



Baker Historic Neighborhood Association
P.O. Box 9171
Denver, CO 80209

February 3, 2012

Denver City Council
c/o Councilman Chris Nevitt
1437 Bannock St, Room 494
Denver, CO 80202-5390

Ladies and Gentlemen:

As you know, the Baker Historic Neighborhood Association (BHNA) is a Denver registered neighborhood organization that serves approximately 4,800 persons in approximately 2,300 households. The boundaries of the BHNA are West 6th Avenue (north); Lincoln Avenue (east); Mississippi Avenue (south); and the Platte River (west).

At the request of Councilman Chris Nevitt, the BHNA Zoning Committee reviewed his proposal to modify the South Broadway Montgomery Ward Urban Renewal Plan (aka the Broadway Market Place Urban Renewal Plan) to allocate tax increment financing funds for stormdrain and streetscape improvements.

After lengthy review and a meeting with Councilman Nevitt, the Zoning Committee voted to recommend that the BHNA Board of Directors support Nevitt's proposal. The members of the Board of Directors subsequently approved the proposal by a vote of four in favor, none opposed, two abstained and one not voting.

The undersigned consequently communicate the support of the BHNA of Councilman Nevitt's proposal to you.

Sincerely,

A handwritten signature in black ink, appearing to be 'P Ramsey', written over a horizontal line.

Paul Ramsey
President

A handwritten signature in black ink, appearing to be 'D Pimple', written over a horizontal line.

Doug Pimple
Zoning Committee Chairman



February 2, 2012

Delivered via email

Councilman Chris Nevitt, District 7
Council President
City and County Building
1437 Bannock Street, Room 451
Denver, CO 80202
Chris.Nevitt@DenverGov.org

Re: Broadway Marketplace Infrastructure Improvements:

Dear Councilman Nevitt:

The West Washington Neighborhood Association ("WWPNA") understands a plan is presently under consideration to allow the use of the property tax portion of the tax increment financing for the Broadway Marketplace to be used for improvements to the storm water discharge system for that area.

As we understand it, there are multiple reasons to use the property tax portion of the TIF to undertake these improvements. First, we understand that the improvements to the storm water discharge system might abate some of the flooding problems experienced in the Speer neighborhood and other areas within the borders of WWPNA.

Secondly, there could be a net financial benefit to using the property tax portion of the TIF to perform the storm water discharge improvements now, as we understand that Denver could connect to certain improvements currently being made by CDOT as part of the Valley Highway project. Thus, performing the infrastructure improvements at the Broadway Marketplace at this time likely would be less expensive than if these improvements were performed on a stand-alone basis at a later date.

For the reasons stated above, WWPNA encourages you and other Council representatives to support the proposal to allow the TIF money to be used for the above-referenced improvements.

Thank you for your consideration.

Kind regards,

Tim O'Byrne
President