

BOARD OF EQUALIZATION NOTICE

November 3, 2023

Dear City Council Member,

A Board of Equalization (BOE) hearing is scheduled during your regular City Council meeting on November 6, 2023, for the following Group 2 Local Maintenance Districts (LMD's):

<u>Local Maintenance District</u>	<u>Council District</u>
St. Luke's Pedestrian Mall	9 & 10
West 38 th Avenue Phase I Pedestrian Mall	1
Expanded Greektown Pedestrian Mall	10
Golden Triangle Pedestrian Mall	10
Phase II West 38 th Avenue Pedestrian Mall	1
Broadway Pedestrian Mall B	7
Phase II Broadway Pedestrian Mall	7
Broadway Viaduct Pedestrian Mall	9
22 nd Street & Park Avenue West Pedestrian Mall	9
Consolidated Morrison Road Pedestrian Mall	3
Skyline Park	10

The due date of October 19, 2023, for receiving protest letters has expired. As of that deadline, one protest letter for Group 2 has been received and is attached. That protest letter is for a property within the Phase II Broadway Pedestrian Mall LMD and Council District 7.

Since no other protests were received by the due date, a BOE Hearing will **only** be held for the Phase II Broadway Pedestrian Mall LMD. City Council, sitting as the BOE, shall hear and determine all written complaints and objections filed with the Manager of the Department of Transportation and Infrastructure and may confirm the assessments proposed or make any modifications which may seem equitable and just.

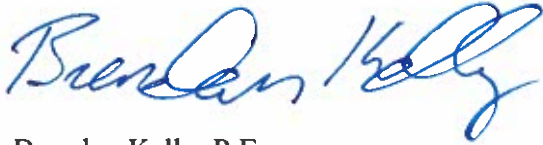
Assessments related to government owned property will be partially offset by city funds. The types of governments for Group 2 that will be offset are:

1. City and County of Denver
2. The Regional Transportation District
3. United States of America

City and County of Denver Department of Transportation & Infrastructure
Division Name Here
Address | Denver, CO 80XXX
www.denvergov.org/doti
Phone: 720-913-1311

Any reductions of non-government property approved by the BOE will be also be funded from city funds. Staff from the Department of Transportation and Infrastructure and the City Attorney's Office will be present to provide information and answer any questions.

Sincerely,



Brendan Kelly, P.E.

Attachments: Budget Summary – Group 2 2024 Local Maintenance Districts
Protest Letter Summary
Protest Letter

Budget Summary
Group 2 - 2024 Local Maintenance Districts

Local Maintenance District	2023 Budget	2024 Budget	Budget Change From 2023 to 2024	Council District
St. Luke's Pedestrian Mall	\$280,680	\$344,720 ¹	22.8% Increase	9 & 10
West 38 th Avenue Phase I Pedestrian Mall	\$36,400	\$36,400	No Change	1
Expanded Greek Town Pedestrian Mall	\$47,500	\$78,600 ²	65.5% Increase	10
Golden Triangle Pedestrian Mall	\$40,000	\$40,000	No Change	10
Phase II West 38 th Avenue Pedestrian Mall	\$45,000	\$45,000	No Change	1
Broadway Pedestrian Mall B	\$100,907.32	\$110,356 ³	9.4% Increase	7
Phase II Broadway Pedestrian Mall	\$356,390.42	\$389,761 ³	9.4% Increase	7
Broadway Viaduct Pedestrian Mall	\$50,000	\$52,600 ³	5.2% Increase	9
22 nd Street & Park Avenue West Pedestrian Mall	\$95,328	\$119,945 ³	25.8% Increase	9
Consolidated Morrison Road Pedestrian Mall	\$73,700	\$73,700	No Change	3
Skyline Park	\$313,450	\$479,109 ⁴	52.9% Increase	10

¹This district's assessment for 2024 will be \$168,900 since there are sufficient reserves held by the district to cover a portion of the proposed 2024 budget. The 2024 budget increase is due to needed removal of sidewalk trip hazards, sidewalk brickwork, tree removals, tree installations, irrigation repair, sidewalk power washing, increased maintenance costs and rock bed modifications.

²The 2024 budget increase is due to needed tree trimming, irrigation repairs, pedestrian light repairs, tree grates and bench refurbishments.

³The 2024 budget increase is due to the need to build reserves.

⁴This district's assessment for 2024 will be \$441,000 since there are sufficient reserves held by the district to cover a portion of the proposed 2024 budget. The 2024 budget increase is due to a substantial increase in the quantity of supplemental day porter.

**2024 Group 2
Local Maintenance District
Protest Letter Summary**

Local Maintenance District	Address	2024 Proposed Assessment	Owner / Registered Agent	Council District
Phase II Broadway Pedestrian Mall	570 South Broadway	\$4,657.25	CVR Investments, LLC / G. Raymond Goodwin	7

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Adam Phillips, PE, PMP
Executive Director
Denver Manager of Transportation and Infrastructure
Districts Management Office
201 W. Colfax
Dept. 509
Denver, CO 80202

October 18, 2023

Dear Mr. Phillips,

I object to the proposed annual assessment that I will be charged for the Phase II Broadway Pedestrian Mall Local Maintenance District. I am co-owner of the structure at 570 – 582 South Broadway, as known as Lots 18 – 21, North 6.25' 22, inclusive of the Exposition Addition. The proposed annual assessment of \$4,657.26 will be an undue burden on the five small occupants that are tenants of this location.

Currently, the property taxes on location total \$39,672.60 annually, which is approximately 38% of the annual rent that these tenants pay. The proposed annual assessment will bring this total to \$44,329.86, an effective increase in property taxes of 11.7%. This will amount to approximately 42% of the current annual rent these tenants pay. I will have no choice but to pass this increase on to my tenants, as this increase combined with the cost of utilities, trash removal, water and annual Storm Drain expenses will total almost 50% of the annual revenues from the building.

In the current retail environment, it will be difficult, if not impossible, for these tenants to increase the prices of their goods and services enough to pay this assessment without driving away their clients and customers. Ironically, the City of Denver is proposing to pay for this annual assessment to maintain the Phase II Broadway Pedestrian Mall Local Maintenance District. This will be accomplished by potentially driving away current retailers' clients and customers through the price increases they will have to charge for goods and services.

The tenants will rightly question the "maintenance" of the district the assessment will buy, given the quality of the maintenance currently provided. In the past twelve months, the immediate area of my building has seen an increase in homelessness and vandalism: two homeless encampments, one of which took six weeks to address; five graffiti incidents or "tagging"; three broken windows; power "stealing" by tapping into the building's electrical system; and an alley full of trash from the two homes on Lincoln and Center streets that are owned by the City of Denver. Examples of these incidents are attached to this letter.

While these are "low priority" incidents for the Denver Police, Denver 311, and the Denver Homeless Incident Team, these are of significant impact to the tenants of my building, their clients, and customers. For example, despite my efforts to improve lighting, install tempered glass, and periodically hire security guards, one tenant, the Democratic Party of Denver has decided that they can no longer provide a safe working environment for their staff and will be vacating their location at 574 South Broadway. Based upon my experience, it will take six to eight months of revenue to find a new tenant, assuming that I will

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be able to find a tenant in the current environment and given conditions on South Broadway between Alameda Avenue and Interstate 25.

While my tenants would welcome maintenance and improvements, thus far the only visible maintenance between Alameda and Interstate 25 along South Broadway has been "street improvements" on Virginia Street and Broadway that have made it more difficult for drivers to access my tenant's locations. This maintenance includes blocking street parking to add a bicycle path, which will increase bicycle traffic, while potentially reducing the number of automobiles able to access my tenant's locations by making parking more difficult, and increase the possibility of automobile and bicycle accidents. Additionally, bicyclists are traveling to a destination, which may or may not include local shopping, while drivers parking along Broadway are more likely to be headed to a destination to purchase goods and services.

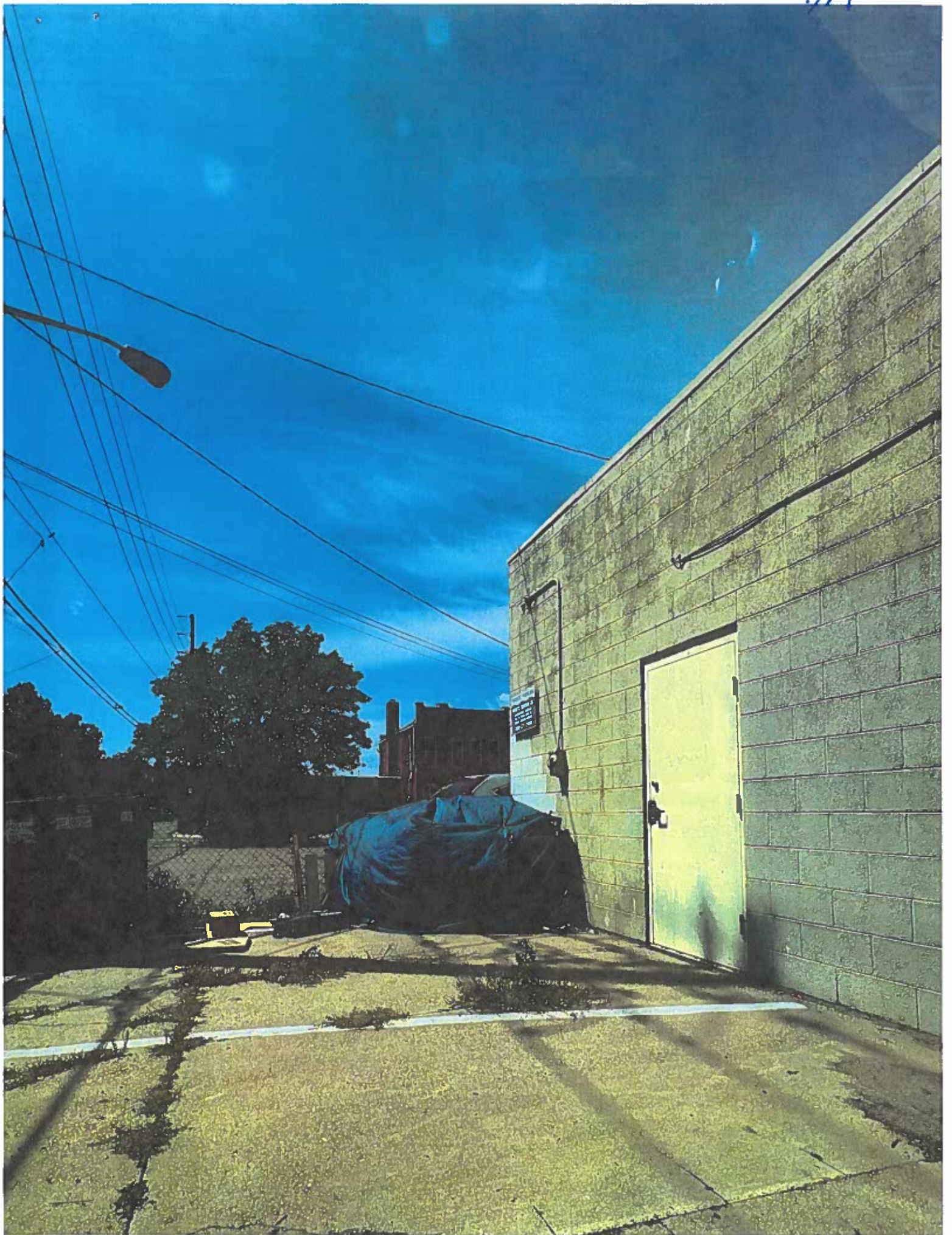
Mr. Phillips, I urge you to reconsider the proposed annual assessment for the Phase II Broadway Pedestrian Mall Local Maintenance District, especially that portion of the assessment that will be borne by my tenants. While improvements and an increase in maintenance are welcomed, given the current business environment, consumer inflation rates, and vandalism in the local area, an increase of one-half the amount proposed, or \$2,328.63, would more properly reflect the amount of rent increase my tenants would be able to pay. Should you have any comments or questions, please contact me directly by email: Creed_1@comcast.net, mail: P.O. Box 16528, Golden, 80402, or telephone: (303) 895-7816.

Thank you for your time and attention.

Best Regards,

A handwritten signature in blue ink that reads "Charles Reed". The signature is written in a cursive, flowing style.

Charles Reed



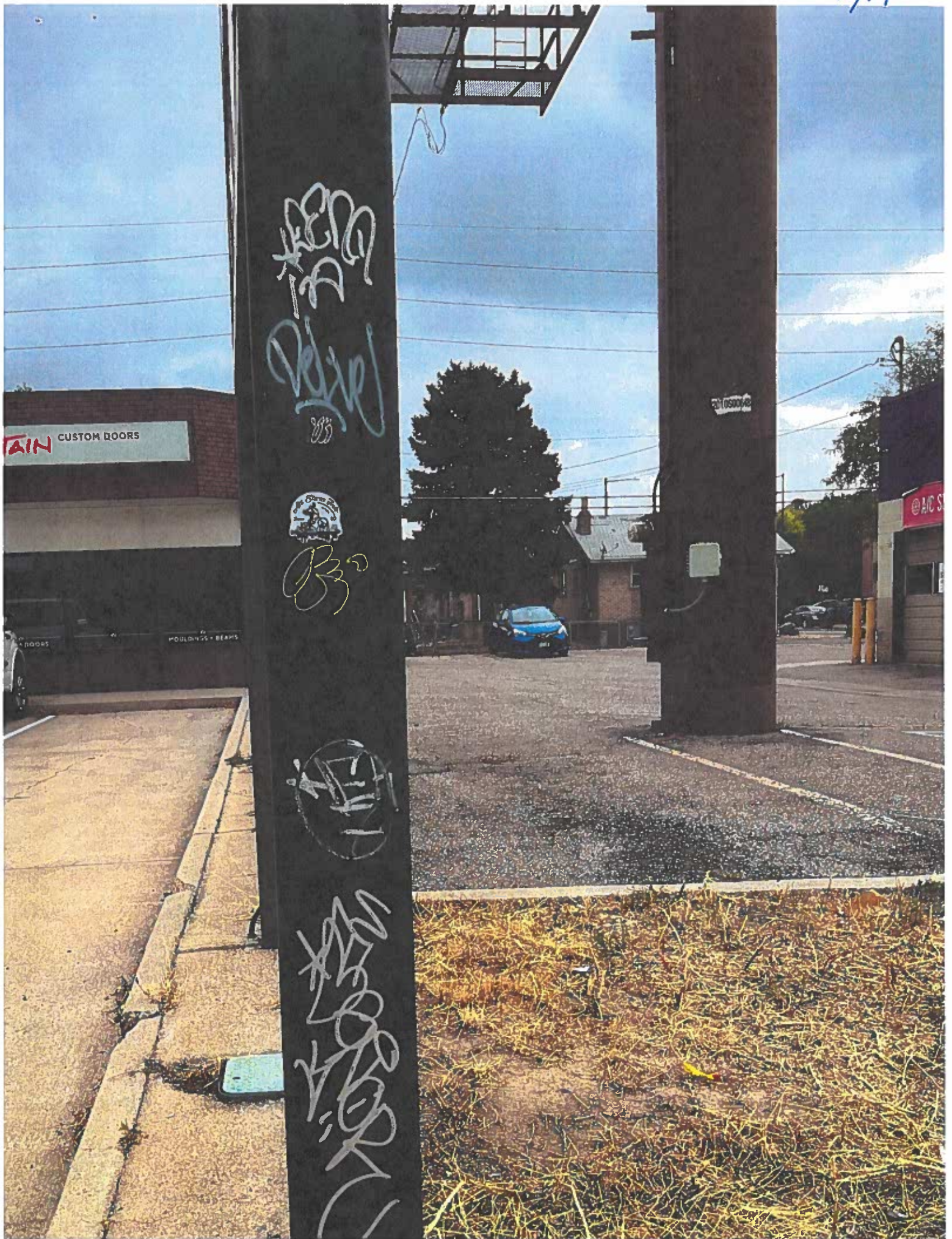
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19/17



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Advanced
REHABILITATION



MEETING POINT COMMUNITY
ACUPUNCTURE

THE DEMOCRATIC PARTY
OF DENVER



SUN MOUNTAIN
CUSTOM DOORS



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DEMOCRATIC PARTY OF DENVER

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303-5

DEMOCRATIC PARTY OF DENVER

BLACK LIVES MATTER

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