



WEST COLFAX BUSINESS IMPROVEMENT DISTRICT 2022 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 businesses 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. 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. The district continues to be guided by board planning supplemented by periodic retreats with goals, justification, relation to community support, planning efforts and earlier efforts, and an assessment of required supports to achieve the goals.

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.

- Partner with West Denver Renaissance Collaborative, 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 & redevelopment to maximize density, high quality design and "rooftops" for retail including through the West NPI.
- 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.
- Serve as a resource for prospective investors.
- Maintain database of comparable sales, track assembly opportunities, site information, and occupancy to assist developers identify promising developments.
- Advocate for changes to zoning codes to preserve character of West Colfax and increase development viability.

ECONOMIC DEVELOPMENT

- 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
 - provide assistance directly for business licensing and Main Street Zoning
- Provide primary and secondary market research in support of retail neighborhood serving retail.
- Business support and advocacy strategy focused on improving profitability, appearance and appeal to customers, increased customer traffic and job creation for existing businesses.

MARKETING AND EVENTS

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

- 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.
- Emails and e-newsletters to businesses and property owners and other correspondence to constituents.
- Businesses assistance social media promotion.
- Support for Sloans Farm & Flea, first ever event at Sloans, with social distancing protocols.

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 Engineering, Walk Audits, Re-imagine W Colfax and Over the Colfax Clover design demonstration results to advocate 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. Expanding scope of efforts to include Colfax Viaduct.
- Support momentum and community voice to plans with DPW, CDOT/HTPE and others to support continued investment in interim and permanent modifications to W Colfax & Federal interchange based on community preferred design and land use preferences.
- Promote public safety and combat vagrancy and vice by engaging with police, residents, and businesses, including Crime Prevention through Environmental Design.

PUBLIC ART

Build district identity through these strategies:

- Include art in mobility project and event design.
- Expand graphic design approach for buildings/vacancies/street to unify corridor and reinforce district identify.
- Continue mural match grants and search out other funding and opportunities to add public art to West Colfax corridor.
- Promote 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.

	<u>2020 Actuals</u>	<u>2021 Projections</u> <u>draft</u>	<u>2021 Budget</u>	<u>2022 Budget</u> <u>approved</u> <u>9.21.21</u>
Beginning Year Unrestricted Fund Balances	\$ 281,213	\$ 326,566	\$ 358,957	\$ 313,443
Revenue				
<i>Operating Revenue</i>				
Assessment (net of 1% CCD fee)	\$ 135,146	\$ 133,198	\$ 127,689	\$ 144,370
Bank Interest/Rewards	\$ 816	\$ 500	\$ 500	\$ 700
Fee for service/grants	\$ -	\$ 12,500	\$ 20,000	\$ 12,500
Insurance reimbursements	\$ 69,416	\$ 96,165	\$ -	\$ 30,000
Event Income	\$ -	\$ -	\$ -	\$ -
Subtotal operating	\$ 205,378	\$ 242,363	\$ 148,189	\$ 187,570
<i>Project Based Revenue</i>				
Mobility Grants	\$ 30,000	\$ 125,000	\$ 125,000	\$ 150,000
Covid Relief Grant	\$ 490,000	\$ 60,000	\$ 250,000	\$ -
Subtotal project based	\$ 520,000	\$ 185,000	\$ 375,000	\$ 150,000
Total Revenue	\$ 725,378	\$ 427,363	\$ 523,189	\$ 337,570
Expenses				
<i>Operating Expenses</i>				
Accounting	\$ 500	\$ 500	\$ 600	\$ 600
Business Support (including Covid Relief regrants)	\$ 482,875	\$ 60,000	\$ 230,000	\$ -
Charitable Contributions	\$ -	\$ -	\$ -	\$ -
Contract Administrative Support	\$ 1,062	\$ 1,460	\$ 1,500	\$ 1,500
Design Guidelines/Engineering	\$ 2,499	\$ 3,500	\$ 3,500	\$ 3,498
Dues	\$ 549	\$ 702	\$ 702	\$ 702
Events and Marketing	\$ 7,834	\$ 6,500	\$ 6,500	\$ 6,500
ED Salary & Benefits	\$ -	\$ -	\$ -	\$ -
economic development alloc	\$ 81,108	\$ 92,226	\$ 88,554	\$ 85,919
administration alloc	\$ 20,277	\$ 23,057	\$ 22,139	\$ 21,480
Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -

Insurance Premiums	\$	1,070	\$	3,131	\$	3,131	\$	3,131
Legal Advertising	\$	623	\$	745	\$	745	\$	745
Maintenance with irrigation	\$	32,126	\$	112,165	\$	20,000	\$	53,400
Office Expenses	\$	3,509	\$	2,500	\$	2,400	\$	2,500
Rent	\$	6,875	\$	7,500	\$	7,500	\$	7,500
Training-travel-reimbursables	\$	1,298	\$	1,500	\$	1,500	\$	2,400
Subtotal operating	\$	642,205	\$	315,486	\$	388,771	\$	189,875
<i>Project Based Expenses</i>								
Arts & Signage Projects	\$	-	\$	- *	\$	-	\$	-
Mobility Projects (multi-year)	\$	37,820	\$	125,000 *	\$	100,000	\$	150,000
Subtotal project based	\$	37,820	\$	125,000	\$	100,000	\$	150,000
Total Expenditures	\$	680,025	\$	440,486	\$	488,771	\$	339,875
Temporarily Restricted Fund Transfers	\$	-	\$	-	\$	-	\$	-
Fund Transfer (from Maintenance reserve)	\$	-	\$	-	\$	-	\$	30,000.00
Total Expenditures requiring allocation	\$	680,025	\$	440,486	\$	488,771	\$	339,875
Net Change in Funds Available	\$	45,353	\$	(13,123)	\$	34,418	\$	(2,306)
Ending Funds Available	\$	326,566	\$	313,443	\$	392,365	\$	311,137

Notes:

1. Special Assessment method: 2022 = \$0.1447

2. Restricted fund balance (TABOR) for 2022 **\$4,594**

3. Board assigned balances for 2022
maintenance=\$20,912
capital improvements=\$33,643
business support=\$13,279
grant matching funds=\$10,745

West Colfax BID Operating Plan & Budget Supporting Materials

1. 2020 Year to date “budget to actual” financial reports. Please see Proposed 2020 budget with these reports.
2. Any materials departures from the 2021 Operating Plan, and an explanation WCBID had no material departures from the 2021 operating Plan.
3. A copy of your Public Notice publication for the 2021 Budget, SEE ATTACHED.
4. The status of any planned or outstanding indebtedness. The District has no outstanding debt.
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 2020/2021. 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 2021.

Covid-19 Response & Business Support and Recruitment

This Covid-19 Response and mitigation services to businesses included:

- (1) communications to update businesses on regulatory updates arising from Covid-19;
- (2) developing and disseminating communications and providing technical support on Covid relief and recovery financing available to businesses, including PPE and Covid Relief grants.
- (3) Technical assistance to business seeking to implement protocols to enable reopening.

(4) We are in the process of re- granting an additional \$50,000 in Covid Relief opt-on funds from DOLA to district businesses to reimburse them for revenue losses and mitigation measure expenses.

This grantmaking process has required formulating a secure grant application, distribution of opportunity to businesses, providing technical assistance on the application, review of applications, distribution of funds, and submitting expenditures for reimbursement to the district.

Other Business Support

BID support for Sloans Farm & Flea socially distanced outdoor market. District business have participated and with our financial contribution, pay no fee.

BID engagement to inform City plans for GO bond funded Colfax-crossing enhancements (described under Capital Improvements).

We also recently received CDOT Revitalizing Mainstreets funding in order to an area under the Colfax Viaduct for night markets. This is outside the district boundaries, but planned for inclusion and integral to our work studying a reconfiguration of the Colfax Viaduct.

Maintenance

We are staying abreast of challenges from vandalism and accidents to sculpture art, shelters, irrigation systems.

Capital Improvements

In December 2020, we began a DRCOG funded project to study multi-modal options for the Colfax Viaduct. This project seeks to connect West Colfax to and from the east, and establish vertical connections between the viaduct and lower Colfax and Auraria campus. This project is mid-point, with a study of existing conditions, guidance from stakeholder and community on project priorities and vision. Initial design options will be included at an Oct. 6th community conversation on the project. See <https://westcolfaxbid.org/portfolio/welcome-to-the-west-colfax-viaduct-project/>.

We have also continued to participate as a key stakeholder in the City-led study of the Colfax & Federal Interchange study that we initiated through our Over the Colfax Clover project to rebuild and redevelop Colfax & Federal interchange with the goal to improve pedestrian and bicycle access and community connectivity in the area. More information at bit.ly/colfaxclover.

Finally, a project to improve pedestrian conditions on West Colfax received additional funding to the GO Bond through CDOT's Safer Main Streets and is currently in engineering for implementation by the end of 2024.

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

The district participated with residents and stakeholders in the NPI West, Colfax & Federal Interchange project and Westside Stadium District Collaborative on plans affecting the district.

Further workshops and surveying related to the Colfax Viaduct project will continue.

Sales Tax Collections. Sales tax collections more than doubled comparing Q1-2 2020 to 2021, by 111%, bouncing back from closures and increased in consumer demand from Covid-19. **See attached.**

Retail and other Business Openings. Investment and retail openings on West Colfax resumed in 2021 post-occupancy restrictions. The biggest opening this year was Odells Brewery. Also opening was Sol Source, Paleteria la Pobanita and Taqueria Guerra. Closures included Taqueria Mexico and Filthy Family Tattoo.

Jobs. The District jobs have recovered substantially from Covid-19, hampered however by a labor shortage. Still, we estimate a permanent net job gain within the district year to date of approximately 163 FTE.

Average Rent Rates; Occupancy Rates and Vacant Square Footage. Commercial rent rates are now \$18-\$30 per square foot NNN, showing something in the way of reduction from prior years and a good deal of variation based on quality of space. With various openings and closures, vacant square footage remains at 4% of total and individual units dipped to 15% of total.

Crime Statistics. As shown in the **ATTACHED** police statistics for the West Colfax corridor, overall crime reflects increases overall, and particularly in the property categories over the past years through 2020. This reflects trends citywide and elsewhere and may also reflect an increasing population and wealth gap in West Colfax. We will watch numbers in 2020 to monitor impacts from the Covid-19 pandemic. Surveying of the businesses indicates that this is a concern for some of them, and we will look to solutions in support of this challenge in 2022.

Survey. We undertook a survey of businesses this year, door to door, to better understand longer term impacts of COVID. Qualitatively, those businesses who were able to adapt with outdoor seating, a bigger takeout emphasis, and easier POS online ordering, etc, did much better to those who did not.

Current year annual operating plan and budget available at www.westcolfaxbid.org for more details.

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

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 ("WCBID"), has adopted a resolution proposing to impose special assessments to defray the cost of improvements and services to be furnished by WCBID 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 services and imposing the assessments; therefore, and determining the special benefits to be received by the properties to be assessed, on **October 12th, 2021, at 4:30pm at 3275 W 14th Ave, #201, Denver, CO or by teleconference**, with details to join at www.westcolfaxbid.org/calendar.
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 WCBID, 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. 06-064-D, or 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 31-25-100(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 WCBID, which may include the following:

- Economic development services including:
 - New and existing business support, including Covid relief & strategies
 - Business recruiting
 - Economic marketing
 - Promotion
 - Stakeholder communication
 - Street improvements, such as barriers or planters and infrastructure improvements to enhance the retail environment and accessibility by all modes of transit
 - Special events
- Enhance Safety Programs such as:
 - Partnerships with Denver Police Department
 - Community and business watch programs

- Advocacy on Behalf of Corridor Property and Business Owners such as:
 - Efforts to promote Main Street Zoning on West Colfax
 - Implementation of West Colfax Plan, Development of West NPI
 - 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
 - Manage and support safety programs
 - Be a point of contact for assessment payers through periodic newsletters and web page enhancements, in store visits, and meetings and forums to keep assessment payers apprised of the district's activities

- Maintenance:
 - Maintain all 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 WCBID 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 WCBID.

5. The proposed method of assessment is set forth as follows:

The special assessment shall be \$1447 per square foot of commercial property within the District as set forth in the 2022 Operating Plan and Budget. The 2022 assessment represents a 7% increase over the 2021 assessment, based on statutory allowed increases and inflation.

Assessment (based on 10,000 square foot lot)

Current year and proposed Assessment at \$ 1322 per square foot of land	\$1,322
Current year and proposed Assessment at \$ 1447 per square foot of land	\$1,447

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 TADOR allowed increase.

WCBID will conduct the **October 12, 2021** 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 on the properties. WCBID will also determine the special benefits to be derived by the properties from which the assessment will be imposed, a copy of which was filed on 9/22/21 to provide adequate funding for the costs of providing its services and improvements in subsequent years. WCBID 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.

WCBID 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 will 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 can 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 September 21, 2021.

(SEAL) /s/ Rene Doubleday, Secretary

Publish in: Denver Post Your HB#
Publish on or around: September 30, 2021

Enhanced Safety Programs such as:

- Partnerships with Denver Police Department
- Community and business watch programs

Advocacy on Behalf of Corridor Property and Business Owners such as:

- Efforts to promote Main Street zoning on West Colfax
- Implementation of West Colfax Plan, Development of West NMI
- 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
- Manage and support safety programs
- Be a point of contact for assessment payers through periodic newsletters and web page enhancements, in store visits, and meetings and forums to keep assessment payers apprised of the district's activities

Maintenance

- Maintain of R-U-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 WCBID 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 WCBID.

b. The proposed method of assessment is set forth as follows:

The special assessment shall be \$1.352 per square foot of commercial property within the District as set forth in the 2021 Operating Plan and Budget. The 2021 assessment represents no increase over the 2020 assessment.

Assessment (Based on 10,000 square foot lot)

Current year and proposed Assessment at \$1.352 per square foot of land	\$1,352
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In future years annual adjustments shall not exceed five percent (5%) annually, up to a maximum of \$1.15 per square foot of commercial property plus any LABOR allowed increase.

WCBID will conduct the **September 15, 2020** 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. WCBID will also determine the special benefits to be derived by the properties upon which the assessment will be imposed, if any, for fiscal year 2021. In order to provide adequate funding for the costs of providing its services and improvements in subsequent years, WCBID 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.

WCBID 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 will draw interest at the rate established pursuant to § 31-29-1219, 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 can 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.

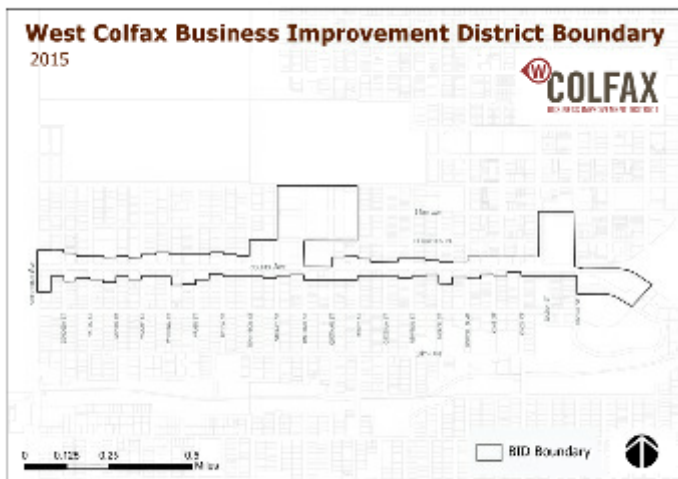
DATED as of August 11, 2020.

(Seal)

/s/ Rene Doubleday, Secretary

Publish in: Denver Post Your HUB
Publish on or around: August 24, 2020

EXHIBIT A



Note: parcels classified as residential and agricultural and those owned by nonprofits are exempt property for BID zoning making purposes. Source: City and County of Denver, Public Works and Policy Planning, Version 1.0-2016

West Colfax Business Improvement District
Financial Statements

December 31, 2020

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
West Colfax Business Improvement District

We have compiled the accompanying Balance Sheet/ Statement of Net Position as of December 31, 2020 and the related Statements of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities for the year then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, we do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist the management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit the Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. Accordingly, the accompanying financial statements are not intended to be used by readers who are not familiar with the District's financial affairs or informed about such matters that would be disclosed in complete financial statements.

Simmons & Wheeler P.C.

April 1, 2021

West Colfax Business Improvement District

BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2020

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS				
Cash and investments	\$ 186,023	\$ 186,023	\$ -	\$ 186,023
Cash and investments - restricted	4,594	4,594	-	4,594
Receivable - County Treasurer	143,592	143,592	-	143,592
Assessment taxes receivable	128,979	128,979	-	128,979
Capital assets, net of accumulated depreciation	<u>-</u>	<u>-</u>	<u>352,758</u>	<u>352,758</u>
Total Assets	<u>463,188</u>	<u>\$ 463,188</u>	<u>352,758</u>	<u>815,946</u>
LIABILITIES				
Accounts payable	<u>7,643</u>	<u>\$ 7,643</u>	<u>-</u>	<u>7,643</u>
Total Liabilities	<u>7,643</u>	<u>7,643</u>	<u>-</u>	<u>7,643</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred assessment taxes	<u>128,979</u>	<u>128,979</u>	<u>-</u>	<u>128,979</u>
Total Deferred Inflows of Resources	<u>128,979</u>	<u>128,979</u>	<u>-</u>	<u>128,979</u>
FUND BALANCES/NET POSITION				
Fund Balances:				
Restricted:				
Emergencies	4,594	4,594	(4,594)	-
Assigned:				
Maintenance reserve	2,923	2,923	(2,923)	-
Business support	13,279	13,279	(13,279)	-
Capital projects	33,643	33,643	(33,643)	-
Matching grants	10,745	10,745	(10,745)	-
Unassigned	<u>261,382</u>	<u>261,382</u>	<u>(261,382)</u>	<u>-</u>
Total Fund Balances	<u>326,566</u>	<u>326,566</u>	<u>(326,566)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 463,188</u>	<u>\$ 463,188</u>		
Net Position:				
Net investment in capital assets			352,758	352,758
Restricted for:				
Emergencies			4,594	4,594
Unrestricted			<u>321,972</u>	<u>321,972</u>
Total Net Position			<u>\$ 679,324</u>	<u>\$ 679,324</u>

West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES				
Accounting	\$ 500	\$ 500	\$ -	\$ 500
Business Support	482,875	482,875	-	482,875
Contract Labor	1,062	1,062	-	1,062
Dues	549	549	-	549
Design Guidelines/Engineering	2,499	2,499	-	2,499
Event	7,834	7,834	-	7,834
Legal Advertising	623	623	-	623
Liability & Property insurance	1,070	1,070	-	1,070
Maintenance and Irrigation	10,002	10,002	-	10,002
Maintenance	630	630	-	630
Maintenance - other	21,494	21,494	-	21,494
Office Supplies-Equip	3,509	3,509	-	3,509
Payroll	101,385	101,385	-	101,385
Pedestrian Mobility	37,820	37,820	-	37,820
Reimb-Purchases-Travel-Training	1,298	1,298	-	1,298
Rent	6,875	6,875	-	6,875
Depreciation	-	-	42,689	42,689
Total Expenditures	<u>680,025</u>	<u>680,025</u>	<u>42,689</u>	<u>722,714</u>
PROGRAM REVENUES				
Mobility Grant	30,000	30,000	-	30,000
DOLA Grant	490,000	490,000	-	490,000
Total Program Revenues	<u>520,000</u>	<u>520,000</u>	<u>-</u>	<u>520,000</u>
Net Program Income (Expenses)	(160,025)	(160,025)	(42,689)	(202,714)
GENERAL REVENUES				
Assessment taxes	135,146	135,146	-	135,146
Insurance reimbursement	69,416	69,416	-	69,416
Interest income	816	816	-	816
Total General Revenues	<u>205,378</u>	<u>205,378</u>	<u>-</u>	<u>205,378</u>
NET CHANGES IN FUND BALANCES	45,353	45,353	(45,353)	
CHANGE IN NET POSITION			2,664	2,664
FUND BALANCES/NET POSITION:				
BEGINNING OF YEAR	281,213	281,213	395,447	676,660
END OF YEAR	<u>\$ 326,566</u>	<u>\$ 326,566</u>	<u>\$ 352,758</u>	<u>\$ 679,324</u>

West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2020

See Accountant's Compilation Report

	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
	<u>Budget</u>	<u>Budget</u>	<u>Actual</u>	<u>(Unfavorable)</u>
REVENUES				
Assessment taxes	\$ 133,198	\$ 127,689	\$ 135,146	\$ 7,457
Insurance reimbursement	-	69,416	69,416	-
Mobility Grant	94,375	97,500	30,000	(67,500)
DOLA Grant	-	500,000	490,000	(10,000)
Fee for Service	32,000	25,000	-	(25,000)
Event income	4,500	-	-	-
Interest income	230	500	816	316
	<u>264,303</u>	<u>820,105</u>	<u>725,378</u>	<u>(94,727)</u>
Total Revenues				
EXPENDITURES				
Accounting	600	500	500	-
Business Support	7,395	474,800	482,875	(8,075)
Donations	500	-	-	-
Improvement	7,000	7,000	-	7,000
Contract Labor	2,500	1,460	1,062	398
Dues	575	702	549	153
Design Guidelines/Engineering	3,498	3,498	2,499	999
Event	5,800	6,310	7,834	(1,524)
Legal Advertising	745	745	623	122
Liability & Property insurance	3,131	3,131	1,070	2,061
Maintenance and Irrigation	18,000	90,516	10,002	80,514
Maintenance	-	-	630	(630)
Maintenance - other	-	-	21,494	(21,494)
Office Supplies-Equip	2,500	2,500	3,509	(1,009)
Payroll	107,783	115,283	101,385	13,898
Pedestrian Mobility	94,375	70,000	37,820	32,180
Reimb-Purchases-Travel-Training	2,400	2,400	1,298	1,102
Rent	7,500	7,500	6,875	625
	<u>264,302</u>	<u>786,345</u>	<u>680,025</u>	<u>106,320</u>
Total Expenditures				
NET CHANGE IN FUND BALANCE	1	33,760	45,353	11,593
FUND BALANCE:				
BEGINNING OF YEAR	<u>282,938</u>	<u>282,938</u>	<u>281,213</u>	<u>(1,725)</u>
END OF YEAR	<u>\$ 282,939</u>	<u>\$ 316,698</u>	<u>\$ 326,566</u>	<u>\$ 9,868</u>

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 varies 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 2021

January 12

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

Approved December minutes and financials.

Designated Notice Posting Location at 3275 W 14th Ave, Denver, CO 80204 & website.

Designation of District Notice Posting Place. 3275 W 14th #202, Denver CO 80204 + website.

Approved \$1000 donation to Visit Denver for H2 [5 Star Business Certification](#) to Visit Denver if that will enable Dan's certification training to enhance TA capacity through to fundraising effort.

Approved Omni Cut Water Jet to cut surplus shelter glass for a total pf \$630.00

Approved COLA pay adjustment for Executive Director of +3% for 2021, by executive session.

February 9

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

Approved January minutes and financials.

Approved donation for Little Library at Colfax & Raleigh to be fabricated by Handsome Little Devils: NTE \$2000.

March 9

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

Approved February 9 minutes and financials.

April 13

In attendance: Cameron Bertron, Dennis Gonzales, Win King, and Rene Doubleday were in attendance,

Approved March 9 minutes.

Approved March financials.

2020 Complied financials reviewed.

Approved LEI Light Replacement Contract: NTE \$22,619 (to be paid by insurance net \$1000 deductible)

May 11

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

Approved April 13 minutes and April financials.

Authorized:

- a) Mulching proposal: Front Range Services \$3800 for 25 cubic yds.
- b) Pedestrian Lights Michael Graves: repairs to existing poles \$1500; paint replacement pole: \$1200 (paid by insurance).
- c) Denver Bazaar sponsorship: 1 booth, branding in including monthly music sponsorship, Colfax banner slots & \$2500

June 8

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

Approved May 11 minutes, and May financials.

July 13

Cameron Bertron, Win King, Rene Doubleday, Tom DeFrancia and Dennis Gonzalez were in attendance.

Approved June 8 minutes and financials.

Authorized \$3500 not-to-exceed contract with Michael Baker International by CDOT.

August 10

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

Approved July minutes and & July financials.

Approved Emmett Culligan Design Shelter Restoration: \$38,710.60 for 75% shelter replacement plus solar and graffiti film —under P&L insurance, net \$1000 deductible

September 21

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

Preliminary Assessment Resolution with 7% increased rate of assessment

Approved

a) Meade Shelter Restoration:

i) Front Range Services NTE \$2,535 for Film Replacement

ii) Solmotiv NTE \$6,500 for Battery Box Restoration

b) Updated FRS Annual Maintenance Contract at approximately 33% increase

,

Dan Shah, Executive Director (District Management) Director of Economic Development West Colfax BID 3275 West 14 th Ave # 202, Denver 80204	M C F E	303.623.3232 303.931.8680 303.951-3484 dshah@westcolfaxbid.org
Tom DeFrancia Property: Alamo Drafthouse Cinema Thomas DeFrancia 2605 4th street Boulder, CO 80304 Term Expires: 10/3/20 (reapplication in process but delayed at Mayor's office)	W C E	303-589-4409 tommydef@drafthouse.com
Dennis Gonzalez, Treasurer Property Owner 4249 Stuart Street Denver, CO 80212 Term Expires: 10/3/23	W H E	303-968-4678 720-294-9525 iamgonzoman@gmail.com
Win King Property Owner, 3610west.com & King Commercial Properties 14390 Foothills Road Golden, CO 80401 Term Expires: 10/3/21 (replacement pending)	W C E	303- 877-5889 same kingcommercialre@gmail.com
Cameron Bertron, President EnviroFinance Group, LLC (master developer for Anthony's) 4601 DTC Blvd Suite 130 Denver, CO 80237 Term Expires: 10/3/22	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: 10/3/21 (reapplication in process)	C W E	303-884-8158 same rene@thinkgenerator.com
	W C E	
Diane Wheeler, Auditor Simmons & Wheeler, PC	W C	303-689-0833 Cell 303-981-0386

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT

City and County of Denver,
Colorado

Minutes – No

Date Formed:

September 15, 2006
Ordinance 598, Series of 2006

Employer Identification No.:

35-2284356

Sales Tax Identification No.:

98-18430-0000

PDPA Number

100086005101

Term Limits Eliminated:

Revised Sept, 2019

De-Tabored

REGULAR MEETINGS: Second Tuesday of every month, 4:30 P.M. at 3275 West 14th Ave, #202 , Denver, CO

DESIGNATED POSTING PLACE: District Offices, 3275 West 14th Ave, #202 Denver, CO

West Colfax Business Improvement District

	2021	2021	2021	2021
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>
NAICS				
441000	25,580.00	22,847.00	40,095.00	29,156.00
445000	43,089.00	43,046.00	51,178.00	45,973.00
722000	21,707.00	19,478.00	27,051.00	31,832.00
All Others	122,536.00	102,928.00	124,406.00	114,001.00
Grand Total	212,912.00	188,299.00	242,730.00	220,962.00

	2020	2020	2020	2020
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>
NAICS				
441000	18,398	19,824	3,548	19,221
445000	45,980	24,367	27,397	20,841
722000	19,743	22,001	17,009	29,351
All Other	107,655	122,964	113,810	111,309
TOTAL	191,776	189,156	161,764	180,722

2021 <u>May</u>	2021 <u>Jun</u>	2021 <u>Jul</u>	2021 <u>Aug</u>	2021 <u>Sep</u>	2021 <u>Oct</u>	2021 <u>Nov</u>
35,096.00	26,341.00					
51,775.00	51,431.00					
31,039.00	35,080.00					
118,250.00	114,604.00					
236,160.00	227,456.00	-	-	-	-	-

2020 <u>May</u>	2020 <u>Jun</u>	2020 <u>Jul</u>	2020 <u>Aug</u>	2020 <u>Sep</u>	2020 <u>Oct</u>	2020 <u>Nov</u>
21,022	24,167	31,311	18,267	26,990	22,116	21,887
41,507	40,610	44,633	40,334	65,400	31,736	22,107
30,144	26,243	29,392	31,495	28,228	21,823	28,159
146,956	138,508	132,855	139,476	145,544	151,441	106,342
239,629	229,528	238,191	229,572	266,162	227,116	178,495

2021
Dec

SEMI-ANNUAL TOTAL

YEAR OVER YEAR COMPARISION

<u>-</u>	1,328,519	111%
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2020
Dec

14,238

43,478

24,770

114,205

196,691

1,192,575

**Part 1 Crimes
on the West Colfax Corridor
By Year: 1995 - 2020**

Crime Type		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
PART 1 PERSONS	Homicide	0	4	6	3	3	1	1	0	2	2	1	0	1	5	0	0	1	2	1	2	0	1	0	2	2	2
	Sexual Assault	10	13	12	11	6	9	5	8	4	5	10	12	9	10	14	8	4	6	11	10	12	16	13	15	29	25
	Robbery	24	17	25	39	22	23	40	27	33	51	37	30	26	18	25	26	32	28	32	16	25	29	27	19	28	26
	Aggravated Assault	54	53	51	35	38	38	35	37	44	68	56	65	62	52	52	35	48	53	43	41	48	75	88	78	82	99
	SUBTOTAL	88	87	94	88	69	71	81	72	83	126	104	107	98	85	91	69	85	89	87	69	85	121	128	114	141	152
PART 1 PROPERTY	Burglary	119	122	107	92	93	79	91	94	127	129	92	117	76	73	86	85	70	71	51	65	56	67	71	88	70	69
	Larceny	105	134	102	90	82	99	90	79	91	106	82	83	76	68	74	56	74	75	85	81	87	85	138	133	124	151
	TFMV	121	91	97	76	90	84	114	91	93	128	143	92	76	98	78	76	96	85	63	67	59	78	92	111	121	144
	Auto Theft	128	143	136	158	153	159	167	205	162	161	153	136	85	93	74	69	81	73	48	70	79	92	88	86	87	126
	Arson	8	8	10	6	7	10	7	3	13	5	8	2	6	4	3	2	3	3	1	5	4	2	8	2	1	2
	SUBTOTAL	481	498	452	422	425	431	469	472	486	529	478	430	319	336	315	288	324	307	248	288	285	324	397	420	403	492
GRAND TOTAL	569	585	546	510	494	502	550	544	569	655	582	537	417	421	406	357	409	396	335	357	370	445	525	534	544	644	

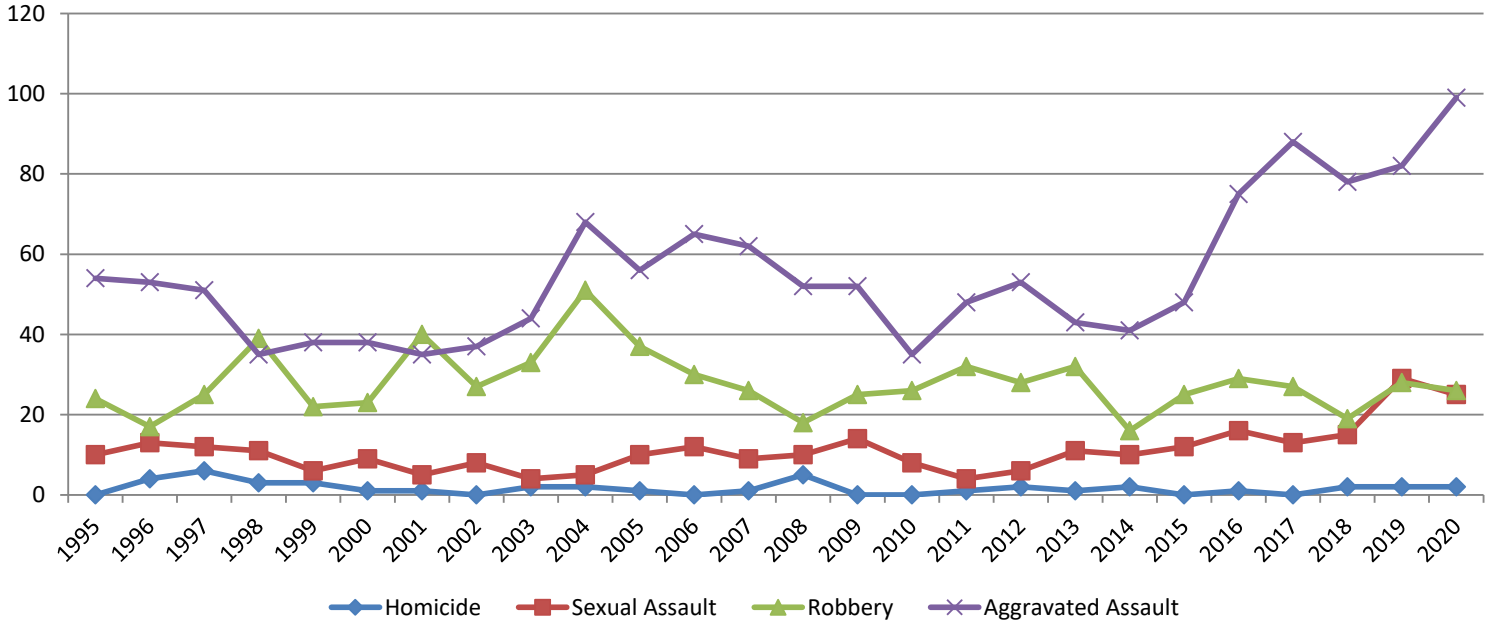
All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent 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 - 2020



Reported Property Crimes on the West Colfax Corridor By Year: 1995 - 2020

