



September 27, 2013

George Delany
Manager of Public Works
City and County of Denver
201 W. Colfax Ave. Dept.
Denver, CO 80202

Dear Mr. Delany:

The Denver 14th Street General Improvement District Advisory Board (GID) submits the attached preliminary maintenance and operating budget, capital budget and operating plan for 2014.

In addition to the proposed budgets, the GID is submitting a copy of the charge calculations for each property for both the maintenance and capital charges. These proposed charges will be billed by the GID in early 2014.

In addition to the 2014 Operating Plan and Budgets, also included are:

- A copy of the approved 2014 Budget, which shows the original amounts approved and the actual expenditures and revenues;
- The status of any planned or outstanding indebtedness;
- A copy of the 2013 BID audit conducted in 2013;
- A copy of the current District Advisory Board

There have been no material departures from the 2013 Operating Plan.

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

Sincerely,

John Desmond
Executive Vice President, Downtown Environment

CC: Debra Johnson,
Mr. Rick Sheehan,
Mr. Norman. F. "Rick" Kron, Grimshaw & Haring

Enclosures

County Clerk and Recorder File Number 2009-0629-V

14th Street General Improvement District
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 1/1/2013 Through 8/31/2013

(In Whole Numbers)				
		Year-to-Date		Total Budget \$
		Actual	Full Year Budget	Variance
Revenues				
O & M Revenues				
31100	Standard Zone Revenue	140,338	125,563	14,775
31110	Premium Zone Revenue	20,542	28,188	(7,646)
31115	(HGI) Additional Revenue	0	5,752	(5,752)
31120	Banner Rental Revenue	13,414	18,000	(4,586)
31125	Additional Maintenance Revenue	10,588	7,200	3,388
Total O & M		<u>184,882</u>	<u>184,703</u>	<u>179</u>
Total Revenues		<u>184,882</u>	<u>184,703</u>	<u>179</u>
Expenses				
Operation Expenses				
61100	City Distr Fee-14th Street	5,000	5,000	0
61105	C&CD Calc Chrg.	0	2,500	2,500
61110	Insurance Direct	5,623	3,000	(2,623)
61115	Legal Fees	723	3,000	2,277
61120	Board & Comm	0	500	500
61125	Admin O/H	0	38,000	38,000
61130	Bank Fees	201	100	(101)
61135	Audit	3,250	3,250	0
61140	State-mandated emergency reserve	0	5,575	5,575
61145	Contingency	0	2,000	2,000
Total Operation Maintenance		<u>14,797</u>	<u>62,925</u>	<u>48,128</u>
61171	Banner Installations	2,200	5,500	3,300
61173	Holiday Lighting	0	16,500	16,500
61174	Addition Landscape for Exempt Properties	6,845	6,000	(845)
61175	Watering-Utilities	3,129	4,000	871
61176	Recycling Receptacles	0	3,000	3,000
61177	Seasonal Planting & Maintenance for pots	21,171	11,000	(10,171)
61178	Annual Landscape Maintenance	6,340	24,500	18,160
61179	Utilities Power	4,154	6,500	2,346
61182	Skate Stoppers	1,000	0	(1,000)
61184	Monument & Signage Repair	0	2,500	2,500
61185	Misc Maintenance & Repairs	(7,901)	3,500	11,401
Total		<u>36,938</u>	<u>83,000</u>	<u>46,062</u>
Total Expenses		<u>51,735</u>	<u>145,925</u>	<u>94,190</u>
O & M Revenues Over (Under) Expenses		<u>133,147</u>	<u>38,778</u>	<u>94,369</u>
Contributions to				
61200	Contribution to Operating Reserve	0	38,778	38,778
Total		<u>0</u>	<u>38,778</u>	<u>38,778</u>
Debt Service Receipts				
31150	Capital Revenue	349,124	351,950	(2,826)
32000	Bank Interest	227	0	227
Total Debt Service		<u>349,351</u>	<u>351,950</u>	<u>(2,599)</u>
Debt Service				
62000	Bond Interest Exp-UMB	135,966	351,950	215,984
Total Debt Service		<u>135,966</u>	<u>351,950</u>	<u>215,984</u>
Net Debt Service		<u>213,385</u>	<u>0</u>	<u>213,385</u>

14th Street General Improvement District

2014 Maintenance and Operating Budget Summary

	Sept Approved Budget for 2013	Dec Proposed Amended Budget for 2013	Sept Preliminary Budget for 2014	Sept. Preliminary Budget for 2014 with 2.47% increase
Revenue				
Standard Zone Maintenance	\$ 28,188	\$ 28,188	\$ 28,188	\$ 28,884
Premium Zone Maintenance	125,563	125,563	125,563	128,664
Additional Maintenance (HGI additional Maint)	5,752	5,752	5,752	5,962
Additional Maintenance Revenue	7,200	7,200	12,120	12,120
Banner Rental Revenue	18,000	18,000	18,000	18,000
Total Revenue	\$ 184,703	\$ 184,703	\$ 189,623	\$ 193,630
Expenses				
Operating Expenses	\$ 62,925	\$ 58,683	\$ 61,050	\$ 61,050
Maintenance Expenses	83,000	83,475	102,100	102,100
Contribution to Operating Reserve	38,778	42,545	26,473	30,480
Total Expenses	\$ 184,703	\$ 184,703	\$ 189,623	\$ 193,630

14th Street General Improvement District Reserve Funds

	State					
	Balance	12/31/2010	Mandated Emergency Reserve	Reserve for Bond Debt Service	Unrestricted Operating Reserve	Total Reserve Balances
Balance of Bond Issuance Costs		\$ 1,500		\$ 50,000	\$ 24,943	\$ 76,443
Projected 2011 Contribution		\$ 739		\$ 9,555	\$ 36,000	\$ 387,850
Projected 2011 Uses				\$ 351,111		(351,111)
	Balance	12/31/2011	\$ 2,239	\$ 59,555	\$ 60,943	\$ 113,182
Projected 2012 Contribution		\$ 2,970		\$ 352,700	\$ 63,720	\$ 419,390
Projected 2012 Uses				(352,700)	(22,150)	(374,850)
	Balance	12/31/2012	\$ 5,209	\$ 59,555	\$ 102,513	\$ 157,722
Projected 2013 Contribution		\$ 333		\$ 351,950	\$ 38,455	\$ 390,738
Projected 2013 Uses				(351,950)	(38,500)	(390,450)
	Balance	12/31/2013	\$ 5,541	\$ 59,555	\$ 102,468	\$ 158,009
Projected 2014 Contribution		\$ 500		\$ 351,850	\$ 30,480	\$ 382,830
Projected 2014 Uses				(351,850)	(15,000)	(366,850)
	Balance	12/31/2014	\$ 6,041	\$ 59,555	\$ 117,948	\$ 173,989

**Denver 14th Street General Improvement District
Work Plan
for the year ending December 31, 2014**

Recommended by the District Advisory Board

Work Plan for 2014

- Maintain all streetscape elements along the 14th Street Corridor.
- Contract with appropriate service providers for maintenance and landscape services.
- Bill and collect capital and maintenance charges for 2014
- Establish charge schedule for property owners for 2015 and establish a budget and operating plan for 2015
- Maintain insurance
- Maintain reserve fund
- Monitor all items under warranty and communicate warranty items to the City
- Work with the City on maintenance items related to amenities adjacent to City property.
- Communicate to 14th Street Property Owners when appropriate
- Hire appropriate contractors for necessary services

2014 Work Plan

Operating Plan

Operations and maintenance costs include the cost to operate and maintain the improvements in both of the Standard Zone and Premium Zone and include administrative costs. Final completion of the project was issued in September 2012. Landscape items were under warranty for a one year period ending in Sept. 2013 and the hardscape will be under warranty for a three year period ending in September 2015. Maintenance responsibilities during the warranty period will be limited to repairs needed for vandalism, general wear and tear and annual landscaping. The 2014 Maintenance and Operating Budget reflect costs for administrative items, including insurance, legal fees, auditor fees, and District administrative management and budgeted maintenance related items including planting and maintaining the flower pots, utility costs, costs associated with the banner program and general maintenance. The total amount of the 2014 maintenance budget is \$193,630. This includes \$157,548 in revenue from the property owners, \$18,000 in revenue from the banner program, \$5,962 in revenue from additional maintenance billed to upgraded properties and \$12,120 in revenues from additional maintenance for exempt properties requesting the GID to provide services. Total projected operating expenses for 2014 are \$163,150 and the amount allocated to the operating reserve is \$30,480. Increases in the operating budget are related to increases in landscape costs, holiday lighting and maintenance needs such as the replacement of electrical outlets. Additionally, \$15,000 from the operating reserve is proposed for a contribution to a bike lane study along 14th Street leaving a projected balance of \$117,948.

Capital Improvement Plan

In 2010 the District provided \$4.0 million in capital funds through the issuance of bonds to be transferred to the City for use on the 14th Street Initial Improvements in conjunction with \$10.0 million of City general obligation bond dollars. In 2011, the District began billing for the bond

September 17, 2013

payments and the first payment was made in June 2011. The Bonds will be paid back over a 25 year period. In 2014 the District will bill \$351,850.00 to the property owners for the 2014 bond payment.

Intergovernmental Agreement

In 2011 the District and the City intend to enter into an IGA relating to project funds, operations and maintenance, and administrative matters including coordination of the construction and maintenance of the improvements.

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**DENVER 14th STREET GID
CALCULATION OF 2014 CAPITAL CHARGES**

Bond Period		25			
Interest Rate		7.00%			
Maximum Debt Capital Charge	\$	351,850			
Maximum Premium Debt Capital Charge	\$	260,759			
Maximum Standard Debt Capital Charge	\$	91,091			

14th Street Premium Zone Properties

Parcel #/HOA	Address	Owner	Assessed Value	% in District	Charges Value	Capital Charge
02336-08-077-077	1110 14TH ST	DENVER HOTEL TEATRO LLC	\$ 3,736,592	60%	\$ 2,241,955	\$ 6,255
02336-08-081-081	1390 LAWRENCE ST CU1	HOVER HSH LLC	\$ 332,253	60%	\$ 199,352	\$ 556
02336-08-082-082	1390 LAWRENCE ST CU-2	HOVER HSH LLC	\$ 310,358	60%	\$ 186,215	\$ 520
02336-08-083-083	1390 LAWRENCE ST CU-3	HOVER HSH LLC	\$ 310,880	60%	\$ 186,528	\$ 520
02336-08-084-084	1390 LAWRENCE ST CU-4	HOVER HSH LLC	\$ 319,609	60%	\$ 191,765	\$ 535
02336-08-085-085	1390 LAWRENCE ST CU-5	HOVER HSH LLC	\$ 109,388	60%	\$ 65,633	\$ 183
02345-36-008-000	1428 LARIMER ST	HERMANSON FAMILY TRUST	\$ 1,566,493	83%	\$ 1,300,189	\$ 3,628
02345-36-012-000	1401 LAWRENCE ST	RENSHAN LP	\$ 565,790	100%	\$ 565,790	\$ 1,579
02345-36-021-000	1435 LAWRENCE ST	RENSHAN LP	\$ 471,540	100%	\$ 471,540	\$ 1,316
02345-36-024-000	1400 LARIMER ST	LARIMER SQUARE ASSOCIATES LTD	\$ 828,675	100%	\$ 828,675	\$ 2,312
02345-39-010-000	1425 CHAMPA ST	AT&T COMMUNICATIONS OF THE	\$ 1,894,077	80%	\$ 1,515,262	\$ 4,228
02345-39-011-000	931 14TH ST	QWEST CORPORATION	\$ 275,500	80%	\$ 220,400	\$ 615
02345-39-012-000	931 14TH ST	U S WEST COMMUNICATIONS INC	\$ 10,496,666	80%	\$ 8,397,333	\$ 23,429
02345-39-013-000	931 14TH ST	U S WEST COMMUNICATIONS INC	\$ 1,894,077	80%	\$ 1,515,262	\$ 4,228
02345-40-023-000	727 14TH ST	WEWATTA STREET INVESTMENTS LLC	\$ 1,450,290	100%	\$ 1,450,290	\$ 4,046
02345-41-018-000	1417 CALIFORNIA ST UNIT	WEWATTA STREET INVESTMENTS LLC	\$ 1,360,245	100%	\$ 1,360,245	\$ 3,795
02345-41-021-000	1401 CALIFORNIA ST	WALNUT-TWELVE ASSOCIATES	\$ 29	100%	\$ 29	\$ 0
02345-41-023-000	701 14TH ST	WALNUT-TWELVE ASSOCIATES	\$ 29	100%	\$ 29	\$ 0
02345-41-025-000	1420 STOUT ST	DENVER DOWNTOWN HOTEL LLC	\$ 10,924,213	67%	\$ 7,319,223	\$ 20,421
02345-41-026-000	1420 STOUT ST UNIT MISC	DENVER DOWNTOWN HOTEL LLC	\$ 591,803	100%	\$ 591,803	\$ 1,651
02345-42-027-000	650 15TH ST	DENVER CONVENTION CENTER HOTEL	\$ 46,516,928	50%	\$ 23,258,464	\$ 64,892
02345-43-001-001	1051 14TH ST UNIT ARAIA	INN AT AURARIA LLC	\$ 1,294,320	100%	\$ 1,294,320	\$ 3,611
02345-43-002-002	1405 CURTIS ST UNIT HOTEL	1405 HOTELL LLC	\$ 8,971,730	100%	\$ 8,971,730	\$ 25,031
02345-43-003-003	1405 CURTIS ST UNIT PODI	1405 HOTEL LLC	\$ 585,481	100%	\$ 585,481	\$ 1,634
02345-43-004-004	1405 CURTIS ST UNIT PRK	1405 HOTELL LLC	\$ 1,645,721	100%	\$ 1,645,721	\$ 4,592
4 Seasons	1133 14TH ST	MULTIPLE OWNERS	\$ 22,921,682	80%	\$ 18,337,346	\$ 51,162
Spire	891 14TH ST	MULTIPLE OWNERS	\$ 16,132,258	67%	\$ 10,760,216	\$ 30,021
Total of Premium Zone			\$ 135,506,627		\$ 93,460,795	\$ 260,759

14th Street Standard Zone Properties

Parcel #/HOA	Address	Owner	Assessed Value	% in District	Charges Value	Capital Charge
02331-17-009-000	1414 MARKET ST	LOTUS CONCEPTS PROPERTIES LLC	\$ 270,744	100%	\$ 270,744	\$ 990
02331-17-010-000	1410 MARKET ST	KARAGAS, MARK G & PAUL G	\$ 271,005	100%	\$ 271,005	\$ 991
02331-17-011-000	1400 MARKET ST	FOCUS INVESTMENTS LTD	\$ 759,974	100%	\$ 759,974	\$ 2,779
02331-17-012-000	1317 14TH ST	LARIMER SQUARE ASSOCIATES LTD	\$ 300,643	100%	\$ 300,643	\$ 1,099
02331-17-024-000	1422 MARKET ST UNIT -14	LARIMER SQUARE PARKING LLC	\$ 2,374,897	67%	\$ 1,584,056	\$ 5,792
02331-17-026-000	1423 LARIMER ST	HERMANSON FAMILY TRUST	\$ 3,085,426	80%	\$ 2,468,341	\$ 9,025
02331-21-003-000	1301 LARIMER ST UNIT MIS	GELLER, RICHARD A	\$ 315,317	100%	\$ 315,317	\$ 1,153

**DENVER 14th STREET GID
CALCULATION OF 2014 CAPITAL CHARGES**

02331-21-004-000	1301 LARIMER ST UNIT MIS	GELLER,RICHARD A	\$ 67,860	100%	\$ 67,860	\$ 248
02331-21-005-000	1301 LARIMER ST UNIT MIS	GELLER,RICHARD A	\$ 8,671	100%	\$ 8,671	\$ 32
02331-21-006-000	1385 LARIMER ST	GELLER,RICHARD A &	\$ 88,827	100%	\$ 88,827	\$ 325
02336-01-003-000	1336 GLENARM PL	COLORADO PRESS ASSN	\$ 261,290	100%	\$ 261,290	\$ 955
02336-01-010-000	440 14TH ST	OXMAN HOLDINGS LLLP	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,712
02336-02-020-000	1326 WELTON ST UNIT -13	DENVER ATHLETIC CLUB	\$ 1,636,470	80%	\$ 1,309,176	\$ 4,787
02336-02-022-000	1325 GLENARM PL	DENVER ATHLETIC CLUB INC	\$ 3,595,217	50%	\$ 1,797,609	\$ 6,572
02346-17-010-000	323 14TH ST	14TH & TREMONT LLC	\$ 387,701	100%	\$ 387,701	\$ 1,418
02346-17-011-000	1409 COURT PL	1409 COURT LLC	\$ 318,391	100%	\$ 318,391	\$ 1,164
02346-17-012-000	1411 COURT PL	1409 COURT LLC	\$ 228,665	100%	\$ 228,665	\$ 836
02346-17-013-000	1421 COURT PL UNIT VCNT	1409 COURT LLC	\$ 95,439	100%	\$ 95,439	\$ 349
02346-17-026-000	1425 COURT PL	1409 COURT LLC	\$ 190,617	100%	\$ 190,617	\$ 697
02346-17-029-000	1424 TREMONT PL	BLECKER LLC	\$ 510,052	100%	\$ 510,052	\$ 1,865
02346-18-004-000	1400 GLENARM PL	ADAR SHENI LLC	\$ 703,250	100%	\$ 703,250	\$ 2,571
02346-18-013-000	1450 GLENARM PL	EVANS INVESTMENT ASSOCS LTD	\$ 6,974,645	33%	\$ 2,322,557	\$ 8,492
02346-18-022-000	400 15TH ST	BOP REPUBLIC PLAZA I LLC	\$ 5,089,964	20%	\$ 1,017,993	\$ 3,722
02346-18-021-000	1415 TREMONT PL	BROOKFIELD MOUNTAIN INC	\$ 1,015,290	100%	\$ 1,015,290	\$ 3,712
02346-19-031-000	1405 GLENARM PL	GLENARM PARKING LLC	\$ 441,358	73%	\$ 322,191	\$ 1,178
02346-19-032-000	1400 WELTON ST	APPLE TEN HOSPITALITY	\$ 5,543,060	100%	\$ 5,543,060	\$ 20,267
02346-19-033-000	550 15TH ST	550 15TH OWNER LLC	\$ 4,122,060	11%	\$ 453,427	\$ 1,658
02346-21-004-000	1332 TREMONT PL	DIKEOU REALTY	\$ 67,899	100%	\$ 67,899	\$ 248
02346-21-015-000	320 14TH ST	DIKEOU REALTY	\$ 754,290	100%	\$ 754,290	\$ 2,758
02346-21-016-000	1399 COURT PL	DIKEOU REALTY	\$ 464,290	100%	\$ 464,290	\$ 1,698
Total of Standard Zone			\$ 40,958,602		\$ 24,913,914	\$ 91,091

14th Street Exempt Properties

<i>Parcel #/HOA</i>	<i>Address</i>	<i>Owner</i>	<i>Assessed Value</i>	<i>% in District</i>	<i>Charges Value</i>	<i>Capital Charge</i>
02331-21-007-000	1301 LARIMER ST UNIT MIS	CITY & COUNTY OF DENVER	\$ 23,200	0%	\$ -	\$ -
02331-21-008-000	1301 LARIMER ST UNIT MIS	CITY & COUNTY OF DENVER	\$ 20,184	0%	\$ -	\$ -
02336-01-009-000	414 14TH ST	DENVER ART MUSEUM	\$ 1,153,707	0%	\$ -	\$ -
02336-07-013-000	1040 14TH ST	CITY & COUNTY OF DENVER	\$ 24,714,438	0%	\$ -	\$ -
02336-08-027-000	1380 LAWRENCE ST	REGENTS OF THE UNIVERSITY OF	\$ 6,843,391	0%	\$ -	\$ -
02336-08-090-090	1348 LAWRENCE ST UNIT L	HELEN G BONFILS FOUNDATION	\$ 3,583,530	0%	\$ -	\$ -
02336-09-030-000	1300 N SPEER BLVD	CITY & COUNTY OF DENVER	\$ 43,500	0%	\$ -	\$ -
02336-09-033-000	1250 14TH ST	REGENTS OF THE UNIVERSITY OF	\$ 6,723,795	0%	\$ -	\$ -
02336-24-001-000	700 14TH ST	CITY & COUNTY OF DENVER	\$ 138,290,270	0%	\$ -	\$ -
02336-26-001-000	1324 CHAMPA ST	CITY & COUNTY OF DENVER	\$ 2,827,210	0%	\$ -	\$ -
02345-41-020-000	1401 CALIFORNIA ST	REGIONAL TRANSPORTATION	\$ 43,500	0%	\$ -	\$ -
02345-41-022-000	701 14TH ST	REGIONAL TRANSPORTATION	\$ 43,500	0%	\$ -	\$ -
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	\$ 5,911,563	0%	\$ -	\$ -
02346-24-005-000	201 W COLFAX AVE	CIVIC CENTER OFFICE BUILDING	\$ 39,389,279	0%	\$ -	\$ -
02346-25-001-000	270 14TH ST	CITY & COUNTY OF DENVER	\$ 377,957	0%	\$ -	\$ -
Total Exempt			\$ 229,989,024			-

**DENVER 14th STREET GID
CALCULON OF 2014 MAINTENANCE CHARGES**

Initial Maintenance Charge Total	\$	157,548			
Initial Maintenance Charge Premium Zone	\$	128,664			
Initial Maintenance Charge Standard Zone	\$	28,884			
Premium Zone Upgrade Charges	\$	5,962			
Total Maintenance Budget	\$	163,509			

14th Street Premium Zone Properties

Parcel #	Address	Owner	14th St. Front Foot	%	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02336-08-077-077	1110 14TH ST	DENVER HOTEL TEATRO LLC	125	60%	\$ 62.82	\$ 7,853	NA
02336-08-081-081	1390 LAWRENCE ST CU1	HOVER HSH LLC	25	60%	\$ 62.82	\$ 1,571	NA
02336-08-082-082	1390 LAWRENCE ST CU-2	HOVER HSH LLC	25	60%	\$ 62.82	\$ 1,571	NA
02336-08-083-083	1390 LAWRENCE ST CU-3	HOVER HSH LLC	25	60%	\$ 62.82	\$ 1,571	NA
02336-08-084-084	1390 LAWRENCE ST CU-4	HOVER HSH LLC	25	60%	\$ 62.82	\$ 1,571	NA
02336-08-085-085	1390 LAWRENCE ST CU-S	HOVER HSH LLC	25	60%	\$ 62.82	\$ 1,571	NA
02345-36-008-000	1428 LARIMER ST	HERMANSON FAMILY TRUST	0	83%	\$ 62.82	\$ -	NA
02345-36-012-000	1401 LAWRENCE ST	RENSHAN LP	125	100%	\$ 62.82	\$ 7,853	NA
02345-36-021-000	1435 LAWRENCE ST	RENSHAN LP	0	100%	\$ 62.82	\$ -	NA
02345-36-024-000	1400 LARIMER ST	LARIMER SQUARE ASSOCIATES LTD	125	100%	\$ 62.82	\$ 7,853	NA
02345-39-010-000	1425 CHAMPA ST	AT&T COMMUNICATIONS OF THE	125	80%	\$ 62.82	\$ 7,853	NA
02345-39-011-000	931 14TH ST	QWEST CORPORATION	0	80%	\$ 62.82	\$ -	NA
02345-39-012-000	931 14TH ST	U S WEST COMMUNICATIONS INC	0	80%	\$ 62.82	\$ -	NA
02345-39-013-000	931 14TH ST	U S WEST COMMUNICATIONS INC	125	80%	\$ 62.82	\$ 7,853	NA
02345-40-023-000	727 14TH ST	WEWATTA STREET INVESTMENTS LLC	125	100%	\$ 62.82	\$ 7,853	NA
02345-41-018-000	1417 CALIFORNIA ST UNIT -1431	WEWATTA STREET INVESTMENTS LLC	125	100%	\$ 62.82	\$ 7,853	NA
02345-41-021-000	1401 CALIFORNIA ST	WALNUT-TWELVE ASSOCIATES	0	100%	\$ 62.82	\$ -	NA
02345-41-023-000	701 14TH ST	WALNUT-TWELVE ASSOCIATES	0	100%	\$ 62.82	\$ -	NA
02345-41-025-000	1420 STOUT ST	DENVER DOWNTOWN HOTEL LLC	0	67%	\$ 62.82	\$ -	NA
02345-41-026-000	1420 STOUT ST UNIT MISC	DENVER DOWNTOWN HOTEL LLC	125	100%	\$ 62.82	\$ 7,853	NA
02345-42-027-000	650 15TH ST	DENVER CONVENTION CENTER HOTEL	266	50%	\$ 62.82	\$ 16,711	NA
02345-43-001-001	1051 14TH ST UNIT ARAIA	INN AT AURARIA LLC	0	100%	\$ 62.82	\$ -	NA
02345-43-002-002	1405 CURTIS ST UNIT HOTEL	1405 HOTEL LLC	266	100%	\$ 62.82	\$ 16,711	NA
02345-43-003-003	1405 CURTIS ST UNIT PODIM	1405 HOTEL LLC	0	100%	\$ 62.82	\$ -	NA
02345-43-004-004	1405 CURTIS ST UNIT PRK	1405 HOTEL LLC	0	100%	\$ 62.82	\$ -	NA
4 Seasons	1133 14TH ST	MULTIPLE OWNERS	266	80%	\$ 62.82	\$ 16,711	NA
Spire	891 14TH ST	MULTIPLE OWNERS	125	67%	\$ 62.82	\$ 7,853	NA
Total of Premium Zone			2,048			\$ 128,664	NA

14th Street Standard Zone Properties

Parcel #	Address	Owner	14th St. Front Foot	%	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02331-17-009-000	1414 MARKET ST	LOTUS CONCEPTS PROPERTIES LLC	0	100%	\$ 15.13	\$ -	\$ -
02331-17-010-000	1410 MARKET ST	KARAGAS, MARK G & PAUL G	0	100%	\$ 15.13	\$ -	\$ -
02331-17-011-000	1400 MARKET ST	FOCUS INVESTMENTS LTD	125	100%	\$ 15.13	\$ 1,891	\$ -
02331-17-012-000	1317 14TH ST	LARIMER SQUARE ASSOCIATES LTD	50	100%	\$ 15.13	\$ 757	\$ -
02331-17-024-000	1422 MARKET ST UNIT -1432	LARIMER SQUARE PARKING LLC	0	67%	\$ 15.13	\$ -	\$ -
02331-17-026-000	1423 LARIMER ST	HERMANSON FAMILY TRUST	75	80%	\$ 15.13	\$ 1,135	\$ -
02331-21-003-000	1301 LARIMER ST UNIT MISC	GELLER, RICHARD A	218	100%	\$ 15.13	\$ 3,298	\$ -
02331-21-004-000	1301 LARIMER ST UNIT MISC	GELLER, RICHARD A	0	100%	\$ 15.13	\$ -	\$ -
02331-21-005-000	1301 LARIMER ST UNIT MISC	GELLER, RICHARD A	0	100%	\$ 15.13	\$ -	\$ -
02331-21-006-000	1385 LARIMER ST	GELLER, RICHARD A &	66	100%	\$ 15.13	\$ 999	\$ -
02336-01-003-000	1336 GLENARM PL	COLORADO PRESS ASSN	0	100%	\$ 15.13	\$ -	\$ -
02336-01-010-000	440 14TH ST	OXMAN HOLDINGS LLLP	125	100%	\$ 15.13	\$ 1,891	\$ -
02336-02-020-000	1326 WELTON ST UNIT -1380	DENVER ATHLETIC CLUB	125	80%	\$ 15.13	\$ 1,891	\$ -
02336-02-022-000	1325 GLENARM PL	DENVER ATHLETIC CLUB INC	125	50%	\$ 15.13	\$ 1,891	\$ -
02346-17-010-000	323 14TH ST	14TH & TREMONT LLC	125	100%	\$ 15.13	\$ 1,891	\$ -
02346-17-011-000	1409 COURT PL	1409 COURT LLC	125	100%	\$ 15.13	\$ 1,891	\$ -
02346-17-012-000	1411 COURT PL	1409 COURT LLC	0	100%	\$ 15.13	\$ -	\$ -
02346-17-013-000	1421 COURT PL UNIT VCNT	1409 COURT LLC	0	100%	\$ 15.13	\$ -	\$ -
02346-17-026-000	1425 COURT PL	1409 COURT LLC	0	100%	\$ 15.13	\$ -	\$ -
02346-17-029-000	1424 TREMONT PL	BLECKER LLC	0	100%	\$ 15.13	\$ -	\$ -
02346-18-004-000	1400 GLENARM PL	ADAR SHENI LLC	125	100%	\$ 15.13	\$ 1,891	\$ -
02346-18-013-000	1450 GLENARM PL	EVANS INVESTMENT ASSOCS LTD	0	33%	\$ 15.13	\$ -	\$ -
02346-18-022-000	400 15TH ST	BOP REPUBLIC PLAZA I LLC	0	20%	\$ 15.13	\$ -	\$ -
02346-18-021-000	1415 TREMONT PL	BROOKFIELD MOUNTAIN INC	125	100%	\$ 15.13	\$ 1,891	\$ -
02346-19-031-000	1405 GLENARM PL	GLENARM PARKING LLC	125	73%	\$ 15.13	\$ 1,891	\$ -

**DENVER 14th STREET GID
CALCULATON OF 2014 MAINTENANCE CHARGES**

02346-19-032-000	1400 WELTON ST	APPLE TEN HOSPITALITY	125	100%	\$ 15.13	\$ 1,891	\$ 5,962
02346-19-033-000	550 15TH ST	550 15TH OWNER LLC	0	11%	\$ 15.13	\$ -	\$ -
02346-21-004-000	1332 TREMONT PL	DIKEOU REALTY	0	100%	\$ 15.13	\$ -	\$ -
02346-21-015-000	920 14TH ST	DIKEOU REALTY	125	100%	\$ 15.13	\$ 1,891	\$ -
02346-21-016-000	1399 COURT PL	DIKEOU REALTY	125	100%	\$ 15.13	\$ 1,891	\$ -
Total of Standard Zone			1,909			\$ 28,884	\$ 5,962

14th Street Exempt Properties							
Parcel #	Address	Owner	14th St. Front Foot	%	Maintenance Charge Rate	Maintenance Charge	Premium Upgrade Charge
02331-21-007-000	1301 LARIMER ST UNIT MISC	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02331-21-008-000	1301 LARIMER ST UNIT MISC	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02336-01-009-000	414 14TH ST	DENVER ART MUSEUM	0	0%	NA	\$ -	\$ -
02336-07-013-000	1040 14TH ST	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02336-08-027-000	1380 LAWRENCE ST	REGENTS OF THE UNIVERSITY OF	0	0%	NA	\$ -	\$ -
02336-08-090-090	1348 LAWRENCE ST UNIT U-A1	HELEN G BONFILS FOUNDATION	0	0%	NA	\$ -	\$ -
02336-09-030-000	1300 N SPEER BLVD	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02336-09-033-000	1250 14TH ST	REGENTS OF THE UNIVERSITY OF	0	0%	NA	\$ -	\$ -
02336-24-001-000	700 14TH ST	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02336-26-001-000	1324 CHAMPA ST	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02345-41-020-000	1401 CALIFORNIA ST	REGIONAL TRANSPORTATION	0	0%	NA	\$ -	\$ -
02345-41-022-000	701 14TH ST	REGIONAL TRANSPORTATION	0	0%	NA	\$ -	\$ -
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
02346-24-005-000	201 W COLFAX AVE	CIVIC CENTER OFFICE BUILDING	0	0%	NA	\$ -	\$ -
02346-25-001-000	270 14TH ST	CITY & COUNTY OF DENVER	0	0%	NA	\$ -	\$ -
Total Exempt			-			-	-

	14th St. Front Foot	Maintenance Charges
Total of Premium Zone Properties	2,048	\$ 128,664
Total of Standard Zone Properties	1,909	\$ 28,884
Grand Total	3,957	\$ 157,548
Total Premium Upgrade Charges		\$ 5,962
Total Maintenance Budget		\$ 163,509

2013 - 14th Street District Advisory Board

Name	Company	Address	City, State	Zip	Phone	Email	Term exp.
Mark Najarian	City and County of Denver	1245 Champa St	Denver, Co	80204	720-865-4236	Mark.Najarian@denvergov.org	12/31/12 1st
Mike Zoellner	RedPeak Properties	1600 Glenarm Pl, #200	Denver, Co	80202	303-321-7325	mzoellner@redpeakproperties.com	12/31/12 1st
Chris Crosby	The Nichols Partnership, Inc.	1899 Wynkoop St, Suite 425	Denver, Co	80202	303-291-2200	crosby@nicholspartnership.com	12/12/12 1st
Andrew Johnston	City and County of Denver	201 W. Colfax	Denver, Co	80202	720-913-9372	andrew.johnson@denvergov.org	12/31/12 1st
Josh Fine	Focus Property Group LLC	2737 Larimer St, Unit C	Denver, Co	80205	303-296-7550	jfine@focuspropertygroup.net	12/31/13 2nd
Karen Good	City and County of Denver	201 W. Colfax, Dept 509	Denver, Co	80202	720-865-3162	karen_good@denvergov.org	12/31/12 1st
Albus Brooks	City and County of Denver	2713 Welton St	Denver, Co	80205	720-337-8888	albus.brooks@denvergov.org	12/31/12 1st
Matt Bertucci	NAI Shames Makovsky	1400 Glenarm Place Suite 100	Denver, Co	80202	720-881-7530	M.Bertucci@shamesmakovsky.com	11/30/14 1st
Carolyn Waldmann	Larimer Associates, LLC	1430 Larimer St., Suite 200	Denver, Co	80202	303-685-8155	cwaldmann@larimerassociates.com	12/31/13 1st
Rick Kron	Spencer Fane & Grimshaw LLP	1700 Lincoln Suite 3800	Denver, CO	80203	303-859-3704	rkron@spencerfane.com	

