

2025 Operating Plan

Bluebird Business Improvement District

2025 Bluebird Business Improvement District Operating Plan Overview

The Bluebird Business Improvement District (the “District”) was formed by the City Council in and for the City and County of Denver (the “City”) pursuant to Ordinance No. 292, Series 2013, on June 24, 2013. The District boundaries are bordered by St. Paul St. on the West, Colorado Blvd. on the East, 14th Avenue on the South and 16th Avenue on the North. The District consists of a total of nine East Colfax blocks. There are 47 individual property owners and 57 businesses within the 9-block District boundaries, a land area of 478,333 sq. ft. with an assessed valuation of \$16,767,750 as of August 20, 2024. The District will impose a mill levy of 10 mills for collection next year on all taxable commercial property located within its boundaries, projected to be approximately \$166,001.

2025 Bluebird Business Improvement District Operating Plan Statement

In general terms, the District’s operations facilitate, promote and oversee activities and actions to:

- Enhance the appearance and attractiveness of the nine block District for its customers, businesses, employees, neighbors and visitors;
- Provide a safe, clean and accessible shopping environment;
- Attract new businesses and retain contributing existing businesses;
- Promote the District and customer traffic to its constituent businesses through marketing, advertising, public relations and special events;
- Provide transparent fiduciary oversight and management of the District’s operating and capital budgets to enhance relationships with the District’s property and business owners, and public sector agencies providing City and State services;
- Work with the City and County of Denver to advocate for District right of way improvements to support City planning and investment for Colfax as a corridor for multi-modal use.

District operations and performance will be evaluated based on quantitative and qualitative measurements, including ongoing consumer, business and property owner and developer and real estate surveys, base retail sales data and year-end changes, additions of new businesses and expansion of existing businesses, website and social media penetration and media coverage.

Administrative operations will include seeking additional District funding through grant applications, fundraising and special events.

A. Marketing & Communications

- The District is committed to informing and updating its constituents on a timely basis through its interactive website and email system, social media, public board meetings, news releases, newsletters, calendar of events and by reporting City and State projects and programs pertinent to the District.
- From time to time, the District also will survey its constituents for their opinions on necessary District physical improvements and retail and business services and community-related issues, (e.g. public safety, pedestrian safety, vehicular and bike traffic, etc.)
- The District hosts many annual events each year that are designed to engage with the community and highlight area businesses. These events include Bluebird Bodega, hosted happy hours and Boo and Brew. Usually, hundreds of participants visit area businesses to enjoy food, music and services in the district. We will employ an event coordinator to increase attendance, visibility and income from events and to help us think creatively about adjusting the events for safety.

B. Maintenance, Capital Improvements & Public Safety

- The District will maintain amenities that it owns as well as key streetscape amenities such as existing pedestrian lights, trees, trash cans and grates. The district will expand these responsibilities and maintain BRT improvements when in place in accordance with the IGA.
- The District will maintain relationships with the Denver Police Department and local community officers. The District will also build on relationships with the department of transportation and infrastructure to address infrastructure needs related to public safety.
- The District will ensure proper upkeep for district trees.

C. Economic & Business Development

- The District Small Area Plan identifies priorities through investments that are targeted at supporting and boosting businesses. These programs include zoning and redevelopment support, improving the customer experience by enhancing the streetscape and improving pedestrian safety, promotions for area residents, support for business-sponsored events.

- The District will continue to support business owners who seek to redevelop vacant or underutilized parcels. The District will support development through community outreach and zoning technical support.
- The District will continue to promote the district and support businesses through events that bring visitors to the area. Events are focused at bringing visitors into establishments, while promoting community engagement and support for the District.
- The District will continue to work with the City and County of Denver on main street zoning revisions responsive to business and property owner input. This has the potential to reduce costs for developers, increase business visibility and encourage development in the district.

D. Administrative Services

- The District will continue to work with a team who provides legal, advisory services, marketing, placemaking, record keeping, bookkeeping, communication and implementation services to affect the operational plan and compliance requirements for the district.

The 2025 Budget is included on the following three pages.

BBID 2025 Budget 9.19.24 board adopted						Notes
	2023 Actuals	2024 projection	2024 budget	2025 Buget		
Beginning Funds Available	\$215,305	\$215,305	\$208,193	\$239,378		
REVENUE						
Property Taxes	\$148,092	\$151,657	\$166,705	\$166,001		based on prelim assessor estimate net of collection fee
Ownership Taxes	\$8,461	\$8,253	\$8,253	\$8,253		
Other Income (events + business support)	\$549	\$1,500	\$3,000	\$2,000		
Insurance Reimbursement	\$5,640	\$2,500	\$ -	\$ -		
TOTAL REVENUE	\$162,742	\$163,910	\$ 177,958	\$ 176,254		
EXPENSES						
Administration/Economic Develmt						
Bookkeeping	\$ 2,025	\$2,400	\$2,510	\$2,586		3% COL increase to based on inflation data
Operations Director (at 50% ED)	\$ 19,203	\$20,600	\$21,548	\$22,194		3% COL increase to based on inflatic
Insurance	\$2,523	\$1,640	\$1,700	\$1,700		
Legal	\$9,708	\$10,831	\$11,329	\$11,669		3% COL increase to based on inflation data
Accounting/Audit	\$500	\$ 1,600	\$727	\$727		
Memberships	\$496	\$496	\$600	\$600		

Advisory Services Consulting (at 70% ED)		\$ 18,339	\$19,673	\$21,548	\$22,194	3% COL increase to based on inflation data
Office		\$0	\$100	\$150	\$150	
Legal Advertising		\$ 88	\$ 160	\$160	\$160	
Business Support (incl. murals, vandalism)		\$ -	\$4,500	\$19,500	\$20,000	Higher for possible vandalism and mural funding
-ECON DEVOPMT SUBTOTAL		\$ 22,439	\$ 24,071	\$ 45,357	\$ 46,633	
ADMINISTN/ECON DEVOL TOTAL		\$52,882	\$62,000	\$ 79,772	\$ 81,980	
CAPITAL IMPROVEMENTS						
Captial Improvements to streetscape		\$ 26,734	\$5,000	\$25,000	\$5,000	Postpone or move to maintenance for BRT buildout?
TOTAL CAPTIAL IMPROVEMENTS		\$ 26,734	\$5,000	\$25,000	\$5,000	
Maintenance						
Trash, decorative lights, pressure wash, weeds, etc		\$43,643	\$ 45,000	\$50,000	\$55,000	includes 4/y pressure washing & weeding, 2/week trash, etc service, maintaining lights on poles, with 10% contingency; \$5k for graffiti removal
Utilities		\$505	\$700	\$800	\$800	
MAINTANCE TOTAL		\$44,148	\$45,700	\$ 50,800	\$ 55,800	
MARKETING						
Advertising/PR/Communications		\$8,849	\$7,812	\$8,812	\$8,046	3% COL increase to based on inflation data

Meals/Entertainment	\$1,178	\$1,250	\$1,250	\$1,250
Printing/Office Supplies/postage	\$202	\$ 75	\$75	\$75
Events	\$22,155	\$15,500	\$25,000	\$18,000
Computer/website	\$1,954	\$ 2,500.00	\$2,500	\$2,500
MARKETING TOTAL	\$34,338	\$27,137	\$ 37,637	\$ 29,871
FUND TRANSFERS				
TABOR 3% Reserve	\$ -	\$ -	\$0	\$0
Capital Reserve Fund	\$ -	\$ -	\$0	\$0
TOTAL FUND TRANSFERS	\$ -	\$ -	\$0	\$0
TOTAL EXPENSES	\$158,102	\$139,837	\$ 193,209	\$ 172,651
NETCHANGE IN FUNDS AVAILABLE	\$4,640	\$24,073	-\$15,251	\$3,603
ENDING FUNDS AVAILABLE	\$215,305	\$239,378	\$192,942	\$242,981

Updated to include business support for participation

Notes:

Mill Levy shown net of collection fee

2016-22 Milly Levy: 10 mills

\$3,989.00 reserve

Operating Plan & Budget

Supporting Materials Table of Contents

1. 2024 Year to date “budget to actual” financial reports
2. Any materials departures from the 2024 Operating Plan, and an explanation
3. A copy of your Public Notice publication for the 2025 Budget public hearing
4. The status of any planned or outstanding indebtedness
5. The results of any audits conducted during the year, if not already submitted.
6. A copy of the By-laws, if any, in effect in 2024
7. A list of official board actions (motions) in the past year.
8. Current list of all Board members including name, address, phone, fax and e-mails as well as term appointment and expiration date.
9. Board members attendance records for the past year.
10. A list of activities performed and planned for 2024 (and planning for in 2025);
11. Documented tangible impacts and performance measures that your BID provides and tracks. For instance this could include trend occupancy rates, business or citizen surveys, crime rates, lease rates, taxable retail sales, number of jobs created, pedestrian/visitor counts, and business license revenues. Any additional information would be beneficial for the City Council budget approval process.

- 1. 2024 Year to date “budget to actual” financial reports.** Please see 2054 budget with this 2024 budget to actual report included with the proposed 2025 budget.

- 2. Any material departures from the 2024 Operating Plan, and an explanation.**
There were no material departures from the 2024 Operation Plan.

- 3. A copy of your Public Notice publication for the 2025 Budget: ATTACHED.**

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:

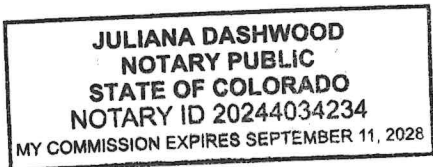
- 1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
- 2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet 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 26, 2024 ____

Nicole Maestas
Signature

Subscribed and sworn to before me this 27 day of __September__, 2024.

Juliana Dashwood
Notary Public



(SEAL)

NOTICE AS TO PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2025 has been submitted to the Bluebird 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 **10:30 a.m. on Wednesday, October 17, 2024, at 3237 E. Colfax Ave, Denver, CO.**

Copies of such proposed budget for fiscal year 2025 are available for inspection by the public at the offices of the district, 3014 Forest St, Denver, Colorado, and at www.bluebirdbeat.com. Any interested elector within the district may, at any time prior to the final adoption of the proposed budget for the ensuing year 2025, file or register any objections thereto.

Dated September 19, 2024.

BLUEBIRD BUSINESS IMPROVEMENT DISTRICT

By: /s/ Tom Secrist, Secretary

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.

- 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.

Bluebird Business Improvement District
Financial Statements

December 31, 2023

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Bluebird Business Improvement District

We have compiled the accompanying Balance Sheet – Governmental Fund and Account Groups of the Bluebird Business Improvement District as of December 31, 2023 and the related Statements of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Fund 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 Statements of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. Accordingly, the accompanying financial statements are not intended to be used by readers who are not familiar with the District's financial affairs or informed about such matters that would be disclosed in complete financial statements.

Simmons & Wheeler P.C.

April 30, 2024

Bluebird Business Improvement District
Balance Sheet - Governmental Fund
December 31, 2023
See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total All Funds</u>
Assets		
Current assets		
Cash in checking	\$ 212,839	\$ 212,839
Cash in checking retriected	4,004	4,004
Cash with County Treasurer	587	587
Prepaid Insurance	2,264	2,264
Taxes receivable	<u>167,677</u>	<u>167,677</u>
	<u>387,371</u>	<u>387,371</u>
Total Assets	<u>\$ 387,371</u>	<u>\$ 387,371</u>
Liabilities and Equity		
Current liabilities		
Accounts payable	<u>\$ 20,774</u>	<u>\$ 20,774</u>
	<u>20,774</u>	<u>20,774</u>
Total liabilities	<u>20,774</u>	<u>20,774</u>
Deferred Inflows of resources:		
Deferred property taxes	<u>167,677</u>	<u>167,677</u>
Total Deferred Inflows of Resources	<u>167,677</u>	<u>167,677</u>
Fund Balances:		
Restricted:		
Emergencies	4,003	4,003
Assigned:		
Capital improvements	40,803	40,803
Unassigned	<u>151,850</u>	<u>151,850</u>
Total Fund Balances	<u>198,920</u>	<u>198,920</u>
	<u>\$ 387,371</u>	<u>\$ 387,371</u>

Bluebird Business Improvement District
Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds
Budget and Actual
For the Year Ended December 31, 2023
General Fund

See Accountant's Compilation Report

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 148,946	148,092	\$ (854)
Specific ownership taxes	8,253	8,461	208
Event income	-	75	75
Other income	12,000	474	(11,526)
Insurance reimbursement	-	5,640	5,640
	<u>169,199</u>	<u>162,742</u>	<u>(6,457)</u>
Expenditures			
Accounting	726	-	726
Bookkeeping	2,400	2,590	(190)
Advisory Services Consulting	19,697	19,692	5
Operations director	20,625	20,628	(3)
Insurance	1,700	2,471	(771)
Legal	10,427	10,428	(1)
Legal advertising	160	327	(167)
Membership	600	427	173
Meals/entertaining	1,250	1,481	(231)
Placemaking design & services	7,500	-	7,500
Capital improvements	100,000	40,170	59,830
Advertising promotion	8,424	11,364	(2,940)
Website and Social Media	2,500	1,623	877
Events	25,000	13,094	11,906
Office supplies	150	173	(23)
Streetscape	45,000	54,005	(9,005)
Utilities	800	654	146
	<u>246,959</u>	<u>179,127</u>	<u>67,832</u>
Excess (deficiency) of revenues over expenditures	(77,760)	(16,385)	61,375
Fund balance - beginning	216,875	215,305	(1,570)
Fund balance - ending	<u>\$ 139,115</u>	<u>198,920</u>	<u>\$ 59,805</u>

6. A copy of the By-laws, if any, in effect in 2024. Please see ATTACHED.

BLUEBIRD BUSINESS IMPROVEMENT DISTRICT BY-LAWS

These By-Laws of the Bluebird 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. CB13-0341, 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 "Bluebird 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 East 16th Avenue on the north, East 14th Avenue on the south, Colorado Blvd. on the east and St. Paul Street 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 to commercial. 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 Chair, Vice Chair, Secretary and Treasurer who shall be elected from among the members of the Board at the first regular meeting of the fiscal year. The office of Secretary and Treasurer may be filled by one person. An assistant Secretary may be appointed to assist the Secretary in carrying out the duties of Secretary. 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. Chair. The Chair 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 Chair 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 Chair 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.

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

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 Chair 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 Chair.

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 Chair, 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 four members, if all Board seats are filled. If vacancies exist, a majority constitutes a quorum, but must be no less than three 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 Directors 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 Chair. 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. District checks, in excess of \$1,000, shall require two Board member signatures. All checks of lesser amounts can be signed by one Board member.

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 _____ 2013

7. A list of official board actions (motions) in the past year.

- a. October 2023
 - i. Adopted 2024 Budget Resolution
 - ii. Approved September 2023 minutes
 - iii. Approved September 2023 financials
 - iv. Approved survey sticker design
- b. November 2023
 - i. No motions.
- c. December 2023
 - i. No motions.
- d. January 2024
 - i. Approved October minutes
 - ii. Approved December financials
 - iii. Approved officers
- e. February 2024
 - i. Approved January minutes
 - ii. Approved January financials
 - iii. Approved Social Impact Law contract
 - iv. Approved AL Creative contract
 - v. Approved 10th Anniversary Event Funds
- f. March 2024
 - i. Approved February minutes
 - ii. Approved ADA compliance work
- g. April 2024
 - i. Approved March minutes
 - ii. Approved March financials
 - iii. Approve fund for mural program
- h. May 2024
 - i. No motions.
- i. June 2024
 - i. No motions.
- j. July 2024
 - i. No meeting.
- k. August 2024
 - i. Approved April minutes
 - ii. Approved July financials
 - iii. Approved IGA with CCD pending requested revisions
- l. September 2024

- i. Approved August minutes
- ii. Approved August financials
- iii. Approved 2025 budget
- iv. Approved vandalism fund

8. Current list of all Board members

Sean Mandel, President

1478 Birch Street
Denver, CO 80220
303---520---7154

seanmandel@gmail.com

Term: re-appointed August 3, 2020; expires June 3, 2024

Jareb Parker, Vice President

3301 E Colfax Ave
Denver, CO 80206

jareb@middlemanbar.com

Term: Appointed Sept 21, 2021; expires May 31, 2025

Tom Secrist, Treasurer and Secretary

1532 Milwaukee Street
Denver, CO 80206
303---523---9681

secristproperties@gmail.com

Term: re-appointed June, 2022; Expires June 2026

Don Novak

3121 East Colfax Avenue
Denver, CO 80206
720---326---6246

don@propagandalabs.com

Term: re-appointed August 3, 2020; Expires June 3, 2024

Richard "Buzz" Geller

1430 Larimer Square, #304
Denver, CO 80202
303---399---0508

[buzzgeller@paradiselandco.c](mailto:buzzgeller@paradiselandco.com)

[om](mailto:buzzgeller@paradiselandco.com)

Term: Re-appointed June 3, 2022; expires June 2026

Chris Swank

Filing No. 2013-0421-

1950 Forest Parkway
Denver, CO 80220
cswank@nipp.com
Term: Appointed August 2020; expired May 2024

John Chapman
3225 E. Colfax Ave.
Denver, CO 80206
ichampmaniv@gmail.com
Term: Appointed November 2021; expires June 2025

9. Board members attendance records for the past year (October 2023 to September 2024).

October 2022

Attending: Jareb Parker, and Buzz Geller and Don Novak
Not attending: Chris Swank, Tom Secrist, Sean Mandel, John Chapman

November 2023

No quorum.

December 2023

No meeting.

January 2024

Attending: Sean Mandel, Tom Secrist, John Chapman, Jareb Parker, and Buzz Geller
Not attending: Don Novak, Tom Secrist

February 2024

Attending: Sean Mandel, Tom Secrist, Jareb Parker, John Chapman and Buzz Geller
Not attending: Don Novak

March 2024

Attending: Sean Mandel, Tom Secrist, John Chapman and Buzz Geller
Not attending: Don Novak, Jareb Parker

April 2024

Attending: Sean Mandel, Don Novak, Jareb Parker, John Chapman
Not attending: Tom Secrist and Buzz Geller

May 2024

No meeting

June 2024

Attending directors: Sean Mandel, Tom Secrist, Jareb Parker
Not attending: Don Novak, John Chapman, Buzz Geller

July 2024

No meeting

August 2024

Attending: John Chapman, Tom Secrist, Buzz Geller, Jareb Parker and Sean Mandel
Not attending: Don Novak

September 2024

10. List of activities and involvement 2024 and plans for 2025:

- BRT Participation: The staff and board members participated in the planning of the bus rapid transit on Colfax, in 2024 specific to streetscaping, culminated in an IGA with the City. In 2025 we will turn our attention to managing business impacts and construction mitigation funding. We are planning extensive outreach to businesses to ensure they are fully apprised of the project as it moves ahead and that all their concerns are documented and shared.
- Interdistrict Collaboration: BID Council & Main Streets Committee: The Colfax Collaborative of BIDs on Colfax is growing to include all Denver BIDs, and currently working to formalize a structure and funding to meet consistently with identified goals. Potential first year goals include advocating for permit waivers for BIDs maintaining City property and simplifying permitting for business openings. The Main Streets Committee has been another forum, this one with DEDO, to align and coordinate priorities between BIDs and the City.
- District Communication: We continue to publish a monthly newsletter, with district updates and information on topics relevant to visitors, business owners and residents. Additionally, we post more frequent social media updates weekly. We mailed an annual newsletter to all business and property owners in the district.
- Streetscape: The District planted a number of additional street trees in the area and we are now installing custom bike racks. We have also increased trash collections in our branded receptacles to better meet demand. In 2024 we created a mural fund to restore and add murals to district businesses.
- Maintenance: The District has invested in sidewalk cleaning, trash removal, graffiti removals and pedestrian light upkeep. We have purchased replacement parts to upkeep the existing pedestrian lighting, and replaced poles destroyed by vehicles.
- District Discount Card: Participating businesses are listed on our website and we continue to partner with the RNOs in the area for distribution.
- District Branding: We continue to create and distribute (including for sale) wearable merchandise with district branding.

- District Events: The District hosted the Bluebird Bodea. The event was well received by the many vendors and participants. Boo and Brew will also be hosted in 2024. For both the district supports these with professional events management and communication and outreach.

11. Please provide any documented tangible impacts and performance measures that your BID provides and tracks. For instance this could include trend occupancy rates, business or citizen surveys, crime rates, lease rates, taxable retail sales, number of jobs created, pedestrian/visitor counts, and business license revenues.

Sales Tax Revenues

Sales tax collections are down to comparing Q1-2 2024 to 2023, by 5%. We are not clear as to the cause of this decline given strong occupancy rates, and may survey businesses to better understand the cause. **SEE ATTACHED.**

New Business Openings in 2024 to date

There were no business openings in 2024, indicating relative stability in the retail market.

Average Rent and Vacancy Rates

BBID began tracking rent rates in 2015. Currently, rates average \$27-30 NNN for improved space.

Currently there are 2 commercial spaces with vacancies, representing about 6% of building square footage within the district. Enzo's Pizza closed in 2024. Of this, 4.9% of the total vacant area is from the abandoned motel on Colorado Blvd. This building is currently under development and will be occupied in 2025 or 2026.

Occupancy rates currently stand at over 97% of commercial units excluding the abandoned motel on Colorado, reflecting the strong demand for the district by retailers. Vacancy rates by square foot is effectively 1%. The district has a healthy mix of commercial uses. Retail and restaurants are the top uses, followed by supermarket, automotive services, office space, personal care, gas stations, miscellaneous improvements and a theater.

Crime Statistics

Please **SEE ATTACHED** crime statistics through 2023, showing increases in crimes against person, and a decrease in crimes against property. With crime and homelessness issues throughout the City we have taken a more active role in preventing encampments and advocate for better holistic solutions to homelessness.

Bluebird Business Improvement District

	2022 <u>Aug</u>	2022 <u>Sep</u>	2022 <u>Oct</u>	2022 <u>Nov</u>
2023 TOTAL	161,335	164,647	158,123	147,045

	2023 <u>Aug</u>	2023 <u>Sep</u>	2023 <u>Oct</u>	2023 <u>Nov</u>
2024 Total	153,301	157,177	153,642	142,637

2022	2023	2023	2023	2023	2023
<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>

164,420	149,211	143,060	169,350	160,781	163,250
----------------	----------------	----------------	----------------	----------------	----------------

2023	2024	2024	2024	2024	2024
<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>

167,874	136,984	132,851	161,563	143,782	152,066
----------------	----------------	----------------	----------------	----------------	----------------

2023 <u>Jun</u>	2023 <u>Jul</u>	<u>ANNUAL TOTAL</u>	YEAR OVER YEAR COMPARISION
<u>163,489</u>	<u>157,489</u>	1,902,200	
2024 <u>Jun</u>	2024 <u>Jul</u>		
<u>165,778</u>	<u>145,000.00</u>	1,812,655	-5%

West Colfax Business Improvement District

	2022 <u>Aug</u>	2022 <u>Sep</u>	2022 <u>Oct</u>	2022 <u>Nov</u>
2023 TOTAL	212,837	212,078	213,087	186,818

	2023 <u>Aug</u>	2023 <u>Sep</u>	2023 <u>Oct</u>	2023 <u>Nov</u>
2024 Total	221,589	206,255	199,982	195,423

2022	2023	2023	2023	2023	2023
<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>

193,345	187,691	177,308	199,589	206,651	218,192
----------------	----------------	----------------	----------------	----------------	----------------

2023	2024	2024	2024	2024	2024
<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>

190,465	176,779	181,583	203,132	207,851	194,690
----------------	----------------	----------------	----------------	----------------	----------------

2023
Jun

2023
Jul

ANNUAL TOTAL

YEAR OVER YEAR COMPARISION

225,791 221,034

2,454,421

2024
Jun

2024
Jul

198,758 211,505.00

2,388,012

-3%

Federal Blvd Business Improvement District

	2022 <u>Aug</u>	2022 <u>Sep</u>	2022 <u>Oct</u>	2022 <u>Nov</u>
2023 TOTAL	53,428	62,035	46,952	42,138

	2023 <u>Aug</u>	2023 <u>Sep</u>	2023 <u>Oct</u>	2023 <u>Nov</u>
2024 Total	60,268	74,107	52,542	49,072

2022 <u>Dec</u>	2023 <u>Jan</u>	2023 <u>Feb</u>	2023 <u>Mar</u>	2023 <u>Apr</u>	2023 <u>May</u>
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------

59,775	42,079	44,623	66,608	52,412	56,042
---------------	---------------	---------------	---------------	---------------	---------------

2023 <u>Dec</u>	2024 <u>Jan</u>	2024 <u>Feb</u>	2024 <u>Mar</u>	2024 <u>Apr</u>	2024 <u>May</u>
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------

66,418	41,204	45,975	73,931	54,516	53,847
---------------	---------------	---------------	---------------	---------------	---------------

2023
Jun

2023
Jul

ANNUAL TOTAL

YEAR OVER YEAR COMPARISON

74,883

58,655

659,630

2024
Jun

2024
Jul

65,930

50,162.00

687,972

4%

**Part 1 Crimes
in the Bluebird BID
By Year: 2010-2023**

Crime Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
PART 1 PERSONS	Homicide	0	0	0	0	0	0	0	0	0	1	0	2	0	0
	Sexual Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Robbery	5	13	9	3	5	5	5	4	3	5	6	1	6	5
	Aggravated Assault	9	10	11	5	1	3	8	2	7	16	7	14	7	11
	SUBTOTAL	14	23	20	8	6	8	13	6	10	22	13	17	13	16
PART 1 PROPERTY	Burglary	4	13	13	10	6	7	10	12	6	15	16	15	12	26
	Larceny	16	24	23	25	20	32	25	35	25	24	28	35	34	28
	TFMV	14	26	19	13	7	13	6	13	18	19	15	39	28	22
	Auto Theft	12	3	6	6	7	15	10	15	10	8	20	27	35	27
	Arson	0	0	0	0	0	0	0	0	0	1	2	1	0	0
	SUBTOTAL	46	66	61	54	40	67	51	75	59	67	81	117	109	103
GRAND TOTAL		60	89	81	62	46	75	64	81	69	89	94	134	122	119

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.

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

The Bluebird BID is from Steel St to Colorado Blvd, 13th Ave to 17th Ave

**Part 1 Crimes
in the Bluebird BID
By Year: 2010-2023**

