



WEST COLFAX BUSINESS IMPROVEMENT DISTRICT 2017 OPERATING PLAN

WCBID background

The West Colfax Business Improvement District (WCBID) was formed in 2006 as an outgrowth of the West Colfax planning process in order to implement the goals of the West Colfax Plan. The broadly supported plan sets out a vision for a revitalized West Colfax Avenue between Federal and Sheridan characterized by a pedestrian-friendly mixture of uses that continues to guide WCBID's objectives and activities.

Mission and Goals of WCBID

The West Colfax Business Improvement District revitalizes West Colfax Avenue as Denver's sustainable Main Street by:

- promoting large-scale investment through land assembly and sustainable redevelopment
- supporting and recruiting retail
- sponsoring improvements to the R-O-W that encourage pedestrian usage and multi-modal transportation

To achieve its mission, WCBID brings resources to West Colfax through:

- tax credits, incentives and rebates to increase business sustainability
- attracting investment in mixed-use development and amenities
- small business financing, licensing and Main Street code assistance
- market analysis, and
- targeted investments such as to the streetscape.

Leadership

WCBID is very fortunate to be led by its engaged, knowledgeable and active board, comprised of property owners on West Colfax Avenue. Many of board members also own their own businesses. Working closely with this engaged and diverse board, the Director Dan Shah, in collaboration with a range of partners, develops strategies and provides the day-to-day implementation required to achieve the organization's mission of revitalizing the West Colfax corridor. In 2016, this included the development of a three year plan for WCBID with goals, justification, relation to community support, planning efforts and earlier efforts, and an assessment of required supports to achieve the goal.

REAL ESTATE DEVELOPMENT AND LAND USE

Land Assembly and Development Promotion. These activities are intended to meet the challenge of redeveloping underutilized land characterized by limited depth and options for assembly, while also augmenting residential density through mixed-use.

- Explore partnership with newly forming West Denver Restoration Initiative, to explore ways to address infrastructure, economic development and educational challenges facing Westside as a whole, including creating new financing tools.
- Undertake events promoting district and new development and businesses.
- Support rezoning at St Anthony's site to maximize density, high quality design and "rooftops" for retail.
- Assist with city or state entitlement and other approvals, including navigating Main Street code to ensure all lots can be redeveloped, to expand rehab and redevelopment opportunities on Colfax.
- Connect owners and prospective investors and support deals through sales, groundleases and joint ventures.
- Maintain database of comparable sales, site information, and occupancy and web-based listing of development opportunities to assist developers identify promising developments.
- Deploy Colfax Main Street Brownfield program in order to provide prospective developers with EPA-funded environmental assessments on historic gas station and drycleaner sites.
- Track assembly opportunities and advocate for changes to zoning codes to preserve character of West Colfax and increase development viability.

ECONOMIC DEVELOPMENT

- Provide primary and secondary market research in support of retail recruitment efforts.
- Promote district through printed and other materials demonstrating growth and momentum, including print and web-based district business listing, and interactive map of services and other amenities.
- In order to recruit missing services and amenities with unmet demand identified in market research, expand technical and legal assistance as recruitment tool:
 - promote strategies to provide long-desired community amenities with equitable access to entire neighborhood

- link neighborhood grocers to technical assistance through the Healthy Corner Store Initiative, or providing assistance directly for business licensing and Main Street Zoning
- Continue to search out similar novel forms and uses that meet the market while providing vital, neighborhood serving uses.
- Business support and advocacy strategy focused on improving profitability, appearance and appeal to customers, increased customer traffic and job creation for existing businesses: trainings and counsel existing business on improving access to affordable credit, operations, sustainability, merchandising and marketing through one-on-one counseling and trainings with partner lenders.
- Perform annual business audit tracking sales tax collections, industry sector and job creation.

MARKETING AND EVENTS

Promote WCBID, development and business activity to property and business owners, retailers, developers, and general public via:

- Continue to use marketing materials highlight new Sloans development and pipeline of residential units.
- Social media (Facebook, Twitter, website) to highlight new projects, BID businesses, services and amenities.
- Direct, face-to-face contact with potential investors, business and property owners, and neighborhood organizations.
- Electronic newsletters (completing email list of businesses and property owners) and other correspondence to constituents.
- Businesses assistance social media promotion (e.g. Google+, Yelp).
- Building event schedule for spring, summer and fall/winter, with an eye toward locating events on Sloans development on completion of infrastructure work. Events to build on Re-imagine West Colfax and Art in Transit.

STREET

These strategies are designed to improve the street and streetscape in order to create an attractive, pedestrian friendly environment that will be conducive to retail growth and job creation.

- Build on wayfinding and transit amenity project to modify West Colfax to promote safe and easy pedestrian and cycle access between neighborhood amenities, retail and public transit as foundation for consumer-driven revitalization of the corridor.
- Use Walk Audit and Re-imagine W Colfax design demonstration results to push for modifications to public R-O-W to improve safety, so walking and biking becomes more safe and appealing, enabling residents to rely on low-cost transportation and promoting greater use of district businesses, attracting new services and generating jobs.
- Advance plan with DPW, CDOT, OED and others to leverage funds to invest in permanent modifications to W Colfax based on design demonstration
- Promote public safety and combat vagrancy and vice by engaging with police, residents, and businesses.
- Promote B-cycle stations in West Colfax.

PUBLIC ART

To enhance the appearance of West Colfax:

- Include art in mobility project design.
- Expand graphic design approach for buildings/vacancies/street to unify corridor and reinforce district identify.
- Search out other funding and opportunities to add public art to West Colfax corridor and attract artists as tenants.
- Continue historic signage renovation. Work with other Colfax Denver districts to press for zone code amendments enabling creative signage in keeping with unique character of Colfax.

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
CITY AND COUNTY OF DENVER, COLORADO

2016 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

SERVICES PROVIDED

The District was established to provide: Economic development services, enhanced maintenance programs, and advocacy on behalf of West Colfax corridor property and business owners.

BID operations will include:

- Design and/or implement business programs to promote West Colfax Ave.
- Coordinate outreach to potential developers and businesses.
- Maintain communication with City Council and other civic leaders, other BIDs and constituencies as needed.
- Be a point of contact and resource for assessment payers through periodic newsletters and faxes, web page enhancements, in-store visits, and meetings and forums to keep assessment payers apprised of the BID's activities.
- Be a liaison between the City of Denver and businesses, promoting and obtaining resources for improvements to businesses.
- Design and install of Right-Of-Way improvements.

BASIS OF ACCOUNTING:

The basis of accounting utilized in the preparation of the 2016 budget for the District is the accrual method. The District's 2016 budget includes projected revenues and expenditures for its general operating fund.

REVENUE

The District derives its revenue from special assessments fees and interest earnings on the available District funds, as well as from Federal and state sources for special project funding.

EXPENDITURES

The District has contracts with consultants to provide the monthly services required to operate and promote the District. It also maintains contracts with consultants to undertake its improvement projects and maintenance. The District provides maintenance and water and sewer services, however, only to the improvements it installs in the Right-Of-Way.

ANTICIPATED PROJECTS:

The Board has budgeted for the cost of Right-Of-Way Improvements, Economic Development Programs, BID Programming, Economic Development Director and General Administration Expenses, and Maintenance Operations. The District will fund these projects with moneys from the special assessment, grant monies from the State and Federal government, administered through the City of Denver, and other sources.

	<u>2014 Actuals</u>	<u>2015 Projected Actuals</u>	<u>2015 Budget</u>	<u>2016 Proposed</u>
Beginning Year Unrestricted Fund Balances	\$ 63,849.00	\$93,437	\$93,437	\$ 103,669
Revenue				
<i>Operating Revenue</i>				
Special Assessment (net of 1% CCD fee)	\$ 135,606	\$ 147,742	\$ 119,799	\$ 124,123
Grant Funds/Business Support	\$ 3,168	\$ -	\$ 20,000	\$ 2,000
Walk Denver Contract	\$ -	\$ -	\$ 5,000	\$ -
Maintenance Insurance	\$ 11,190	\$ 8,508	\$ -	\$ -
Interest Income	\$ 3	\$ 2	\$ -	\$ -
Fee for service	\$ 5,000	\$ -	\$ -	\$ -
Other	\$ 93	\$ -	\$ -	\$ -
Subtotal operating	\$ 155,060.00	\$ 156,252.47	\$ 144,799	\$ 126,123
<i>Project Based Revenue</i>				
SIPA	\$ 5,150	\$ -	\$ 6,000	\$ -
Signage and Arts Projects	\$ -	\$ -	\$ 10,000	\$ -
Mobility Project	\$ 315,156	\$ 4,600	\$ -	\$ 42,000
Façade Program	\$ 12,560	\$ -	\$ -	\$ 3,333
PS You Are Here	\$ -	\$ -	\$ -	\$ -
Subtotal project based	\$ 332,866	\$ 4,600	\$ 16,000	\$ 45,333
Total Revenue	\$ 487,926	\$ 160,852.47	\$ 160,799	\$ 171,456
Expenses				
<i>Operating Expenses</i>				
Accounting	\$ 750	\$ 2,500	\$ 1,500	\$ 1,500
Bank Fees	\$ 124	\$ 22	\$ -	\$ -
Charitable Contributions	\$ 50	\$ 300	\$ 300	\$ 300
Printing	\$ -	\$ -	\$ 300	\$ 550
Legal Advertising	\$ 535	\$ 550	\$ -	\$ 500
Office Equipment	\$ 1,233	\$ 3,145	\$ 1,700	\$ 1,700
Rent	\$ 6,875	\$ 8,316	\$ 7,200	\$ 7,500
Dues	\$ 394	\$ 414	\$ 575	\$ 575
Contractual Administrative Support	\$ 1,063	\$ 1,188	\$ 1,200	\$ 1,516
ED Salary & Benefits	\$ 94,914	\$ -	\$ 83,549	\$ -
economic development alloc	\$ -	\$ 66,907	\$ -	\$ 66,840
administration alloc	\$ -	\$ 16,727	\$ -	\$ 16,710
Expense Reimbursement	\$ 4,500	\$ 1,903	\$ 2,400	\$ 2,400
Insurance Premiums	\$ 2,546	\$ 2,296	\$ 2,374	\$ 2,383
Landscaping & Other Maintenance	\$ 8,201	\$ 24,130	\$ 15,804	\$ 14,670
Infrastructure improvements	\$ -	\$ 3,000	\$ -	\$ 4,179
Business Support	\$ -	\$ 2,225	\$ 17,702	\$ -
Design Guidelines	\$ 500	\$ -	\$ -	\$ -
Maintenance reserve	\$ -	\$ -	\$ 6,695	\$ -
Operating reserve	\$ -	\$ -	\$ -	\$ -
Events and Marketing	\$ 5,332	\$ 5,574	\$ 3,500	\$ 4,800
Subtotal operating	\$ 127,017	\$ 139,194	\$ 144,799	\$ 126,123
<i>Project Based Expenses</i>				
PS You Are Here	\$ -	\$ -	\$ -	\$ 3,333
SIPA	\$ 3,348	\$ 2,250	\$ 6,000	\$ -
Signage and Arts Projects	\$ -	\$ -	\$ 10,000	\$ -
WC Green Project	\$ -	\$ -	\$ -	\$ -
Mobility Project	\$ 316,012	\$ 9,176	\$ -	\$ 42,000
Façade Project	\$ 11,961	\$ -	\$ -	\$ -
Subtotal project based	\$ 331,321	\$ 11,426	\$ 16,000	\$ 45,333
Total Expenses (requiring allocation)	\$ 458,338	\$ 150,621	\$ 160,799	\$ 171,456
Net Change in Funds Available	\$ 29,588	\$ 10,232	\$ -	\$ -
Ending Funds Available	\$ 93,437	\$ 103,669	\$93,437	\$ 103,669

Notes:

1. Special Assessment method: \$.10 per square foot of commercial land
2. Assessment revenue variation: based on changes in property classification

West Colfax BID

Operating Plan & Budget

Supporting Materials

1. 2016 Year to date “budget to actual” financial reports. Please see ATTACHED August budget to actual report.
2. Any materials departures from the 2016 Operating Plan, and an explanation WCBIID had no material departures from the 2015 Operating Plan.
3. A copy of your Public Notice publication for the 2017 Budget, SEE ATTACHED.
4. The status of any planned or outstanding indebtedness. The District has no outstanding debt and no plans for future debt acquisition at this time.
5. The results of any audits conducted during the year, if not already submitted. Please see ATTACHED.
6. A copy of the By-laws, if any, in effect in 2016/2017. Please see ATTACHED.
7. A list of official board actions (motions) in the past year. Please see ATTACHED.
8. Current list of all Board members. Please see ATTACHED.
9. Board members attendance records for the past year. Please see ATTACHED (with board actions.)
10. List of activities and involvement 2017. Please see ATTACHED (Overview of 2016 Initiatives and Projects).

In addition to the attached year to date progress reports, these activities also took place:

Business Support and Recruitment

-working with West Colfax Food Co-op and other incubator efforts to attract businesses providing equitable job and retail opportunities to W Colfax

-sharing of market research with prospective businesses and property owners

wcbid
Profit & Loss Budget Performance
 January through August 2016

	<u>Jan - Aug 16</u>	<u>Budget</u>	<u>Jan - Aug 16</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Assessment Tax	150,000.49	82,748.64	150,000.49	82,748.64	124,122.96
Bank Interest	4.61	0.00	4.61	0.00	0.00
Facade Program Income	0.00	1,333.36	0.00	1,333.36	2,000.04
Insurance Payout	1,000.00		1,000.00		
Mobility Grant	30,800.00	28,000.00	30,800.00	28,000.00	42,000.00
Other Inc	0.00	2,222.00	0.00	2,222.00	3,333.00
Total Income	<u>181,805.10</u>	<u>114,304.00</u>	<u>181,805.10</u>	<u>114,304.00</u>	<u>171,456.00</u>
Expense					
Accounting	1,000.00	1,000.00	1,000.00	1,000.00	1,500.00
Charity	250.00	200.00	250.00	200.00	300.00
Contract Labor	1,230.00	1,010.64	1,230.00	1,010.64	1,515.96
Dues	215.00	383.36	215.00	383.36	575.04
Event	1,847.31	3,200.00	1,847.31	3,200.00	4,800.00
Infra Project	0.00	2,786.00	0.00	2,786.00	4,179.00
Legal Advertising	0.00	333.36	0.00	333.36	500.04
Liability & Property insurance	134.36	1,588.64	134.36	1,588.64	2,382.96
Maintenance					
Maintenance	5,334.40	9,780.00	5,334.40	9,780.00	14,670.00
Total Maintenance	<u>5,334.40</u>	<u>9,780.00</u>	<u>5,334.40</u>	<u>9,780.00</u>	<u>14,670.00</u>
Mural Project	7,101.56	2,222.00	7,101.56	2,222.00	3,333.00
Office Supplies-Equip	2,078.32	1,133.36	2,078.32	1,133.36	1,700.04
Payroll	60,949.44	55,700.00	60,949.44	55,700.00	83,550.00
Pedestrian Mobility	9,333.71	28,000.00	9,333.71	28,000.00	42,000.00
Printing	0.00	366.64	0.00	366.64	549.96
Reimb-Purchases-Travel-Training	835.07	1,600.00	835.07	1,600.00	2,400.00
Rent	5,625.00	5,000.00	5,625.00	5,000.00	7,500.00
Total Expense	<u>95,934.17</u>	<u>114,304.00</u>	<u>95,934.17</u>	<u>114,304.00</u>	<u>171,456.00</u>
Net Ordinary Income	<u>85,870.93</u>	<u>0.00</u>	<u>85,870.93</u>	<u>0.00</u>	<u>0.00</u>
Other Income/Expense					
Other Expense					
Depreciation	21,344.50		21,344.50		
Total Other Expense	<u>21,344.50</u>		<u>21,344.50</u>		
Net Other Income	<u>-21,344.50</u>	<u>0.00</u>	<u>-21,344.50</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>64,526.43</u></u>	<u><u>0.00</u></u>	<u><u>64,526.43</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

Organizational

In addition to the items described in the attachments, the board held a retreat and developed 3 year plan for the district.

Development Support

-Support for rezoning of key sites on St Anthony's redevelopment

Maintenance

-program for shelter and sign maintenance

-explored match program to incentivize business investment in planters; program did not advance due to limited participation

-replacing solar panels for reliable internal lighting on median art

11. Any documented tangible impacts and performance measures that your BID provides and tracks.

District member project input and support.

- a. **District members were on the core team** designing and implementing the artistic crosswalks for Iconic Colfax: Where the People Meet the Streets. This was our grant funded project done in collaboration with Bluebird and Colfax BIDS, focusing on the issue of pedestrian crossing safety while also contributing to placemaking in the district. We also structured our spring event was structure to elicit input on proposed designs for crosswalk murals.
- b. **Our petition** in support of a budget request in the 2017 city budget for enhancements to Colfax crossings. This petition, done in collaboration with other Colfax business districts, received resounding support with over 1600 signatures, reflecting the depth of support for the proposed enhancements shown in the activities report.

Sales Tax Collections. Sales tax collections over the first quarter of 2016 (the latest available, as shown on the **ATTACHED**), compared with 2015 collections were almost exactly flat, up 3%. There was a 3% drop in sales tax collections between 2014 and 2015, reflecting the transition in the District, as property owners were preparing space for new and more locally relevant retail and services. Another factor in the modest sales tax growth is the expansion of office space for professional services over retail, which brings jobs but not sales tax revenue.

Retail and other Business Openings. Momentum in investment and retail openings on West Colfax continued through the first 3 quarters of 2016. New businesses in the district include office users like Mundus Bishop Design and [Union 27](#), a shared space and event space. [Solefax](#) is now open specializing in high end skateboard accessories with an urban art twist, which is the focus of the [Urban Gypsy Gallery](#). [Sloans Lake Tap & Burger](#) just opened in August, a deli earlier

this month, and Starbucks this week. Another restaurant is expected in the final quarter of 2016. 2017 promises more business openings, including Alamo Drafthouse Cinema, which is now under construction.

Jobs. The District tracking of job created and lost show 38 permanent net new jobs created within the district year to date, with more expected with the retail openings described above expected by years' end. Additionally there were an estimated 20 temporary full time construction jobs created in the district, expected to last through 2017.

Average Rent Rates; Occupancy Rates and Vacant Square Footage. Commercial rent rates currently ticked up in 2016 to an average of \$25 per square foot on a gross basis (broker reports). This price allows for a tenant improve allowance, which is required in order to let premises based on existing building conditions in the district.

Additional space has come on line in the last year, either through extensive renovations or new construction, which has in turn created more retail space available for lease. Therefore, even though there have been a number of business openings, occupancy rates currently still stand at 78% of retail square footage when excluding the property under contract for redevelopment. Also note that the major underdeveloped parcels fall into that latter category of under contract for redevelopment. It is also worth noting that property both extensive renovations and new construction are making way for businesses serving the neighborhood and surrounding areas.

Crime Statistics. As shown in the **ATTACHED** police statistics for the West Colfax corridor, overall crime reflects modest 3.6% increase over the period of 2014 to 2015 (the latest available), which is lower than of the city as a whole where crime increased 8.2% overall. Nevertheless, we plan to work with District 1, especially on crimes that affect people trying to access businesses and other area amenities.

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Jean Birch**
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of *The Denver Post* and *Your Hub*.
2. *The Denver Post* and *Your Hub* are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in *Your Hub* for Denver Downtown/East/West (including counties of Denver, Jefferson, Arapahoe, and Adams) on the following date(s):

September 1, 2016

Jean Birch
Signature

Subscribed and sworn to before me this 12
day of September, 2016.

Cheryl L. Schmid
Notary Public

CHERYL L. SCHMID
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094029973
MY COMMISSION EXPIRES SEPTEMBER 14, 2017
(SEAL)

NOTICE AS TO PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2017 has been submitted to the West Colfax Business Improvement District ("District"). Such proposed budget will be considered at the regular meeting of the Board of Directors of the District to be held at 5:00 p.m. on Tuesday, September 20th, 2016, at 3275 W 14th Ave #202, Denver, Colorado.

Copies of such proposed budget for fiscal year 2017 are available for inspection by the public at the offices of the District, 3275 W. Colfax Avenue, #202, Denver, Colorado, and at www.westcolfaxbid.org. Any interested elector within the District may, at any time prior to the final adoption of the proposed budget for the ensuing year 2017, file or register any objections thereto.

Dated August 30, 2016.

WEST COLFAX
BUSINESS IMPROVEMENT DISTRICT
By: /s/ Rene Doubleday, Secretary

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

NOTICE

OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE WEST COLFAX BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FUNDING IMPROVEMENTS AND SERVICES TO BE FURNISHED BY THE SAID DISTRICT, AND OF A PUBLIC HEARING THEREON

The undersigned Jean Birch being first duly sworn under oath, states and affirms as follows:

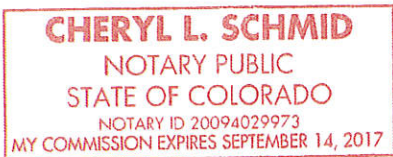
- 1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
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September 1, 2016

Signature Jean Birch

Subscribed and sworn to before me this 12 day of September, 2016.

Cheryl L. Schmid Notary Public



(SEAL)

1. All owners of real property hereinafter described, and all persons generally, are hereby notified that the Board of Directors of the West Colfax Business Improvement District, City and County of Denver (the "BID"), has adopted a Resolution proposing to impose special assessments to defray the cost of improvements and services to be furnished by the BID against the property specially benefited by such services, all as more particularly set forth herein.

2. The Board of Directors will hold a PUBLIC HEARING for the purpose of considering the desirability of and the need for providing the service and imposing the assessments therefore and determining the special benefits to be received by the properties to be assessed, on September 20th, 2016, at 5:00 p.m., at 3275 W 14th Ave, #202, Denver, Colorado.

3. The property on which the assessments are to be levied consists of the real property classified for property tax purposes as commercial within the boundaries of the BID, which is described as follows:

The property abutting both sides of West Colfax Avenue from Federal Boulevard to Sheridan Boulevard and the former St. Anthony Hospital campus as legally described in City Clerk File No. 06-694-D, as more specifically shown on the map of the District boundaries attached hereto as Exhibit A. The boundaries of the BID include all properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S.

4. The purpose of the special assessments is to defray the cost of the improvements and services to be furnished by the BID, which may include the following:

- Economic development services including:
- New and existing business support
- Business attraction
- Consumer marketing
- Promotion
- BID ratepayer communications
- Street improvements such as banners or planters and infrastructure improvements to enhance the retail environment and accessibility by all modes of transit
- Special events
Enhanced Safety Programs including:
- Partnerships with Denver Police Department including exploring the possibility of enhanced patrols
- Community and business watch programs
Advocacy on Behalf of Corridor Property and Business Owners including:
- Efforts to promote Main Street Zoning on West Colfax
- Implementation of West Colfax Small Area Plan
- Advocacy for policies and issues that affect West Colfax
BID Operations including:
- Design and/or implement business programs to promote West Colfax
- Coordinate outreach to potential developers and businesses
- Maintain communication with City Council and other civic leaders, other BIDs and constituencies as needed
- Management and support safety programs
- Be a point of contact for assessment payers through periodic newsletters and faxes, web page enhancements, in store visits, and meetings and forums to keep assessment payers apprised of the BID's activities
Maintenance
- Maintain of R-O-W improvements, such as bus shelters and other public art, wayfinding signage, and landscaping installed and owned by the BID.

The Board of Directors of the BID may amend program activities in subsequent years within the general categories of improvements and services authorized by state law. Final programs and budgets will be subject to the annual review and approval of the Board of Directors of the BID.

5. The proposed method of assessment is set forth as follows: The special assessment shall be \$.1023 per square foot of commercial property within the District as set forth in the 2017 Operating Plan and Budget. The 2017 assessment represents no increase over the 2016 assessment, which was \$.1023 per square foot.

Table with 2 columns: Assessment (based on 10,000 square foot lot), Current Assessment at \$.1023 per square foot of land (\$1,023), Proposed Assessment at \$.1023 per square foot of land (\$1,023)

In future years annual adjustments shall not exceed five percent (5%) annually, up to a maximum of \$.15 per square foot of commercial property plus any TABOR allowed increase.

The BID will conduct the September 20, 2016 public hearing described above to consider the desirability of and the need for providing the improvements and services set forth in its Operating Plan and Budget, and imposing the special assessment set forth above to fund the same. The BID will also determine the special benefits to be derived by the properties upon which the assessment will be imposed, if any, for fiscal year 2017. In order to provide adequate funding for the costs of providing its services and improvements in subsequent years, the BID shall be authorized, without the necessity to conduct the formal special assessment process and hearings required for the initial assessment, to increase the rates of assessment set forth above not more than five percent (5%) each year, on a cumulative basis. The assessments will be collected by the City Treasurer of the City and County of Denver, Colorado (the "Treasurer") pursuant to an agreement between the BID and the Treasurer, which will retain one percent (1%) of the assessment collections as an administrative fee.

The BID assessments will be included in property tax statements due and payable without demand in one installment on or before the last day of February. Any amount not paid by March 1st shall draw interest at the rate established pursuant to § 31-25-1219, C.R.S. from the date of delinquency until paid in full. The assessments shall constitute a perpetual lien in the amount assessed against each lot or tract of land until paid in full. The owners of property to be assessed shall have the right to file a remonstrance petition. No assessment shall be imposed if a remonstrance petition objecting to the assessment and signed by the owners of the property which would bear more than one-half of the proposed assessment is filed with the Board of Directors prior to or at the hearing.

DATED as of August 30th, 2016. (SEAL) Publish in: Denver Your HUB Publish on: September 1, 2016

/s/ Rene Doubleday, Secretary

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

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September 1, 2016

Jean Birch
Signature

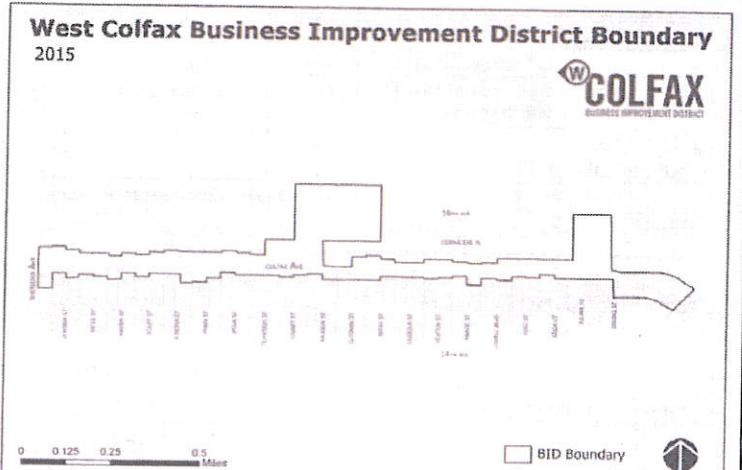
Subscribed and sworn to before me this 12
day of September, 2016.

Cheryl L. Schmid
Notary Public

CHERYL L. SCHMID
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094029973
MY COMMISSION EXPIRES SEPTEMBER 14, 2017

(SEAL)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
EXHIBIT 1



Note: parcels classified as residential and agricultural and those owned by non-profits are exempt properties for BID revenue raising purposes. Source: City and County of Denver, Public Works and Policy Planning, Version 1.0-446

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT

COMPILED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
DECEMBER 31, 2015

WEST COLFAX BUSINESS
IMPROVEMENT DISTRICT
DECEMBER 31, 2015
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INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors of the
West Colfax Business Improvement District
Denver, Colorado

Management is responsible for the accompanying financial statements of the governmental activities of West Colfax Business Improvement District (the District), which collectively comprise the District's basic financial statements as listed in the table of contents as of December 31, 2015 and for the year then ended in accordance with accounting principles generally accepted in the United States of America and the supplemental information. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all disclosures including the statement of cash flows, required in financial statements prepared in accordance with accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the User's conclusions about the District's net position, changes in net assets and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters



Greenwood Village, Colorado
March 22, 2015

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2015

	<u>Governmental Activities</u>
ASSETS	
Cash in bank	\$ 119,597
Assessment fees receivable	159,690
Street improvements	652,136
Accumulated depreciaton	<u>(85,933)</u>
Total Assets	<u>845,490</u>
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	
Accounts payable	<u>9,635</u>
Total Liabilities	9,635
 DEFERRED INFLOWS OF RESOURCES	
Deferred assessment fees	<u>159,690</u>
 NET POSITION	
Invested in capital assets	566,203
Restricted for:	
TABOR emergency reserve	4,575
Unrestricted	<u>105,387</u>
Total net position	<u><u>\$ 676,165</u></u>

(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2015

Functions/Programs	Program Revenues			Net (Expenses) Revenues and Changes in Net Assets
Primary government:	Expenses	Charges for Services	Operating/Capital Grants & Contributions	Primary Government
Government activities				
Street maintenance	\$ 184,325	\$ -	\$ 9,064	\$ (175,261)
Total primary government	\$ 184,325	\$ -	\$ 9,064	\$ (175,261)
General revenues:				
Assessment fees				148,310
Maintenance income				11,250
Event income				100
Interest income				5
Other income				1,233
Total general revenues				160,898
Change in net position				(14,363)
Net position - beginning				690,528
Net position - ending				\$ 676,165

(SEE ACCOUNTANTS' COMPILATION REPORT)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
GENERAL FUND
DECEMBER 31, 2015

ASSETS

Cash in bank	\$ 119,597
Assessment fees receivable	159,690
Total Assets	<u>\$ 279,287</u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE

Accounts payable	\$ 9,635
Total Liabilities	<u>9,635</u>

DEFERRED INFLOWS OF RESOURCES

Deferred assessment fees	<u>159,690</u>
--------------------------	----------------

FUND BALANCE

Restricted for TABOR emergency reserve	4,575
Assigned for maintenance reserve	15,292
Unassigned	90,095
Total fund balance	<u>109,962</u>

Total Liabilities and Fund Balance	<u>\$ 279,287</u>
---	-------------------

Reconciliation of the Governmental Fund Balance to the Statement of Net Position

Total governmental fund balances	\$ 109,962
----------------------------------	------------

Amount reported for Governmental activities in the Statement of Net Position are different because:

Capital assets net of accumulated depreciation used in governmental activities are not financial resources and, therefore, are not reported in the funds	<u>566,203</u>
--	----------------

Net position of Governmental Activities	<u>\$ 676,165</u>
---	-------------------

(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

REVENUES

Assessment fees	\$ 148,310
Mobility grant	9,064
Reimburse training	750
Insurance proceeds	11,250
Event income	100
Interest earned	5
Other	483
Total Revenues	169,962

EXPENDITURES

General government	113,446
Street maintenance	28,190
Capital outlays	11,801
Total Expenditures	153,437

EXCESS REVENUE OVER (UNDER) EXPENDITURES 16,525

Fund Balance, December 31, 2014 93,437

Fund Balance, December 31, 2015 \$ 109,962

Reconciliation to the Statement of Activities

Net change in fund balance-governmental fund \$ 16,525

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets with an initial individual cost of more than \$2,500 are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.

Capital outlays	11,801
Depreciation expense	(42,689)
Change in net assets of Governmental Activities	\$ (14,363)

(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF REVENUE, EXPENDITURES, AND
CHANGES IN FUND BALANCE-BUDGET AND ACTUAL (GAAP BASIS)
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2015

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Special assessment (net of CCD fee)	\$ 119,799	\$ 148,310	\$ 28,511
Grant Funds/Business Support	20,000	9,064	(10,936)
Walk Denver Contract	5,000	-	(5,000)
SIPA	6,000	-	(6,000)
Signage and Arts Projects	10,000	-	-
Maintenance income	-	11,250	11,250
Event income	-	100	100
Interest earned	-	5	5
Other	-	1,233	1,233
	<u>160,799</u>	<u>169,962</u>	<u>9,163</u>
EXPENDITURES			
Operating Expenses			
Accounting	1,500	2,500	(1,000)
Bank charge	-	22	(22)
Charitable contributions	300	300	-
Printing	300	-	300
Legal advertising	-	574	(574)
Office equipment	1,700	2,688	(988)
Rent	7,200	7,691	(491)
Dues	575	414	161
Contractual administrative support	1,200	594	606
ED salary & benefits	83,549	87,201	(3,652)
Economic development allocation	-	-	-
Administration allocation	-	-	-
Expense reimbursement	2,400	2,285	115
Insurance premiums	2,374	2,486	(112)
Landscaping & other maintenance	15,804	13,823	1,981
Infrastructure improvements	-	-	-
Business support	17,702	225	17,477
Maintenance reserve	6,695	-	6,695
Irrigation	-	429	(429)
Maintenance-other	-	2,511	(2,511)
Events and marketing	3,500	1,064	2,436
Subtotal Operating	<u>144,799</u>	<u>124,807</u>	<u>19,992</u>
Project Based Expenses			
SIPA	6,000	2,891	3,109
Signage and arts projects	10,000	-	10,000
WC green project	-	-	-
Mobility project	-	13,938	(13,938)
Capital outlay-street improvements-mobility project	-	11,801	(11,801)
Total General Government	<u>16,000</u>	<u>28,630</u>	<u>(12,630)</u>
Total Expenditures	<u>160,799</u>	<u>153,437</u>	<u>7,362</u>
Net Change in Funds Available	<u>-</u>	<u>16,525</u>	<u>1,801</u>
FUND BALANCE, DECEMBER 31, 2014	93,437	93,437	-
FUND BALANCE, DECEMBER 31, 2015	<u>\$ 93,437</u>	<u>\$ 109,962</u>	<u>\$ 1,801</u>

(SEE ACCOUNTANTS' COMPILATION REPORT)

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT BY-LAWS

These By-Laws of the West Colfax Business Improvement District are adopted by the Board of Directors of the District pursuant to Title 31, Article 25, Part 12, Colorado Revised Statutes and Ordinance No. 06-598, City and County of Denver. In the event of a conflict between these By-Laws and either the State Statute or City Ordinance, the Statute and/or Ordinance shall govern.

ARTICLE I THE DISTRICT

Section 1. Name of the District. The name of the District shall be the "West Colfax Business Improvement District" (District).

Section 2. Office of the District. The office of the District shall be located within the boundaries of the District at such place as the Board of Directors from time to time, shall by resolution, determine.

Section 3. Boundaries of the District. The Service Area boundaries of the District are West 17th Avenue on the north, West 14th Avenue on the south, Federal Blvd. on the east and Sheridan Avenue on the west. The boundaries of the District include any taxable real and personal property located within the Service Area, which is not classified for tax purposes as either residential or agricultural. Such residential and agricultural property located within the Service Area is not located within the District until such time as such property changes classification. A map of the Service Area boundaries and the approximate District boundaries is maintained in the office of the District.

ARTICLE II OFFICERS

Section 1. Election of Officers and Terms. The officers of the District shall be a President, Vice President, Secretary and Treasurer who shall be elected from among the members of the Board at the first regular meeting of the fiscal year, or as soon thereafter as the Board of Directors may determine. The office of Secretary and Treasurer may be filled by one person. Officers shall serve for a term of one year or until their successors are duly elected. The Board shall serve at the pleasure of the governing municipality.

Section 2. President. The President of the District shall preside at all meetings of the District; shall have such other duties as the Board may direct; and, shall have general supervision over the business and affairs of the District, as well as be responsible for day to day operations. The President shall provide direction to personnel/contract staff for the District, and be available to such persons as needed for guidance and approval of operational activities. The President can assign various duties as she/he see fit to hired consultants/employee's of the District to help with the day-to-day functions of the District. The President shall preside over all meetings of the

District.

Section 3. Vice President. The Vice President shall preside over all meetings of the District in the absence of the President or in any event of his/her inability or refusal to act and shall have the powers and perform the duties of the President in the event the office of President is vacant or in the temporary absence of the President.

Section 4. Secretary. The Secretary shall act as Secretary of the meetings of the District, shall record all votes, keep a record of the proceedings of the District, maintain a record of all resolutions adopted by the District, and perform all duties incident of this office. The Secretary shall keep in safe custody the seal of the District and shall have the power to affix such seal to all contracts and instruments authorized to be executed by the District.

Section 5. Treasurer. The Treasurer shall take care and have custody of the funds and financial records of the District, and shall deposit District funds in such bank or banks as the District may select. The Board may also, as they see fit, engage the services of an accountant to assist with the financial duties of the District.

Section 6. Additional Duties. The officers shall, from time to time, perform additional duties as assigned by resolution or the President of the Board. The primary function of the Board, with the exception of the duties assigned in these By-Laws, is to determine policy for the District. The board can assign varies duties as they see fit to hired consultants/employee's of the District to help with the day-to-day functions of the District.

Section 7. Vacancies. Should any officer position become vacant, such vacancy shall be filled, for the remainder of the unexpired term, by a qualified candidate who has been appointed by the Mayor of the City and County of Denver and confirmed by ordinance.

Section 8. Expenses. Members shall receive no compensation for services but may be reimbursed for expensed incurred on behalf of the District pursuant to authorization by the President.

Section 9. Staffing. The District may employ personnel, or contract personnel, as necessary to perform the functions of the District. Such persons shall be appointed by the Board, and serve at the pleasure of the Board. Selection and compensation shall be determined by the Board. A committee may be formed to interview and make recommendations regarding the hiring of personnel if the Board desires

ARTICLE III MEETINGS AND CONDUCT

Section 1. Meetings. At the first meeting of the fiscal year, the Board shall determine the schedule for the regular meetings for the remainder of the year, including the time and location of the meetings and the posting place for such meetings. Special meetings can be called as deemed necessary and by the provisions in these By-Laws and in accordance with state statute.

Section 2. Special Meetings. The President, or any two members of the Board, may call a special meeting when determined necessary or expedient. At least 24 hours' notice must be given for a Special Meeting.

Section 3. Quorum. At all meetings of the Board, a quorum must be present for the Board to take District action and set policy. A quorum is comprised of three members, if all Board seats are filled. If vacancies exist, a majority constitutes a quorum, but must be no less than two members at any time. When a quorum is in attendance, action may be taken by the District upon affirmative vote of the majority of the Director's present. Directors may be in attendance in person or by telephone, but physical presence is necessary for the purposes of achieving a quorum.

Section 4. Manner of Voting. Voting shall be called for after a motion has been made and seconded, and any desired discussion taken place. All nay votes and abstentions shall be recorded by Director name in the minutes. All Directors are entitled to vote, including the Board President. Voting by proxy is not permitted.

Section 5. Conflict of Interest. Board members are required to disclose any potential conflicts of interest in any transaction before the Board. In the case where Board action will promote financial gain of individual Board Members, Members must disclose their financial involvement and abstain from voting on such motion or attempting to include any of the contracting parties in such transaction.

Section 6. Open Meetings. All meetings of the Board of Directors shall be open to the public, pursuant to C.R.S. Section 24-6-402. The Board may go into executive session, as permitted under 24-6-402 by a vote of two-thirds of the quorum of the Board members in attendance.

The Board shall take no action during an executive session, and will only hold them pursuant to the criteria listed in C.R.S. Section 24-6-402.

Section 7. Resolutions. The Board shall act pursuant to either resolution or motion. Resolutions shall be used for all actions of a general or permanent nature. Motions may be used for acts of a temporary character or statements of general policy. All resolutions shall be in writing, recorded and authenticated by the signature of the Secretary, and shall be kept on file in the District offices. All motions shall be set forth in the minutes of the District. Resolutions and motions shall be effective immediately unless otherwise stated.

ARTICLE IV FISCAL MATTERS

Section 1. Fiscal Year. The fiscal year of the District shall be the same as a calendar year.

Section 2. Checks and Financial Controls. District shall impose such financial controls and restrictions on check signing authority as the Board of Directors from time to time, shall

by resolution, determine.

Section 3. Execution of Instruments. The Board of Directors may authorize an officer, employee, or any other agent of the District to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District. Any such authorization shall specify the particular contract or instrument, or the category of contracts of instruments, authorized to be so executed.

The Treasurer or Designee shall have the care and custody of all funds of the District and shall deposit same in the name of the District in such bank or banks as the District may select.

Section 4. Loans. No loan or advance shall be contracted on behalf of the District, and no note, bond or other evidence of indebtedness shall be executed or delivered in its name, except as may be authorized by the Board of Directors.

ARTICLE V AMENDMENTS

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the District at any regular meeting or special meeting of the District by affirmative vote of the majority of Directors.

ARTICLE VI INDEMNIFICATION

Section 1. Indemnification. The District shall indemnify any Director, officer, employee or former Director, officer or employee of the District, against any expenses actually and reasonably incurred by him or her in connection with the defense of any action, suit or proceeding, or for any loss or claim resulting from any such action, suit or proceeding, in which he or she is made a party by reason of being or having been a Director, officer, or employee including any matter as to which he or she is adjudged in such action, suit or proceeding, to be liable for negligence in the performance of his or her duty to the District, so long as such Director, officer or employee (past or present) conducted himself or herself in good faith and either in the best interest of the District or at least not opposed to the District's best interest. Such indemnification shall not extend to criminal acts that the Director, officer or employee knows or should have known were illegal.

Section 2. Insurance. The District is authorized to obtain such policy or policies of insurance for the purpose of providing such indemnification of the Directors, officers, and employees of the District and for other purposes as needs may arise.

Section 3. No Waiver. The indemnification provided for under this article does not constitute a

waiver, either partial, or complete, or any immunities or limitations on judgments applicable to the District or any of its Directors, officers, or employees and provided for by law or otherwise.

ARTICLE VII
RULES OF ORDER/PROCEDURES

In the absences of rules governing points of procedure of the meetings and actions of the Board of Directors of the District, the latest revised edition of "Roberts Rules of Order" shall govern the actions of the Board.

Adopted on February 9, 2016

WCBID Board Actions & Attendance 2016

January 12

In attendance: Cameron Bertron, Dennis Gonzalez, Win King, and Rene Doubleday

Approved December minutes and financials.

Designated Notice Posting Location

Authorized Agreements with Angla Varela for administrative services, agreement for design services to develop concept proposal for crossing enhancements with HRD Engineering, Del Norte NDC for BID services, Bike Mapping Services with PlaceMatters,

Approved contract with Working Man String Band to perform at winter event for \$225

Adopted resolutions setting forth Spending Authority of officers and executive director

February 9

In attendance: Cameron Bertron, Dennis Gonzalez, Win King, and Rene Doubleday

Approved January minutes and financials.

Elected officers for 2016

Authorized Agreement with Terry & Co CPA Contract for Compiled Financial Statements

Adopted amended and restated bylaws

Authorized letter in support South Sloan's Lake Block 4 rezoning

March 8

In attendance: Rene Doubleday, Dennis Gonzalez, Win King, Cameron Bertron

Approved February minutes and financials.

Approved contract with Michael Tinker for musician services at spring event

Authorized Dan to contract for architectural services to assist businesses with applications for city provided bike racks

April 12

In attendance: Rene Doubleday, Dennis Gonzalez, Win King, Cameron Bertron, David Goldblatt

Approved March minutes

Authorized Agreement for Quickbooks consulting services with Deb Connelly CPA with High Alt Consulting for security and backup services

Authorized contracts landscape maintenance with Terracare for 2016 and with Dan Sjogren for PS You Are Here design services

Authorized donation to West Colfax Food Co-op for event

May 10

In attendance: Rene Doubleday, Dennis Gonzalez, Win King, Cameron Bertron, David Goldblatt

Approved April minutes

Approved March, April and revised year-end financials.

Authorized Agreement with Bluebird BID for PS You Are Hear funding

Authorized contribution to Confluence Ministries for charging station

June 14

In attendance: Dave Goldblatt, Dennis Gonzalez, Cameron Bertron, Win King, Rene Doubleday

Approved May minutes and financials.

Authorized Grant Agreement with Colorado Health Foundation

Authorized Green match program including 3 years of BID maintenance obligations

July

No meeting.

Aug 9

In attendance: Win King, Dennis Gonzalez, Cameron Bertron, Rene Doubleday

Approved June minutes and July financials.

Authorized contract with Lynda Seele for assessment services

Authorized Amendment to Agreement for landscape enhancement services with Terracare Services

Authorized application to the Denver Foundation for a grant related to food co-op and negotiate terms of agreement for serving as a fiscal sponsor for the funds

Authorized negotiation with Del Norte fiscal sponsorship of BID for potential Kaiser Permanente grant

August 30

In attendance: Win King, Dennis Gonzalez, Cameron Bertron, Rene Doubleday

Approved Resolution setting and noticing public hearing on 2017 assessment

September 20

In attendance: Rene Doubleday, Win King, Dennis Gonzalez, Cameron Bertron

Approved August 9th and 30th minutes and financials.

Authorized Resolution adopting 2017 Assessment

Authorized Resolution adopting 2017 Budget

Approved 2017 Operating Plan

Authorized Translation Services Agreement for West Colfax Connects

Authorized Fiscal Sponsorship agreement with West Colfax Food Co-op

Authorized Amendment to ECD Maintenance Agreement for Glass Replacement

Dan Shah, Executive Director (District Management) Director of Economic Development West Colfax BID 4500 West Colfax 80204	M C F E	303.623.3232 303.931.8680 303.951-3484 dshah@westcolfaxbid.org
David Goldblatt, Vice President Property & A-1 Plumbing 1675 Xavier Street Denver, CO 80204 Term Expires: 10/3/17	W C E	303.629-0722 303.550-7440 dagoaalmaster@yahoo.com
Dennis Gonzalez, Treasurer Property Owner 4253 Stuart Street Denver, CO 80212 Term Expires: 10/3/17	W H E	303-968-4678 720-294-9525 iamgonzoman@gmail.com
Win King Property Owner, 3610west.com & King Commercial Properties 14390 Foothills Raod Golden, CO 80401 Term Expires: 10/3/18	W C E	303- 877-5889 same Win King (kingcommercialre@gmail.com)
Cameron Bertron, President EnviroFinance Group, LLC (master developer for Anthony's) & Affiliated Companies 475 17th Street, Suite 1330 Denver, CO 80202 Term Expires: 10/3/16	W C E	303 996-0840 720- 201-7248 cbertron@efg-bp.com
Rene Doubleday Secretary Thinkgenerator & Littleman Ice Cream 3725 Meade St Denver, CO 80211 Term Expires: 10/3/18	C W E	303-884-8158 same Rene Doubleday < rene@thinkgenerator.com >
Angela Varela, Administrative Assistant 1340 Utica Street Denver, CO 80204	W C E	303-623-9244 303-885-4663 angelavarela@q.com
Alan Terry, Auditor Terry & Company, P.C. 8450 E. Crescent Pkwy., Suite 200 Greenwood Village, CO 80111	W C E	303-694-5055 303-884-1826 aterry@terryandcompanycpas.com

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT

City and County of Denver,
Colorado

Date Formed:

Minutes – No

September 15, 2006

Revised Sept, 2014

Ordinance 598, Series of 2006

Employer Identification No.:

35-2284356

Sales Tax Identification No.:

98-18430-0000

PDPA Number

100086005101

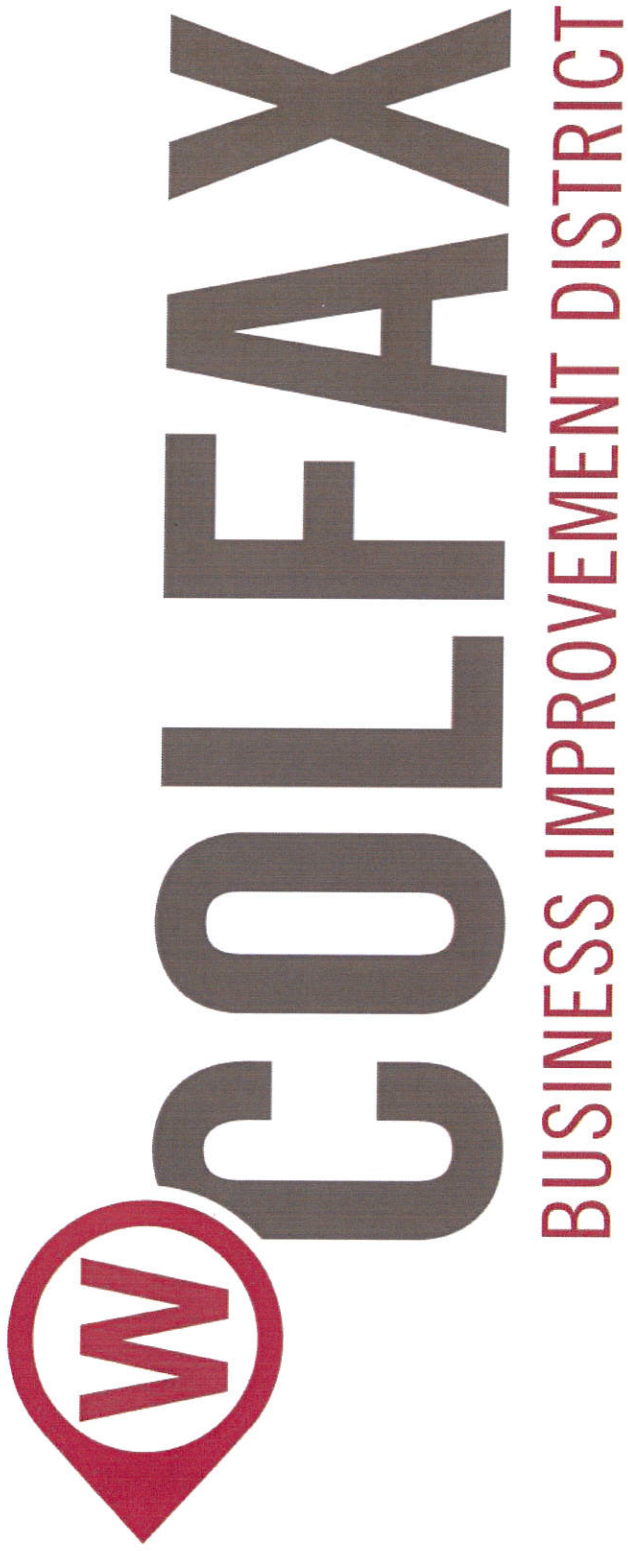
Term Limits Eliminated:

De-Tabored:

REGULAR MEETINGS: Second Tuesday of every month, 4:30 P.M. at 4500 West Colfax Avenue, Denver, CO

DESIGNATED POSTING PLACE: District Offices, 4500 West Colfax, Denver, CO

**Overview of 2016
Initiatives and Projects**



Colfax Collaboration

Ongoing collaboration with Colfax Ave., Mayfair, West Colfax and Bluebird BIDs

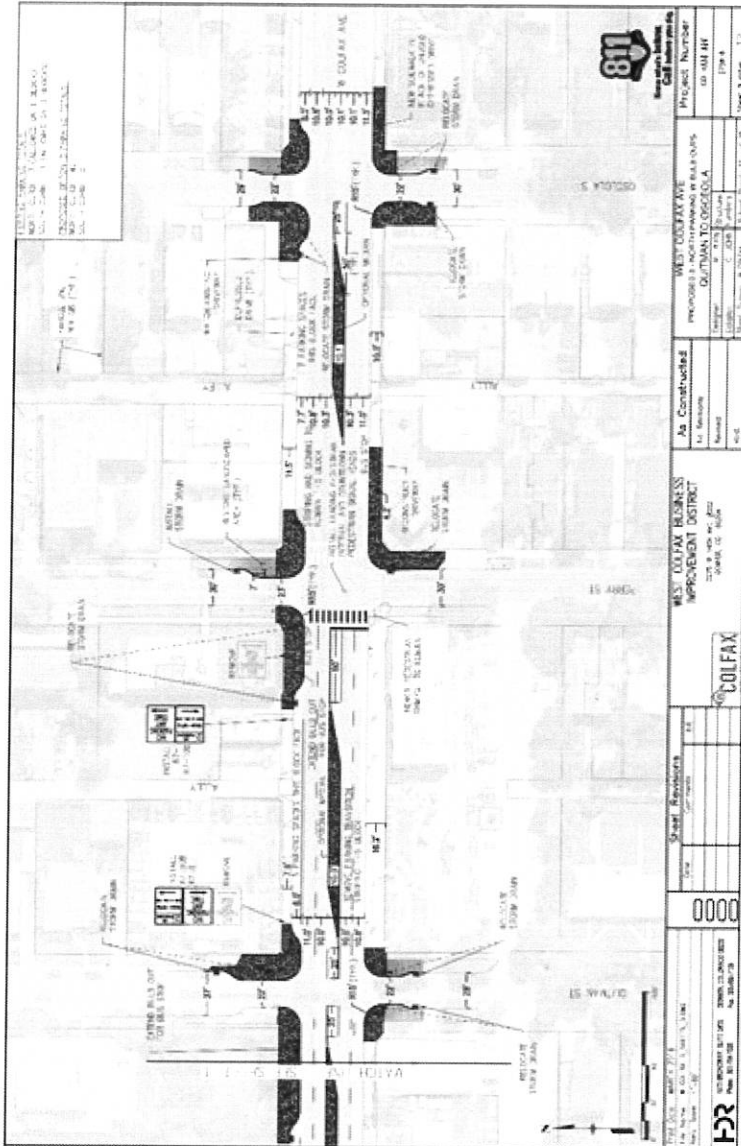
- Greater bargaining power as a corridor
- Ability to share ideas, strategies
- Greater connections and insight on ongoing planning efforts, initiatives

PS You Are Here

Collaboration with BBID and CBID
Iconic Colfax: Where the People
Meet the Street



Proposed Street Plans from HDR Engineering



Details & Next Steps

- pedestrian bulbouts/widen the sidewalk>shorter crossings & provide additional visibility for pedestrians and vehicles
- on-street parking across the entire study area from Tennyson to Osceola almost tripling from 18 to 45 spaces
- median islands refuges >without impeding business access
- 2017 CIP Request: petition at www.westcolfaxbid.org
- Bond Request

West Colfax Connects

- Colorado Health Foundation funds
- Lakewood Gulch wayfinding signs
- Community designed and installed
- Safer routes between neighborhoods by foot and bike
- series of bike rides/walks next summer.



WCBID Presence in Larger Initiatives

- Focus on development and zoning, land use, transit and signage re: needs and concerns along Colfax Ave
- Working group to promote a sign overlay district
- Denver Blueprint Update and Denver Moves: Transit
- Long-range planning - Denver Moves and Denver Blueprint: August 26

Events & New Businesses



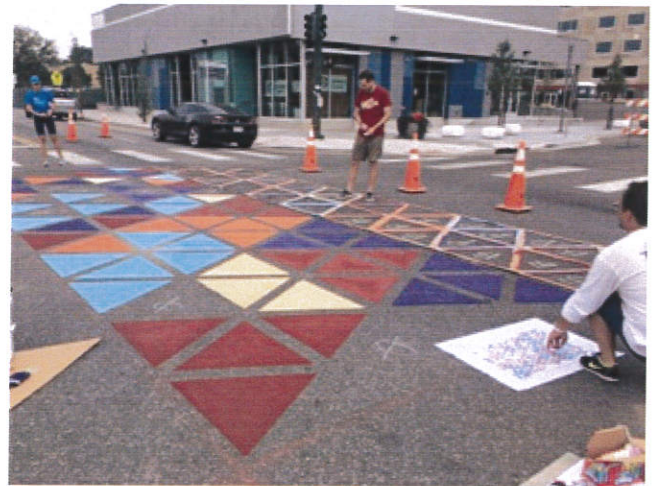
- Mundus Bishop
Design
- [Union 27](#)
- [Solefax](#)
- [Urban Gypsy](#)
[Gallery](#)
- [Sloans Lake Tap & Burger](#)

Year of green event at Seedstock Brewery with food co-op

West Colfax Business Improvement District: Overview of 2016 Initiatives and Projects

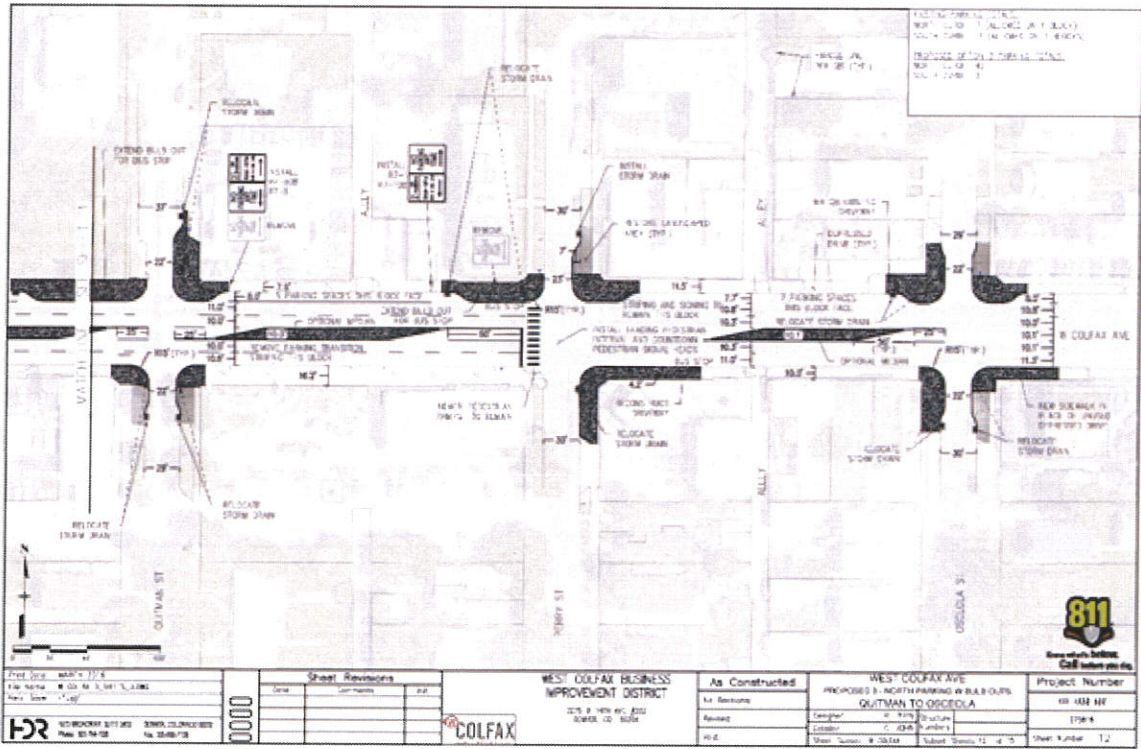
P.S. You Are Here: Iconic Colfax Where People Meet the Street: The WCBID worked with Denver Arts and Venues, Colfax Avenue BID and Bluebird BID to create artistic crosswalks that highlight one of our roads biggest challenges: safely crossing Colfax. The crosswalks, installed at Perry and Raleigh Streets, were made possible by grant funding from Denver Arts and Venues and were designed by BID member Studio Completiva's Bilal Daher with input on design and location from the community. Find out more from these news stories:

- <http://www.thedenverchannel.com/news/front-range/denver/groups-hope-art-in-crosswalks-will-make-colfax-safer-for-pedestrains>
- <http://www.northdenvertribune.com/2016/08/street-seen-where-the-people-meet-the-street-s-splashing-iconic-colfax-in-color/>



Colfax Collaboration: The WCBID has been working with other Colfax Business Improvement Districts to boost our collective power, align common concerns and needs, share ideas and strategies for economic development and area improvements and share information. The collaboration between the Mayfair, Bluebird, Colfax Ave., and West Colfax BIDs has led to great inroads with city investments and planning efforts.

Proposed Street Designs and CIP Funding: From a number of planning processes and surveys, most notably at during Re-imagine design demonstration, WCBID has heard many times that crossing Colfax is a major issue. This year we turned to developing designs to show how the infrastructure on Colfax be improved. Working with a local engineering firm HDR and the City, we completed concepts for enhanced crossings near the center of the district. We are pleased to say that public works is in support of these designs and has submitted a capital improvement project funding request for 2017 to develop the design for the concepts. //The request includes the WCBID as well as the other Colfax BIDs in the Colfax Collaboration. We hope to receive CIP funding to get the designs close to build-ready and receive bond funding to complete the engineering process and construct a new cross section for West Colfax. We are thankful to have the support of Public Works in these efforts.



This representative sectional plan shows pedestrian bulbouts on the north and south side of Colfax Ave to assist with safe crossings and reduce crossing distance, widen the sidewalk and provide additional visibility for pedestrians and vehicles. This also shows on-street parking across the entire study area from Tennyson to Osceola almost tripling from 18 to 45 spaces. The median islands will offer pedestrians a safe refuge midway through crossings, while not impeding business access. Pedestrian crossing signals will be enhanced to include a leading pedestrian interval and pedestrian crossing countdown timer. All of

For more information contact: info@westcolfaxbid.org or 303-623-3232.

these elements together create a safe pedestrian crossing experience while not unnecessarily stopping the flow of traffic.

West Colfax Connects: Continuing with our efforts to improve pedestrian mobility to support access to businesses for local residents, the district successfully received funding from the Colorado Health Foundation to connect West Colfax with surrounding neighborhoods, particularly Sun Valley as it undergoes major redevelopment. The project will increase ease of access to Lakewood Gulch through a system of wayfinding signs, designed and installed with community members, offering a safer route between neighborhoods by foot and bike than crossings like the one at 14th and Federal. The project will culminate in a series of bike rides/walks next summer.



WCBID Presence in Larger Initiatives: Representatives from the WCBID board of directors and district businesses have been attending meetings on development and zoning issues, land use, transit and signage to express needs and concerns along Colfax Ave. Most immediately, the Colfax Collaboration has set up a working group to promote a sign overlay district. We have also been working with city planners on the Denver Blueprint Update and Denver Moves: Transit.

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Year of green event at Seedstock Brewery: Our spring event was a success, showcasing the great beers of the Seedstock Brewery and tasty food from West Colfax's [Alma Kitchen+Catering](#). Businesses and residents mingled and offered valuable input on crosswalk designs and potential greenery for the district. More events will be forthcoming!



New businesses in the district so far this year include office users like Mundus Bishop Design and [Union 27](#), a shared space and event space. [Solefax](#) is now open specializing in high end skateboard accessories with an urban art twist, which is the focus of the [Urban Gypsy Gallery](#). [Sloans Lake Tap & Burger](#) just opened in August, and 2017 promises more business openings,

including Alamo Drafthouse Cinema, which is now under construction.

Next Up: October 8th design charrette for Lakewood Gulch wayfinding: 9:30 am at Corky Gonzales Library, includes coffee & lunch (see flyer above).

Finally, we want your feedback! Please take our survey which can be found at www.westcolfaxbid.org under Board, Budget & Operating Plans.

West Colfax Business Improvement District

NAICS	2014			2014			2014			2014			2014			2015		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
441	24,507	31,286	36,815	30,476	18,645	23,192	18,364	23,772	26,512									
445	11,683	11,117	12,600	11,669	12,238	12,642	12,595	12,419	11,828									
722	9,622	10,159	10,667	10,729	11,602	12,147	12,137	13,049	11,650									
All Other	3,464	4,208	6,240	4,682	4,164	4,067	3,587	3,804	4,449									
TOTAL	49,276	56,770	66,322	57,556	46,649	52,048	46,683	53,044	54,439									

NAICS	2015			2015			2015			2015			2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
441	17,901	30,367	37,309	30,407	22,137	18,729	27,362	21,092	26,896									
445	10,266	9,422	10,767	10,585	10,162	10,290	10,991	10,753	10,892									
722	11,586	10,833	11,990	9,161	11,102	10,968	11,164	11,248	10,519									
All Other	4,162	4,608	6,032	6,841	4,387	5,592	4,876	4,103	7,114									
TOTAL	43,915	55,230	66,098	56,994	47,788	45,579	54,393	47,196	55,421									

NAICS	2016			2016			2016		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
441	18,816	37,560	40,519						
445	9,256	8,988	10,594						
722	8,918	9,053	9,239						
All Other	3,645	3,254	11,294						
TOTAL	40,635	58,855	71,646						

Q1 comparison

15	165,243
16	171,136
	1.0356626 increment

2014	2014	2014	2014	2014
<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>TOTAL</u>	
31,115	21,748	22,247	308,679	
11,816	11,359	12,261	144,227	
11,364	10,607	12,408	136,141	
4,239	2,840	5,253	50,997	
58,534	46,554	52,169	640,044	
2015	2015	2015	2015	2015
<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>TOTAL</u>	
27,343	24,246	16,742	300,531	
10,938	10,127	10,671	125,864	
9,680	9,138	9,644	127,033	
5,427	4,098	14,258	71,498	
53,388	47,609	51,315	624,926	0.97638 decrease

**Part 1 Crimes
on the West Colfax Corridor
By Year: 1995 -2015**

Crime Type	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
PART 1 PERSONS	Homicide	0	4	6	3	1	1	0	2	2	1	0	1	5	0	0	1	2	1	2	0	
	Sexual Assault	10	13	12	11	6	9	8	4	5	10	12	9	10	14	8	4	6	11	10	12	
	Robbery	24	17	25	39	22	23	40	27	33	51	37	30	26	18	25	32	28	32	16	25	
	Aggravated Assault	54	53	51	35	38	38	35	37	44	68	56	65	62	52	52	35	48	53	43	41	48
	SUBTOTAL	88	87	94	88	69	71	81	72	83	126	104	107	98	85	91	69	85	89	87	69	85
PART 1 PROPERTY	Burglary	119	122	107	92	93	79	94	127	129	92	117	76	73	86	85	70	71	51	65	56	
	Larceny	105	134	102	90	82	99	90	79	91	82	83	76	68	74	56	74	75	85	81	87	
	TFMV	121	91	97	76	90	84	114	91	93	128	143	92	76	98	78	96	85	63	67	59	
	Auto Theft	128	143	136	158	153	159	167	205	162	161	153	136	85	93	74	69	81	73	48	70	79
	Arson	8	8	10	6	7	10	7	3	13	5	8	2	6	4	3	2	3	3	1	5	4
SUBTOTAL	481	498	452	422	425	431	469	472	486	529	478	430	319	336	315	288	324	307	248	288	285	
GRAND TOTAL	569	585	546	510	494	502	550	544	569	655	582	537	417	421	406	357	409	396	335	357	370	

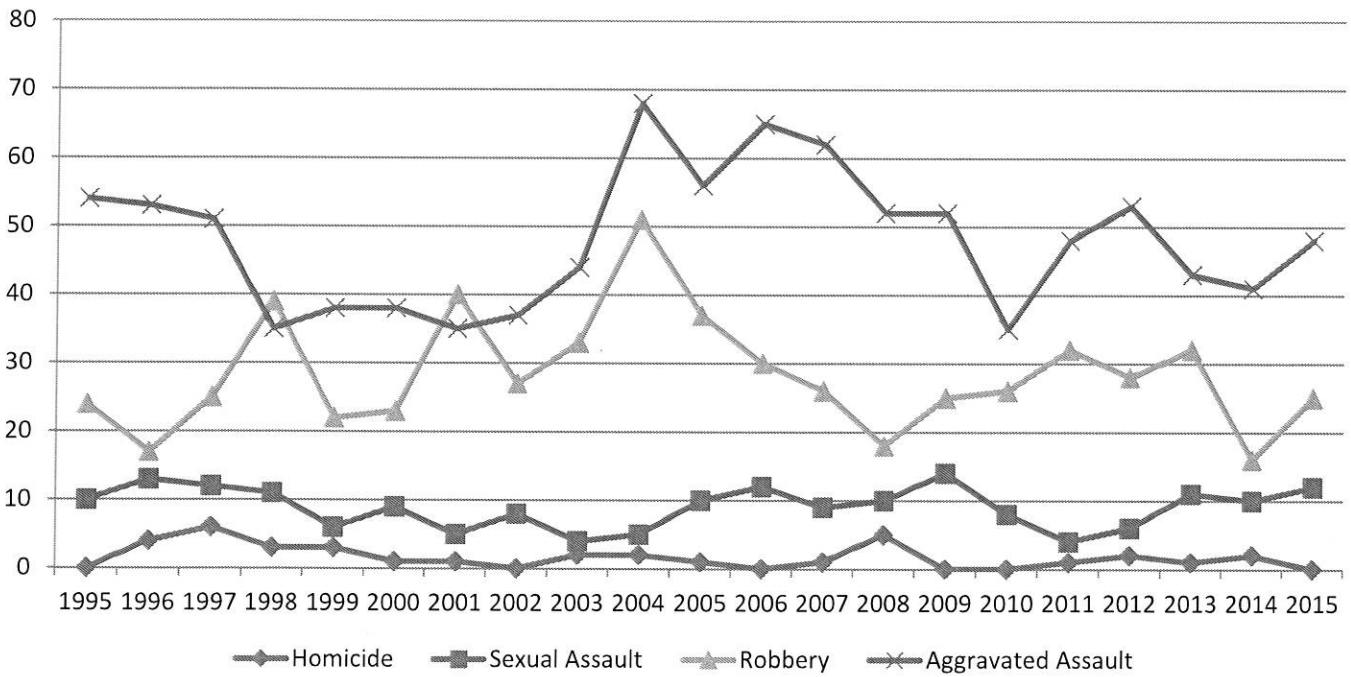
All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent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

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

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

The West Colfax Corridor is from Federal Blvd to Sheridan Blvd, 13th Ave to 17th Ave.

Reported Person Crimes on the West Colfax Corridor By Year: 1995 - 2015



Reported Property Crimes on the West Colfax Corridor By Year: 1995 - 2015

