

Reference #

15900249

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0917: An ordinance concerning the organization and creation of the Broadway Denver General Improvement District, in the City and County of Denver, creating the District Advisory Board and appointing the initial members thereof, and approving the 2025 and 2026 Work Plan and Budget thereof, and making appropriations for the Budget Years 2025 and 2026. Una ordenanza sobre la organización y creación del Distrito de Mejoras Generales Broadway Denver, en la Ciudad y Condado de Denver, que crea la Junta Asesora del Distrito y designa a sus miembros iniciales, aprueba el Plan de Trabajo y el Presupuesto para los años 2025 y 2026, y realiza las asignaciones presupuestarias correspondientes.

First Name / Nombre

Josh

Last Name / Apellido

Tabler

I am a resident of: / Soy residente del:

I don't know / No sé mi número de distrito

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

The Broadway / lincoln district is in need of serious improvement from patrolling, maintenance and cleanliness to expanded events to bring people into the area and to attract new businesses to grow the community. This will benefit everyone from businesses to residents in the immediate and surrounding areas. Please take a walk down the Broadway/lincoln neighborhood area and see it in person. There are openly used drugs, paraphernalia and people dying. Trash everywhere and businesses shuttering their doors. Dont Destroy a beautiful neighborhood or hinder its ability to grow far more beautiful than anytime before.

Regards

Josh Tabler

Atomic Cowboy Broadway General Manager

Finish Time

2025-08-01 13:53:47

Reference #

15900618

## Public Hearings

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25-0917: An ordinance concerning the organization and creation of the Broadway Denver General Improvement District, in the City and County of Denver, creating the District Advisory Board and appointing the initial members thereof, and approving the 2025 and 2026 Work Plan and Budget thereof, and making appropriations for the Budget Years 2025 and 2026. Una ordenanza sobre la organización y creación del Distrito de Mejoras Generales Broadway Denver, en la Ciudad y Condado de Denver, que crea la Junta Asesora del Distrito y designa a sus miembros iniciales, aprueba el Plan de Trabajo y el Presupuesto para los años 2025 y 2026, y realiza las asignaciones presupuestarias correspondientes.

First Name / Nombre

Doc

Last Name / Apellido

Murdoch

I am a resident of: / Soy residente del:

District 3 / Distrito 3

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

I would be out of town for this meeting. I spoke to Luke from Luke & Friends and I would like to carry this motion to add to our taxes to address the on going issues of homelessness and our vandalism issues. As long as this money stays with us along the Broadway/ Lincoln corridor. I have found our Mayor has allocated funds for a fully funded street light at Dakota and South Lincoln to help fund the homeless agenda. I am for helping this cause, but not ok the funds were used for one to fund another project. Thank you

Finish Time

2025-08-01 16:13:41

Reference #  
15902698

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0917: An ordinance concerning the organization and creation of the Broadway Denver General Improvement District, in the City and County of Denver, creating the District Advisory Board and appointing the initial members thereof, and approving the 2025 and 2026 Work Plan and Budget thereof, and making appropriations for the Budget Years 2025 and 2026. Una ordenanza sobre la organización y creación del Distrito de Mejoras Generales Broadway Denver, en la Ciudad y Condado de Denver, que crea la Junta Asesora del Distrito y designa a sus miembros iniciales, aprueba el Plan de Trabajo y el Presupuesto para los años 2025 y 2026, y realiza las asignaciones presupuestarias correspondientes.

First Name / Nombre

Rick

Last Name / Apellido

Carpenter

I am a resident of: / Soy residente del:

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

Statement from Rick Carpenter, President, Broadway Phase II and Broadway B LMDs, I serve as the president of the joint boards for the Broadway Phase II and Broadway B Local Maintenance Districts (LMDs). I have proudly volunteered in this role since 2013, having been appointed by the Mayor of Denver. I also represent the owners of the properties located at 145 and 129 W. Alameda Avenue.

As you know, if the proposed General Improvement District (GID) is approved by voters, Broadway Phase II, Broadway B, and Broadway A LMDs will be dissolved.

I feel it's important to express my deep disappointment that, despite five years of planning, our board has not been consulted or included in the development of the GID. Our records, maintenance inventories, and institutional knowledge would have been invaluable to the planning process and to ensuring a smooth transition for the areas affected.

In concept, I do believe that extending the current LMD boundaries north from 2nd Avenue to 6th Avenue is a worthwhile and beneficial idea. However, I believe a more logical approach would have been to first bring this new area up to the maintenance standards currently achieved by the existing districts, and only then consider transitioning to a GID model. One of the most concerning elements of the current GID proposal is the inclusion of Lincoln Street—a primarily residential corridor—into a district focused largely on commercial properties. The rationale for its inclusion is unclear and appears, at least on the surface, to be primarily financial. Lincoln Street would be better served through a separate project focused specifically on residential improvements and beautification appropriate to its character as a key gateway to downtown Denver.

I acknowledge that the process may now be too far along for new dialogue, but I regret not having had the opportunity to meet with City Council and GID planners as an official representative of the current LMDs. If there is still an opportunity to pause or postpone the vote for such a meeting to occur, I strongly believe it could help prevent the failure of the GID in the future.

Last month, I've had conversations with Mr. Feinberg and Mr. Johnson regarding the proposed GID budget and operations. I remain deeply concerned, especially regarding the maintenance funding.

#### Maintenance Budget Concerns

The proposed first-year maintenance budget is \$335,955. Based on my experience managing our current LMDs, I believe this amount is significantly inadequate.

- The current three LMDs manage roughly 24 blocks of right-of-way with a combined maintenance budget of \$565,817.
- This equates to approximately \$23,575.71 per block.
- The proposed GID will be responsible for 44 blocks.
- Using the existing cost-per-block average, the total needed for comparable service would be \$1,037,331.24.

This leaves a maintenance shortfall of \$701,376.24 in the proposed budget—just to maintain the right-of-way areas alone. The only likely outcome is a significant reduction in services across the board.

I was assured by Mr. Feinberg and Mr. Johnson that any obligations in the new GID ordinance, as well as those carried over from the existing LMD ordinances, would be fulfilled. However, it's important to note that the ordinances themselves are vague and non-specific about actual services required.

For example, the current contract for Broadway Phase II and Broadway B outlines over 40 specific maintenance tasks, many of which are performed daily. These tasks are considered essential by past and current board members for maintaining quality in our districts—yet they are not explicitly required in the ordinances themselves.

I also asked what funds had been set aside to bring Lincoln Street up to a maintainable standard. I was told by Mr. Feinberg that there were no such funds, and that such upgrades were not required by the ordinance. He further stated that tasks like power washing sidewalks were not required and, if necessary, should be handled by the property owners themselves. This is troubling. Based on years of experience, I can confidently say property owners will expect services such as tree lawn care, sidewalk cleaning, and weed control. They will likely be disappointed to learn these may not be delivered.

Without a clearly defined plan and dedicated funds, I don't see how the GID could support even minimal maintenance improvements on Lincoln Street—let alone meet the expectations of residents and property owners.

#### Additional Concerns

Regarding the Safety and Security section of the proposed budget, I would caution against over-reliance on private security patrols. While private security may help with issues on private property, it often simply pushes problems into public spaces or surrounding neighborhoods. True safety improvements require meaningful coordination with law enforcement, which private security cannot provide.

Finally, I question how line items such as branding, marketing, and programming benefit primarily residential areas like Lincoln Street. Even if residents contribute a smaller portion of the overall budget, what value are they receiving in return? It appears inequitable for residential owners to subsidize business-focused activities that do not directly benefit them.

#### In Closing

My intention is not to oppose the idea of a GID outright. I recognize the potential value of consolidating efforts and expanding service areas. However, I believe this proposal is being pushed forward prematurely, without adequate input from existing district leaders, and with insufficient resources to support the expectations of those who will be paying into it.

I respectfully urge the City Council to pause and re-evaluate the current plan, to consult those with direct experience in the affected districts, and to consider a phased approach that better aligns with the needs and realities on the ground.

Thank you for your consideration, I will be present at Mondays Council Meeting.

#### Finish Time

2025-08-03 20:57:05

Reference #

15902821

## Public Hearings

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First Name / Nombre

Dawn

Last Name / Apellido

McNulty

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

As a 25 year resident of the Baker Historic District, I am writing this letter in support of ordinance 25-0917, designating South Broadway a General Improvement District. Our South Broadway corridor is the intersection of multiple registered neighborhood organizations with historical Landmark designated charm. Our densely populated, walking communities are compassionate, and inclusive, always seeking solutions to our modern day challenges. South Broadway is also home to multiple legacy Denver businesses that have been deeply impacted by our modern day challenges. With businesses down 40-60% in revenues, and increased costs required to operate and maintain our historic community, the Broadway Merchants Association has meticulously developed a strategy that will preserve our South Broadway corridor for decades to come. I'm confident, if Denver City Council Members approve ordinance 25-0917, our neighboring communities and the vast majority of Broadway

commercial owners will welcome the opportunity to further invest in our future. Please support this critical General Improvement District initiative.

Warm Regards,

Dawn McNulty | Broadway Safety Coalition

Cell | 303-725-4903

Finish Time

2025-08-04 01:01:09



Reference #

15903989

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

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First Name / Nombre

Michael

Last Name / Apellido

Wilder

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

Fully support this improvement district for South Broadway.

Finish Time

2025-08-04 10:58:53

Reference #

15904418

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

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First Name / Nombre

Kerry

Last Name / Apellido

OBrien

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

Hello,

I am Kerry O'Brien, business owner of BAR 404 Broadway, at 404 N Broadway, Denver , CO 80203, 303 570-0996.

Please be advised that I am in favor of supporting the Broadway Denver General Improvement District.

Being a committed business owner and community supporter, I feel this General Improvement District would be great for our community and will make Broadway a better, cleaner, safer place to have a business and attract more consumers to the area.

Thank you,

KerryO'brien

Finish Time

2025-08-04 13:19:22

Greetings All,

As a 25 year resident of the Baker Historic District, I am writing this letter in support of ordinance 25-0917, designating South Broadway a General Improvement District. Our South Broadway corridor is the intersection of multiple registered neighborhood organizations with historical Landmark designated charm. Our densely populated, walking communities are compassionate, inclusive, and always seeking solutions to our modern day challenges.

South Broadway is home to multiple legacy Denver businesses impacted by increased costs required to operate and maintain our historic community. The Broadway Merchants Association has dedicated the time and resources, while meticulously developing a strategy that will preserve our South Broadway corridor for decades to come. We are all confident, if Denver City Council Members approve ordinance 25-0917, our neighboring communities and the vast majority of Broadway commercial owners will welcome the opportunity to further invest in our future. Please support this critical General Improvement District initiative.

Warm Regards,

Dawn McNulty | Broadway Safety Coalition