2021, and the 30-story office building, Block 162. Currently, 14 projects are under construction representing more than \$2B in investment, with many more planned for development. In addition to many private sector planned developments, major public sector projects are under way. The 16th Street Mall reconstruction began in 2022 and the Colorado Convention Center expansion began in 2021 demonstrating Denver’s continued investment in the future.

Denver is ranked the 5th most preferred market in the U.S. for real estate investment in 2022

CBRE U.S. Investors Intention Survey

	Projects	Hotel Rooms	Residential Units	New Square Feet of Office	Total Investment
Completed 2018-2021	37	1212	5,343	2,611,782	\$2.91 B
*Completed 2022	4	222	744	240,000	\$358 M
Total	41	1,434	6,084	2,851,782	\$3.27 B
Under Construction	14	515	2,136	747,500	\$2 B
Grand Total	55	1,949	8,200	3,599,282	\$5.28 B

- More than \$3.2 billion invested in completed projects from 2018 to 2022
- More than \$2 billion in projects currently under construction

*Data as of May 2022

Recently Completed Projects



Market Station

Address: 1601 Market St.
Type: Mixed Use
Developer: Continuum
Stats: 225 Rental Units | 95,000 Office SF | 85,000 Retail SF



X Denver

Address: 3100 N. Inca St.
Type: Residential
Developer: The X Company
Stats: 455 Rental Units | Private Club



Block 162

Address: 1514 California St
Type: Office
Developer: Patrinely Group/USAA Real Estate
Stats: 606,500 Office SF



McGregor Square

Address: 1901 Wazee St.
Type: Mixed Use
Developer: Colorado Rockies
Stats: 176 Hotel Rooms | 114 For-Sale Units | 210,900 Office SF | 90,000 Retail



One Platte

Address: 1701 Platte St.
Type: Mixed Use
Developer: Nichols Partnership
Stats: 240,000 Office SF | 5 Stories



Thompson Denver

Address: 1616 Market St.
Type: Hotel
Developer: T2 Development
Stats: 222 Hotel Rooms | 11 Stories

Office Market

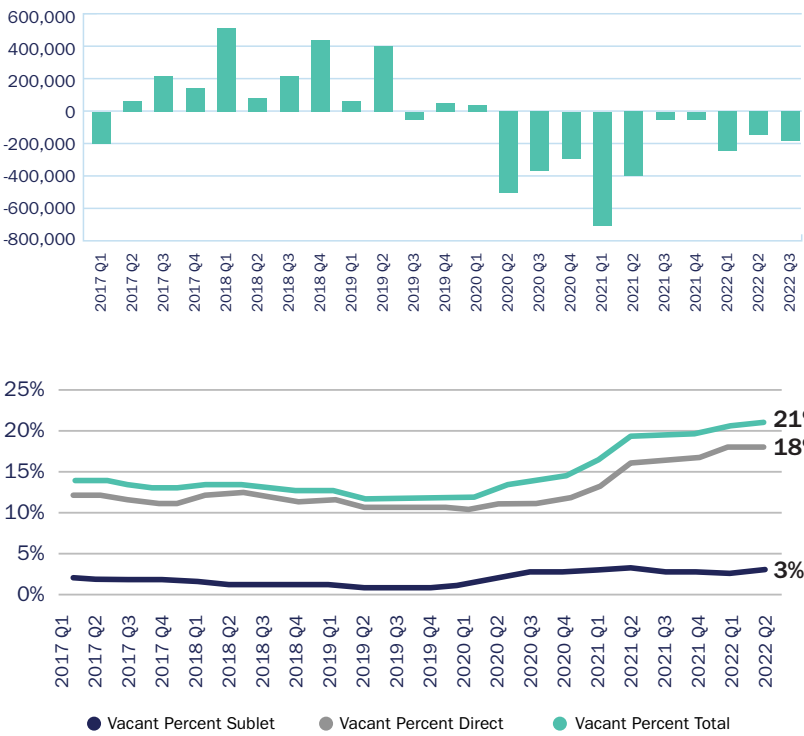
Denver ranked 5th most preferred market in U.S. for real estate investment

Downtown office markets across the country suffered significantly over the past year and Denver was no exception. The total vacancy rate for office in Downtown Denver is about 21%, the highest recorded since 2017. There is approximately 8.5 million SF of office space currently vacant. This is mainly due to the increased adoption of hybrid and remote work models by many employers. A recent Downtown Denver Partnership survey to major employers in downtown in April and May of 2022 found that about three in every four companies offer hybrid work options. As of the first week of July

2022 Kastle Security’s Back to Work Barometer showed a national average of office occupancy at 43.8% among ten large metro areas in the U.S. Downtown Denver has continued to see increase in employees returning to the office reaching a high of 47% in early May according to Placer.AI. Despite the challenges Denver continues to attract investment as secondary markets are seen as more attractive to many investors. Currently 747,500 SF of office space is under construction in addition to the 240,000 SF of office that was delivered earlier in 2022.

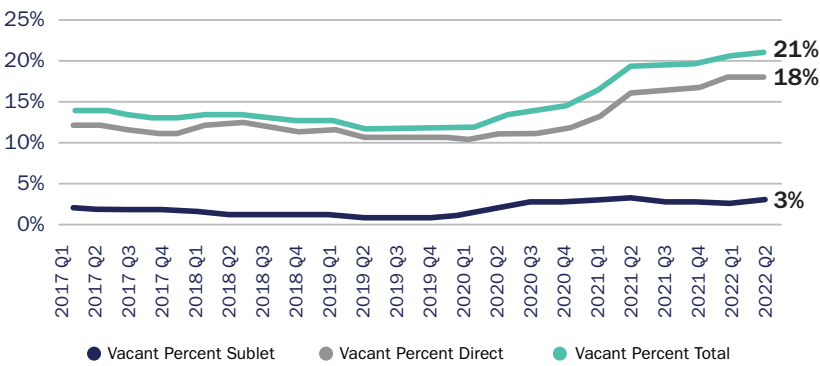
Net Absorption (total SQF) in Downtown Denver

Source: CoStar



Downtown Denver Office Vacancy Rates

Source: CoStar



Downtown Denver Continues to Attract Investment

Over the past decade, Denver has attracted increasing investment activity, with 2021-2022 continuing this trend as secondary markets became more attractive than primary markets for many investors.

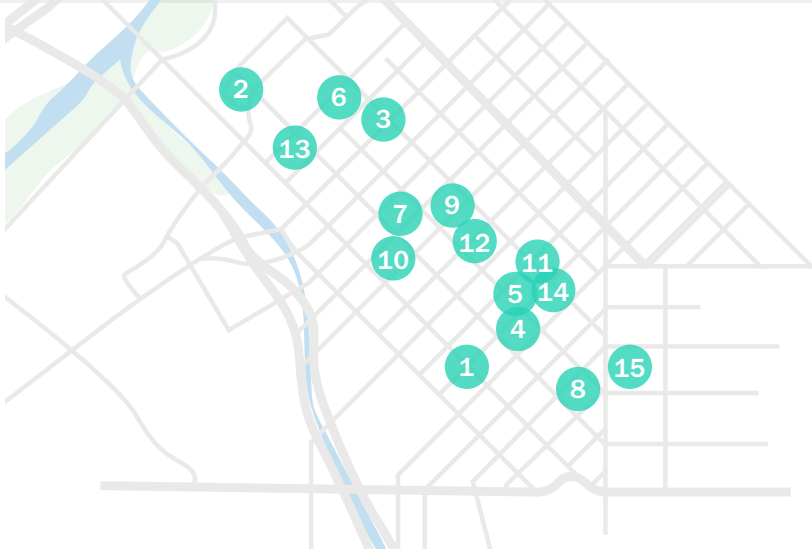
Top 5 Most Preferred Markets

(all investor classes)

- 1 Dallas
- 2 Austin
- 3 Phoenix
- 4 Miami
- 5 Denver

Source: CBRE 2022 U.S. Investor Intentions Survey

New Office Leases over 20,000 SF (signed between June 2021 - June 2022)



- | | | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1 Brownstein Hyatt Farber Schreck, PC
Address: 675 15th St
SF: aprox. 100,000 | 6 Venture X
Address: 1800-1890 Wazee St
SF: 42,653 | 11 iCims
Address: 717 17th St
SF: 47,043 |
| 2 Dynatrace, Inc
Address: 1900 16th St
SF: 52,886 | 7 Areas Management
Address: 1200 17th St
SF: 67,633 | 12 Physicians Health Partners
Address: 999 17th St
SF: 20,314 |
| 3 Melio
Address: 1755 Blake St
SF: 36,931 | 8 Datadog
Address: 370 17th St
SF: 24,463 | 13 PureWest Energy
Address: 1550 Wynkoop
SF: 21,615 |
| 4 Dish Network
Address: 1605 17th St
SF: 29,057 | 9 Great Western Petroleum, LLC
Address: 1001 17th St
sf: 35,088 | 14 Summit Materials
Address: 1801 California St
SF: 21,947 |
| 5 Medpace
Address: 717 17th St
SF: 47,564 | 10 Gusto
Address: 1515 Arapahoe St
SF: 36,368 | 15 Snowflake
Address: 1700 Broadway
SF: 20,465 |

Source: CoStar, some leases not included due to confidentiality

Residents

Downtown’s residential population continues to grow

Residential population in both Center City and Downtown Denver has continued to grow, a signal of the attractiveness and quality of life Denver offers. Population forecast from ESRI shows that Downtown Denver’s annual population growth over the next five years is projected to outpace that of Metro Denver, Colorado and the U.S.

Denver County Population Declines For first Time In More Than A Decade

While, the decennial census by the U.S. Census Bureau showed that Denver grew by 19% between 2010 and 2020, population estimates from the U.S. Census Bureau showed that the City of Denver’s population fell by 0.6% over the last year, down from 715,522 in 2020 to 711,463 in 2021. Population decline in 2021 is likely linked to the rising cost of living in the metro area, increased remote work options, and personal factors. Despite the decline in residential population, ESRI shows that Downtown Denver’s annual population growth over the next five years will be higher than that of Metro Denver, Colorado, and the U.S.

Denver Continues to Attract Millenials

Denver remains a popular destination for millennials. Data from the Colorado State Demography Office showed that half of Denver’s residents are between ages 25 and 54. ESRI estimates the median age of downtown residents at 35 years, which is creating vibrancy for our downtown.

Projections for Downtown’s Housing Market

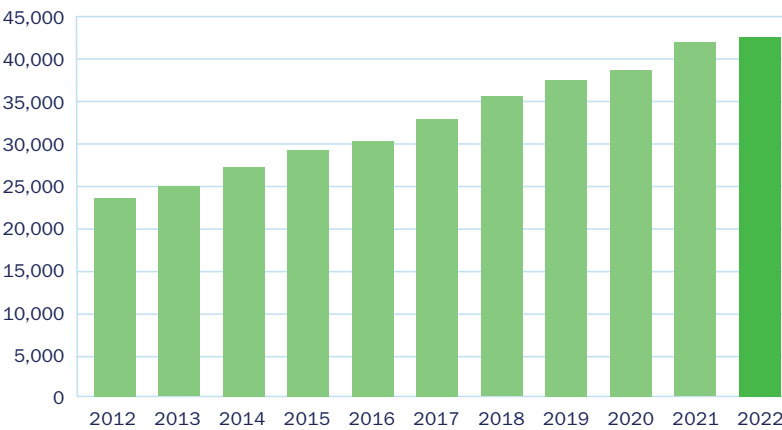
Population growth in downtown continues to impact housing affordability. The average rent for a 1- bedroom apartment in downtown is about \$2,056 according to CoStar. Sustained demand coupled with low levels of housing inventory are driving rising costs. The Denver Metro Association of Realtors’ Real Estate Market Trends in July 2022 showed that housing inventory available by the end of June 2022 was four times higher than what was available within the metro in January 2022. We anticipate an increase in inventory, paired with the delivery of multi-family units, should lead to lower rents.

Multi-Family Housing Market

	Downtown Denver	Center City
Total Inventory (units)	20,628	46,458
Overall Vacancy	9.3%	7.8%
Stabilized Vacancy	7.6%	5.6%
Avg Rent - Studio	\$1,530	\$1,470
Avg Rent - 1 Bed	\$2,056	\$1,776
Avg Rent - 2 Bed	\$3,158	\$2,615

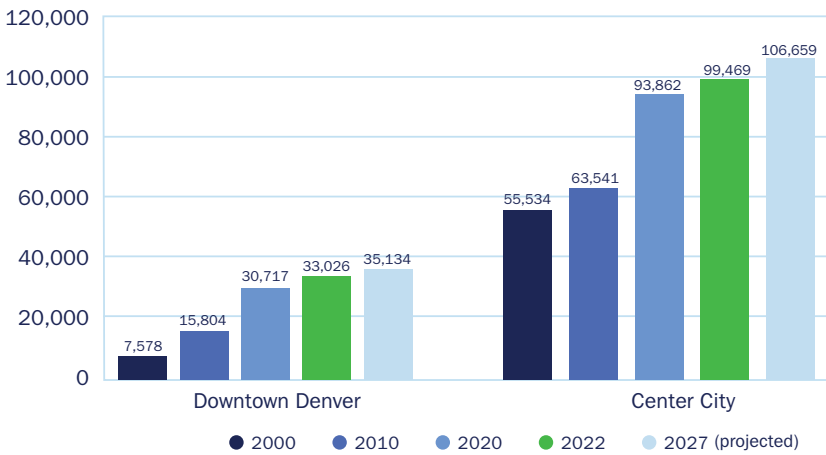
Source: Costar. CoStar

Multi-Family Occupied Units



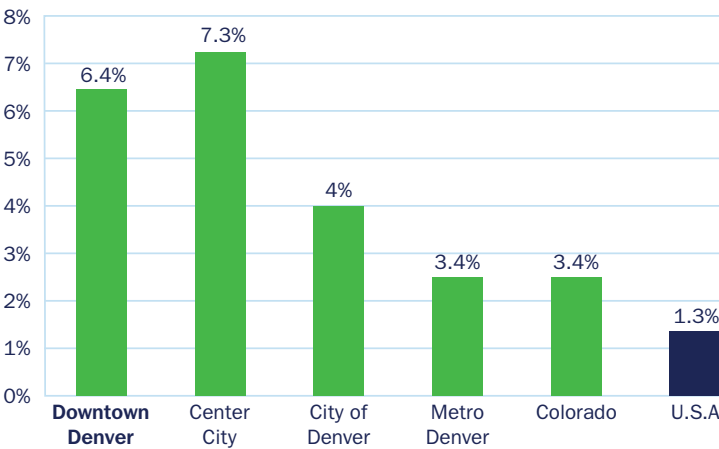
Source: Costar. CoStar

Downtown & Center City Population Growth



Source: ESRI

2022 to 2027 Projected Annual Growth Rate By Geography



Source: ESRI

Residential Demographics

	Downtown Denver Resident Demographics	Center City Resident Demographics
Total Population (2022)	33,026	99,469
Total Households (2022)	20,427	55,398
Average Household Size	1.49	1.59
White	83.4%	73%
Black	5.4%	6.6%
American Indian	0.8%	1.1%
Asian	4.4%	3.5%
Pacific Islander	0.1%	0.1%
Some Other Race	3.4%	5.3%
Two or More Races	8.9%	10.4%
Hispanic Origin (Any Race)	12.2%	16.4%
Median Age	34.7	34.2
Male	54%	53%
Female	46%	47%
Bachelor’s Degree or Higher	71.4%	67.1%
Median Household Income	\$104,180	\$84,390
Top 3 Tapestry Segments	Metro Renters (3B) Laptops and Lattes (3A) Social Security Set (9F)	Metro Renters (3B) Laptops and Lattes (3A) Social Security Set (9F)

Source: Esri

Retail & Restaurants

Retail sales tax grew by 57%

Retail activity in Downtown Denver has been gaining momentum, overcoming significant setbacks from the pandemic. After a decade of rising year-over-year growth, retail sales tax fell by 47% in 2020. As downtown welcomed visitors and tourists, sales increased, and retail tax collections grew by 57% in 2021 from 2020. Downtown Denver retail sales outperformed Center City and City and County of Denver who experienced 43% and 19% retail sales tax growth respectively.

Data from OpenTable, which compares current dinner reservations with a pre-pandemic baseline, shows Denver outperformed many of its peers including Atlanta, Portland, and Seattle in a return to in-person dining. Restaurant activity is higher at night and on weekends since many employees have yet to fully return to the office. Ground floor retail vacancy has increased over the last year with 33% of ground floor spaces on the 16th Street Mall noted as “inactive” during a December 2021 inventory conducted by the Downtown Denver Partnership.

Total Downtown Denver Retail Sales Tax Collections and Annual Growth



Source: City and County of Denver, Office of the Controller

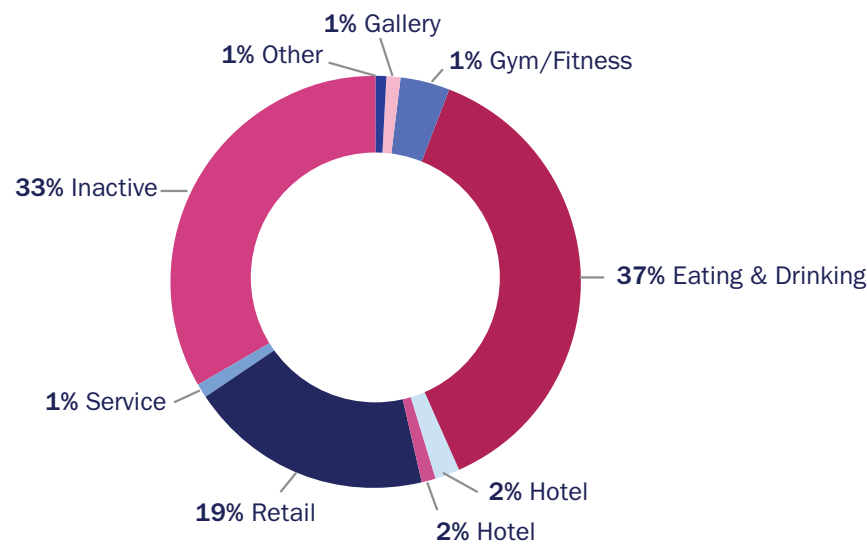
City-Wide, Denver has Outperformed Most Peer Cities in Restaurant Dining

Average daily change in restaurant dining throughout 2021 vs. 2019

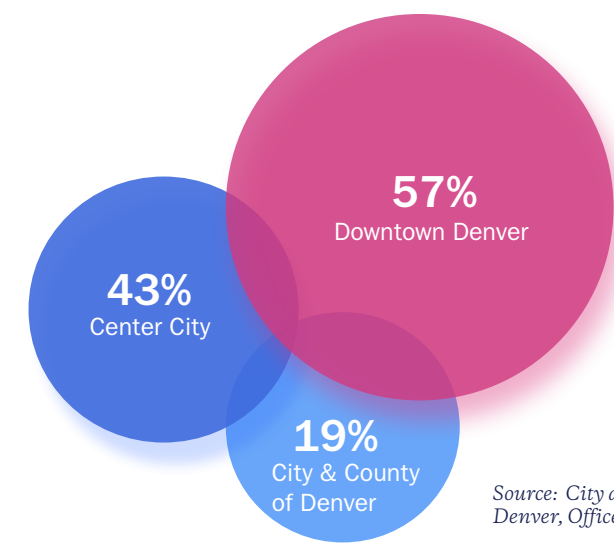
Austin	15%
Nashville	9%
Phoenix	5%
Dallas	-1%
Global	-3%
United States	-7%
Denver	-9%
Atlanta	-15%
Los Angeles	-22%
Chicago	-29%
Washington	-34%
Portland	-46%
New York	-46%
Seattle	-47%
San Francisco	-50%
Minneapolis	-54%

Source: OpenTable

Distribution of Ground Floor Uses on 16th Street Mall as of December 2021



2020 to 2021 Year-over-Year Change in Total Retail Sales Tax Collections



Source: City and County of Denver, Office of the Controller

Downtown Denver’s Top Five Retail Industries

	2020	2021	
Restaurants	\$12,275,977	\$22,682,112	▲85%
Hotels/Accommodation	\$6,537,541	\$ 9,460,909	▲45%
Bus. Admin/Support	\$3,286,715	\$ 4,010,916	▲55%
Information	\$2,906,277	\$4,490,085	▲46%
Clothing/Accessory Stores	\$2,923,398	\$4,260,570	▲22%

Source: Sales tax revenue from City and County of Denver, Office of the Controller



Reimagining Downtown, One Storefront at a Time.



In our 2021 State of Downtown Report, we announced our PopUp Denver Program, a collaborative effort between The Downtown Denver Partnership (Partnership) and the Denver Economic Development & Opportunity (DEDO) to revitalize and activate the 16th Street Mall after the pandemic greatly impacted restaurant and retail activity. Over the past year, we've launched the program, and a seven-person selection committee conducted a robust and competitive application and interview process for placement in vacant storefronts in the Upper Downtown section.

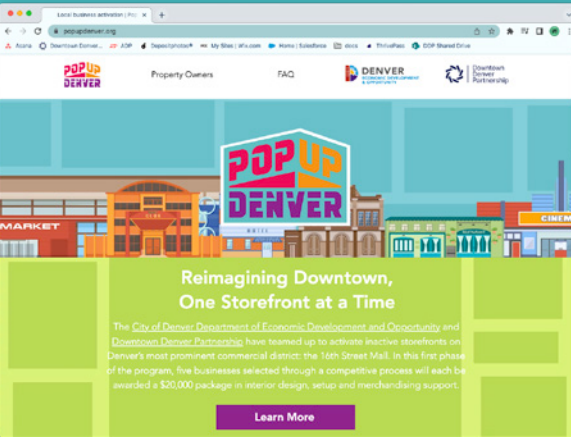
The selected businesses, Tea with Tae, Travel Posters, and IEM Designs have opened their doors across the 16th Street Mall. Gallery 16 and Museum for Black Girls are expected to open their doors in Fall 2022.

Popup Denver businesses pay no base rent for the tenure of their popup (only operating

expenses) for a minimum of three months. The program aims to provide an on-ramp for entrepreneurs to eventually achieve permanent space on the 16th Street Mall after having the opportunity to build a customer base in the downtown market. The activations are expected to provide representation for Denver's diverse local business community as part of the City of Denver and Partnership's broader campaign to "reimagine downtown".

PopUp Denver's retail activation program continues the Partnership's commitment to building a diverse and vibrant Downtown Denver, with programming designed to empower a variety of businesses that ultimately contribute to the economic vitality of the center city.

Read more about the selected businesses and programs: PopUpDenver.org



1. Gallery 16
2. Travel Posters
3. Museum for Black Girls
4. Tea with Tae
5. IEM Designs
6. Mayor Michael B. Hancock speaking on PopUp Denver



Tourism

Denver tourism experiences significant rebound in 2021

Tourism continues to grow and remains one of the main drivers of the economy in Downtown Denver despite being most directly impacted by the pandemic. Downtown Denver has benefitted from a recovering leisure travel market with Denver International Airport ranking as one of the nation’s busiest domestic hubs. Still under construction, the expansion of the Colorado Convention Center is an exciting investment project that will only enhance our ability to attract large-scale meetings and conventions.

Conventions and meeting business continues to rebound after a challenging 2020 that effectively shut down those activities across the country. In 2021, Denver welcomed 151,000 meeting attendees, who spent \$313 million in more than 400 meetings at the Colorado Convention Center and Denver hotels.

Denver International Airport ranked 3rd busiest in the world

	2020	2021
Passenger Traffic	33.7 Million	58.8 Million
U.S. Rank in passenger traffic	3rd	3rd
World Rank in passenger traffic	7th	3rd

Source: Airport Council International

Denver International Airport (DEN) has continued to expand flights and passengers distinguishing itself as one of the top airports both nationally and globally. In 2021, DEN ranked 3rd busiest airport in the world with a total of 58.8 million travelers. In early 2022, DEN launched Vision 100, a strategic plan to increase annual passengers to 100 million between 8 and 10 years.

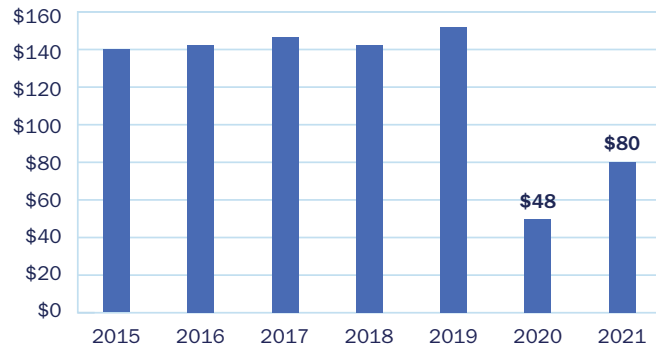
Source: Denver International Airport



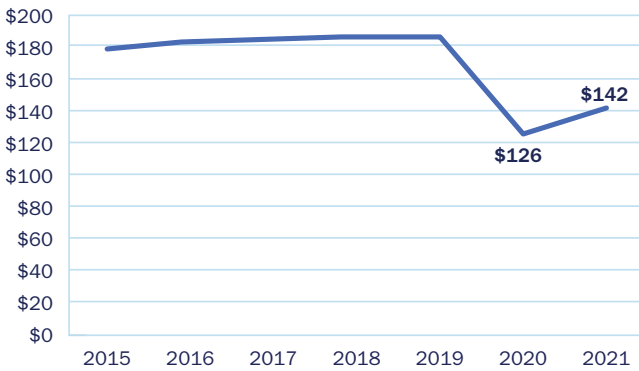
- Denver welcomed **31.7 million total visitors**, at 14.5% increase over 2020 and just shy of the 31.9 million visitors we saw in 2019
- Figure above includes 16.6 million overnight visitors, a 24% increase over 2020
- Among those overnight visitors, there were **14.8 million leisure visitors**, a 27% increase over 2020 and only 500,000 fewer than 2019 when Denver had a record 15.3 million leisure visitors
- For all visitors in 2021, spending surged to \$6.6 billion, a 26% increase over 2020 and just shy of the record \$7 billion spent in 2019
- Overnight business visitors totaled 1.8 million, a small increase over 2020

VISIT DENVER 2021 Annual Visitor Study Conducted by Longwoods International

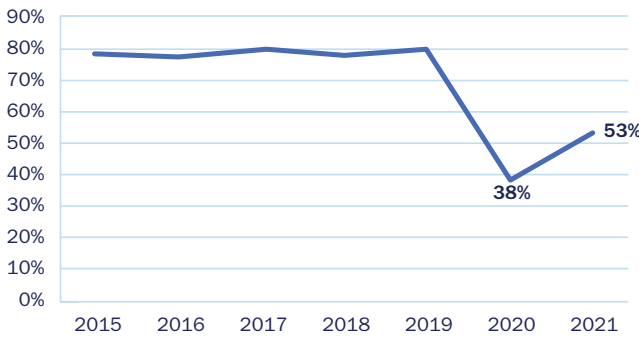
Downtown Revenue Per Available Room (RevPar)



Downtown Average Daily room Rate



Downtown Hotel Occupancy



Source: Rocky Mountain Lodging Reports



Colorado Convention Center Expansion

The upcoming expansion, scheduled for completion in 2023, will make the Colorado Convention Center the best and most user-friendly meeting & event space in the nation. New features of the rooftop expansion include:

- **80,000 square feet of flexible meeting and ballroom space**
- **35,000 square feet of pre-function space**
- **A jaw-dropping 20,000-square foot outdoor terrace with mountain and skyline views**

Mobility

Downtown Commuting Habits Change in 2021

The establishment of hybrid remote-office schedules continue to considerably impact Denver’s mobility system in 2021. According to the 2021 Downtown Denver Travel Survey, telework retained its place as the highest mode share, with 56% of downtown employees working from home at least once per week, compared to only 5% in 2019. Driving alone continued to make up a significant portion of short distance commutes (<5 miles), with 23% of downtown employees commuting by car at least once per week.

Results from the 2021 Annual Travel Survey suggest that bicycle commuting continued to gain popularity, with nearly 8% of downtown employees invested in a new bicycle since March 2020. Additionally, Denver’s Office of Climate Action, Sustainability and Resiliency’s (CASR) introduced an e-bike rebate program, which capitalized on the growing popularity of e-bikes, while making them more accessible to low-income Denver residents. CASR’s rebate far exceeded expectations, with more than 3,000 Denverites applying in the first three weeks of the program’s launch. The City and County of Denver also invested in downtown’s bicycle network with the installation of bike lanes on 18th and 19th Streets.



16% of downtown employees who currently bike to work previously used transit.



30% of downtown employees who currently drive alone to work previously used transit.



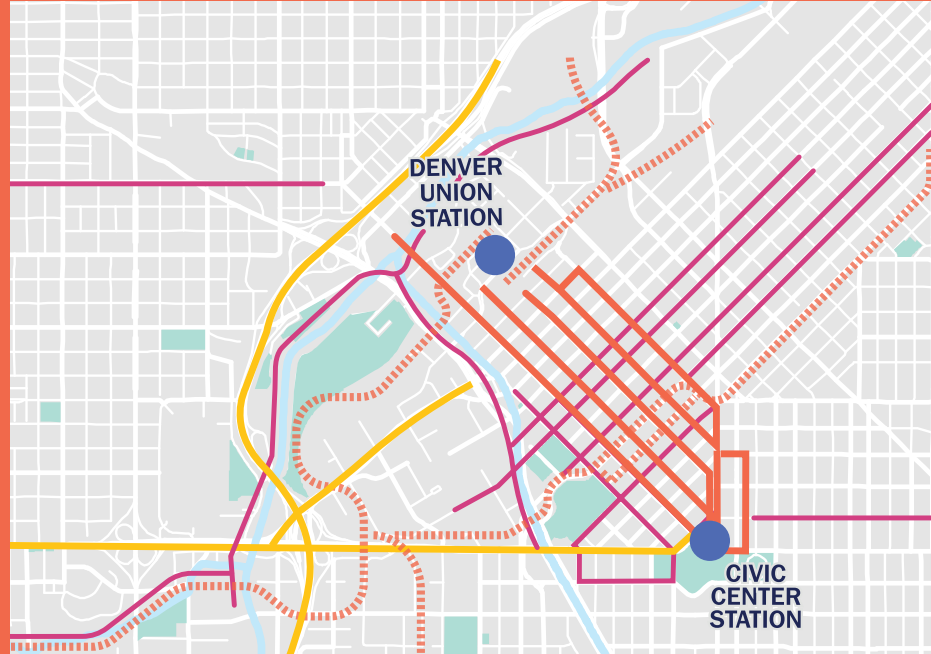
28% of the downtown employees who currently telework previously drove.



50% of downtown employees who currently telework previously used transit.



Downtown’s Regionally Connected Mobility System



The average distance to work by mode shows that distance impacts commute choice.

- Walking | 0.9 mi
- Biking | 3.9 mi
- Transit | 13.3 mi
- Drove Alone | 13.9 mi
- Telework | 10.9 mi

Weighted Average | 11.6



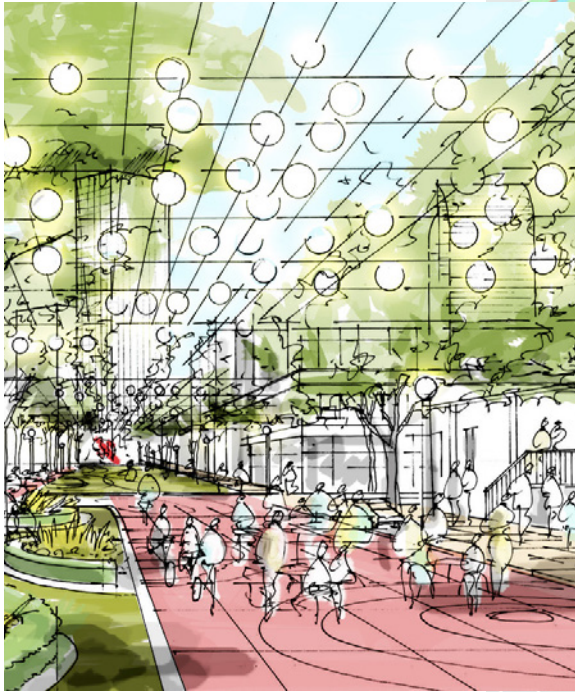
Public Realm

Great public spaces create unique experiences

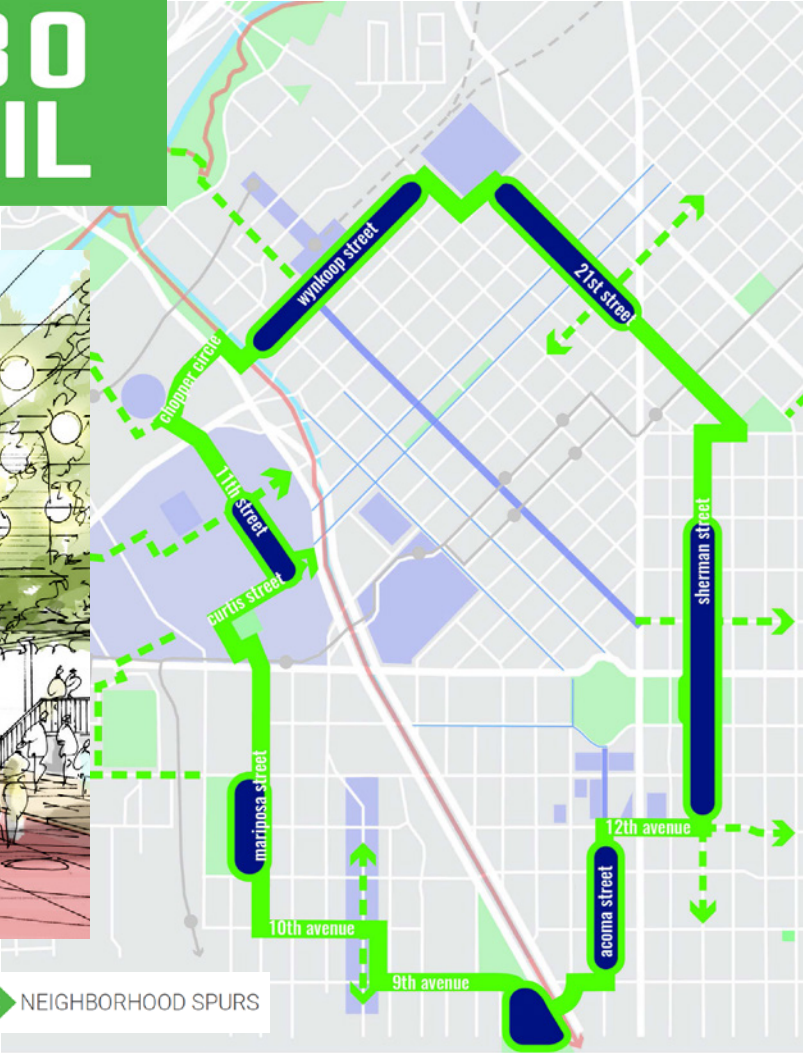
The public realm of our downtown stitches together the metropolitan fabric, offering spaces between buildings and on streets for people to gather, build community, and create moments of joy and delight. Downtown Denver’s public spaces are where we run into friends, walk our dogs, grab a local lunch, take a breath of air during the workday, and so much more.

One of the most historic and central public spaces in Downtown Denver is currently being reconstructed: the 16th Street Mall. This reconstruction will create more space for people to gather in one of the most important public spaces in our city.

In 2021, Denver voters passed a General Obligation Bond that allocated \$7 million towards the 5280 Trail. This is a visionary effort to connect our downtown neighborhoods through a multimodal linear park designed for people walking and biking. The Partnership also secured seed funding for activation, community engagement, and programming on one of Downtown Denver’s arterial streets, building upon events like Meet in the Street for additional placemaking and community engagement around a more multimodal transportation system.



PLACE LINK NEIGHBORHOOD SPURS

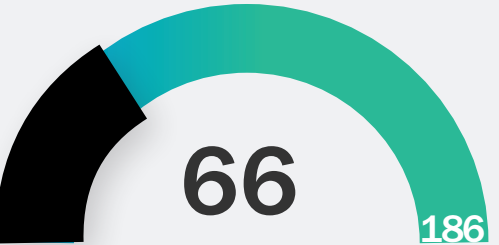


Urban Forest Initiative

- The Urban Forest Initiative Grant program is growing downtown’s tree canopy by offering matching funds to property owners through a partnership with the City and County of Denver and with funding support from private donors Bank of America, First Bank, and the Zoellner Family Foundation.
- With grant funds, property owners can build enlarge their existing tree beds and/or install new tree beds to grow larger and healthier trees in support of a growing downtown tree canopy.
- In addition to providing individual grants to properties, in 2022 the Urban Forest Initiative seeks to take a streetscape approach by engaging multiple owners on a block to complete a block-wide treescape project.



Number of Tree Beds Funded through the Build the Canopy Grant



Number of Tree Beds that Have Been Installed to Date



16th Street Mall Reconstruction

This year, construction began on the 16th Street Mall to rebuild Denver’s signature downtown street and incorporate more useable public space. It is anticipated that the first completed blocks will open summer 2023 and bring opportunities for Denverites to engage with the outdoors on this mile-long hallmark of Downtown Denver’s retail and public spaces. This major public project will enhance the downtown experience for residents, visitors and employees alike.



New Public Spaces

In 2020 and 2021, Downtown Denver explored new ways to build community and gather outdoors amid the pandemic. This year, the Partnership has supported efforts to make new public spaces permanent fixtures of our downtown, including pedestrian-only spaces on Glenarm and Larimer Streets. The Partnership has also brought a second iteration of community activation to Outer Space, an undeveloped, Mall-adjacent lot at Welton St. This year, Outer Space tested resilient open space designs including a turf mound, shade structures, signage and planters. These physical elements are paired with strategic community engagement and programming to better activate the space.

Inclusivity

Downtown Denver demographics gradually changing

From jobs and business opportunities to housing, cultural events, retail, entertainment, and art, our Downtowns should be places that are welcoming to everyone, reflecting communities of the past, present, and future. The Downtown Denver Partnership is committed to building a diverse and inclusive city.

The Diversity Index from ESRI represents the likelihood that two residents, chosen at random from the same area, belong to different races or ethnic groups. The Diversity Index among Downtown Denver residents has increased by 24% since 2010. The demographics of Downtown Denver employees have gradually become more diverse with Hispanic and Asian communities growing most significantly.



Demographics of Downtown Workers

	Race	2014	2019*
	White	89.7%	87.8%
	Black or African American	4.7%	4.5%
	American Indian or Alaska Native	0.8%	0.8%
	Asian	3.3%	4.7%
	Native Hawaiian or Other Pacific Islander	0.1%	0.1%
	Two or More Race Groups	1.5%	2.1%
	Ethnicity		
	Hispanic or Latino	88.2%	87.2%
	Not Hispanic or Latino	11.8%	12.8%
	Sex		
	Male	54.1%	55.2%
	Female	45.9%	44.8%

*Source: US Census Bureau
LEHD On The Map*

*2019 is most recent data available

Diversity Index of Residents

The Diversity Index from ESRI represents the likelihood that two residents, chosen at random from the same area, belong to different race or ethnic groups.

	2010	2022		2027 (Projected)
Downtown Denver	42.2	52.8	▲ 24%	49.7
Center City	61.5	59.9	▼ -2%	65.6
City of Denver	71.5	75.7	▲ 6%	74.9
Metro Denver	58.6	69.1	▲ 18%	64.8
Colorado	55.0	66.0	▲ 20%	60.3
USA	60.0	71.6	▲ 19%	67.3

Source: Esri Business Analyst

Benchmarking

How Denver stacks up compared to other cities

It’s important to compare our city to peer and aspirational markets across the country to understand our competitiveness. Benchmarking can similarly provide context for how Denver and our peer cities are growing and evolving through and beyond the pandemic.

Downtown Denver continues to lead in population growth, attracting millennials and tech talent. High-tech jobs grew by 21% YOY. Denver is still viewed as a top commercial real estate growth market, ranking 5th among real estate investors. Our great quality of life and excellent professional opportunities keeps Denver in high demand.

Denver continues to under perform other peer cities in downtown office vacancy. Our home price index is the 4th highest and our average apartment rent is the eighth highest among our peers.

Note: Due to challenges with data reporting during the pandemic the Brookings decided not to publish their Metro Monitor Report in 2022. We hope to incorporate this important benchmarking tool in future reports.

Population Growth 2010-2021

Source: U.S. Census Bureau
Geography: Metro Areas

1. Austin	22%
2. Seattle	21%
▶ 3. Denver	19%
4. Atlanta	18%
5. Nashville	13%
6. Phoenix	12%
7. Washington DC	11%
8. Minneapolis	11%
9. Portland	10%
10. Dallas	8%
11. Salt Lake City	8%
12. New York City	4%
13. Los Angeles	1%
14. San Francisco	1%
15. Chicago	0%

Home Price Index

Median value for all homes

Source: Zillow June 2022
Geography: Metro Areas

1. San Francisco	\$1,492,535
2. Los Angeles	\$945,642
3. Seattle	\$793,263
▶ 4. Denver	\$646,474
5. New York City	\$614,826
6. Salt Lake City	\$613,471
7. Austin	\$593,537
8. Portland	\$588,722
9. Washington DC	\$556,296
10. Phoenix	\$482,463
11. Nashville	\$452,102
12. Dallas	\$397,605
13. Atlanta	\$381,361
14. Minneapolis	\$379,145
15. Chicago	\$312,752

Apartment Rent

Average price for a 1 bedroom apartment,
June 2022

Source: Apartment List
Geography: City

1. San Francisco	\$2,331
2. New York City	\$2,082
3. Washington DC	\$1,788
4. Seattle	\$1,667
5. Los Angeles	\$1,667
6. Atlanta	\$1,584
7. Austin	\$1,499
▶ 8. Denver	\$1,427
9. Nashville	\$1,322
10. Chicago	\$1,312
11. Portland	\$1,270
12. Pheonix	\$1,238
13. Dallas	\$1,218
14. Salt Lake City	\$1,134
15. Minneapolis	\$996

Downtown Office Vacancy Q1 2022

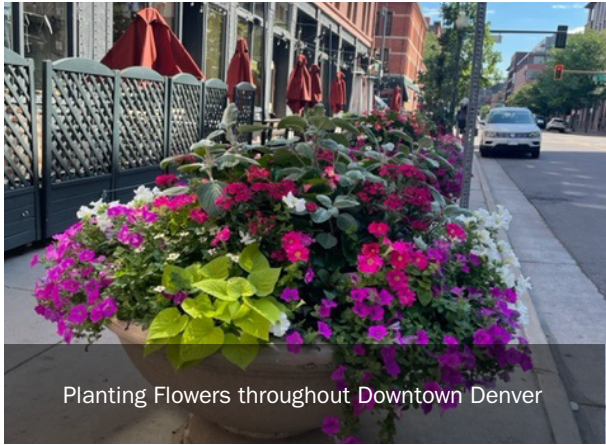
Source: Colliers, Office Market Outlook, Q1 2022
Geography: Downtowns

1. Dallas	25.8%
2. Los Angeles	23.8%
3. Portland	22.9%
▶ 4. Denver	21.2%
5. Phoenix	20.9%
6. Salt Lake City	19.9%
7. Chicago	19.7%
8. Austin	18.6%
9. San Francisco	18.1%
10. Atlanta	18.0%
11. Washington DC	17.3%
12. Minneapolis	15.8%
13. Seattle	15.2%
14. Nashville	12.7%
15. New York City	10.4%

Annual Report

The Downtown Denver Partnership is committed to building an economically vibrant, healthy, and growing Center City for the benefit of all. Guided by the 2007 Downtown Area Plan, the Partnership works to build a prosperous, walkable, diverse, distinctive, and green city.

With support from our members and stakeholders, we've helped advance key public space and infrastructure projects, led economic recovery efforts, renewed our focus on clean, safe, beautiful, and active streets, and continued to push forward bold action and big plans. Here are some of the visual highlights of our efforts to build a resilient city that feels safe, inclusive, and welcoming to all.



Planting Flowers throughout Downtown Denver



CollaborEAT 2022



Avalanche Stanley Cup Celebration



Downtown Denver Awards 2021



MyDenver mural in RiNo



16th Street Mall groundbreaking



City Skate



Arbor Day 2022



PopUp Denver program launched



Taste of Colorado 2021



Safety and Security



Development Forum & Tour



Pedal For Pancakes 2022



Denver Startup Week 2021



MyDenver Media Day



Parade of Lights 2021



Winter in the City Ice Rink



MyDenver Volunteers



Urban Exploration - Mexico City



Get a free
\$50 Bike Light
& Improve
Biking in Denver

In partnership with

See.Sense



Kourtny Garrett Joins the Partnership



REALTALK 2022



Downtown Denver Business Improvement District 10-Year Reflection



Project Propel 2022



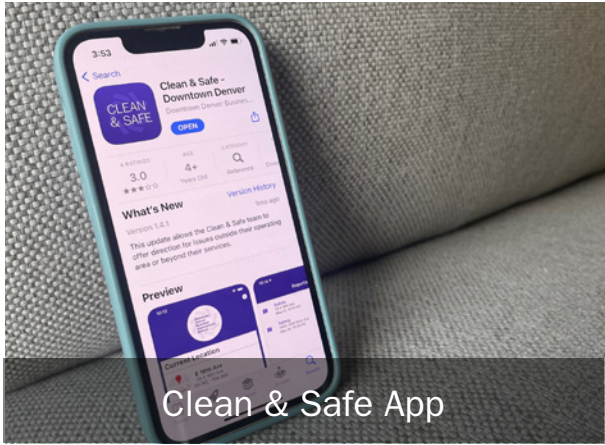
The Commons on Champa Reopening



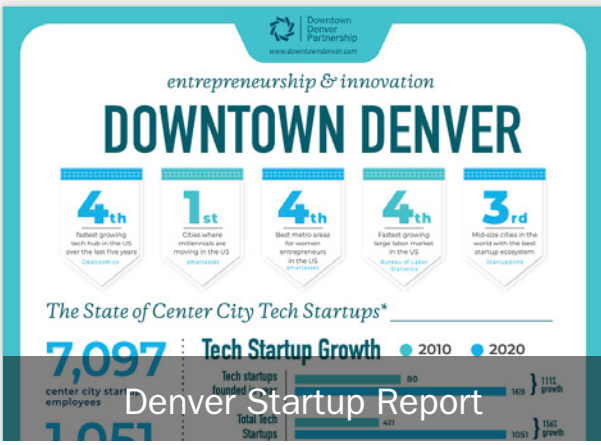
Economic Forecast 2022



Annual Meeting 2021



Clean & Safe App



Denver Startup Report



Upper Down Tunes



New Years Eve Fireworks



Outer Space



Mobility Council



FIVE THINGS

Five Things

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Gene Commander, Gene Commander Inc
Jerry Glick, Columbia Group LLLP
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Patty Fontneau
Rus Heise, Heise Investments
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Guided by the 2007 Downtown Area Plan, the 20-year plan for Downtown Denver, the Downtown Denver Partnership is leading a place-based economic development strategy to build one of the most vibrant center cities in the country. We work with businesses and investors already participating in the Downtown Denver market, as well as external parties exploring the opportunity, and provide personalized support, including:





- Customized research reports
- Strategic planning
- Site selection assistance
- Innovation and entrepreneurship programming
- Project support



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Denver Street Outreach Collaborative 2022 Monthly Report

	January	February	March	April	May	June	July	August
Total # Outreach Encounters	1812	1715	2469	2225	2217	1896	0	0
Duplicated Encounters	1323	1127	1843	1744	1916	1438		
Unduplicated Encounters	409	413	469	443	506	407		
Non-HMIS Duplicated Encounters	489	588	626	481	301	458		
HOUSED								
DSOC Permanently Housed (total)	9	16	23	24	21	19		
OneHome	5	1	5	6	6	4		
Chronically Homeless	5	11	23	22	18	15		
Family Reunification	4	6	3	1	3	1		
Stably Housed (e.g. Ft Lyon, Ruth Goebel, etc)	0	1	0	0	0	1		
SERVICES BY TYPE								
Clinical Services Obtained (BH and Nursing)	75	120	101	56	54	66		
Vital Documents Obtained	36	17	59	67	47	51		
# VETERANS								
Unduplicated Number of Veterans	26	28	6	18	21	10		

September October November December

[illegible]