

Filing No. 06-694-__



WEST COLFAX BUSINESS IMPROVEMENT DISTRICT 2018 OPERATING PLAN

WCBID background

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

Mission and Goals of WCBID

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

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

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

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

Leadership

WCBID is very fortunate to be led by its engaged, knowledgeable and active board, comprised of property owners on West Colfax Avenue. 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 is now in the second year of a three year plan for WCBID with goals, justification, relation to community support, planning efforts and earlier efforts, and an assessment of required supports to achieve the goal.

REAL ESTATE DEVELOPMENT AND LAND USE

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

- Explore partnership with newly forming West Denver Restoration Initiative, to explore ways to address infrastructure, economic development and educational challenges facing Westside as a whole, including creating new financing tools.
- Undertake events promoting district and new development and businesses.
- Support rezoning & redevelopment to maximize density, high quality design and "rooftops" for retail.
- Assist with city or state entitlement and other approvals, including navigating Main Street code to ensure all lots can be redeveloped, to expand rehab and redevelopment opportunities on Colfax.
- 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.
- Provide resources to provide prospective developers with environmental assessments on historic gas station and drycleaner sites.
- 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.
- Electronic newsletters (completing email list of businesses and property owners) and other correspondence to constituents.
- Businesses assistance social media promotion (e.g. Google+, Yelp).
- Building event schedule for spring, summer and fall/winter, with an eye toward locating events on Sloans development on completion of infrastructure work.

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 Audit and Re-imagine W Colfax 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.
- Advance plan with DPW, CDOT, OED and others to leverage funds to invest in permanent modifications to W Colfax based on design demonstration and other design work.
- Promote public safety and combat vagrancy and vice by engaging with police, residents, and businesses.
- Promote B-cycle stations in West Colfax.

PUBLIC ART

Build district identity through these strategies:

- Include art in mobility project design.
- Expand graphic design approach for buildings/vacancies/street to unify corridor and reinforce district identity.
- Search out other funding and opportunities to add public art to West Colfax corridor and attract artists as tenants.
- 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>2016 Actuals</u>	<u>2017 Projections</u>	<u>2017 Budget</u>	<u>2018 Budget</u>
Beginning Year Unrestricted Fund Balances	\$ 109,962	\$ 189,145	\$ 149,195	\$ 165,864
Revenue				
<i>Operating Revenue</i>				
Assessment (net of 1% CCD fee)	\$ 159,093	\$ 159,093	\$ 159,093	\$ 161,459
Bank Interest/Rewards	\$ 1,015	\$ 6	\$ 6	\$ 50
Fee for service	\$ -	\$ 15,000	\$ 1,500.00	\$ 13,500
Insurance payouts	\$ 1,000	\$ 3,238	\$ -	\$ -
Subtotal operating	\$ 161,108.00	\$ 177,337	\$ 160,599	\$ 175,009
<i>Project Based Revenue</i>				
Arts & Signage Grants	\$ 3,616	\$ -	\$ -	\$ -
Mobility Grants	\$ 30,800	\$ 63,750	\$ 75,000	\$ 116,500
Pass through grants	\$ 30,000	\$ -	\$ -	\$ -
Subtotal project based	\$ 64,416	\$ 63,750	\$ 75,000	\$ 116,500
Total Revenue	\$ 225,524.00	\$ 241,087	\$ 235,599	\$ 291,509
Expenses				
<i>Operating Expenses</i>				
Accounting	\$ 1,000	\$ 560	\$ 2,500	\$ 2,500
Bank Fees	\$ -	\$ -	\$ -	\$ -
Business Support	\$ 486	\$ 2,500	\$ 15,210	\$ 10,210
Charitable Contributions	\$ 250	\$ 300	\$ 300	\$ 300
Contract Administrative Support	\$ 2,317	\$ 3,500	\$ 3,000	\$ 3,500
Design Guidelines/Engineering	\$ -	\$ -	\$ 5,000	\$ 2,500
Dues	\$ 215	\$ 575	\$ 575	\$ 575
Events and Marketing	\$ 1,847	\$ 4,800	\$ 4,800	\$ 4,800
ED Salary & Benefits	\$ 70,497	\$ 74,897	\$ 73,249	\$ 81,446
economic development alloc	\$ 17,624	\$ 18,724	\$ 18,312	\$ 20,361
administration alloc	\$ -	\$ 4,179	\$ 4,000	\$ 6,990
Infrastructure Improvements	\$ 3,131	\$ 2,383	\$ 2,500	\$ 2,500
Insurance Premiums	\$ 674	\$ 500	\$ 550	\$ 750
Legal Advertising	\$ -	\$ -	\$ -	\$ -

Maintenance	\$	7,269	\$	15,000	\$	19,590	\$	15,000
Office Expenses	\$	2,539	\$	1,700	\$	2,500	\$	2,500
Printing	\$	-	\$	550	\$	300	\$	550
Rent	\$	8,125	\$	7,500	\$	7,500	\$	7,500
Training-travel-reimbursables	\$	1,647	\$	2,400	\$	2,400	\$	2,400
Subtotal operating	\$	117,621	\$	140,068	\$	162,286	\$	164,383
<i>Project Based Expenses</i>								
Arts & Signage Projects	\$	9,352	\$	- *	\$	10,000	\$	10,626
Mobility Projects (multi-year)	\$	15,368	\$	95,800 *	\$	95,800	\$	116,500
Pass through projects (multi-year)	\$	4,000	\$	28,500 *	\$	-	\$	-
Subtotal project based	\$	28,720	\$	124,300	\$	105,800	\$	127,126
Total Expenditures	\$	146,341	\$	264,368	\$	268,086	\$	291,509
Temporarily Restricted Fund Transfers	\$	94,343	\$	-	\$	8,433	\$	0
Fund Transfer (TABOR 3% reserve)	\$	300	\$	-	\$	-	\$	-
Total Expenditures requiring allocation	\$	146,341	\$	264,368	\$	226,486	\$	281,290
Net Change in Funds Available	\$	79,183	\$	(23,281.10)	\$	8,433	\$	0
Ending Funds Available	\$	189,145	\$	165,864	\$	140,762	\$	165,864

Notes:

- Special Assessment method: *\$.1023 per square foot of commercial land + 12.75% and/or 3% TABOR allowed increase for local growth factor of up \$.1184
3% \$0.1054 12.75% 0.1153
- Restricted fund balance (TABOR) for 2018 \$4,588
- Board assigned balances for 2018 maintenance=\$20,886
capital improvements=\$33,643

West Colfax BID

Operating Plan & Budget

Supporting Materials

1. 2017 Year to date “budget to actual” financial reports. Please see ATTACHED August budget to actual report.
2. Any materials departures from the 2017 Operating Plan, and an explanation WCBIID had no material departures from the 2016 Operating Plan.
3. A copy of your Public Notice publication for the 2018 Budget, SEE ATTACHED.
4. The status of any planned or outstanding indebtedness. The District has no outstanding debt and no plans for future debt acquisition at this time.
5. The results of any audits conducted during the year, if not already submitted. Please see ATTACHED.
6. A copy of the By-laws, if any, in effect in 2016/2017. Please see ATTACHED.
7. A list of official board actions (motions) in the past year. Please see ATTACHED.
8. Current list of all Board members. Please see ATTACHED.
9. Board members attendance records for the past year. Please see ATTACHED (with board actions.)
10. List of activities and involvement 2017.

Business Support and Recruitment

Technical assistance to property owners and businesses.

Created Sloans Bike ‘n Brew bike map and organized bike ride highlighting new district drinking establishments. 2nd annual ride planned for 2018.

Support for West Colfax Food Co-op with equitable businesses creation and food access in West Colfax.

Maintenance

Program for landscape, shelter and sign maintenance.

Capital Improvements

Advocacy efforts with other Denver Colfax BIDs resulted \$20 million included in the GO bond for these projects. These enhancements are based on BID concept engineering to increase the safety of crossing Colfax and will also include streetscape improvements. WCBID was also successful in advocating for \$1.4 million in transit enhancements in the district. 2018 will a focus on finalizing design, which we advocated with other Colfax BIDs (the Colfax Collaborative) to fund at \$500,000 in the CIP budget for this year.

Over the Colfax Clover project a Kaiser Permanente-funded project, focusing on enhanced access and community connectivity in the area surrounding the intersection of Colfax and Federal in West Colfax with a focus on making it an active living hub through community-driven improvements to pedestrian-bicycle-wheelchair supporting infrastructure.

The project has bring together district and community members, local technical experts and jurisdictional stakeholders to develop short- and long-term design solutions for an intersection that is safer and easier to navigate for all users. At a May 24 design charrette, engineers, urban planners, developers and agency officials explored potential re-designs and land re-uses— a rare opportunity for industry experts and government agencies to efficiently workshop a critical equity issue. Based on these results, a newly formed community active living coalition will develop a design demonstration of potential short- and long term re-designs and re-uses. At the same time an urban planning/engineering firm is developing visualizations of recommended re-configurations for community assessment, including one plan that originated from the community.

Timeline & Community priorities shown at bit.ly/colfaxclover.

Art

Offered match program to incentivize business investment in murals, while also installing well-received utility box murals installed and plans to paint district owned pedestrian poles.

Replaced solar panels for reliable internal lighting on median art.

Signage

West Colfax Connects is a Colorado Health Foundation funded project to install wayfinding signage in the Lakewood gulch in order to promote bicycling and better connect West Colfax to adjacent neighborhoods and vice-versa. It also included 3 rides. More information and images at bit.ly/sweetestride.

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

District members participated in preference surveys and workshopping that shaped the Over the Colfax Clover project, including setting Community Priorities and participating in the May charrette referenced above.

Over 1800 surveys and hundreds of emails reflected broad-based community and political support for funding design and implementation for crossing enhancements through the BIDs on Colfax in Denver. As noted above this resulted in \$500,000 for design and \$20 million to install in these projects in the GO bond. Toward the end of the project selection process, after the executive committee cut Colfax BID project funding to \$6 million, we collectively saw hundreds of emails go elected officials in support of the project, and ultimately with full council backing, the Mayor restored funding to the initial \$20 million level.

District members participated through surveys and preference polling the West Colfax Connects wayfinding signage designs for the Lakewood Gulch.

Sales Tax Collections. Sales tax collections have jumped with new business openings attracting patrons to the district. If sales track the current pace for 2017 (the latest available, as shown on the **ATTACHED**), they projected to nearly double over 2016. This reflects a number of new businesses attracting patrons to the district offering more locally relevant retail and services.

Retail and other Business Openings. Momentum in investment and retail openings on West Colfax continued through the first 3 quarters of 2017. New businesses in the district include the socially conscious Even Steven Sandwiches, Alamo Drafthouse Theater and Bar Fly. Another restaurant on the Sloans site, Cultura, and a shred office space, Goosetail Spaces, are scheduled to open later this year.

Jobs. The District tracking of job created show 171 permanent net new jobs created within the district year to date, with more expected with the retail openings described above expected by years' end. Additionally, given the projects now underway, there were an estimated 60 temporary full time construction jobs created in the district, expected to last through 2018.

Average Rent Rates; Occupancy Rates and Vacant Square Footage. Commercial rent rates are now \$25 per square foot on a NNN. This price allows for a tenant improve allowance, which is required in order to let premises based on existing building conditions in the district. With new business openings, occupancy rates currently now stand at 9% of commercial square footage, down from 22% in the prior year. The rate will likely decrease further with new construction making way for businesses serving the neighborhood and surrounding areas.

Crime Statistics. As shown in the **ATTACHED** police statistics for the West Colfax corridor, overall crime reflects an 20% increased over the period of 2015 to 2016, which is higher than of the city as a whole where crime increased 1.3% overall. Consequently, we plan to continue to work with District 1, especially on crimes that affect people trying to access businesses and other area amenities.

wcbid
Profit & Loss Budget Performance
 January through August 2017

	<u>Jan - Aug 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
Assessment	150,132.61	105,608.64	158,412.96
Bank Interest/Rewards	12.87	4.00	6.00
Fee For Services	8,125.00	1,000.00	1,500.00
Insurance Payouts	3,238.00	0.00	0.00
Mobility Grant	65,875.00	50,000.00	75,000.00
Total Income	<u>227,383.48</u>	<u>156,612.64</u>	<u>234,918.96</u>
Expense			
Accounting	560.00	2,500.00	2,500.00
Arts & Signage Projects	0.00	6,666.64	9,999.96
Bank Charge	114.78		
Business Support	2,225.53	10,140.00	15,210.00
Charity	0.00	200.00	300.00
Contract Administrative Support	0.00	2,000.00	3,000.00
Design/Engineering	0.00	3,333.36	5,000.04
Dues	501.66	383.36	575.04
ED Salary & Benefits	58,043.94	61,040.64	91,560.96
Events & Marketing	3,503.50	3,200.00	4,800.00
Infrastructure Improvements	3,983.00	2,666.64	3,999.96
Insurance Premiums	238.00	1,666.64	2,499.96
Legal Advertising	0.00	0.00	550.00
Maintenance	12,628.81	13,060.00	19,590.00
Mobility Projects	50,102.07	63,866.64	95,799.96
Office Expenses	600.63	1,666.64	2,499.96
Pass through grant	16,000.00	0.00	0.00
Printing	0.00	200.00	300.00
Rent	5,000.00	5,000.00	7,500.00
Training-Training-Reimbursables	1,537.38	1,600.00	2,400.00
Total Expense	<u>155,039.30</u>	<u>179,190.56</u>	<u>268,085.84</u>
Net Ordinary Income	72,344.18	-22,577.92	-33,166.88
Other Income/Expense			
Other Expense			
Depreciation	0.00	21,344.50	42,689.00
Total Other Expense	<u>0.00</u>	<u>21,344.50</u>	<u>42,689.00</u>
Net Other Income	<u>0.00</u>	<u>-21,344.50</u>	<u>-42,689.00</u>
Net Income	<u><u>72,344.18</u></u>	<u><u>-43,922.42</u></u>	<u><u>-75,855.88</u></u>

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

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

September 28, 2017

Nicole Maestas
Signature

Subscribed and sworn to before me this 28 day of September, 2017.

Cheryl L Schmid
Notary Public

Cheryl L Schmid
Notary Public
State of Colorado
Notary ID 20094029973
My Commission Expires 9/14/2021

NOTICE

OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY IN IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PUBLIC SERVICES TO BE FURNISHED BY THE SAID DISTRICT, AND OF A PUBLIC HEARING

- 1. All owners of real property hereinafter described, and that the Board of Directors of the West Colfax Business Improvement District ("WCBID"), has adopted a Resolution proposing to impose special assessments and services to be furnished by WCBID against the property set forth more particularly set forth herein.
2. The Board of Directors will hold a PUBLIC HEARING for the purpose of and the need for providing the service and imposing the assessments and benefits to be received by the properties to be assessed, on October 16, 2017, at 202 Denver, Colorado.
3. The property on which the assessments are to be levied for the purpose of property tax purposes as commercial within the boundaries of WCBID, which include the property abutting both sides of West Colfax Avenue from the former St. Anthony Hospital campus as legally defined as more specifically shown on the map of the District boundaries of the BID include all properties within the service area of the BID which are commercial property as defined in the Business Improverment District Ordinance.
4. The purpose of the special assessments is to defray the cost of the services to be furnished by WCBID, which may include the following:
Economic development services including:
- New and existing business support
- Business attraction
- Consumer marketing
- Promotion
- BID ratepayer communications
- Street improvements such as banners or planters and infrastructure improvements to enhance retail environment and accessibility by all modes of transit
- Special events
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 Small Area Plan
- Advocacy for policies and issues that affect West Colfax
BID Operations including:
- Design and/or implement business programs to promote West Colfax
- Coordinate outreach to potential developers and businesses
- Maintain communication with City Council and other civic organizations as needed
- Manage and support safety programs
- Be a point of contact for assessment payers through presentations, in-store visits, and meetings and forums to keep assessment payers informed
Maintenance
- Maintain of R-O-W improvements, such as bus shelters and landscaping installed and owned by the BID.
The Board of Directors of WCBID may amend program activities in subsequent years of improvements and services authorized by state law. Final program activities shall be subject to 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 \$1,074 per square foot of commercial property for the 2018 Operating Plan and Budget. In order to account for the a portion of the 2018 assessment represents an increase of 5% over the 2017 assessment.

Table with 2 columns: Assessment (based on 10,000 square foot of land) and Amount. Current Assessment at \$1,023 per square foot of land is \$1,023. Proposed Assessment at \$1,074 per square foot of land (5% increase reflecting growth factor) is \$1,074.

In future years annual adjustments shall not exceed five percent (5%) of the current assessment plus any TABOR allowed increase. WCBID will conduct the October 16, 2017 public hearing described above to determine the need for providing the improvements and services set forth in its Operating Plan and Budget. The special assessment set forth above to fund the same. WCBID will also conduct a public hearing for the properties upon which the assessment will be imposed, if necessary, to provide adequate funding for the costs of providing its services and improvements. The Board of Directors shall be authorized, without the necessity to conduct the formal special hearing required for the initial assessment, to increase the rates of assessment by five percent (5%) each year, on a cumulative basis. The assessments will be collected by the City and County of Denver, Colorado (the "Treasurer") pursuant to an agreement between the City and County of Denver, Colorado and WCBID. WCBID assessments will be included in property tax statements due and payable on or before the last day of February. Any amount not paid by the assessment payers pursuant to § 31-25-1219, C.R.S. from the date of delinquency shall constitute a perpetual lien in the amount assessed against each lot or tract of property to be assessed shall have the right to file a remonstrance petition objecting to the assessment which would bear more than one-half of the proposed assessment is if filed at the hearing. DATED as of September 12, 2017.

Publish in: Denver Post Your HUB
Publish on: September 27, 2017

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

**City and County of Denver)
State of Colorado)
)**

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

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

September 28, 2017

Nicole Maestas
Signature

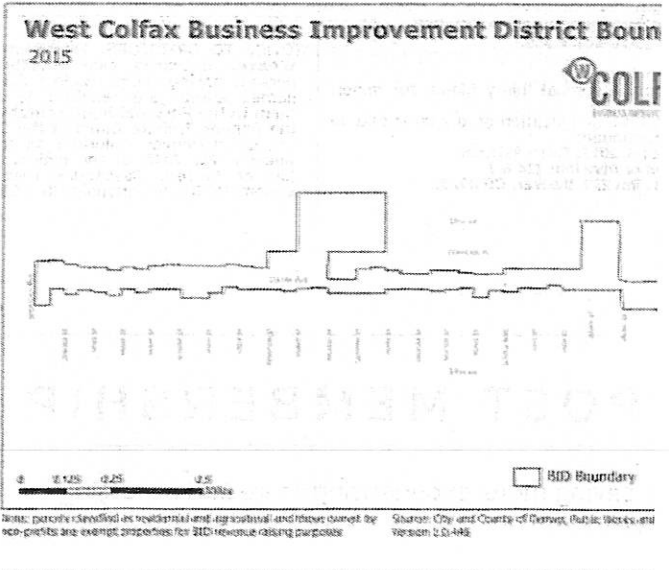
Subscribed and sworn to before me this 28 day of September, 2017.

Cheryl L Schmid
Notary Public

**Cheryl L Schmid
Notary Public
State of Colorado
Notary ID 20094029973
My Commission Expires 9/14/2021**

(SEAL)

**WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
EXHIBIT A**



The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned Nicole Maestas
being first duly sworn under oath, states
and affirms as follows:

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Cheryl L Schmid
Notary Public

Cheryl L Schmid
Notary Public
State of Colorado

Notary ID 20094029973

(SEAL) My Commission Expires 9/14/2021

NOTICE AS TO PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2018 has been submitted to the West Colfax Business Improvement District ("District"). Such proposed budget will be considered at the regular meeting of the Board of Directors of the District to be held at 5:00 p.m. on **Monday, October 16, 2017**, at 3275 W 14th Ave #202, Denver, Colorado.

Copies of such proposed budget for fiscal year 2018 are available for inspection by the public at the offices of the District, 3275 W. Colfax Avenue, #202, Denver, Colorado, and at www.westcolfaxbid.org. Any interested elector within the District may, at any time prior to the final adoption of the proposed budget for the ensuing year 2018, file or register any objections thereto.

Dated September 12, 2017.

WEST COLFAX
BUSINESS IMPROVEMENT DISTRICT

By: /s/ Rene Doubleday, Secretary

West Colfax Business Improvement District
Financial Statements

December 31, 2016

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, 2016 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.

March 15, 2017

West Colfax Business Improvement District

BALANCE SHEET/STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS

December 31, 2016

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS				
Cash and investments	\$ 191,508	\$ 191,508	\$ -	\$ 191,508
Cash and investments - restricted	4,575	4,575	-	4,575
Assessment taxes receivable	161,805	161,805	-	161,805
Capital assets, net of accumulated depreciation	-	-	523,514	523,514
Total Assets	<u>\$ 357,888</u>	<u>\$ 357,888</u>	<u>523,514</u>	<u>881,402</u>
LIABILITIES				
Accounts payable	\$ 7,938	\$ 7,938	-	7,938
Total Liabilities	<u>7,938</u>	<u>7,938</u>	<u>-</u>	<u>7,938</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred assessment taxes	<u>161,805</u>	<u>161,805</u>	-	161,805
Total Deferred Inflows of Resources	<u>161,805</u>	<u>161,805</u>	<u>-</u>	<u>161,805</u>
FUND BALANCES/NET POSITION				
Fund Balances:				
Restricted:				
Emergencies	4,575	4,575	(4,575)	-
Assigned:				
Maintenance reserve	15,295	15,295	(15,295)	-
Denver Foundation Co-op Grant	30,000	30,000	(30,000)	-
Business support	15,210	15,210	(15,210)	-
Capital projects	33,643	33,643	(33,643)	-
Health fund	30,700	30,700	(30,700)	-
Infrastructure	5,915	5,915	(5,915)	-
Unassigned	<u>52,807</u>	<u>52,807</u>	<u>(52,807)</u>	<u>-</u>
Total Fund Balances	<u>188,145</u>	<u>188,145</u>	<u>(188,145)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 357,888</u>	<u>\$ 357,888</u>		
Net Position:				
Net investment in capital assets			523,514	523,514
Restricted for:				
Emergencies			4,575	4,575
Unrestricted			<u>183,570</u>	<u>183,570</u>
Total Net Position			<u>\$ 711,659</u>	<u>\$ 711,659</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, 2016

See Accountant's Compilation Report

	<u>General</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES				
Accounting	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Business Support	486	486	-	486
Charity	250	250	-	250
Contract Labor	2,317	2,317	-	2,317
Dues	215	215	-	215
Event	1,847	1,847	-	1,847
Food Access regrant	4,000	4,000	-	4,000
Legal Advertising	674	674	-	674
Liability & Property insurance	3,131	3,131	-	3,131
Irrigation	438	438	-	438
Maintenance	6,831	6,831	-	6,831
Mural Project	9,352	9,352	-	9,352
Office Supplies-Equip	2,539	2,539	-	2,539
Payroll	88,121	88,121	-	88,121
Pedestrian Mobility	15,368	15,368	-	15,368
Reimb-Purchases-Travel-Training	1,647	1,647	-	1,647
Rent	8,125	8,125	-	8,125
Depreciation	-	-	42,689	42,689
Total Expenditures	146,341	146,341	42,689	189,030
PROGRAM REVENUES				
Food access grant	30,000	30,000	-	30,000
Mobility grant	30,800	30,800	-	30,800
Mural grant	3,616	3,616	-	3,616
Total Program Revenues	64,416	64,416	-	64,416
Net Program Income (Expenses)	(81,925)	(81,925)	(42,689)	(124,614)
GENERAL REVENUES				
Assessment taxes	159,093	159,093	-	159,093
Interest income	1,015	1,015	-	1,015
Total General Revenues	160,108	160,108	-	160,108
NET CHANGES IN FUND BALANCES	78,183	78,183	(78,183)	
CHANGE IN NET POSITION			35,494	35,494
FUND BALANCES/NET POSITION:				
BEGINNING OF YEAR	109,962	109,962	566,203	676,165
END OF YEAR	\$ 188,145	\$ 188,145	\$ 523,514	\$ 711,659

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, 2016

See Accountant's Compilation Report

	<u>Final</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
REVENUES			
Assessment taxes	\$ 124,123	\$ 159,093	\$ 34,970
Grant fund business support	2,000	-	(2,000)
Food access grant	-	30,000	30,000
Mobility grant	42,000	30,800	(11,200)
Mural grant	3,333	3,616	283
Interest income	-	1,015	1,015
	<u>171,456</u>	<u>224,524</u>	<u>53,068</u>
EXPENDITURES			
Accounting	1,500	1,000	500
Business Support	-	486	(486)
Charity	300	250	50
Contract Labor	1,516	2,317	(801)
Dues	575	215	360
Event	4,800	1,847	2,953
Food Access regrant	-	4,000	(4,000)
Infra Project	4,179	-	4,179
Legal Advertising	500	674	(174)
Liability & Property insurance	2,383	3,131	(748)
Irrigation	-	438	(438)
Maintenance	14,670	6,831	7,839
Mural Project	3,333	9,352	(6,019)
Office Supplies-Equip	1,700	2,539	(839)
Payroll	83,550	88,121	(4,571)
Pedestrian Mobility	42,000	15,368	26,632
Printing	550	-	550
Reimb-Purchases-Travel-Training	2,400	1,647	753
Rent	7,500	8,125	(625)
	<u>171,456</u>	<u>146,341</u>	<u>25,115</u>
NET CHANGE IN FUND BALANCE	-	78,183	78,183
FUND BALANCE:			
BEGINNING OF YEAR	-	109,962	109,962
END OF YEAR	<u>\$ -</u>	<u>\$ 188,145</u>	<u>\$ 188,145</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 various duties as she/he see fit to hired consultants/employee's of the District to help with the day-to-day functions of the District. The President. shall preside over all meetings of the

District.

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

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

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

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

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

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

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

ARTICLE III MEETINGS AND CONDUCT

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

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

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

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

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

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

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

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

ARTICLE IV FISCAL MATTERS

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

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

by resolution, determine.

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

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

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

ARTICLE V AMENDMENTS

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

ARTICLE VI INDEMNIFICATION

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

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

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

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

ARTICLE VII
RULES OF ORDER/PROCEDURES

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

Adopted on February 9, 2016

WCBID Board Actions & Attendance 2017

January 10

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

Approved December minutes and financials.

Designated Notice Posting Location

Authorized Agreements with Simmons & Wheeler for annual compilation report, and My Nanny Solutions for childcare related to West Colfax Connects, subject to sufficiency of insurance coverage

February 14

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

Approved January minutes and financials.

Authorized Amendment with Beret Odell's contract for West Colfax Connects Phase II/Kaiser-funded project

March 14

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

Approved February minutes and financials.

Authorized contracts Precision Signs for sign restoration, Armando Garibay for musician services, Front Range Services for landscaping maintenance, and 1/3 the cost of an additional bus shelter from ECD in partnership with DHA.

Approved resolution for technical assistance policy to district businesses

April 11

In attendance: Rene Doubleday, Win King, Cameron Bertron

Approved March minutes and financials

Approved 2016 compiled financial statements

Authorized Amendment to Dan Sjogren wayfinding agreement for additional fee, Stipend Agreements with Over the Colfax Clover project volunteers

May 9

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

Approved April minutes and financials.

Authorized Agreement with Colorado Barricade for August design demonstration (later postponed), Muralists to paint utility boxes.

June 21

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

Approved May minutes and financials.

Authorized Front Range Services landscaping proposal (later authorized at a higher amount)

July

No meeting.

August 8

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

Approved June minutes.

Authorized Amendment to Front Range Services for landscaping amendment, OTAK Inc for Over the Colfax Clover design services, Contract for Seesaw Creative web design services

Authorized retroactive 3% cost of living adjustment for ED.

September 12

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

Approved August minutes and June & August financials.

Authorized Preliminary Resolution setting date, time and notice for 2018 Assessment

Authorized Amendment to Seele Special Assessment Service, Amendment to Beret Odell graphic design services, Contract for Robert Baird photography, Contract for Jesse Riley videography services, and Contract for Alma Kitchen & Catering on-call services

Dan Shah, Executive Director (District Management) Director of Economic Development West Colfax BID 4500 West Colfax 80204	M C F E	303.623.3232 303.931.8680 303.951-3484 dshah@westcolfaxbid.org
David Goldblatt, Vice President Property & A-1 Plumbing 1675 Xavier Street Denver, CO 80204 Term Expires: 10/3/17	W C E	303.629-0722 303.550-7440 dagoaa1master@yahoo.com
Dennis Gonzalez, Treasurer Property Owner 4253 Stuart Street Denver, CO 80212 Term Expires: 10/3/17	W H E	303-968-4678 720-294-9525 iamgonzoman@gmail.com
Win King Property Owner, 3610west.com & King Commercial Properties 14390 Foothills Raod Golden, CO 80401 Term Expires: 10/3/18	W C E	303- 877-5889 same Win King (kingcommercialre@gmail.com)
Cameron Bertron, President EnviroFinance Group, LLC (master developer for Anthony's) & Affiliated Companies 475 17th Street, Suite 1330 Denver, CO 80202 Term Expires: 10/3/19	W C E	303 996-0840 720- 201-7248 cbertron@efg-bp.com
Rene Doubleday Secretary Thinkgenerator & Littleman Ice Cream 3725 Meade St Denver, CO 80211 Term Expires: 10/3/18	C W E	303-884-8158 same Rene Doubleday <rene@thinkgenerator.com>
Angela Varela, Administrative Assistant 1340 Utica Street Denver, CO 80204	W C E	303-623-9244 303-885-4663 angelavarela@q.com
Diane Wheeler, Auditor Simmons & Wheeler, PC 304 Inverness Way South, Suite 490 Englewood, CO 80112	W C E	303-689-0833 Cell 303-981-0386 diane@simmonswheeler.com

WEST COLFAX BUSINESS IMPROVEMENT DISTRICT

City and County of Denver,
Colorado

Minutes – No

Revised Sept, 2017

Date Formed:

September 15, 2006

Employer Identification No.:

Ordinance 598, Series of 2006

Sales Tax Identification No.:

35-2284356

PDPA Number

98-18430-0000

Term Limits Eliminated:

100086005101

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

NAICS	2016		2016		2016		2016		2016		2016	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Jan	Feb	Mar	Apr
441	18,816	37,560	40,519	25,418	27,384	27,095	29,994	24,943				
445	9,609	9,623	10,270	10,583	10,716	11,097	12,030	11,380				
722	8,800	8,924	9,110	9,973	10,519	9,995	10,047	9,916				
All Other	11,416	11,658	24,089	12,646	10,896	15,449	17,306	25,099				
TOTAL	48,641	67,765	83,988	58,620	59,515	63,636	69,377	71,338				

NAICS	2017		2017		2017		2017		2017		2017	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Jan	Feb	Mar	Apr
441	18,732	26,573	31,145	30,018	31,304	36,732	31,067					
445	8,790	8,001	8,966	8,751	9,655	9,819	9,860					
722	17,093	14,937	19,177	19,091	21,319	21,858	20,482					
All Other	37,701	36,494	56,205	78,485	115,491	87,182	89,926					
TOTAL	82,316	86,005	115,493	136,345	177,769	155,591	151,335					

2016	2016	2016	2016	2016	TOTAL
<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>		
30,433	30,684	14,307	20,603		327,756
11,181	9,102	8,660	10,723		124,974
17,002	18,442	16,588	17,269		146,585
36,442	36,792	40,087	40,899		282,779
95,058	95,020	79,642	89,494		882,094
2017	2017	2017	2017	TOTAL	
<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>		
					205,571
					63,842
					133,957
					501,484
					904,854

**Part 1 Crimes
on the West Colfax Corridor
By Year: 1995 -2016**

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

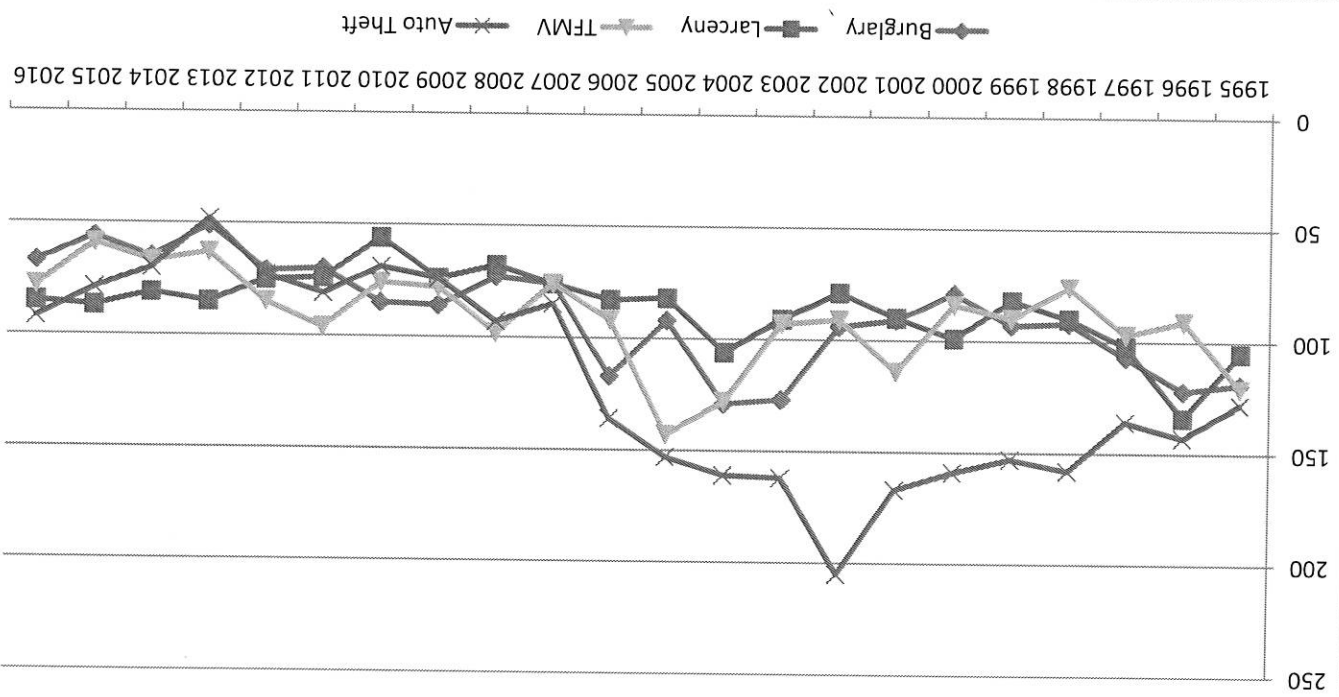
All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent 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 Property Crimes
on the West Colfax Corridor
By Year: 1995 - 2016



Reported Person Crimes
on the West Colfax Corridor
By Year: 1995 - 2016

