



RE: FILING NO. 03-778-_____

September 30, 2016

Jose Cornejo
Manager of Public Works
c/o Brendan Kelly
City and County of Denver
201 W. Colfax Ave. Dept. 608
Denver, CO 80202

Dear Mr. Cornejo:

The Downtown Denver Business Improvement District (DDBID) submits the attached preliminary budget and operating plan for 2017.

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, the DDBID Special Projects Contingency Fund and the 16th Street Revitalization 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. The 16th Street Revitalization Fund pays for activities related to plans for revitalizing the 16th Street Mall infrastructure and design elements.

The DDBID Board will proceed with the certification of property owner assessments prior to December 5, 2017, pursuant to State Statute (C.R.S. 31-25-1211).

In addition to the 2017 Operating Plan and Budget, also attached are:

- A copy of the 2016 Budget, which shows the original amounts approved, the amended amounts approved in August 2016;
- A copy of the 2015 BID audit conducted in 2016;
- A copy of the BID By-Laws;
- A list of official BID Board actions in 2016 to date;

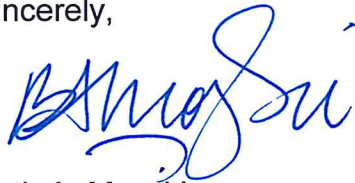
- A copy of the current Board of Directors list; and
- Board member attendance records for 2016.
- A list of tangible impacts and statistical performance measures.

There have been no material departures from the 2016 Operating Plan.

The Downtown Denver BID has no planned or outstanding indebtedness.

Please contact me at 303-571-8204 if you have questions or require additional information.

Sincerely,



Beth A. Moyski
Administrative Manager, DDBID

CC: Debra Johnson, Clerk and Recorder
Michael Kerrigan, CCD Sr. Financial Analyst
Brendan Kelly, CCD Policy, Planning & Sustainability
John Desmond, DDBID Executive Director
Mr. Norman. F. "Rick" Kron, Spencer Fane LLP

Attachments



DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT 2017 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 of 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 and transportation initiatives, and 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 include Downtown Ambassadors, a homeless outreach program, and the hiring of off-duty police. In 2016, the BID began the implementation phase of the Downtown Security Action Plan which includes a full-time security manager, a private security component and discontinues the off-duty police portion of the safety program. This will continue in 2017. In addition, the 2017 safety program keeps the Downtown Ambassadors, but folds them into the private security contract for management and efficiency sake. The homeless outreach services portion of the program remains.

In 2017, the most visible BID initiatives will continue focus on the safety of and the re-visioning of the 16th Street Mall, the repair of significant areas of 16th Street Mall sidewalk areas, and continued activation of public spaces. The BID will also continue its "Off-Mall" activities, including support of more and better Downtown-wide bicycle facilities, and tree care and flower plantings in a variety of locations throughout the BID service area. Additionally, 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 Wewatta Street (or Wewatta Street extended), extending southwest along Wewatta Street (or Wewatta Street extended) 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 last renewal occurred in 2011, and the next renewal is scheduled for 2021.

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 land owners. 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 into 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

16th Street Mall Services

In 2017 the BID will continue the contract with Consolidated Services Group for cleaning and maintenance services. Creativexteriors will continue designing and maintaining the flower plantings on the Mall, off the Mall, in the Federal District and on California Street. Mountain High Tree Service will continue in 2017 to maintain the trees and irrigation along the Mall and on Curtis and California between 14th and 16th Streets. In 2017, the BID will contract with on-call contractors for plumbing, electrical and paver repair 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 2017.

- Daily sidewalk and transit lane cleaning
- Daily maintenance and trash and recyclables removal
- Painting and repairs of infrastructure and furnishings
- Mall Granite Inspection and Repair – (FreeMallShuttle Transit Lanes not included)
- Graffiti Removal
- Snow removal
- Flower planting
- 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 2016 and will continue to be provided in 2017:

- Litter pick-up, including tree wells
- Removal of graffiti from public fixtures
- Seasonal weed control
- Emptying of BID trash receptacles
- 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 and California Streets, between 14th Street and 16th Street and will continue as routine contract services for 2017.

- 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 2017:

- Light fixture maintenance
- Flower planting
- Trash and Graffiti Removal

The following additional services are currently provided on Larimer Street, between 15th Street and 17th Street and will continue to be provided in 2017:

- Tree maintenance and irrigation
- Electrical charges for new pedestrian lights

Alleys

In 2017, the strategy for the cleaning of alleys will continue to focus on alleys adjacent to the 16th St. 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 2017 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. A maintenance plan for Mall alleys will be developed to improve inspection, sanitation and communication to property owners about scheduled contracted cleaning schedules in 2017.

LoDo Cleaning

In 2011, the BID expanded its cleaning services in LoDo and funded an additional employee 7 days a week dedicated solely to the LoDo area. In 2017 the BID will continue the same level of services in LoDo and BID staff will monitor the impacts of increased usage due to an increase in development, visitors, residents, events and the connection of RTD transportation between DIA and Denver Union Station.

Recycling/City Trash Receptacles

The contractor will continue to collect and dispose of the recycled material from 10 recycle containers along the 16th Street Mall. The recycling program will be evaluated in 2017 to determine expansion opportunities.

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 2017 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 2017 work plan.

Direct Expense BID line items of C&CD billing fees, Insurance, Legal and Audit Services in this department showed an overall increase of 9.8%. This increase is driven largely by proposed increase in legal fees from \$30,000 to \$35,000, and insurance costs from \$33,876 to \$40,000 to allow for a contingency to cover deductible costs; BID insurance deductibles are set at \$5,000.

Management fees for Capital Expenditures, Alternatively Funded Projects and BID Enterprise activities are part of this 2016 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 \$14,310. In the BID Enterprise Category, DDP fees are set at 9% of the proposed budget, equaling \$50,042.

SAFETY

The **Downtown Security Action Plan (SAP)** provides a roadmap for the BID and the 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 our providers with the tools and resources needed to perform their duties and educating our 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. A **private security team** has been implemented to deter criminal and nuisance activity on the Mall, supplementing the Police. Marketing has been a continued focus to ensure everyone is aware of the actions we are taking to address safety downtown. The **Downtown Ambassador** program will continue, although through a different contract. Supporting **St. Francis Center outreach** remains an integral part of our holistic approach of creating a safe downtown environment for everyone.

Information and Coordination

An incident management system is being acquired to track not only all security incidents, but ambassador, clean team, and outreach activity as

well. This system will create a comprehensive database that will be used to showcase the impact our combined operations have on the safety and security of downtown. The SAP calls for the creation of an Operations Center for real-time tasking capability. The incident management system is the first component needed to realize this capability. Next will be the implementation of a coordinated CCTV system. It will require partnerships with stakeholders (private businesses, RTD, etc.) on the Mall. These two systems will be integrated into a command center that will provide real-time tasking capability of all BID resources.

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, 2016, the BID became the holder of a master permit for 7 downtown alleys. This 1-year pilot program has proved instrumental in improving the alley environment by reducing unauthorized access and behavior. The ongoing stanchion program, has also been successful in deterring camping in private alcoves on the Mall. The BID continues to work with property owners to advise them on increased safety measures such as increased alley lighting and locking dumpsters. The complete replacement of the globe lights along the Mall is in process. The new lights make a significant improvement in the look and feel of the Mall at night. Our next steps will include the pursuit of upgrading the trash cans along the 16th Street Mall to implement anti-terrorism measures in our public spaces.

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 mainly through existing Block Captain and Safety Committee vehicles. The Block Captain program is being restructured to focus the responsibilities of self-nominated representatives as well as provide support material to residents and tenants so they may take a more proactive and productive role in safety and security; essentially creating a downtown Code of Conduct. Resources for education will be identified and an active marketing of these resources will be offered to all downtown residents and tenants. Plans to expand on RTD's TransitWatch app are being crafted to provide everyone with a better way to report issues and connect with safety resources.

Regulation and Enforcement

The Security Action Plan comprises initiatives focused on clarifying the ability to enforce certain regulations. We will initiate a legal working group to pursue this goal. The Security Manager will continue 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.

PEDESTRIAN ENVIRONMENT

In 2017 the Pedestrian Environment continues to be a major focus for the BID and the overall budget will increase 4%.

The Mall Flower Program, and its companion item, the Off-Mall Planters, are the two most significant costs in the Pedestrian Environment budget. The Mall Flower Program will see a modest increase of 4.7%, attributable primarily to increased labor costs.

The Off-Mall component was initiated with 150 planters in 2008 and has since grown to 457 planters. Most of this growth has been attributable to a program of 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. This program was suspended in 2016 and will remain at the existing level in 2017.

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. The primary current funding source expires in 2016, the budget will absorb costs, however, staff will continue to seek other partners and funding sources to support the Garden Block plantings and activation for 2017 and future years.

The \$14,000 allocated for Mall Programming will be used to activate the Mall with various types of attractions or entertainment, focused on activities that will activate the median both on a one time and ongoing basis. This includes the continued support of Your Keys to the City (the placement of pianos on the mall during the summer). Meet in the Street will continue, and funded at \$25,000 in the Pedestrian Environment budget. The focus will be on programming since the majority of the capital investment occurred in 2016.

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 Wewatta 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 vs quantity and assurance of a positive customer experience.

Special Events continue to be the strongest area of opportunity in terms of both activation and revenue. Interest and diversity in this category continue to grow. Safety and quality issues surrounding relatively new “tent markets” were alleviated by the BID’s purchase of smaller footprint 8’ x 8’ pop-up tents. 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.

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.

Patio 16, launched in 2014 is a public dining/patio seating area between California and Stout streets. The primary goal was to create a family friendly and smoke-free public dining destination in conjunction with a food vending cluster. This was achieved by receiving the first-ever City of Denver outdoor food court permit. The food court permit allows the BID to implement a good neighbor code of conduct and requires the enforcement of food court regulations; including disallowing smoking and pets. Response has been positive with steady workforce use during lunchtime and consistent family use on Saturdays.

Pedestrian observations were conducted before and after the Patio 16 launch. It is safe to say that traditional negative, but legal, behaviors within the median areas have been greatly reduced and that this portion of the block has experienced a dramatic transformation in perception of safety and cleanliness.

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 in 2014 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.

Rates will not be further adjusted in 2017, however a required short-term trial period will be implemented before long-term agreements will be offered in order to reduce ongoing abandonment issues. It should be anticipated that less time is spent on receivables and legal action but also that a percentage of applicants will refuse to make a substantial financial investment for a two to three-month commitment.

The interest in utilizing kiosks vs mobile vending units has become almost exclusive. Virtually every applicant requests use of a BID-owned kiosk. With only three kiosks to offer, more and more vendors are becoming determined to purchase a kiosk in order to avoid the challenges of mobile vending. Selecting a preferred footprint, design and manufacturer should be a top priority in 2017, from which the BID could determine feasibility in purchasing a number of “pre-leased” units.

SKYLINE PARK

Skyline Park will remain a priority for the BID in 2017. The park has seen many successes and a few setbacks. A cooperative partnership with the City of Denver Parks and Recreation Department along with BID-supported activation and enhancements have seen an increase in awareness and use of Skyline Park. However, the presence homeless and street youth or ‘traveler’ population has been highly visible and widely perceived as a mostly negative presence in Skyline Park throughout the spring and summer. While in general this population does not directly disrupt the lunchtime crowds, 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 are intended to benefit the area.

Park Enhancements and Supplementary Maintenance

The BID will continue to fund maintenance support of the park in 2017. This includes daily concierge service of the tables and frequent power washing of troublesome areas.

Safety and Security

DDP staff and BID private security will continue to work closely with the Denver Police Department (DPD) and the Park Rangers to monitor safety in the Park and to help determine the best use of the information kiosk. The DPD currently uses half of the Information Kiosk space for a DPD presence in the park; Denver Parks maintenance and Park Rangers work out of the other half, providing additional eyes on the park activities.

Events and Programming

Programming Agreement – The BID is pursuing an agreement with the City of Denver Parks and Recreation Department for a year round programming

agreement, allowing the BID to activate and program on a regular and often daily basis.

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. We will evaluate the existing document branding and potentially update in 2017 within budget parameters.

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 on a monthly basis and continue to monitor the effectiveness of the newsletter to assure all BID constituent communication needs are met throughout 2017. Newsletters will 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 = 375 BID property owners

Web and Photo Resources

The BID helps support a vibrant website that is the one-stop-shop for all information on Downtown, www.downtowndenver.com. \$5,000 has been budgeted for 2017 to continue to update the website and photography resources.

Targeted Marketing

Map and Directory

The Downtown Denver Map and Directory contains a comprehensive listing of Downtown retail businesses, hotels and attractions and a full map of Downtown on the back panel. The directories are distributed in the Mall wayfinder signs, information kiosks and throughout hotels, restaurants and businesses in Metro Denver and at all conventions. The BID prints 350,000 copies annually, 87,500 every three months.

In 2011, the BID decided to publish the directory twice in one year to increase potential advertising revenue. In 2014 the BID switched to a three-month publishing cycle to increase revenue and aggressively promote advertising in the Map and Directory so that the directory will pay for itself. In spite of these efforts the Map and Directory continues to lose money. The proposed plan for 2017 is to transition to printing a map only for the second half of 2017 which will bring production costs down significantly.

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.

Event Flyer

Event Flyer highlights events at a glance with event name, date and web site, phone and locations. These flyers are printed approximately 11 times a year (with the Winter in the City Holiday Guide replacing the December edition) and distributed in the 16th Street Mall wayfinder signs and information kiosks and to Denver hotels, property managers and businesses.

- **Block 1** (15th to 16th) – The BID will continue to work diligently with its clean and safe contractor, private security, the Park Rangers, and DPD to improve the safety and overall cleanliness of the block. In addition to occasional targeted activation days, the BID will explore implementing on-going, activation programs with the BID-owned games and materials during the times the Park is not otherwise permitted.
 - **Movies** - The BID will continue support of the movie series in Block 1, building on previous years' successes with the continued commitment to safety and enhanced marketing.
- **Block 2** (16th to 17th) –The BID will continue the mini-golf and games programming, and staffing a Games Host position in block 2. This is daily operation with longer hours on the weekends. The beer garden or similar use may continue for an extended period of time in 2017, subject to City approvals and partnerships.
- **Block 3** (17th to 18th)–In 2015, the BID funded the temporary infrastructure to create two specific use areas in Block 3 for the summer months including a dedicated children's play area and a dog park. The overall goal of each of these elements is to bring a more positive use to the area that is rarely used for event programming. Each was fenced, and installed to be easily removable. This initiative was repeated in 2016, for a 4-month period. The kids play area included a 2x22x22' sand box in 2016. In 2017, it is anticipated the City will provide the fencing for the dog park, possibly a permanent dog park. The kids play area needs a more iconic play structure and BID staff is researching fitness equipment that could be utilized by adults as well as children to activate the Park.

RESEARCH

Downtown Denver continues to be in an exciting position to play 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.

In 2017 the research staff will:

- Produce the State of Downtown Denver report, Pedestrian Count report, Quarterly Economic Update reports 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.
- Manage the Pedestrian Count program to understand pedestrian traffic in Downtown Denver. Continue to implement automatic pedestrian counters and analyze data from automatic pedestrian counters to understand how pedestrian traffic changes throughout the day, throughout the week, and throughout the year.
- 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.

ECONOMIC DEVELOPMENT

The 2017 BID strategy will emphasize retail recruitment and retention; business recruitment and retention; and identifying, supporting and attracting start-up businesses.

Business Retention Program

- Retention efforts include contacting all companies occupying 10,000 square feet or more of office space that have leases coming up for renewal in the next 18 to 24 months. In a typical year, about 35 companies occupying a total of approximately one million square feet of commercial office space and representing about 4,000 employees are contacted. Efforts will also include outreach to 50 - 100 targeted companies in key clusters in coordination with the Denver Office of Economic Development.
- 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, Metro Denver Economic Development Corporation (MDEDC) and other regional economic development organizations.

Business Recruitment Program

- The BID will continue to be the primary representative for Downtown Denver with metro, regional and national companies considering relocation to, or expansion in, Colorado.
- The BID will continue to be represented as appropriate at CoreNet, NAIOP, ULI, BOMA and ICSC events and conferences in 2017.
- Conduct Downtown Development and Trends presentations for commercial brokers, investors, property owners and businesses for the purpose of highlighting Downtown as a great office location.
- The BID will participate in the 2017 Site Selection Conference.
- The BID will participate in Metro Denver EDC's National Marketing Program to ensure Downtown Denver is able to take advantage of regional, national and international media opportunities.

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

2017 retail activities will be focused in the following areas:

- Continued implementation of Retail Development Plan with focused outreach to retail prospects in the following categories; first/new to market concepts, soft goods (men's, women's and children's clothing/accessories), and daily needs/general merchandise.

- Distribution of the Retail Video and Electronic Book to prospective retailers, property owners and brokers.
- 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.
- Promote and enhance the database and interactive map for the Retail Space Inventory Project and evaluate the expansion of it with future phases which will cover the entire BID area.
- Work with and support property owners/developers to share the downtown retail vision and identify opportunities for retail development, including Market Street Station redevelopment, California Mall, Colorado Building, Cottrell's Building and Block 162.
- Continue to work with Target as it evaluates potential sites for its latest flex format stores. This includes working with and supporting property owners with research and other information.
- Give quarterly presentations to retail brokerage offices on Downtown retail development and other statistics.
- Attend and participate at the ICSC 2017 RECON, and New York National Conferences 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.
- Distribute the quarterly Economic Research Report to retail brokers and property owners.
- Pursue meetings with retailers such as Zara, Charlotte Russe, Primark, Jos. A. Bank, Target, Old Navy, Sephora, Whole Foods, LuLuLemon Athletica, Top Shop, Cotton On, Uniqlo, Nordstrom Rack, DSW, Whole Foods, Trader Joe's, Costco, Intermix, Kitson, Joe Fresh, Club Monaco and others to establish/cultivate relationships and discuss the possibility of a Downtown location.

SPECIAL PROJECTS

In 2017, the BID will fund one special project, the fourth year of Meet in the Street. The initial allocation for this is \$75,000. The current plan is for Meet in the Street to be held on both Saturdays and Sundays between Memorial Day and Labor Day, or up to 30 times in one year. The emphasis will need to shift to less labor-intensive programming and more repetitive programming, such as expansion of sidewalk cafes, entertainment and activation in addition to deployment of BID-owned turf and furnishings. One-time programming may still occur on certain occasions, but partners such as Mall restaurants and retailers, in addition to cultural institutions, will be encouraged to assist and "own" more of the one-time and repetitive programming activities relieving the BID of financial responsibility to support the project going forward. If Meet in the Street continues in future years, it should

gradually transition from a special project to a part of the annual operating budget. The 2017 Special Project funding will be primarily aimed at programming activities.

CAPITAL FUND

Capital funding for 2017 has been established based on a capital reserve goal and formula approved by the BID Board and initiated in 2004. Currently, the BID makes a contribution of 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. In 2017, the BID will fund \$24,000 for the replacement of trees on the 16th Street Mall as well as Off-Mall; focusing on BID-responsible locations including Curtis Street, California Street, Larimer Street and the LoDo portion of the 16th Street Mall. The Mall granite re-habilitation program has \$60,000 included toward upkeep of the 33+ year old infrastructure.

PERIODIC MAINTENANCE RESERVE

In 2017, funds are being allocated for updated Wayfinder maps, Mall fountain maintenance and repair, Mall granite rehabilitation, replacement Mall banners, maintenance equipment purchase/lease funding and Skyline Park furniture maintenance and/or repair in the Periodic Maintenance Reserve Projects fund. 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.

The 2017 items include:

- \$7,053 for Wayfinder map replacement for 25 signs
- \$3,500 for maintenance and repair Mall decorative fountains
- \$120,000 for Mall granite replacement in pedestrian walkways and medians
- \$6,500 for replacement Banners for the 16th Street Mall
- \$32,095 maintenance equipment lease/purchase costs – BID trucks
- \$7,000 to update aerial maps – these are replaced every other year.
- \$5,000 for Skyline Park tables, chairs and umbrellas. The tables, chairs and umbrellas in the park were replaced in 2014. This line item is for park furnishings that may need maintenance or replacement due to loss or damage.

###

2017 Budget - Proposed

September 2016

			2017
			Proposed Budget September
Dept			
REVENUES:			
400	TOTAL REVENUES		\$ 7,107,398
EXPENDITURES:			
410	MAINTENANCE & REPAIR		\$ 2,734,985
415	SKYLINE PARK		188,930
420	MANAGEMENT SERVICES		1,086,438
430	MARKETING & COMMUNICATIONS		161,330
435	WINTER IN THE CITY		324,517
440	ECONOMIC DEVELOPMENT SERVICES		96,457
445	RESEARCH		169,067
450	SAFETY		1,102,356
460	MALL VENDING		113,176
470	PEDESTRIAN ENVIRONMENT		911,484
	CONTRIBUTION TO PERIODIC MAINT RESERVE		142,500
	CONTRIBUTION TO CAPITAL RESERVE		57,613
	TOTAL EXPENDITURES		\$ 7,088,852
	NET OPERATING		\$ 18,546
USES OF RESERVE FUNDS:			
480	PERIODIC MAINTENANCE EXPENDITURES		\$ 181,148
485	CAPITAL EXPENDITURES		84,000
490	SPECIAL PROJECTS/CONTINGENCY		75,000
	TOTAL RESERVE FUNDED PROJECTS		\$ 340,148
ALTERNATIVELY FUNDED PROJECTS:			
549	BID ENTERPRISE REVENUE		\$ 712,481
549	BID ENTERPRISE EXPENSE		\$ 712,481

	A	B	H	I	J	K	L
1		2016 BID BUDGET SUMMARIES					
2		2016 Budget - Aug 2016 Projected					
3							
4				2016 - Current Fiscal Year			
5				Board Approved Budget	Projected Actual (Aug 2016)	Projected Variance Favorable (Unfavorable)	
6	Dept						
7		REVENUES:					
8	400	TOTAL REVENUES		\$ 6,873,534	\$ 6,882,768	\$ 9,234	
9		EXPENDITURES:					
10	410	MAINTENANCE & REPAIR		\$ 2,673,417	\$ 2,697,193	\$ (23,776)	
11	415	SKYLINE PARK		213,359	213,359	-	
12	420	MANAGEMENT SERVICES		1,061,959	1,061,959	-	
13	430	MARKETING & COMMUNICATIONS		224,146	224,146	-	
14	435	WINTER IN THE CITY		339,315	339,315	-	
15	440	ECONOMIC DEVELOPMENT SERVICES		105,348	105,348	-	
16	445	RESEARCH		147,571	126,194	21,377	
17	450	SAFETY		800,129	800,129	-	
18	460	MALL VENDING		205,683	203,283	2,400	
19	470	PEDESTRIAN ENVIRONMENT		887,709	876,563	11,146	
20		CONTRIBUTION TO PERIODIC MAINT RESERVE		142,500	142,500	-	
21		CONTRIBUTION TO CAPITAL RESERVE		55,216	55,216	-	
22		TOTAL EXPENDITURES		\$ 6,856,353	\$ 6,845,206	\$ 11,147	
23							
24		NET		\$ 17,181	\$ 37,562	\$ 20,381	
25							
26		USES OF RESERVE FUNDS:					
27	480	PERIODIC MAINTENANCE EXPENDITURES		\$ 183,053	\$ 202,053	\$ (19,000)	
28	485	CAPITAL EXPENDITURES		16,875	16,875	-	
29	490	SPECIAL PROJECTS/CONTINGENCY		100,000	100,000	-	
30		TOTAL RESERVE FUNDED PROJECTS		\$ 299,928	\$ 318,928	\$ (19,000)	
31							
32		ALTERNATIVELY FUNDED PROJECTS:					
33	549	BID ENTERPRISE REVENUE		\$ 466,603	\$ 800,277	\$ 333,674	
34	549	BID ENTERPRISE EXPENSE		\$ 466,603	\$ 800,277	\$ (333,674)	
35							



September 12, 2016

Michael Kerrigan, Senior Financial Analyst
City and County of Denver
Department of Finance, Special Districts
201 West Colfax Avenue, Dept. 1010
Denver, CO 80202

RE: Downtown Denver Business Improvement District (BID)

Dear Michael,

I am in receipt of your request communicated September 6, 2016 regarding the BID's planned public hearing schedule. The schedule is as follows:

- September 20, 2016: BID Board Special Meeting to review and approve the 2017 BID Budget and Operating Plan; the Board will also schedule and set a Public Hearing for Thursday, November 3rd, 2016, and direct publication and notice of said Public Hearing.
- By or before September 30, 2016: BID to submit the 2017 Proposed Budget and Operating Plan to the City Clerk, pursuant to Colorado Revised Statute 31-25-1211.
- By or before October 15, 2016, Notice of Public Hearing for 2017 Annual Budget to be published.
- November 3, 2016: BID Board 2017 Annual Budget Public Hearing.
- November 10, 2016: The BID will provide information on results of Public Hearing to Department of Finance, Special Districts.
- December 1, 2016: BID Board to approve and adopt Final 2017 BID Budget, Fixing Property Information used for calculating 2017 Special Assessment of BID and Confirming Special Assessments for Fiscal Year 2017.
- By or before December 5, 2016: BID to provide Final 2017 Operating Plan and Budget to City.

This schedule satisfies the calendar requirements outlined. Please feel free to reach out to myself as Administrative Manager of the BID, or my colleague John Desmond, Executive Director of the BID, should you have any questions or further comments.

Sincerely,

Beth Moyski
Administrative Manager, BID

Cc: John Desmond, Executive Director, BID
Rick Kron, Legal Counsel, BID

1515 Arapahoe Street,
Tower 2, Suite 400

Denver, Colorado 80202

Telephone: 303.534.6161

Facsimile: 303.534.2803

Downtown Denver Business Improvement District

Financial Statements and Required Supplementary Information

December 31, 2015

(With Independent Auditor's Report Thereon)

Kundinger, Corder & Engle, P.C.

Certified Public Accountants

Downtown Denver Business Improvement District

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Independent Auditor's Report

Board of Directors Downtown Denver Business Improvement District:

Report on the Financial Statements

We have audited the accompanying 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, 2015, and the related notes to the financial statements, which collectively comprise the BID's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Downtown Denver Business Improvement District as of December 31, 2015, the changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

Other Matter

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 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 & ENGLE, P.C.

April 7, 2016

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, 2015. 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 2015 BID revenues of \$6,989,051 were \$309,246 or 4.6% higher than 2014. Assessment revenue was up \$168,113 or 3.3%. Contract revenues were up \$158,586 or 14.5%.

Total 2015 expenditures were \$493,463 higher (an increase of 7.4% compared to 2014). Increases in Maintenance and Repair expenses (\$175,782), Special Projects expenses (\$73,237) and Contract expenses (\$176,275) were the primary contributing factors to this increase. Management and Administration (\$39,166) and Security and Safety (\$33,712) experienced more modest changes along with other categories covered below in comments in the Review of Expenditures category. Overall economic development and service levels provided by the BID were sustained in 2015.

Net position of \$1,849,359 at December 31, 2015 decreased as compared to 2014 due to the increase in expenditures over revenues noted above.

Statements of Net Position:

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

	<u>2015</u>	<u>2014</u>
Current assets	\$ 1,728,635	2,136,238
Assessments receivable	5,521,640	5,283,866
Capital assets	<u>612,354</u>	<u>665,349</u>
Total assets	<u>7,862,629</u>	<u>8,085,453</u>
Current liabilities	491,630	764,185
Deferred assessments revenue	<u>5,521,640</u>	<u>5,283,866</u>
Total liabilities and deferred inflows	<u>6,013,270</u>	<u>6,048,051</u>
Investment in capital assets	612,354	665,349
Restricted-emergency reserve	190,290	183,789
Unrestricted	<u>1,046,715</u>	<u>1,188,264</u>
Net position	<u>\$ 1,849,359</u>	<u>2,037,402</u>

Review of Revenues:

	<u>2015</u>	<u>%</u>	<u>2014</u>	<u>%</u>
Special property assessments	\$ 5,287,922	76%	5,119,809	77%
Intergovernmental	417,500	6%	408,500	6%
Contract revenue	1,253,567	18%	1,094,981	16%
Other income	<u>30,063</u>	<u>0%</u>	<u>56,515</u>	<u>1%</u>
Total revenues	<u>\$ 6,989,051</u>	<u>100%</u>	<u>6,679,805</u>	<u>100%</u>

Special property assessments represent 76% of total revenues for 2015 which increased by \$168,113 (3.3%) due to TABOR-driven assessment increases.

Contract revenues were higher in 2015 by \$158,586 (14.5%) due to increased revenue from expanded Central Platte Valley and Riverfront Park contracts, significant revenue growth in the Tree Health program and additional work performed under the Intergovernmental agreement for the City and County of Denver.

Other income decreased by \$26,452 (-46.8%) as a budget grant item of \$30,000 for funding the Garden Block project was not executed.

Review of Expenditures:

	<u>2015</u>	<u>%</u>	<u>2014</u>	<u>%</u>
Maintenance and repair	\$ 2,563,608	36%	2,387,826	36%
Management and administration	1,079,768	15%	1,040,602	16%
District marketing and promotions	530,697	7%	529,555	8%
Economic development	255,826	4%	264,002	4%
Security and safety	711,649	10%	677,937	10%
Pedestrian environment	753,967	10%	758,793	11%
Contract expenses	740,133	10%	563,858	8%
Skyline Park	205,630	3%	198,479	3%
Special projects	<u>335,816</u>	<u>5%</u>	<u>262,579</u>	<u>4%</u>
Total expenditures	<u>\$ 7,177,094</u>	<u>100%</u>	<u>6,683,631</u>	<u>100%</u>

Maintenance and Repair expenses increased by \$175,782 (7.4%). The maintenance contractor changed to a new provider effective December 1, 2014. In addition, there were increased costs for Mall granite repairs as well as for program management funding.

Management and Administration expenses were \$39,166 (3.8%) higher than 2014 due to higher costs of IT security and technology support as well as higher BID program staffing levels which drives administrative expense sharing.

District Marketing and Promotions was nearly unchanged from prior year with an increase of \$1,142.

Economic development decreased \$8,176 (-3.1%) due to decreases in the program management funding.

Security and Safety expenses increased by \$33,712 (5%), this reflects the shift of concierge expenses in the Skyline Park category to the Security and Safety expenses.

Pedestrian environment expenses were in line with the prior year with a decrease in expense of \$4,826 (-0.6%).

Skyline Park expenses increased by \$7,151 (3.6%) primarily due to an increase in programming/activation activities.

Special projects expenses grew by \$73,237 (27.9%) due to participation in a variety of projects and contributions – bicycle infrastructure, Meet in the Street activities, special off-duty police funding, tree planting and inventory projects, additional granite repair, and a contribution to the Security Action Plan.

Contract expenses increased \$176,275 (31.3%) resulting from expanded services provided as part of the Central Platte Valley contract and work for the City and County of Denver, as well as program management funding.

Budgetary Highlights:

The categories of Maintenance and Repair; Security and Safety; Pedestrian Environment and Management and Administration were the BID's primary expenditures in 2015. Special program enhancements for 2015 included:

- Bicycle infrastructure projects, including bicycle counting devices and funding for the design of protected bicycle lanes in the BID area.
- Meet in the Street program – implementation of programming activities on 16th Street Mall on five Sundays in summer when the FreeMallRide was re-routed to 15th and 17th Streets to allow for enhanced pedestrian usage.
- Tree program – planting of new trees in the public right-of-way and an overall study of the condition of the tree canopy in the BID area.
- Additional granite repairs – to address deteriorating paving conditions in the sidewalk areas of the 16th Street Mall
- Contribution to the Downtown Denver Partnership's Security Action Plan that addresses safety concerns in the BID area.

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, 511 16th Street, #200, Denver, Colorado 80202.

Downtown Denver Business Improvement District
Statement of Net Position and Governmental Funds Balance Sheet
December 31, 2015

	<u>General Fund</u>	<u>NTR Fund</u>	<u>Total</u>	<u>Adjust- ments</u>	<u>Statement of Net Position</u>
Assets:					
Cash and cash equivalents	\$ 1,308,800	–	1,308,800	–	1,308,800
Accounts receivable	192,319	205,235	397,554	–	397,554
Assessments receivable	5,521,640	–	5,521,640	–	5,521,640
Prepaid expenses	22,281	–	22,281	–	22,281
Property and equipment, net (note 2)	–	–	–	612,354	612,354
Total assets	<u>\$ 7,045,040</u>	<u>205,235</u>	<u>7,250,275</u>	<u>612,354</u>	<u>7,862,629</u>
Liabilities:					
Accounts payable	\$ 399,440	86,532	485,972	–	485,972
Internal balances	(118,703)	118,703	–	–	–
Total liabilities	<u>280,737</u>	<u>205,235</u>	<u>485,972</u>	<u>–</u>	<u>485,972</u>
Deferred Inflows of Resources:					
Deferred revenue	5,658	–	5,658	–	5,658
Deferred assessments revenue	5,521,640	–	5,521,640	–	5,521,640
Total deferred inflows	<u>5,527,298</u>	<u>–</u>	<u>5,527,298</u>	<u>–</u>	<u>5,527,298</u>
Fund Balances/Net Position:					
Fund balances:					
Reserved for emergencies	190,290	–	190,290	(190,290)	–
Assigned for cash flow and capital	330,125	–	330,125	(330,125)	–
Assigned for periodic maintenance	334,274	–	334,274	(334,274)	–
Assigned for operating reserves	382,316	–	382,316	(382,316)	–
Total fund balances	<u>1,237,005</u>	<u>–</u>	<u>1,237,005</u>	<u>(1,237,005)</u>	<u>–</u>
Total liabilities and fund balances	<u>\$ 7,045,040</u>	<u>205,235</u>	<u>7,250,275</u>		
Net Position:					
Investment in capital assets				612,354	612,354
Restricted for emergencies				190,290	190,290
Unrestricted net assets				1,046,715	1,046,715
Total net position				<u>1,849,359</u>	<u>1,849,359</u>

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, 2015

	General Fund	NTR Fund	Total	Adjust- ments	Statement of Activities
Revenues:					
Special property assessments	\$ 5,287,922	-	5,287,922	-	5,287,922
Intergovernmental (note 4)	417,500	-	417,500	-	417,500
Contract revenue	747,885	562,680	1,310,565	(56,998)	1,253,567
Other income	30,062	-	30,062	-	30,062
Total revenues	6,483,369	562,680	7,046,049	(56,998)	6,989,051
Expenditures:					
Maintenance and repair	2,563,608	-	2,563,608	-	2,563,608
Management and administration	917,864	-	917,864	161,904	1,079,768
District marketing and promotions	530,697	-	530,697	-	530,697
Economic development	255,826	-	255,826	-	255,826
Security and safety	711,649	-	711,649	-	711,649
Pedestrian environment	753,967	-	753,967	-	753,967
Contract expenses	234,451	562,680	797,131	(56,998)	740,133
Skyline Park	205,630	-	205,630	-	205,630
Special projects	335,816	-	335,816	-	335,816
Capital projects	108,909	-	108,909	(108,909)	-
Total expenditures	6,618,417	562,680	7,181,097	(4,003)	7,177,094
Excess of (deficiency in) revenues over expenditures	(135,048)	-	(135,048)	(52,995)	(188,043)
Fund balances/net position at beginning of year	1,372,053	-	1,372,053	665,349	2,037,402
Fund balances/net position at end of year	\$ 1,237,005	-	1,237,005	612,354	1,849,359

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, 2015

	Original Budget	Final Budget	Actual	Variance— From Final
Revenues:				
Special property assessments	\$ 5,283,866	5,283,866	5,287,922	4,056
Intergovernmental (note 4)	417,500	417,500	417,500	—
Other income	982,617	982,617	777,947	(204,670)
Total revenues	6,683,983	6,683,983	6,483,369	(200,614)
Expenditures:				
Maintenance and repair	2,614,116	2,607,116	2,563,608	43,508
Management and administration	902,947	922,454	917,864	4,590
District marketing and promotions	637,678	628,462	530,697	97,765
Economic development	271,037	271,037	255,826	15,211
Security and safety	730,857	730,857	711,649	19,208
Pedestrian environment	821,778	821,778	753,967	67,811
Contract expenses	269,302	248,644	234,451	14,193
Skyline Park	218,051	218,051	205,630	12,421
Special projects	—	—	335,816	(335,816)
Total current expenditures	6,465,766	6,448,399	6,509,508	(61,109)
Capital projects	52,839	52,838	108,909	(56,071)
Period maintenance reserve	118,000	118,000	—	118,000
Total capital expenditures and operating reserves	170,839	170,838	108,909	61,929
Total expenditures	6,636,605	6,619,237	6,618,417	820
Excess of (deficiency in) revenues over expenditures	47,378	64,746	(135,048)	(199,794)
Fund balances at beginning of year	1,372,053	1,372,053	1,372,053	—
Fund balances at end of year	\$ 1,419,431	1,436,799	1,237,005	(199,794)

See the accompanying notes to the financial statements.

Downtown Denver Business Improvement District
Notes to Financial Statements
December 31, 2015

(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 2011, was renewed by constituents for a ten-year period ending in 2021.

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). 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—investment in capital assets, net of related debt; 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 susceptible to accrual; i.e., 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.

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 *NTR Fund* (an alternative program 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 standard services provided by the BID.

(c) Use of 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 Cash Equivalents

The BID considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents.

(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).

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. Eligible collateral includes municipal bonds, U.S. government securities, mortgages and deeds of trust.

State statutes authorize the BID to invest in 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 does not have a further investment policy.

At December 31, 2015, the BID had \$167,638 invested in the Colorado Local Government Liquid Asset Trust, an SEC Rule 2a7-like investment pool. Investments are valued at amortized cost with each share valued at \$1.00. The investment pools are routinely monitored by the Colorado Division of Securities with regard to operations and investments. This investment is rated AAAM by Standard and Poors.

At December 31, 2015, the BID held \$636,626 in a liquid asset savings account at FirstBank.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(e) Concentrations of Credit Risk, Continued

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, 2015, the BID board of directors had certified and levied assessments of \$5,521,640 for collection during 2016. 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.

The NTR Fund had original budgeted expenditures of \$593,030 and actual spending of \$562,680.

(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:

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(i) Fund Equity, Continued

Restricted for Emergencies

These restrictions are established to comply with TABOR. Recorded TABOR emergency reserves at December 31, 2015 are \$190,290.

Assigned fund balances, if any, are amounts the District 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 adds annual contributions of ¾% of the annual property assessment, which for 2015 was \$39,659. Expenditures applied to the cash flow and capital reserve in 2015 totaled \$103,521. At December 31, 2015, the assigned cash flow and capital reserve had a total balance of \$330,125.

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 \$142,500 in 2015 and were offset by expenditures of \$68,330. The assigned periodic maintenance reserve had a total balance of \$334,274 at December 31, 2015.

(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.

(k) Subsequent Events

Management is required to evaluate, through the date the financial statements are issued or available to be issued, events or transactions that may require recognition or disclosure in the financial statements, and to disclose the date through which subsequent events were evaluated. The BID's financial statements were available to be issued on April 7, 2016, and this is the date through which subsequent events were evaluated.

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(2) Property and Equipment

Property and equipment, including changes thereto, were as follows during 2015:

	January 1, 2015	Additions	Retirements	December 31, 2015
Street furniture and fixtures	\$ 557,868	13,438	-	571,306
Landscaping	943,363	95,471	-	1,038,834
Artwork	<u>11,000</u>	<u>-</u>	<u>-</u>	<u>11,000</u>
Total property and equipment	1,512,231	108,909	-	1,621,140
Less accumulated depreciation	<u>(846,882)</u>	<u>(161,904)</u>	<u>-</u>	<u>(1,008,786)</u>
Property and equipment, net	\$ <u>665,349</u>	<u>(52,995)</u>	<u>-</u>	<u>612,354</u>

(3) Related Party

The BID contracts with a related party, the Downtown Denver Partnership, Inc. (DDP) to manage and account for its operations under the terms of an annual agreement. During 2015, the BID paid DDP \$2,344,541 for these services.

(4) 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 2015, the BID paid \$65,000 to the City for certain billing, collection, security and other services, and the BID was paid \$340,000 by the City in lieu of special assessment of certain property belonging to the City within the special assessment district boundaries. The City also had a contract with the BID totaling \$77,500 for the Safety Ambassador program.

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

Amounts reported in the statement of net position at December 31, 2015 are different because:

Fund balance of Governmental Funds	\$ 1,237,005
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the Governmental Funds	<u>612,354</u>
Total net position	\$ <u>1,849,359</u>

Downtown Denver Business Improvement District
Notes to Financial Statements, Continued

(6) 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, 2015:

Net change in fund balance - Governmental Funds \$ (135,048)

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 expense. This is the amount by which capital outlay exceeded depreciation in the current year. (52,995)

Change in net position of Governmental Activities \$ (188,043)

(7) "Tabor" Amendment

In November 1992, Colorado voters approved a state constitutional amendment (§20 of Article X of the State Constitution), the stated purpose of which is to restrain government growth (as measured by revenues and expenditures) without a vote of local citizens. The key mechanisms for restraining growth without a vote are:

- a. The prohibition of revenue and expenditure growth other than for inflation and a component for new construction growth.
- b. The prohibition of new taxes or higher tax rates.
- c. The prohibition of new debt and financial obligations with maturities exceeding one year.
- d. The prohibition of the retention of any revenue collected in excess of revenue limitations.

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 November 2011, 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 amendment is complex and subject to judicial interpretation; however, the BID believes it is in compliance with the requirements of the amendment.

(8) 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 four fiscal years.

**DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT
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 directors shall, by resolution, determine.

Article II

Directors and Officers

Section 1. There shall be the number of directors provided by 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 chairman, a vice-chairman, 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 chairman 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-chairman shall perform the duties of the chairman in the absence of the chairman or in the event of the chairman'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 provided by the board by resolution.

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 the 1st Thursday of each month at 2:00 P.M. at 511 16th Street, Suite 200, Denver, Colorado, office Board room. 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 be in attendance at 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 appropriations resolutions and certification of mill levies and special assessments, to elect officers, to amend the bylaws, and to approve any contracts or agreements in excess of Ten Thousand and No/100 Dollars (\$ 10,000.00).

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 the 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.

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 over Three Thousand and No/100 Dollars (\$3,000.00). One of the signatures shall be a board member for checks over Ten Thousand and No/100 Dollars (\$10,000.00).

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, suit, 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, suit, 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.

Article VIII

Procedural Matters

Section 1. In the absence of rules adopted by the board or provided by law governing rules of order or procedure, the latest revised edition of Roberts Rules of Order shall govern the actions of the board.

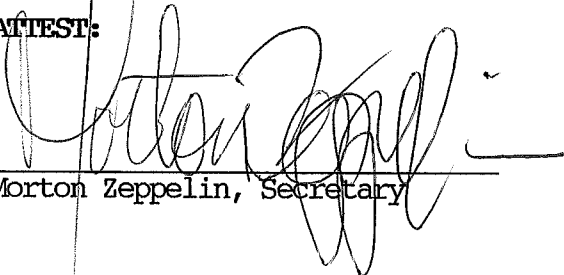
Adopted by the Board of Directors of the Downtown Denver Business Improvement District this 3rd day of September, 1992.



Eugene H. Rock, Chairman

9/4/92

Date

ATTEST:


Morton Zeppelin, Secretary

9/5/92

Date

Downtown Denver Business Improvement District Board Actions

2016 -- TO DATE

January 7, 2016

- Approval of December 3, 2015 Minutes
- Approval of 2016 Contract with St. Francis Center
- Approval of 2016 Contracts with CreativExteriors
- Approval of IGA between BID and Central Platte Valley Coordination Metropolitan District
- Approval of Tree Services Agreement for Central Platte Valley
- Approval of Agreement between BID and DUS Metropolitan District No. 1 regarding maintenance services for Tail Tracks Plaza
- Approval of Agreement between BID and UFS to provide maintenance services at Tail Tracks Plaza

February 4, 2016

- Approval of January 7, 2016 Minutes
- Approval of Downtown Planter Program for Mall flowers with CreativExteriors

March 3, 2016

- Approval of February 4, 2016 Minutes
- Approval of motion directing BID Chair to sign and send letter re: proposed smoking ban to Councilman Brooks

April 7, 2016

- Approval of March 3, 2016 Minutes
- Approval of extension of Downtown Ambassador and St. Francis Center services by two months
- Approval and acceptance of the 2015 BID Audit and Report
- Approval of IGA with the City of Denver to provide preparation work for the replacement of the Mall lights

May 5, 2016

- Approval of April 7, 2016 Minutes

June 2, 2016

- Approval of May 5, 2016 Minutes
- Approval of Extension of Agreement with St. Francis Center to July 31, 2016
- Approval of Extension of Agreement to extend Downtown Ambassador Program to July 31, 2016

July 7, 2016

- Approval of June 2, 2016 Minutes
- Approval of motion to set Public Hearing to Approve 2016 Amended Budget and for the Publication of said Public Hearing – August 4, 2016
- Approval of grant of a credit of \$19,597 on the 2017 assessment of First Gulf, operating as Renshan, LP) the developer of 1401 Lawrence Street, which is equivalent to the over charge for the uncompleted portion of the total building square footage.

August 4, 2016

- Approval of the July 7, 2016 Minutes
- Public Hearing regarding Amending the 2016 Budget
- Resolution Approving the Amended 2016 Fiscal Year BID Budget

September 20, 2016

Meeting minutes and actions scheduled for approval at Nov. 3rd meeting. Action list will be updated – when/if minutes approved by Board

November 3, 2016

Meeting scheduled

December 1, 2016

Meeting scheduled

Downtown Denver Business Improvement District
Board of Directors
2016

Gina Guarascio

Jones Lang LaSalle
1700 Lincoln St., Suite 2500
Denver, CO 80203
303-863-1303 w
gina.guarascio@callahan-management.com

Large Property

CHAIR

1st term, expires 12/31/2016

Jon Buerge

Urban Villages Inc.
1530 16th Street, Suite 350
Denver, CO 80202
720-904-0928 w
jon.buerge@urban-villages.com

B-7 Property

VICE CHAIR

1st term, expires 12/31/2018

Connie O'Murray

Jones Lang LaSalle
Property Management
1225 17th Street, Suite 1900
Denver, CO 80202
303-260-6534 w
303-301-5605 m
connie.omurray@am.jll.com

Office Property

SECRETARY

1st term, expires 12/31/2016

Rick Kron

Spencer Fane Britt and Browne
1700 Lincoln Suite 2000
Denver CO 80203
303-839-3704 w
303-839-3838 f
rkron@spencerfane.com

Legal Advisor

No term

Dorit Fischer

NAI Shames Makovsky
Commercial Real Estate Broker
1400 Glenarm Pl., Suite 100
Denver, CO 80230
303-534-5005 w
303-667-6873 m
dfischer@shamesmakovsky.com

B-5 Property

TREASURER

2nd term, expires 12/31/2018

Bahman Shafa

Focus Property Group
2737 Larimer St., Suite C
Denver, Co 80205
303-296-7550 ext. 11 w
303-324-0199 m
shafa@focuscorporation.com

Unimproved Property

1st term, expires 12/31/2018

Austin Kane

Unico Properties LLC
1660 Lincoln Street, Suite 1820
Denver CO 80264
720-486-0630 w
303-807-8172 m
austink@unicoprop.com

Retail

1st term, expires 12/31/2018

David Kaufman

910 Associates, Inc.
910 16th Street, Suite 500
Denver CO 80202
303-825-1887 w
720-341-4803 m
dkaufman@universitybldg.com

Small Property

1st term, expires 12/31/2018

2016 Downtown Denver BID Board Attendance

Board Members	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Jon Buerge Vice Chair	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Austin Kane	Yes	Yes	Yes	Yes	No	Yes	Yes	No				
David Kaufman	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Gina Guarascio Chair	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Connie O'Murray Secretary	No	Yes	Yes	No	Yes	No	Yes	Yes				
Bahman Shafa	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes				
Dorit Fischer Treasurer	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				

**Downtown Denver Business Improvement District
Property Owner Survey Comparison 2009-2016**
updated 9/16/16

Category	2016	2015	2014	2013	2012	2011	2010	2009	2009-2016	2015-2016
Number of Responses	107	90	76	92	124	92	108	100	7%	19%
Properties in B-5	61%	45%	61%	56%	56%	66%	63%	55%	12%	36%
Properties in B-7	39%	55%	39%	44%	44%	34%	37%	45%	-13%	-29%
Aware of BID?	96%	95%	94%	96%	94%	95%	91%	91%	5%	1%
Have You Contacted BID?	38%	42%	54%	31%	32%	41%	47%	67%	-44%	-10%
BID Responsiveness										
Very Responsive	62%	51%	74%	61%	53%	63%	64%	60%	3%	20%
Somewhat Responsive	31%	34%	21%	32%	31%	20%	26%	31%	0%	-10%
Somewhat Unresponsive	8%	9%	5%	7%	3%	11%	6%	5%	59%	-10%
Very Unresponsive	0%	6%	0%	0%	14%	6%	4%	5%		
How safe do you feel during day?										
very safe	54%	55%	46%	78%	77%	76%	86%	89%	-39%	-2%
moderately safe	44%	43%	47%	22%	23%	22%	14%	11%	300%	2%
not safe	2%	2%	7%	0%	0%	1%	0%	0		0%
How safe do you feel at night?										
very safe	7%	11%	7%	19%	24%	24%	28%	33%	-79%	-36%
moderately safe	46%	49%	54%	64%	62%	59%	61%	64%	-28%	-6%
not safe	47%	40%	39%	17%	14%	16%	11%	3%	1467%	18%
Change in Panhandling in Last Year?										
Increasing	64%	70%	40%	22%	35%	36%	20%	20%	220%	-9%
Decreasing	4%	0%	8%	10%	12%	20%	18%	32%	-88%	n/a
About the Same	27%	25%	48%	60%	45%	34%	51%	42%	-36%	8%
Not Sure	5%	5%	4%	8%	7%	10%	10%	6%	-17%	0%
Which of these has happened to you?										
Victim of Personal/Property Crime	11%	17%	16%	19%	16%	19%	17%	18%	-39%	-35%
Graffiti/Vandalism on Property	64%	70%	73%	67%	65%	69%	64%	78%	-18%	-9%
Panhandled/Harassed by Strangers	89%	94%	92%	89%	93%	92%	88%	94%	-5%	-5%
Approached/Harassed by Solicitors	75%	89%	80%	84%	81%	76%	74%	78%	-4%	-16%
Approached Re: Illegal Drug Sale	8%	9%	9%	13%	6%	12%	9%	4%	100%	-11%
16th Street Mall										
Very Clean	26%	20%	26%	49%	54%	56%	54%	60%	-57%	30%
Acceptable	58%	64%	66%	44%	37%	36%	40%	36%	60%	-9%
Needs Improvement	16%	16%	8%	7%	9%	7%	6%	3%	359%	0%
Other Downtown Sidewalks										
Very Clean	10%	7%	16%	18%	19%	29%	17%	24%	-58%	43%
Acceptable	65%	61%	70%	55%	58%	44%	63%	57%	13%	7%
Needs Improvement	25%	32%	14%	27%	23%	27%	20%	19%	31%	-22%
Snow Removal										
Very Good	37%	19%	70%	49%	50%	54%	60%	63%	-41%	95%
Acceptable	43%	33%	14%	45%	44%	37%	37%	33%	32%	30%
Needs Improvement	8%	8%	3%	6%	7%	9%	3%	5%	66%	0%
Unsure	12%	41%	13%	NA	NA	NA	NA	NA	-	-71%



INTER-DEPARTMENT CORRESPONDENCE

TO: Ron Saunier, Commander, District 6

FROM: Marcus Fountain, Commander, Operations Support Division

DATE: September 13, 2016

SUBJECT: Reported Offenses – Downtown Business Improvement District

As requested, the attached report summarizes the reported offenses in the Downtown Business Improvement District for January- August 2015 compared to January- August 2016. The statistics are summarized by offense type, day-of-week, month, and hour.

SUMMARY

- Overall, the number of crimes occurring in January- August decreased by 2.3% (75) comparing 2015 to 2016.
 - All Other Offenses category was down 29% (-116) and drug/narcotics violations were down 30.0% (-112) compared to 2015.
 - Increases were in larceny 14.9% (+95), criminal mischief 20.5% (+33), and motor vehicle theft 42.4% (+25)
- Saturday had the highest averages in both 2016 and 2015. Saturday was 14.97 in 2016 and 17.20 in 2015. Thursday was second highest in 2016 at 14.62 whereas Friday was second highest in 2015 at 14.31.
- By occurred hour, the 5:00 pm hour led with 192 offenses reported with 3:00 pm, 4:00 pm, and 6:00 pm all at 178. In 2015, the highest number of offenses was 11:00 pm at 214 offenses, noon with 204 offenses, and 6:00 pm at 200 offenses.
- Compared to August 2015, overall crimes reported in the area were down by 3.9% (-19) in August 2016. Overall year to date, crime is down 2.3% (-75)

If you have any questions, please do not hesitate to call.

Cc: Robert C. White, Chief of Police
David Quinones, Deputy Chief of Operations

**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
JANUARY-AUGUST 2015 AND 2016**

TYPE OF CRIME		JAN-AUG 2015		JAN-AUG 2016		CHANGE	
		#	%	#	%	#	%
CRIMES AGAINST PERSONS	Murder	0	0.0%	2	0.1%	2	N/A
	Aggravated Assault	139	4.2%	141	4.3%	2	1.4%
	Forcible Sex Offenses	45	1.4%	33	1.0%	-12	-26.7%
	Non Forcible Sex Offenses	0	0.0%	0	0.0%	0	N/A
	Kidnapping/Abduction	2	0.1%	6	0.2%	4	200.0%
	Simple Assault	268	8.1%	276	8.5%	8	3.0%
	Intimidation	69	2.1%	73	2.3%	4	5.8%
SUBTOTAL		523	15.7%	531	16.3%	8	1.5%
CRIMES AGAINST PROPERTY	Arson	0	0.0%	3	0.1%	3	N/A
	Bribery	0	0.0%	1	0.0%	1	N/A
	Burglary	81	2.4%	88	2.7%	7	8.6%
	Counterfeiting/Forgery	21	0.6%	13	0.4%	-8	-38.1%
	Criminal Mischief/Damaged Property	161	4.8%	194	6.0%	33	20.5%
	Embezzlement	1	0.0%	0	0.0%	-1	-100.0%
	Extortion	0	0.0%	1	0.0%	1	N/A
	Fraud	54	1.6%	59	1.8%	5	9.3%
	Larceny	639	19.2%	734	22.6%	95	14.9%
	Theft from Motor Vehicle	145	4.4%	150	4.6%	5	3.4%
	Motor Vehicle Theft	59	1.8%	84	2.6%	25	42.4%
	Robbery	91	2.7%	87	2.7%	-4	-4.4%
Stolen Property	7	0.2%	7	0.2%	0	0.0%	
SUBTOTAL		1,259	37.9%	1,421	43.7%	162	12.9%
CRIMES AGAINST SOCIETY	Drug/Narcotics Violations	373	11.2%	261	8.0%	-112	-30.0%
	Gambling	0	0.0%	0	0.0%	0	N/A
	Child Pornography	0	0.0%	0	0.0%	0	N/A
	Prostitution	5	0.2%	1	0.0%	-4	-80.0%
	Weapon Law Violations	49	1.5%	71	2.2%	22	44.9%
SUBTOTAL		427	12.8%	333	10.2%	-94	-22.0%
ALL OTHER OFFENSES	Fraud - NSF - Closed Account	4	0.1%	5	0.2%	1	25.0%
	Curfew	13	0.4%	5	0.2%	-8	-61.5%
	Disorderly Conduct / Disturbing the Peace	165	5.0%	132	4.1%	-33	-20.0%
	Family Offenses / Nonviolent	6	0.2%	10	0.3%	4	66.7%
	Liquor Law/Drunkenness	114	3.4%	90	2.8%	-24	-21.1%
	Other Sex Offenses	10	0.3%	13	0.4%	3	30.0%
	Viol of a Restraining/Court Order	35	1.1%	41	1.3%	6	17.1%
	Harassment	14	0.4%	11	0.3%	-3	-21.4%
	Criminal Trespassing	348	10.5%	367	11.3%	19	5.5%
All Other Offenses	406	12.2%	290	8.9%	-116	-28.6%	
SUBTOTAL		1,115	33.5%	964	29.7%	-151	-13.5%
GRAND TOTAL		3,324	100.0%	3,249	100.0%	-75	-2.3%

All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports.

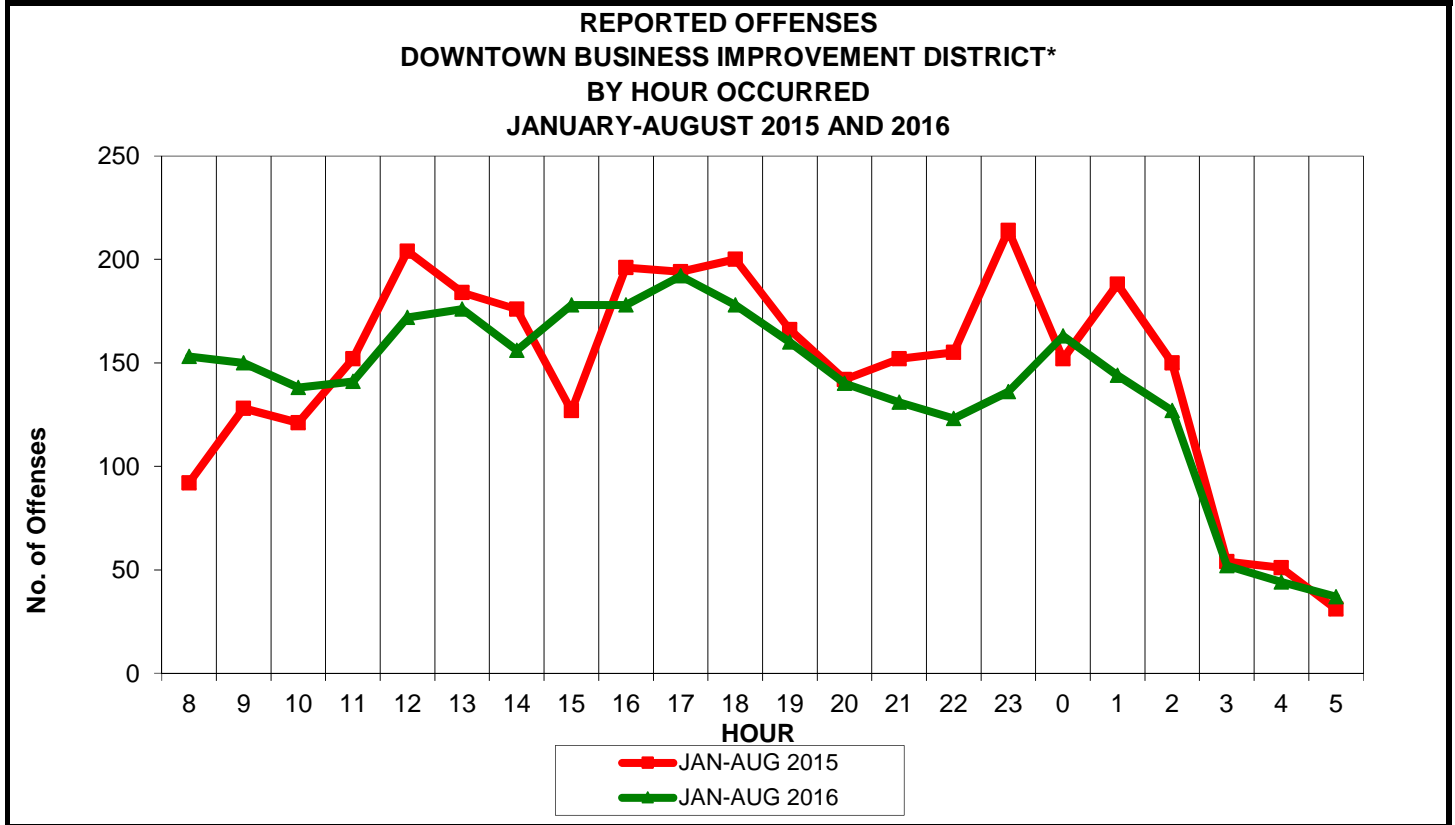
PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

Based on NIBRS Standards.

**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
BY HOUR OCCURRED
JANUARY-AUGUST 2015 AND 2016**

HOUR	JAN-AUG 2015		JAN-AUG 2016		HOUR	JAN-AUG 2015		JAN-AUG 2016	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
0800-0859	92	2.8%	153	4.7%	2000-2059	142	4.3%	140	4.3%
0900-0959	128	3.9%	150	4.6%	2100-2159	152	4.6%	131	4.0%
1000-1059	121	3.6%	138	4.2%	2200-2259	155	4.7%	123	3.8%
1100-1159	152	4.6%	141	4.3%	2300-2359	214	6.4%	136	4.2%
1200-1259	204	6.1%	172	5.3%	0000-0059	152	4.6%	163	5.0%
1300-1359	184	5.5%	176	5.4%	0100-0159	188	5.7%	144	4.4%
1400-1459	176	5.3%	156	4.8%	0200-0259	150	4.5%	127	3.9%
1500-1559	127	3.8%	178	5.5%	0300-0359	54	1.6%	52	1.6%
1600-1659	196	5.9%	178	5.5%	0400-0459	51	1.5%	44	1.4%
1700-1759	194	5.8%	192	5.9%	0500-0559	31	0.9%	37	1.1%
1800-1859	200	6.0%	178	5.5%	0600-0659	40	1.2%	81	2.5%
1900-1959	166	5.0%	160	4.9%	0700-0759	55	1.7%	99	3.0%
TOTAL						3,324	100.0%	3,249	100.0%



Note: When the occurred hour is reported missing or unknown, the system defaults to the midnight hour.

* The Downtown Business Improvement District is defined by the following street boundaries:

20th St, 20th Av, Grant St, Colfax Av, 12th St, Speer Blvd and Wewatta St.

modifications at any time, resulting in more complete and accurate records in the databases. Due to

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

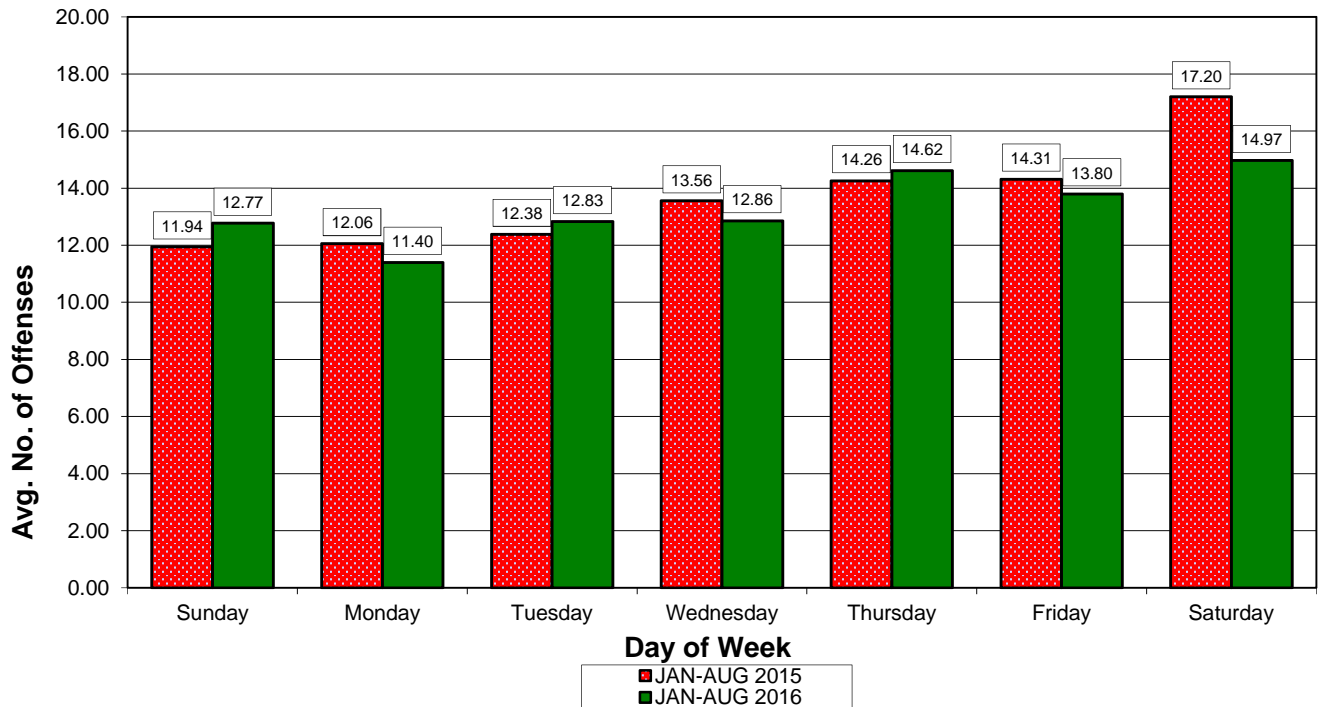
Source: Legacy system geoverified to DenverGIS Street Centerline File.

**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
BY OCCURRED DAY OF WEEK AVERAGE
JANUARY-AUGUST 2015 AND 2016**

DAY OF WEEK	JAN-AUG 2015			JAN-AUG 2016		
	Number	Percent	Avg.	Number	Percent	Avg.
Sunday	418	12.6%	11.94	447	13.8%	12.77
Monday	422	12.7%	12.06	399	12.3%	11.40
Tuesday	421	12.7%	12.38	449	13.8%	12.83
Wednesday	461	13.9%	13.56	450	13.9%	12.86
Thursday	499	15.0%	14.26	497	15.3%	14.62
Friday	501	15.1%	14.31	483	14.9%	13.80
Saturday	602	18.1%	17.20	524	16.1%	14.97
TOTAL	3,324	100.0%	13.68	3,249	100.0%	13.32

**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
BY OCCURRED DAY OF WEEK AVERAGE
JANUARY-AUGUST 2015 AND 2016**

2015	2016
Avg/Day = 13.68	Avg/Day = 13.32
Avg/Week = 95.75	Avg/Week = 93.21
Total = 3,324	Total = 3,249



PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Source: Legacy system geoverified to DenverGIS Street Centerline File.

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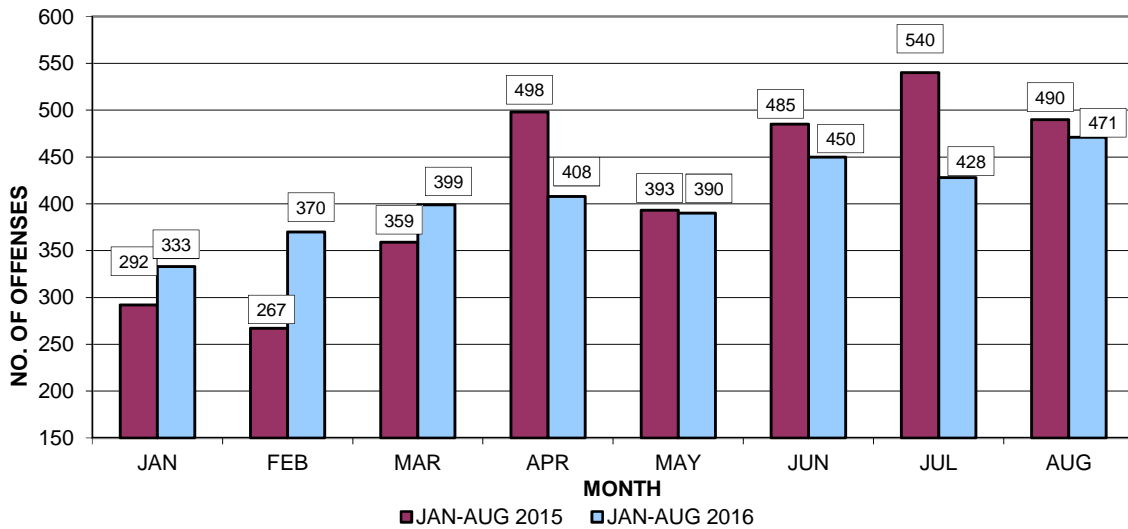
20th St, 20th Av, Grant St, Colfax Av, 12th St, Speer Blvd and Wewatta St.

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**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
BY MONTH: JANUARY-AUGUST 2015 AND 2016**

MONTH	JAN-AUG 2015		JAN-AUG 2016	
	Number	Percent	Number	Percent
JANUARY	292	8.8%	333	10.3%
FEBRUARY	267	8.0%	370	11.4%
MARCH	359	10.8%	399	12.3%
APRIL	498	15.0%	408	12.6%
MAY	393	11.8%	390	12.0%
JUNE	485	14.6%	450	13.9%
JULY	540	16.3%	428	13.2%
AUGUST	490	14.7%	471	14.5%
SEPTEMBER	0	0.0%	0	0.0%
OCTOBER	0	0.0%	0	0.0%
NOVEMBER	0	0.0%	0	0.0%
DECEMBER	0	0.0%	0	0.0%
TOTAL	3,324	100.0%	3,249	100.0%

**REPORTED OFFENSES
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT*
BY MONTH: JANUARY-AUGUST 2015 AND 2016**



* The Downtown Business Improvement District is defined by the following street boundaries:

20th St, 20th Av, Grant St, Colfax Av, 12th St, Speer Blvd and Wewatta St.

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PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

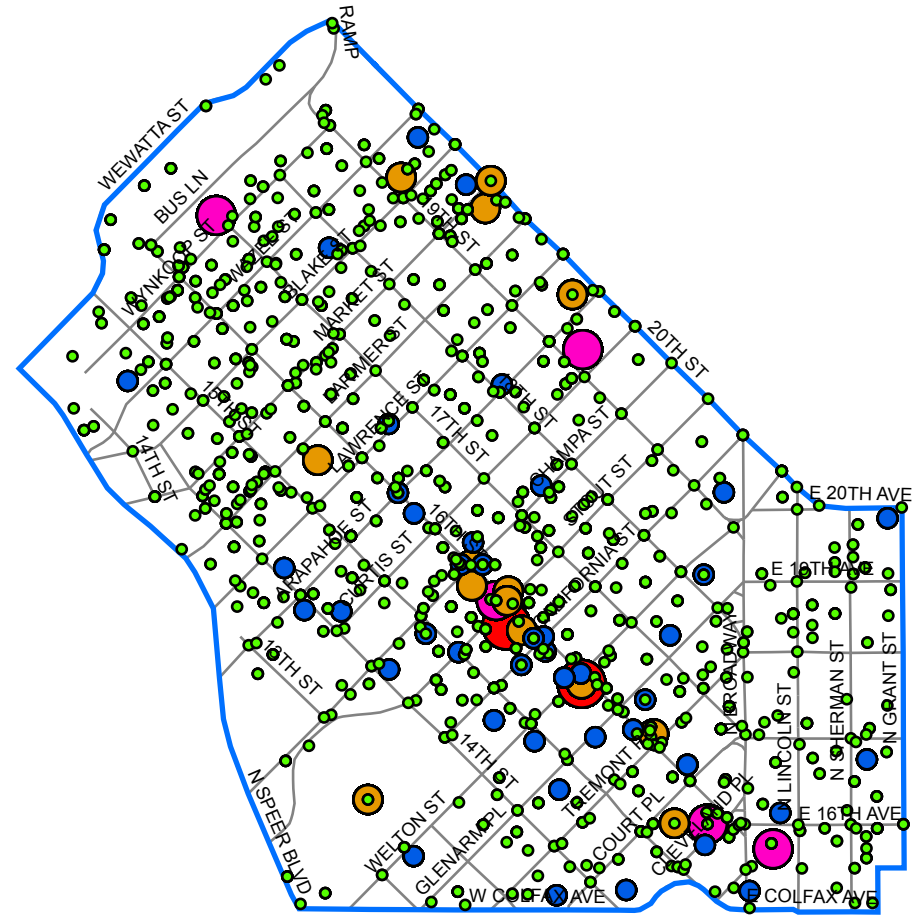
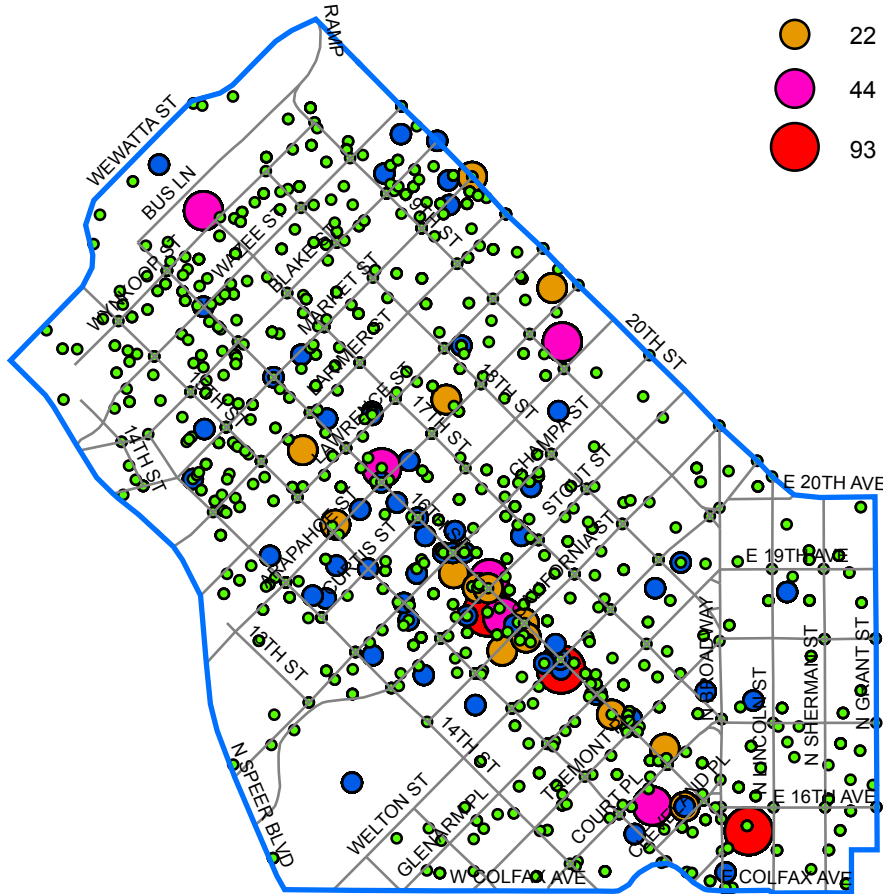
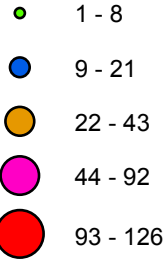
Source: Legacy system geoverified to DenverGIS Street Centerline File.

REPORTED OFFENSES DOWNTOWN BUSINESS IMPROVEMENT DISTRICT JANUARY - AUGUST 2015 AND 2016

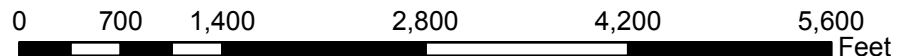
**JAN-AUG 2015
TOTAL = 3,324**

Number of Crimes

**JAN-AUG 2016
TOTAL = 3,249**



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INTER-DEPARTMENT CORRESPONDENCE

TO: Ron Saunier, Commander, District 6

FROM: Marcus Fountain, Commander, Operations Support Division

DATE: September 12, 2016

SUBJECT: Aggravated and Simple Assaults in LODO

As requested, the attached report summarizes the reported aggravated and simple assaults in LODO in January-August 2016. The statistics are summarized by type of offense, day-of-week, and hour. A map is included for the geographic distribution of offenses.

ANALYSIS

- There were 55 aggravated assaults and 86 simple assaults since the beginning of 2016.
- Sunday accounted for 41.8% (23) of aggravated assaults and 43.0% (37) of simple assaults. Saturday's numbers were lower for aggravated assaults at 30.9% (17) as well as simple assaults at 31.4% (27).
- The majority of assaults (66.0%) occurred between midnight and 3:00 am, predominantly on Friday Evening/Saturday morning and Saturday evening/Sunday morning.
- Aggravated assaults were split between the north and south areas of LODO. Three of the incidents were between 19th and 20th on Market.
 - All seven (7) aggravated assaults were separate incidents.
 - One aggravated assault was at 7:45 am at Broadway and Park Ave West, one was at 12:30 pm at 1705 17th St. with the remainder during the 10 PM to 3 AM period.
 - Only one assault was in a bar/night club (VIE Nightclub). The remainder were outdoors.
- Simple assaults were in mainly in the north east corner of the LODO neighborhood, with Market from 18th to 19th accounting for four (4) of the 9 simple assaults this month. 3 more assaults occurred at 17th and Wynkoop (Union Station).
 - Five (5) of the nine (9) simple assaults were separate incidents. The remaining were two incidents, one at 1701 Wynkoop (Union Station) at about 1:45 pm and one incident at 1946 market at 1:45 am.
 - 6 of the 10 simple assaults between midnight and approximately 2:00 am. All three incidents at 1701 Wynkoop (Union Station) occurred during daylight hours (11:00 am – 1:45 pm)
 - 3 simple assaults were in bar/night club locations, 3 were at Union Station, and 3 were on street/sidewalk or other outdoor locations.

- Blake and 19th appears to still be the center of activity, however the events are happening around that location rather than at it. The activity appears to have shifted to Wazee & 19th, Market & 19th, and Market & 20th.
- The 17th & Wynkoop (Union Station) area has not had any activity since April but had 3 simple assaults and one aggravated assault in August. These are happening during the 11:00 am to 2:00 pm timeframe.
- In August, there were 7 aggravated assaults and 9 simple assaults.
 - This is a slight decrease from the previous month for both aggravated and simple assaults.
 - Just over half the value recorded in April (30 total assaults).

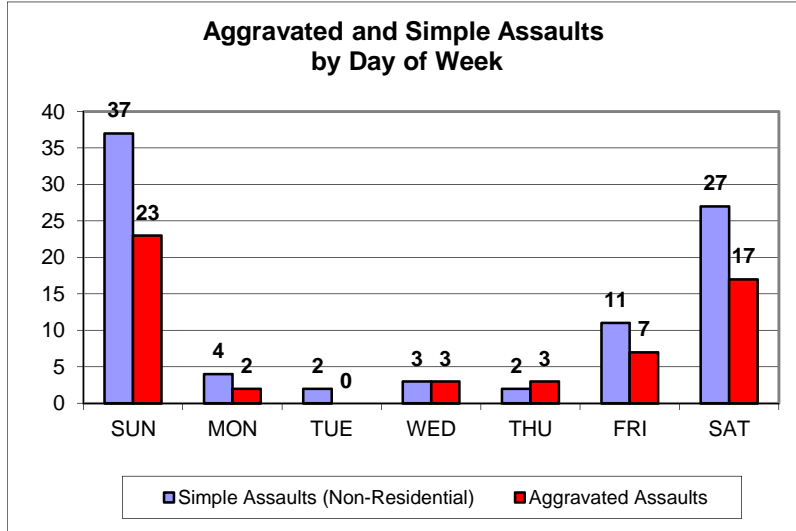
If you have any questions, please do not hesitate to call.

Cc: Robert C. White, Chief of Police
David Quinones, Deputy Chief of Operations

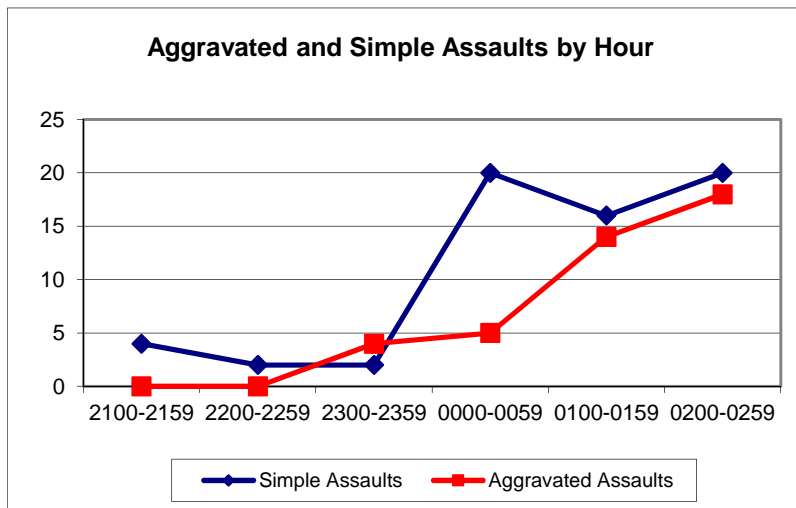
FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311

**AGGRAVATED AND SIMPLE ASSAULTS
IN THE LODO AREA
BY DAY OF WEEK AND HOUR
JANUARY - AUGUST 2016**

Simple Assaults (Non-Residential)			Aggravated Assaults	
Day of Week	Number	Percent	Number	Percent
Sunday	37	43.0%	23	41.8%
Monday	4	4.7%	2	3.6%
Tuesday	2	2.3%	0	0.0%
Wednesday	3	3.5%	3	5.5%
Thursday	2	2.3%	3	5.5%
Friday	11	12.8%	7	12.7%
Saturday	27	31.4%	17	30.9%
TOTAL	86	100.0%	55	100.0%



Hour	Simple Assaults	Aggravated Assaults
2100-2159	4	0
2200-2259	2	0
2300-2359	2	4
0000-0059	20	5
0100-0159	16	14
0200-0259	20	18



Note: 22 Simple Assaults and 14 Aggravated Assaults occurred between 3:00am and 9:00pm and are not included on this chart.

**LOCATIONS FOR ASSAULTS IN THE LODO AREA
JANUARY - AUGUST 2016
AGGRAVATED ASSAULTS**

Address	Number	Business Name
1375 14TH ST	6	
1520 20TH ST	4	Jackson's
20TH ST / MARKET ST	4	
1318 15TH ST	4	Tryst Lounge
20TH ST / WAZEE ST	3	
1530 16TH ST	3	The Kitchen
15TH ST / WAZEE ST	2	
17TH ST / MARKET ST	2	
1900 BLOCK WAZEE ST	2	
1427 LARIMER ST	2	VIE Nightclub
1701 WYNKOOP ST	1	Union Station
1632 MARKET ST	1	Mario's Double Daughter's Salotto
1431 LARIMER ST	1	Rioja Restaurant
15TH ST / BLAKE ST	1	
1424 MARKET ST	1	Mynt Mojito Lounge
1600 17TH ST	1	The Oxford Hotel
1625 LARIMER ST	1	
1422 MARKET ST	1	Larimer Square Parking Garage
14TH ST / MARKET ST	1	
16TH ST / BLAKE ST	1	
16TH ST / MARKET ST	1	
MARKET ST / 14TH ST	1	
1705 17TH ST	1	
1755 BLAKE ST	1	
1890 WYNKOOP ST	1	
1900 BLOCK MARKET ST	1	
1909 BLAKE ST	1	Beta Nightclub
1920 BLAKE ST	1	Hayter's & Co.
1932 BLAKE ST	1	The Refinery
1946 MARKET ST	1	Lodo's Bar and Grill
19TH ST / MARKET ST	1	
BROADWAY ST / PARK AVE W	1	
16TH ST / LARIMER ST	1	

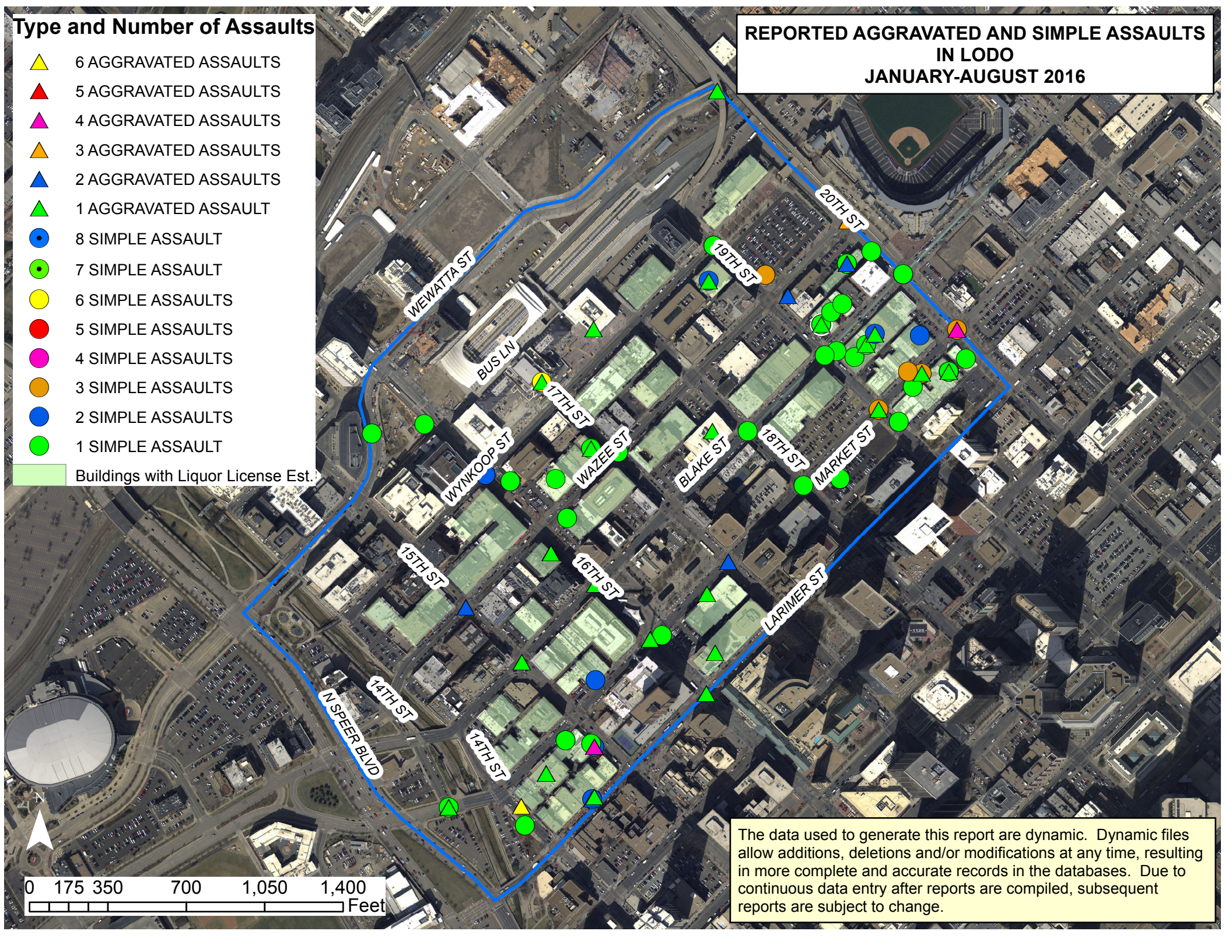
**LOCATIONS FOR ASSAULTS IN THE LODO AREA
JANUARY - AUGUST 2016**

SIMPLE ASSAULTS		
Address	Number	Business Name
1909 BLAKE ST	9	Beta Nightclub
1946 MARKET ST	8	Lodo's Bar and Grill
1701 WYNKOOP ST	6	Union Station
20TH ST / MARKET ST	3	
1520 20TH ST	3	Jackson's
1900 BLOCK MARKET ST	3	
1901 WAZEE ST	3	Parking Lot
20TH ST / BLAKE ST	3	
1941 MARKET ST	3	Cowboy Lounge
19TH ST / MARKET ST	3	
1318 15TH ST	2	Tryst Lounge
1932 BLAKE ST	2	The Refinery
16TH ST / WYNKOOP ST	2	
1427 LARIMER ST	2	VIE Nightclub
1890 WYNKOOP ST	2	
1949 MARKET ST	2	The Tavern Downtown
1448 MARKET ST	2	Dorchester
19TH ST / WYNKOOP ST	2	
1523 MARKET ST	2	Oasis Bar and Hookah Lounge
1600 BLOCK WYNKOOP ST	1	
1600 17TH ST	1	The Oxford Hotel
1550 WEWATTA ST	1	Triangle Building
14TH ST / MARKET ST	1	
1600 MARKET ST	1	
1375 19TH ST	1	St Joseph Hospital
1320 20TH ST	1	Giggling Grizzly
1320 15TH ST	1	The Drink
1500 BLOCK 20TH ST	1	
1612 WAZEE ST	1	Twenty
1625 WAZEE ST	1	
1700 BLOCK 16TH ST	1	
1300 BLOCK 14TH ST	1	
1800 BLOCK MARKET ST	1	
18TH ST / BLAKE ST	1	
18TH ST / MARKET ST	1	
1900 BLAKE ST	1	Summit Music Hall
1902 BLAKE ST	1	Summit Music Hall
1919 BLAKE ST	1	Falling Rock Tap House
1920 BLAKE ST	1	Hayter's & Co.
1920 MARKET ST	1	Brothers Bar & Grill
1925 BLAKE ST	1	The 1up
19TH ST / BLAKE ST	1	
17TH ST / WAZEE ST	1	

Type and Number of Assaults

- ▲ 6 AGGRAVATED ASSAULTS
- ▲ 5 AGGRAVATED ASSAULTS
- ▲ 4 AGGRAVATED ASSAULTS
- ▲ 3 AGGRAVATED ASSAULTS
- ▲ 2 AGGRAVATED ASSAULTS
- ▲ 1 AGGRAVATED ASSAULT
- 8 SIMPLE ASSAULT
- 7 SIMPLE ASSAULT
- 6 SIMPLE ASSAULTS
- 5 SIMPLE ASSAULTS
- 4 SIMPLE ASSAULTS
- 3 SIMPLE ASSAULTS
- 2 SIMPLE ASSAULTS
- 1 SIMPLE ASSAULT
- Buildings with Liquor License Est.

REPORTED AGGRAVATED AND SIMPLE ASSAULTS IN LODO JANUARY-AUGUST 2016



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