

## BOARD OF EQUALIZATION NOTICE

November 1, 2016

Dear City Council Member,

A Board of Equalization (BOE) Hearing is scheduled during your regular City Council meeting on November 7, 2016 for the Group 2 Local Maintenance Districts (LMD's). Group 2 is comprised of the following LMD's:

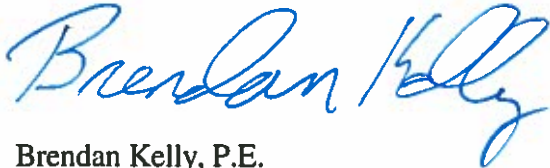
<u>Local Maintenance District</u>	<u>Council District</u>
Welton Street Pedestrian Mall	9
West 38 <sup>th</sup> Avenue Phase I Pedestrian Mall	1
Expanded Greek Town Pedestrian Mall	9 & 10
Phase II West 38 <sup>th</sup> Avenue Pedestrian Mall	1
32 <sup>nd</sup> and Lowell Pedestrian Mall	1
Broadway Pedestrian Mall B	7
Phase II Broadway Pedestrian Mall	7
Broadway Viaduct Pedestrian Mall	9
22 <sup>nd</sup> Street and Park Avenue West Pedestrian Mall	9
Consolidated Morrison Road Pedestrian Mall	3

A Budget Summary for Group 2 is attached.

The due date of October 20, 2016 for receiving protest letters for Group 2 has expired. As of today, one protest letter for this group has been received. That protest letter is for a property located in the Phase II Broadway Pedestrian Mall LMD (Council District 7) and is attached as Exhibit A. Also attached is the 2017 Group 2 Protest Letter Summary which gives additional information on this property.

Since no other protests were received by the due date, a BOE Hearing will only be held for the Phase II Broadway Pedestrian Mall. City Council, sitting as the BOE, shall hear and determine all written complaints and objections filed with the Executive Director of Public Works and may confirm the assessments proposed or make any modifications which may seem equitable and just. Any reductions approved by the BOE will be funded from the City's General Fund. Staff from Public Works and the City Attorney's Office will be present to provide information and answer any questions.

Sincerely,



Brendan Kelly, P.E.  
Districts Management Office

Cc: Councilman Jolon Clark  
Emily Gloeckner  
Zach Rothmier

11/1/16

**Budget Summary**  
**Group 2 - 2017 Local Maintenance Districts**

<b>Local Maintenance District</b>	<b>2016 Budget</b>	<b>2017 Budget</b>	<b>Budget Change From 2016 to 2017</b>	<b>Council District</b>
Welton Street Pedestrian Mall	\$62,500	\$55,500	11% Decrease	9
West 38 <sup>th</sup> Avenue Phase I Pedestrian Mall	\$11,200	\$11,200	No Change	1
Expanded Greek Town Pedestrian Mall	\$23,000	\$23,000	No Change	9 & 10
Phase II West 38 <sup>th</sup> Avenue Pedestrian Mall	\$11,000	\$11,000	No Change	1
32 <sup>nd</sup> and Lowell Pedestrian Mall	\$52,000	\$52,000	No Change	1
Broadway Pedestrian Mall B	\$72,300	\$75,915 <sup>1</sup>	5% Increase	7
Phase II Broadway Pedestrian Mall	\$256,700	\$269,535 <sup>1</sup>	5% Increase	7
Broadway Viaduct Pedestrian Mall	\$35,000	\$35,000	No Change	9
22 <sup>nd</sup> Street & Park Avenue West Pedestrian Mall	\$55,000	\$62,000 <sup>2</sup>	13% Increase	9
Consolidated Morrison Road Pedestrian Mall	\$71,390	\$73,700 <sup>3</sup>	3% Increase	3

<sup>1</sup> The 2017 budget increase is due to the need to increase the reserves.

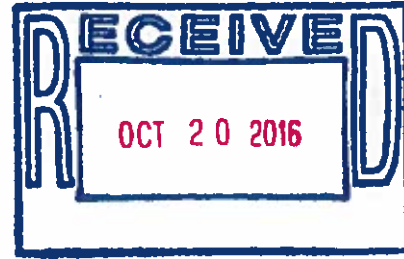
<sup>2</sup> The 2017 budget increase is due to increased maintenance costs and the need to increase the reserves.

<sup>3</sup> The 2017 budget increase is due to the need to repair pedestrian lights, increased landscaping and art installations.

**EXHIBIT A**

1/2

**Gilady's LLC  
5461 Western Ave, Unit D  
Boulder, CO 80301**



**Denver Manager of Public Works  
Districts Management Office  
201 W. Colfax, Dept. 509  
Denver, CO 80202**

**October 17, 2016**

**To Whom It May Concern:**

**I would like to protest the assessment for the Phase II Broadway Pedestrian Mall Local Maintenance District for the parcels owned by Gilady's LLC. I have enclosed a copy of the information for Blocks 4 and 5 owned by our company.**

**The reason we do not believe our property should be assessed for this improvement is that our building is industrial and currently not occupied. We do not have any plans to use this building for anything but manufacturing therefore do not have any responsibility for or contribution to pedestrian traffic.**

**Thank you for your consideration of our request. Please let me know if you require any other information at this time.**

**Respectfully,**

**Amnon Gilady  
Gilady's LLC**

11-12, inclusive	\$2,200.21
13-14, inclusive	\$1,510.85
15-16, inclusive	\$1,510.85
17	\$1,510.85
18-21, North 6.25' 22, inclusive	\$ 755.42
South 1/2 23, 24, inclusive	\$3,210.55
	\$2,077.41

**GALLUP'S RESUBDIVISION OF BLOCK 4 AND PART OF BLOCK 5 OF GALLUP'S BROADWAY SUBDIVISION**

**BLOCK 4**

Lots

1-4, inclusive	\$2,749.74
5-6, inclusive	\$1,510.85
7-9, North 20.8' 10, inclusive	\$2,894.78
South 4.2' 10, 11-12, inclusive	\$ 882.34

**BLOCK 5**

Lots

North 50' West 1/2 Block 5	\$1,510.85
South 50' North 100' West 1/2 Block 5	\$1,510.85

**GREENWAY'S RESUBDIVISION OF BLOCK 36 BYER'S SUBDIVISION**

**BLOCK 36**

Lots

9-10, inclusive	\$4,049.07
11, East 8.33' 12, inclusive	\$1,007.13
West 16.67' 12, East 21.67' 13, inclusive	\$1,158.52
West 3.33' 13, 14, East 5' 15, inclusive	\$1,007.13
West 20' 15, East 11.67' 16, inclusive	\$ 956.97
West 13.33' 16, East 18.33' 17, inclusive	\$ 956.67
West 6.67' 17, 18, inclusive	\$ 956.97
19, East 1/2 20, inclusive	\$1,087.81
West 1/2 20, 21, 22, inclusive	\$1,933.89
23-28, inclusive	\$4,532.54

**KETTLE'S ADDITION TO DENVER**

**BLOCK 3**

Lots

1-24 & Vacated Alley, inclusive	\$9,065.08
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**ONE BROADWAY PLAZA SUBDIVISION**

**BLOCK 1**

# 2017 GROUP 2 PROTEST LETTER SUMMARY

<b>Exhibit</b>	<b>Local Maintenance District</b>	<b>Address</b>	<b>2017 Proposed Assessment</b>	<b>Owner</b>	<b>Council District</b>
A	Phase II Broadway Pedestrian Mall	340 South Broadway	\$882.33	Giladys LLC	7