



## WEST COLFAX BUSINESS IMPROVEMENT DISTRICT 2024 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 current assessed valuation is **\$106,614,000**. The broadly supported plan, currently being revised with the West Area 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:

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

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 zoning and other technical assistance
- market analysis, and
- targeted investments such as to the streetscape and infrastructure

## **Leadership**

WCBID is very fortunate to be led by its engaged, knowledgeable and active board, comprised of property and increasingly invested business 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 business areas 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.
- Participate in CPD and DOTI planning processes to ensure district's goals are reflected in plans.

## **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 permitting and business licensing.
- 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.

- Promote business watch and stronger police-business partnership to address crime and advocacy to address epidemic of homelessness.

## **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, and first ever movie night event at Sloans.

## **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. Expanded scope of efforts includes 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.

# West Colfax BID

## Operating Plan & Budget

### Supporting Materials

1. 2023 Year to date “budget to actual” financial reports. Please see Proposed 2024 budget with these reports.
2. Any materials departures from the 2023 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 2024 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 2021-23. 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 2023.

#### **Business Support**

In 2023, we were able to get grant funding that included new murals on businesses. We supported newly opened businesses obtain grant funding to offset losses from COVID-19, and maintain periodic direct communications to update businesses on opportunities and initiatives to support them. Currently an important focus is organizing around crime prevention given the concerns many of the businesses have articulated, and also plan to advocate for better holistic solutions to homelessness. Related to this, in 2024 we will advocate for supporting businesses facing vandalism. We also plan to

advocate for a liberalized sign code to allow for more iconic Colfax signage.

## Events

We continued to work in close partnership with and a number of partners in Sun Valley and the Denver Streets Partnership to host the Colfax Viaduct Night Market in 2023. In connection with this we provided technical assistance to install colored, programable lighting under the viaduct, and a mural on the Latino Cultural Arts Center adjacent to the site with NAP funding (see below under beautification).

These were very well attended, with diverse vendors, entertainment and participants, and helped us broaden our community outreach as relates to our Colfax viaduct study (see capital improvements).

We also created a new West Colfax Lucha Libre event at Sloans with wrestling, a Latin DJ and vendors, which was well and diversely attended, and will be replicated in 2024, as well as adding another event.

## Capital Improvements

Since December 2020, DRCOG funding has enabled us 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 year, with the coming of BRT, we added options to incorporate either a mixed-traffic or dedicated lane for BRT. We also explored the engineering feasibility of a viaduct connection in the center (associated with center running BRT) and of ramps to serve as vertical connections. Most importantly, we have successfully lobbied CDOT and CCD to pursue federal funds that would lead to implementation of a final design. Public outreach overall design has been a priority, including broad-based input from the viaduct night market described above and other festival events. See <https://westcolfaxbid.org/portfolio/welcome-to-the-west-colfax-viaduct-project/>. More information on the interchange at [bit.ly/colfaxclover](http://bit.ly/colfaxclover).

Finally, we continue to track a CCD project to improve pedestrian conditions on West Colfax funded by the GO Bond and CDOT's Safer Main Streets, with an immediate focus on ensuring businesses are informed of the project and advocating for construction mitigation funding for them.

**Beautification & West Denver Business Corridor Project Collaboration.** We partnered with the West Denver Renaissance Collaborative and the host of business corridors to work together, for example on a gift card that rolled out in 2023. We received nearly \$200k in beautification funding from DEDO to implement projects on West Colfax and throughout SW Denver. On West Colfax that included updated branding, custom bike racks, murals, and tree plantings and maintenance.

## Maintenance

We are staying abreast of increasing challenges from vandalism and accidents to sculpture art, shelters, irrigation systems. In 2023 we replaced some of the glass in our custom bus shelters with polycarbonate windows, and will continue to do more replacement which seems to withstand vandalism.

## 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 declined relative to 2021 comparing projections for 2022 based on available 2022, to 90%, potentially due to auto dealer closures. **See attached.**

**Retail and other Business Openings.** Retail openings filled in previous vacancies this year and total seven. This includes the Full Tank Food Park, Vatos Tacos and Tequilla, Antos II Mex, and Magik Studios, filling in a few gaps in the offerings on West Colfax. The only closures were auto sales and those spaces where a new business went in.

**Jobs.** With business openings and few closures we estimate flat job growth year-to-date and by year's end with further expansion an uptick of 15 jobs.

**Average Rent Rates; Occupancy Rates and Vacant Square Footage.** Commercial rent rates are now \$20-\$30 per square foot NNN, depending on level of finish. With various openings and closures, vacant square footage remains below 4% of total and individual units dipped to 13% of total.

**Crime Statistics.** As shown in the **ATTACHED** police statistics for the West Colfax corridor, overall crime reflects concerning increases overall. In 2023, the district has reached out and organized businesses and residents to create business/neighborhood watches. As noted, this is a concern of businesses, based one-on-one conversations and surveying.

	<u>2022 Actuals</u>	<u>2023 Projections</u>	<u>2023 Adopted Budget</u>	<u>2024 Draft Budget</u>
<b>Beginning Year Unrestricted Fund Balances</b>	\$ 213,572	\$ 198,219	\$ 179,634	\$ 299,573
<b>Revenue</b>				
<i>Operating Revenue</i>				
Assessment (net of 1% CCD fee)	\$ 145,970	\$ 150,801	\$ 150,801	\$ 148,939
Bank Interest/Rewards	\$ 223	\$ 450	\$ 500	\$ 500
Fee for service/grants	\$ 13,250	\$ 47,794	\$ 47,929	\$ 30,000
Insurance reimbursements	\$ 15,337	\$ 48,473	\$ 0	\$ 20,000
Grants (streetscaping, etc)	\$ -	\$ 161,323	\$ 181,000	\$ -
Events	\$ -	\$ 3,000	\$ -	\$ 6,000
Mobility Grants	\$ 102,403	\$ 66,750	\$ 76,750	\$ 10,000
<b>Total Revenue</b>	<b>\$ 277,183</b>	<b>\$ 478,591</b>	<b>\$ 456,980</b>	<b>\$ 215,439</b>
<b>Expenses</b>				
<i>Operating Expenses</i>				
Accounting	\$ 651	\$ 600	\$ 1,500	\$ 1,500
Business Support (photos & murals)	\$ 5,000	\$ 20,200	\$ 14,000	\$ 14,000
Contractors (assessment)	\$ 585	\$ 875	\$ 900	\$ 900
Professional Services (engineering)	\$ -	\$ -	\$ -	\$ -
Dues	\$ -	\$ 702	\$ -	\$ 702
Events and Marketing	\$ 4,935	\$ 11,650	\$ 16,500	\$ 24,000
Payroll	\$ 104,685	\$ 105,653	\$ 116,131	\$ 110,513
Infrastructure & Streetscape Improvements	\$ -	\$ 96,447	\$ 141,000	\$ 2,500
Insurance Premiums	\$ 5,010	\$ 5,415	\$ 3,600	\$ 5,200
Legal Advertising	\$ 608	\$ 745	\$ 700	\$ 700
Maintenance and Repairs	\$ 28,665	\$ 48,000	\$ 34,800	\$ 48,000
Office Supplies-Equip	\$ 4,280	\$ 1,000	\$ 1,200	\$ 1,200

	<u>2022 Actuals</u>	<u>2023 Projections</u>	<u>2023</u> <u>Adopted</u> <u>Budget</u>	<u>2024 Draft</u> <u>Budget</u>
Rent	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Reimbursement, Training, Travel	\$ 1,900	\$ 1,700	\$ 2,400	\$ 2,400
Pedestrian Mobility (multi-year)	\$ 128,717	\$ 76,750 *	\$ 76,750	\$ 10,000
Signage	\$ -	\$ 62,862	\$ 50,000	
<b>Total Expenditures</b>	<b>\$ 292,536</b>	<b>\$ 377,237</b>	<b>\$ 466,981</b>	<b>\$ 229,115</b>
<b>Temporarily Restricted Fund Transfers</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures requiring allocation</b>	<b>\$ 292,536</b>	<b>\$ 377,237 #</b>	<b>\$ 466,981</b>	<b>\$ 229,115</b>
<b>Net Change in Funds Available</b>	<b>\$ (15,353)</b>	<b>\$ 101,354 #</b>	<b>\$ (10,001)</b>	<b>\$ (13,676)</b>
<b>Ending Funds Available</b>	<b>\$ 198,219</b>	<b>\$ 299,573</b>	<b>\$ 169,633</b>	<b>\$ 285,898</b>

Notes:

1. Special Assessment method:\*

2023 and 2024 =	\$0.1519
2022 =	\$0.1447

2. Restricted fund balance (TABOR) for 2023

\$ 4,598.00









West Colfax Business Improvement District  
Financial Statements

December 31, 2022











## **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 2023

### **January 17**

In attendance: Juan Padro, Jen Sevcik, Dennis Gonzalez and Rene Doubleday

Approved December minutes and December financials.

Approved designated Notice Posting Location at 3275 W 14<sup>th</sup> Ave, Denver, CO 80204 & website.

Approved Arthouse Design contract to design custom bike racks (for both WCBID and BUCU West), banner template for WCBID and branding for BUCU at \$5800.

Approved contribution up to \$750 to match business contributions to West Colfax Cares for homeless families at Colfax Elementary.

### **February 14**

In attendance: Rene Doubleday, Dennis Gonzalez, and Jen Sevcik.

Approved January minutes and January financials.

Approved contract NTE \$8100/annually with Erin Reres for social media services.

Approved additional scope for Arthouse Design for streetscape elements of up to \$4800, or less if negotiated.

Events committee formed consisting of Juan P, and Tom D, Dennis G, and Basha Cohen.

### **March 14**

In attendance: Rene Doubleday and Dennis Gonzalez, Juan Padro, Jen Sevcik.

Approved February minutes and financials.

Approved FRS Planting & mulching of NTE \$10,000 (available from NAP grant

### **May 2**

In attendance: Rene Doubleday, Tom DeFrancia, Jen Sevcick

Approved Lucha Libre event sponsorship of up to \$8800.

## **May 12**

In attendance: Rene Doubleday, Dennis Gonzalez, Jen Sevcick

Board unanimously selected a revised WCBID logo from among 2 options.

## **June 13**

In attendance: Dennis Gonzalez, Rene Doubleday, Jen Sevcik

Approved May 2 & 13 minutes, and May financials.

Approved spending under the NAP grant: ECD Design of 16 bike racks for NTE \$25,000 (with a suggestion to consider base width).

## **July 19**

In attendance: Dennis Gonzalez, Rene Doubleday, Jen Sevcik, Juan Padro

Approved June 13 minutes, and June financials.

Approved spending under NAP grant: BSC signs for version 3 of the sign design with yellow highlight NTE \$25,791.58.

## **August 15**

In attendance: Rene Doubleday, Jen Sevcik and Dennis Gonzalez

Approved July minutes and & financials.

Approved letter of support for CDOT Reconnecting Communities grant application to advance the viaduct and Colfax & Federal projects.

## **August 22**

In attendance: Rene Doubleday, Juan Padro and Dennis Gonzalez  
No action taken.

## **September 12**

In attendance: Rene Doubleday, Dennis Gonzalez, Jen Sevcik

Approved Preliminary Assessment Resolution

Approved 2024 Draft Budget with updates to expense categories to better align with standard accounting categories.

Approved 8 hours of services from Dog Eat Dog Designs Inc (Tim Lancaster) at \$110/hr for website tech support.



<b>Dan Shah, Executive Director</b> (District Management) Director of Economic Development West Colfax BID 3275 West 14 <sup>th</sup> Ave # 202, Denver 80204	M C F E	303.623.3232 303.931.8680 303.951-3484 <a href="mailto:dshah@westcolfaxbid.org">dshah@westcolfaxbid.org</a>
<b>Tom DeFrancia, Secretary</b> Property: Alamo Drafthouse Cinema Thomas DeFrancia 2605 4th street Boulder, CO 80304 Term Expires: 10/3/2023	W C E	303-589-4409 <a href="mailto:tommydef@drafthouse.com">tommydef@drafthouse.com</a>
<b>Dennis Gonzalez, Treasurer</b> Property Owner 4249 Stuart Street Denver, CO 80212 Term Expires: 10/3/23	W H E	303-968-4678 720-294-9525 <a href="mailto:iamgonzoman@gmail.com">iamgonzoman@gmail.com</a>
<b>Juan Padro</b> Juan Padro CEO-Managing Partner Culinary Creative, LLC <a href="http://www.theculinarycreative.com">www.theculinarycreative.com</a> Term Expires: 10/3/25	W C E	617-838-7169 same juan padro <a href="mailto:jpad16@yahoo.com">jpad16@yahoo.com</a>
<b>Jen Sevcik</b> Owner: Duality Fit, Original Glam and Side Pony 4635 W Colfax Ave Denver, COP 80204  Term Expires: 10/3/26	W C E	(720) 432-1724 <a href="mailto:jen@dualityfit.com">jen@dualityfit.com</a>
<b>Rene Doubleday President</b> Thinkgenerator & Littleman Ice Cream 3725 Meade St Denver, CO 80211 Term Expires: 10/3/23	C W E	303-884-8158  <a href="mailto:rene@thinkgenerator.com">rene@thinkgenerator.com</a>
	W C E	
<b>Diane Wheeler, Auditor</b> 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 14<sup>th</sup> Ave, #202 ,  
Denver, CO

**DESIGNATED POSTING PLACE:** District Offices, 3275 West 14<sup>th</sup> Ave, #202 Denver, CO

**West Colfax Business Improvement District**

	<b>2023</b>	<b>2023</b>	<b>2023</b>
	<b><u>Jan</u></b>	<b><u>Feb</u></b>	<b><u>Mar</u></b>
<b>2023 TOTAL</b>	<b>161,946</b>	<b>146,420</b>	<b>166,107</b>

	<b>2022</b>	<b>2022</b>	<b>2022</b>
	<b><u>Jan</u></b>	<b><u>Feb</u></b>	<b><u>Mar</u></b>
<b>2022 Total</b>	<b>176,093.00</b>	<b>183,386.00</b>	<b>210,661.00</b>

<b>2023</b> <b><u>Apr</u></b>	<b>2023</b> <b><u>May</u></b>	<b>2023</b> <b><u>Jun</u></b>	<b>2023</b> <b><u>Jul</u></b>	<b>2023</b> <b><u>Aug</u></b>	<b>2023</b> <b><u>Sep</u></b>	<b>2023</b> <b><u>Oct</u></b>
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------

---

<b>175,659</b>	<b>181,680</b>	<b>179,574</b>				
----------------	----------------	----------------	--	--	--	--

---

---

<b>2022</b> <b><u>Apr</u></b>	<b>2022</b> <b><u>May</u></b>	<b>2022</b> <b><u>Jun</u></b>	<b>2022</b> <b><u>Jul</u></b>	<b>2022</b> <b><u>Aug</u></b>	<b>2022</b> <b><u>Sep</u></b>	<b>2022</b> <b><u>Oct</u></b>
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------

---

<b>209,071.00</b>	<b>214,855.00</b>	<b>223,011.00</b>	<b>232,600.00</b>	<b>223,978.00</b>	<b>219,291.00</b>	<b>220,817.00</b>
-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

---

---

**2023**  
**Nov**

**2023**  
**Dec**

**SEMI-ANNUAL TOTAL**

YEAR OVER YEAR COMPARISION

---

---

---

**1,011,386**

**83%**

-27%

**2022**  
**Nov**

**2022**  
**Dec**

---

---

---

**190,017.00    200,453.00**

**1,217,077.00**



