
Clerk & Recorder Number:2014-0630-H

September 30, 2019

Michael Kerrigan
Senior Financial Management Analyst
Department of Finance, Special Districts
City and County of Denver
201 West Colfax Avenue, Dept. 1004
Denver CO 80202

Dear Michael:

Enclosed in this packet is the 2020 Preliminary Operating Plan and Budget for the Colfax Mayfair Business Improvement District, as well as the following items:

1. 2019 year-to-date Budget versus Actual report, including projected year end budget
2. Any material departures from the 2019 Operating Plan—none
3. Copy of Public Notice for the 2020 budget hearing
4. Status of any planned or outstanding indebtedness—none
5. Results of any audits conducted during the year—none conducted as our BID qualified for an exemption from audit; application included for reference.
6. Copy of by-laws, if any—our board follows procedures set forth in the BID state statute
7. List of all official board actions (motions) in the past year
8. Current list of all Board members and contact/term information
9. Board member attendance records for the past year
10. List of activities performed in 2019 and planned activity for 2020
11. Documented impacts and performance measures

Please don't hesitate to contact me with any questions.

Sincerely,



Hilarie Portell, Executive Director
Colfax Mayfair Business Improvement District
720.810.3906
hilarie@colfaxmayfairbid.com

Colfax Mayfair Business Improvement District 2020 Preliminary Operating Plan

OVERVIEW

The long-range planning is being implemented to support the transformation of the Colfax Corridor into a transit-served, mixed use community corridor and center. The Colfax Mayfair BID is actively engaged in this generational effort, advocating for funding and serving on steering committees for land use, transportation and pedestrian safety projects. The BID is also working with district business and property owners and new investors to envision, plan for and leverage these public investments.

The backdrop to all of this is projections of continued growth in the City of Denver: by 2040, 200,000 more people are expected to move to Denver, increasing the total population to 900,000. Much of the growth will be accommodated in Community Corridors like Colfax Avenue, and Community Centers like the Mayfair Town Center. These are the city's main streets and town centers, providing new homes and offices, as well as restaurants, shops, services and entertainment for area neighborhoods.

GOALS

1. Ensure that city planning and transit initiatives support the Community Corridor and Community Center visions for the BID district
2. Help district businesses and property owners envision, plan for and benefit from coming public investments
3. Enhance market awareness and investment in the district
4. Ensure professional administration of the BID and its programs

ACTIONS

Administration: Build a Leading Organization

Comply with state, local and federal policies and regulations regarding BIDs and funding sources

- Compile and submit annual assessment roll, plan and budget to the City of Denver
- Administer any grant funds according to applicable regulations
- Provide written reports as required by the city, state or funding entities

Continue to grow reserve fund for long-term maintenance of public improvements, special projects or unexpected costs

Track state legislation regarding BID district expansion

Economic Development: Grow the Economic Base

Participate in, and advocate for Community Corridor and Community Center vision in East Area Plan Initiative

- Advocate for community-serving business and transit-oriented development consistent with Blueprint Denver
- Support city planning milestones to provide broad information and awareness among business and property owners
- Participate in East Area Plan implementation next steps
- Advocate for sign code modifications to encourage signage that supports the iconic character of Colfax.

Keep BID ratepayers informed and engaged in district programs.

- Annual update print letter, annual report
- Bi-monthly business e-newsletter, personal meetings
- Outreach events or promotions related to city planning initiatives.

Implement basic marketing program to attract consumer spending and new investment.

- Monthly consumer e-newsletter, bi-monthly business/owner e-newsletter, Facebook page, Instagram, quarterly updates to the organizational website, media relations
- Work with BID property and business owners to track vacancies and property sales; connect interested parties
- Expand annual report to include market and land use & transit planning information for ratepayers and prospects.
- Engage with small-scale development professionals to raise awareness of area plans

Support district businesses through local small business assistance programs.

- Share information offered through the City of Denver, Denver Small Business Development Center and other agencies through bi-monthly e-newsletter and personal meetings or communications

Build community through timely gatherings.

- Promote business and community events on district Facebook page and e-newsletter
- Support nonprofit events aligned with BID mission as appropriate

Placemaking: Create a More Inviting, Connected Destination

Advocate for Colfax Bus Rapid Transit and Colfax Corridor Improvements bond projects

- Serve on Colfax Bus Rapid Transit Task Force and Denver Streets Partnership Steering Committee
- Participate in BRT NEPA study

- Advocate for streamlined schedule and early delivery of ped safety/streetscape improvements
- Focus on business operations, customer comfort and safety
- Keep district businesses and property owners updated on both projects
- Promote every sign of progress, including temporary intersection safety projects, RTD transit shelters, traffic signal priority for transit, etc.

Implement small projects to enhance local identity and create a transit-oriented community corridor feel while long-term planning is underway.

- Provide branded elements for new RTD transit stations
- Enhance temporary intersection safety projects with branded elements
- Install 4 more branded bike racks
- Coordinate with the City on scooter and other mobility projects and policies

Plan for Transportation Demand Management Strategies

- Work with area Transportation Management Associations on initial scope and grant funded project.

Public Safety: A Cleaner, Safer Place to Shop, Eat and Do Business

Improve the general appearance of the district.

- Maintain current trash and quarterly cleanup schedule

Work with property owners on Neighborhood Inspection items: weeds, debris, graffiti, nuisance activity.

Serve as a liaison to Denver Police District 2 to implement clean and safe initiatives.

- Communicate regularly with ratepayers on crime and safety issues; convene meetings and implement strategies on specific situations as needed.
- Participate in efforts to address nuisance properties.

Advocacy: Build Partnerships to Benefit All

Advocate for issues of concern or resources needed in the district. Work with owners, businesses, neighborhood groups, other BIDs, advocacy groups, city departments and public officials as needed.

**Colfax Mayfair Business Improvement District
Preliminary 2020 Budget**

REVENUE	TOTAL
Special Assessments	*117,975.64
TOTAL REVENUE	117,975.64
EXPENSES	
BID Management & Services	
Contract Staff	64,800.00
Finance	7,200.00
Insurance	1,700.00
Legal Services	2,500.00
BID Management & Services Total	76,200.00
Marketing	
Web/e-mktg	3,000.00
Photography	500.00
Events	500.00
Small projects	<u>3,000.00</u>
Marketing Total	7,000.00
Placemaking	
Bicycle Racks	**5,000.00
Maintenance/repair	1,000
Branded elements: transit shelters, intersection projects	7,500.00
Trash cans	0.00
Maintenance	
Trash can maintenance	7,800.00
Quarterly clean-up	4,600.00
Total Public Improvements	23,900.00
Safety	500.00
Operations	4,500.00
TOTAL EXPENDITURES	<u>112,100.00</u>
Maintenance Reserve	<u>3,875.64</u>

*2019 data; will be updated. ** estimate, based on 1 corral, 3 racks (new installations) and maintenance/repair of existing racks (\$1,000)



2019 Budget, Year-To-Date Actuals, Budget & Projected Year End

	<i>Year To Date Actual</i>	<i>Adopted Budget</i>	<i>Projected Year End</i>
Revenue			
Special Assessments	116,310	117,975	117,975
Total Revenues	116,310	117,975	117,975
Expenditures			
BID Administrative Services Total	53,083	81,880	81,880
Communication/Marketing	976	7,000	2,500
Public Improvements	8,406	16,600	12,000
Safety	-	750	750
Operations	-	3,000	3,000
Total Expenditure	62,464	109,230	100,130
Maintenance Reserve	-	8,745	17,845

NOTICE OF HEARING ON PROPOSED 2020 BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2020 has been submitted to the Colfax-Mayfair Business Improvement District ("District"). Such proposed budget will be considered at a regular meeting and public hearing of the Board of Directors of the District to be held at 1460 Leyden Street, Denver, CO 80220, at 9:00 a.m. on September 18, 2019. A copy of the proposed 2020 budget is available for public inspection at City Floral Garden Center Offices at 1440 Kearney Street, Denver, CO 80220. Any interested elector within the District may, at any time prior to final adoption of the 2020 budget, file or register any objections thereto.

COLFAX-MAYFAIR BUSINESS IMPROVEMENT DISTRICT

By: /s/ Hilarie Portell, Executive Director

Published On: September 16, 2019

Published In: The Daily Journal

RESOLUTION FOR APPROVING AN EXEMPTION FROM AUDIT
FOR FISCAL YEAR 2018 FOR THE
COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT,
STATE OF COLORADO

WHEREAS, the Board of Directors of the Colfax Mayfair Business Improvement District wishes to claim exemption from the audit requirements of Section 29-1-1603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

WHEREAS, neither revenue nor expenditures for Colfax Mayfair Business Improvement District exceeded \$750,000 for fiscal year 2018; and

WHEREAS an application for exemption from audit for Colfax Mayfair Business Improvement District has been prepared by Garret Barry, an independent accountant with knowledge of government accounting; and

WHEREAS said application for exemption from audit has been completed in accordance with regulations, issued by the State Auditor.

NOW THEREFORE, be it resolved by the Board of Directors of the Colfax Mayfair Business Improvement District that the application for exemption from audit for Colfax Mayfair Business Improvement District for the fiscal year ended December 31, 2018, has been personally reviewed and is hereby approved by a majority of the Board of Directors of the Colfax Mayfair Business Improvement District; that those members of the Board of Directors have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the Colfax Mayfair Business Improvement District for the fiscal year ended December 31, 2018.

ADOPTED THIS 20th day of February, A.D. 2019.



ATTEST:



BOARD OF DIRECTORS,
COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT:

	Term Expiration	Signature
Christian Anderson	12/31/2019	
Maurice Bennett	12/31/2021	
Mark Berzins	12/31/2021	
Jamie Harris	12/31/2019	
Barbara Macfarlane	12/31/2019	
Dan Murray	12/31/2019	
Candace Wickstrom	12/31/2019	

APPLICATION FOR EXEMPTION FROM AUDIT LONG FORM

FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES MORE THAN \$100,000 BUT NOT MORE THAN \$750,000

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.
 If your local government has either revenues or expenditures of LESS than \$100,000, use the **SHORT FORM**.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA) for approval.
 Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END. FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END.

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS. PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS.

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT THIS ADDRESS:
<http://www.lexisnexis.com/hotloppage/Colorado/>

APPLICATIONS **MUST** BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

<ul style="list-style-type: none"> <input type="checkbox"/> Has the preparer signed the application? <input type="checkbox"/> Has the entity corrected all Prior Year Deficiencies as communicated by the OSA? <input type="checkbox"/> Has the application been <u>PERSONALLY</u> reviewed and approved by the governing body? <input type="checkbox"/> Are all sections of the form complete, including responses to all of the questions? <input type="checkbox"/> Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section? <input type="checkbox"/> Will this application be submitted via Fax or Email? <ul style="list-style-type: none"> <input type="checkbox"/> If yes, have you read and understand the new Electronic Signature Policy? See here new policy <input type="checkbox"/> --or-- <input type="checkbox"/> Have you included a resolution? <input type="checkbox"/> Does the resolution state that the governing body <u>PERSONALLY</u> reviewed and approved the resolution in an open public meeting? <input type="checkbox"/> Has the resolution been signed by a <u>MAJORITY</u> of the governing body? (See sample resolution.) <input type="checkbox"/> Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.) <ul style="list-style-type: none"> <input type="checkbox"/> If yes, does the application include <u>ORIGINAL INK SIGNATURES</u> from the <u>MAJORITY</u> of the governing body? 	<p>New for 2018: Checkout our new web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more! See the link below.</p> <p>OSA LG Web Portal</p>
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FILING METHODS

NEW METHOD!

WEB PORTAL: Register and submit your Applications at our new portal:

<https://apps.leg.co.gov/osalg>

MAIL: Office of the State Auditor

Local Government Audit Division
 1525 Sherman St., 7th Floor
 Denver, CO 80203

FAX: 303-869-3061

EMAIL: osa.lg@state.co.us

QUESTIONS? 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor. Governmental Activity should be reported on the Modified Accrual Basis. Proprietary Activity should be reported on the Cash or Budgetary Basis -- A Budget to GAAP reconciliation is provided in Part 3. Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, **AN AUDIT SHALL BE REQUIRED**.

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT ADDRESS

Colfax Mayfair Business Improvement District
1124 South Milwaukee Street
Denver, CO 80210

CONTACT PERSON

Hilarie Portell
PHONE 720-810-3906
EMAIL hilarie@colfaxmayfairbid.com
FAX None

For the Year Ended
12/31/2018
or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME: Garret Barry
TITLE: Accountant
FIRM NAME (if applicable): Ottawa Accounting and Consulting
ADDRESS: 4800 Syracuse St 9th Fl, Denver CO 80237
PHONE: 303-649-0731
DATE PREPARED: 2/18/2019
RELATIONSHIP TO ENTITY: Outside Accounting Firm

PREPARER (SIGNATURE REQUIRED)

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9-3) and 32-1-104 (3), C.R.S.]

Hilarie Portell *Ottawa Accounting* *2/18/19.*

YES	NO	If Yes, date filed:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund
NOTE: Attach additional sheets as necessary.

		Governmental Funds		Proprietary/Fiduciary Funds			
Line #	Description	Fund*	Fund*	General	Fund*		
Assets							
1-1	Cash & Cash Equivalents	\$	206,735	\$	-	-	
1-2	Investments	\$	-	\$	-	-	
1-3	Receivables	\$	-	\$	-	-	
1-4	Due from Other Entities or Funds	\$	-	\$	-	-	
	All Other Assets [specify...]	\$	-	\$	-	-	
1-5		\$	-	\$	-	-	
1-6		\$	-	\$	-	-	
1-7		\$	-	\$	-	-	
1-8		\$	-	\$	-	-	
1-9		\$	-	\$	-	-	
1-10		\$	-	\$	-	-	
1-11	(add lines 1-1 through 1-10)	\$	206,735	\$	-	-	
1-12	TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$	-	\$	-	-	
1-13	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$	206,735	\$	-	-	
Liabilities							
1-14	Accounts Payable	\$	6,706	\$	-	-	
1-15	Accrued Payroll and Related Liabilities	\$	-	\$	-	-	
1-16	Accrued Interest Payable	\$	-	\$	-	-	
1-17	Due to Other Entities or Funds	\$	-	\$	-	-	
1-18	All Other Current Liabilities	\$	-	\$	-	-	
1-19	TOTAL CURRENT LIABILITIES	\$	6,706	\$	-	-	
1-20	All Other Liabilities [specify...]	\$	-	\$	-	-	
1-21		\$	-	\$	-	-	
1-22		\$	-	\$	-	-	
1-23		\$	-	\$	-	-	
1-24		\$	-	\$	-	-	
1-25		\$	-	\$	-	-	
1-26		\$	-	\$	-	-	
1-27		\$	-	\$	-	-	
1-28	(add lines 1-19 through 1-27)	\$	6,706	\$	-	-	
1-29	TOTAL DEFERRED INFLOWS OF RESOURCES	\$	-	\$	-	-	
Fund Balance							
1-30	Nonspendable Prepaid	\$	-	\$	-	-	
1-31	Nonspendable Inventory	\$	-	\$	-	-	
1-32	Restricted [specify...]	\$	-	\$	-	-	
1-33	Committed [specify...]	\$	-	\$	-	-	
1-34	Assigned [specify...]	\$	-	\$	-	-	
1-35	Unassigned:	\$	200,029	\$	-	-	
1-36	Add lines 1-30 through 1-35	\$	200,029	\$	-	-	
1-37	This total should be the same as line 3-33	\$	200,029	\$	-	-	
Net Position							
	Net Investment in Capital Assets	\$	-	\$	-	-	
	Emergency Reserves	\$	-	\$	-	-	
	Other Designations/Reserves	\$	-	\$	-	-	
	Restricted	\$	-	\$	-	-	
	Undesignated/Unreserved/Unrestricted	\$	200,029	\$	-	-	
	Add lines 1-30 through 1-35	\$	200,029	\$	-	-	
	This total should be the same as line 3-33	\$	200,029	\$	-	-	
	TOTAL NET POSITION	\$	200,029	\$	-	-	
	Add lines 1-28, 1-29 and 1-36	\$	-	\$	-	-	
	This total should be the same as line 1-13	\$	-	\$	-	-	
	TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$	206,735	\$	-	-	

Please use this space to provide explanation of any items on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		Fund*	Fund*	General	Fund*	
Tax Revenue						
2-1	Property (include mills levied in Question 10-6)	\$	-	\$	118,482	
2-2	Specific Ownership	\$	-	\$	-	
2-3	Sales and Use Tax	\$	-	\$	-	
2-4	Other Tax Revenue [specify...]:	\$	-	\$	-	
2-5		\$	-	\$	-	
2-6		\$	-	\$	-	
2-7		\$	-	\$	-	
2-8	Add lines 2-1 through 2-7	\$	-	\$	118,482	
	TOTAL TAX REVENUE	\$	-	\$	118,482	
Licenses and Permits						
2-9	Licenses and Permits	\$	-	\$	-	
2-10	Highway Users Tax Funds (HURF)	\$	-	\$	-	
2-11	Conservation Trust Funds (Lottery)	\$	-	\$	-	
2-12	Community Development Block Grant	\$	-	\$	-	
2-13	Fire & Police Pension	\$	-	\$	-	
2-14	Grants	\$	-	\$	-	
2-15	Donations	\$	-	\$	-	
2-16	Charges for Sales and Services	\$	-	\$	-	
2-17	Rental Income	\$	-	\$	-	
2-18	Fines and Forfeits	\$	-	\$	-	
2-19	Interest/Investment Income	\$	-	\$	-	
2-20	Tap Fees	\$	-	\$	-	
2-21	Proceeds from Sale of Capital Assets	\$	-	\$	-	
2-22	All Other [specify...]:	\$	-	\$	-	
2-23		\$	-	\$	-	
2-24	Add lines 2-8 through 2-23	\$	-	\$	118,482	
	TOTAL REVENUES	\$	-	\$	118,482	
Other Financing Sources						
2-25	Debt Proceeds	\$	-	\$	-	
2-26	Developer Advances	\$	-	\$	-	
2-27	Other [specify...]:	\$	-	\$	-	
2-28	Add lines 2-25 through 2-27	\$	-	\$	-	
	TOTAL OTHER FINANCING SOURCES	\$	-	\$	-	
2-29	Add lines 2-24 and 2-28	\$	-	\$	118,482	
	TOTAL REVENUES AND OTHER FINANCING SOURCES	\$	-	\$	118,482	
GRAND TOTALS						
		\$	-	\$	118,482	

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		0	Fund*		General	Fund*	
3-1	Expenditures			Expenditures			
3-2	General Government	\$ -	\$ -	General Operating & Administrative	\$ 10,892	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ 54,152	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ 5,580	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ 4,739	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Transfers to other districts	\$ -	\$ -	Utilities	\$ -	\$ -	
3-11	Other [specify...]:	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12		\$ -	\$ -	Other [bike racks]	\$ 1,050	\$ -	
3-13		\$ -	\$ -	Other: Trash Cans	\$ 12,547	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
3-15	Debt Service	\$ -	\$ -	Debt Service	\$ -	\$ -	
3-16	Principal	\$ -	\$ -	Principal	\$ -	\$ -	
3-17	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-18	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-19	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-20	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-21	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
3-22	Add lines 3-1 through 3-21	\$ -	\$ -	Add lines 3-1 through 3-21	\$ 88,960	\$ -	GRAND TOTAL
	TOTAL EXPENDITURES	\$ -	\$ -	TOTAL EXPENDITURES	\$ 88,960	\$ -	88,960
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	
3-24	Interfund Transfers out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-28)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-16)	\$ -	\$ -	
3-29	(Add lines 3-23 through 3-28)	\$ -	\$ -	(Line 3-26, plus line 3-27, less line 3-24, less line 3-25)	\$ -	\$ -	
3-30	TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures	\$ -	\$ -	Net Increase (Decrease) in Net Position	\$ 29,522	\$ -	
	Line 2-29, less line 3-22, plus line 3-29	\$ -	\$ -	Line 2-29, less line 3-22, plus line 3-29, plus line 3-23, less line 3-24	\$ 29,522	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31	\$ -	\$ -	Net Position, December 31	\$ -	\$ -	
	Sum of Line 3-30, 3-31, and 3-32	\$ -	\$ -	Net Position, December 31	\$ 29,522	\$ -	
	This total should be the same as line 1-36.	\$ -	\$ -	This total should be the same as line 1-36.	\$ 29,522	\$ -	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES NO

Please use this space to provide any explanations or comments:

- 4-1 Does the entity have outstanding debt? YES NO
 4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO

- 4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO

4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)

		Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
Revenue bonds	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
Notes/Loans	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
Leases	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
Developer Advances	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
Other (specify):	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -
TOTAL	<input type="checkbox"/>	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

YES NO

- 4-5 Does the entity have any authorized, but unissued, debt? YES NO
 If yes: How much? \$ _____
 Date the debt was authorized: _____
 4-6 Does the entity intend to issue debt within the next calendar year? YES NO
 If yes: How much? \$ _____
 4-7 Does the entity have debt that has been refinanced that it is still responsible for? YES NO
 If yes: What is the amount outstanding? \$ _____
 4-8 Does the entity have any lease agreements? YES NO
 If yes: What is being leased? _____
 What is the original date of the lease? _____
 Number of years of lease? _____
 Is the lease subject to annual appropriation? YES NO
 What are the annual lease payments? \$ _____

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

Please use this space to provide any explanations or comments:

5-1 YEAR-END Total of ALL Checking and Savings accounts

	AMOUNT	TOTAL
Certificates of deposit	\$ 206,735	
TOTAL CASH DEPOSITS	\$ -	206,735

Investments (if investment is a mutual fund, please list underlying investments):

5-3

	AMOUNT	TOTAL
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
TOTAL INVESTMENTS	\$ -	-
TOTAL CASH AND INVESTMENTS	\$ 206,735	206,735

5-4 Are the entity's investments legal in accordance with Section 24-75-601, et seq., C.R.S.? YES NO

5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10-5-101, et seq. C.R.S.)? If no, MUST explain: YES NO

PART 6 - CAPITAL ASSETS

Please answer the following question by marking in the appropriate box

YES NO

Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets? YES NO
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain: YES NO

6-3 Complete the following Capital Assets table for GOVERNMENTAL FUNDS:

	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital Assets table for PROPRIETARY FUNDS:

	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

PART 7 - PENSION INFORMATION

Please answer the following question by marking in the appropriate box

YES NO

Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firemen's pension plan? YES NO
- 7-2 Does the entity have a volunteer firemen's pension plan? YES NO

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

TOTAL	\$ -
--------------	------

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box

	YES	NO	N/A	
8-1 Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please use this space to provide any explanations or comments:
8-2 Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If yes: Please indicate the amount budgeted for each fund for the year reported

Fund Name	Budgeted Expenditures
	\$ -
	\$ -
	\$ -
	\$ -

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

	YES	NO	
9-1 Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	<input type="checkbox"/>	<input type="checkbox"/>	Please use this space to provide any explanations or comments:

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box

	YES	NO	
10-1 Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please use this space to provide any explanations or comments:

If yes: Date of formation:

10-2 Has the entity changed its name in the past or current year? YES NO

If Yes: NEW name

PRIOR name

10-3 Is the entity a metropolitan district? YES NO

10-4 Please indicate what services the entity provides:

10-5 Does the entity have an agreement with another government to provide services? YES NO

If yes: List the name of the other governmental entity and the services provided:

10-6 Does the entity have a certified mill levy? YES NO

If yes: Please provide the number of mills levied for the year reported (do not enter \$ amounts):

Bond Redemption mills	0.000
General/Other mills	0.000
Total mills	0.000

Please use this space to provide any additional explanations or comments not previously included:

Entity Wide:	General Fund	Governmental Funds	Notes
Unrestricted Cash & Investments	206,735	Total Tax Revenue	-
Current Liabilities	6,706	Revenue Paying Debt Service	-
Deferred Inflow	-	Total Revenue	-
	Total Revenue	Total Debt Service Principal	-
	Total Expenditures	Total Debt Service Interest	-
Governmental	Interfund In	Enterprise Funds	
Total Cash & Investments	Interfund Out	Net Position	29,522
Transfers In	Proprietary	206,735	
Transfers Out	Current Assets	PY Net Position	-
Property Tax	Deferred Outflow	Government-Wide	
Debt Service Principal	Current Liabilities	6,706	
Total Expenditures	Deferred Inflow	Total Outstanding Debt	-
Total Developer Advances	Cash & Investments	Authorized but Unissued	-
Total Developer Repayments	Principal Expense	206,735	
		Year Authorized	-

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

YES NO

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

- The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:
 - The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
 - The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
 - Office of the State Auditor staff will not coordinate obtaining signatures.

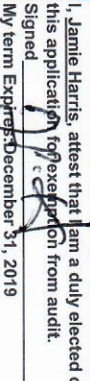
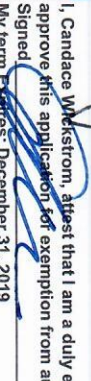
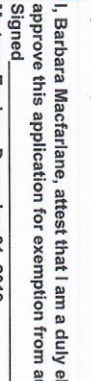
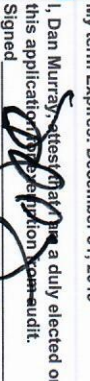
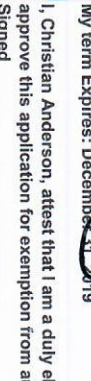
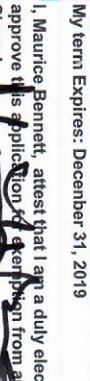
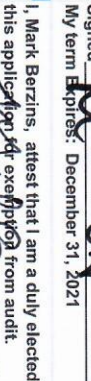
The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Below is the certification and approval of the governing board. By signing the board member is certifying they are a duly elected or appointed officer of the local government. Governing board members may be verified. Also by signing, the board member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting, completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of all current governing board members below.

A MAJORITY of the governing board members must complete and sign in the column below.

Board Member	Print Board Member's Name	Signature	Date
1	Jamie Harris		3/20/19
2	Candace Wickstrom		3/12/19
3	Barbara Macfarlane		
4	Dan Murray		3/20/19
5	Christian Anderson		
6	Maurice Bennett		3-12-19.
7	Mark Berzins		3/20/19

**Colfax Mayfair Business Improvement District
Official Board Actions, 2019**

Meeting Date	Action
January 16, 2019	<ul style="list-style-type: none"> • Approved minutes from November 14, 2018, meeting
February 20, 2019	<ul style="list-style-type: none"> • Adopted Resolution 2019-1 Application for Exemption From Audit
March 20, 2019	<ul style="list-style-type: none"> • Approved minutes from January 16, 2019, meeting • Approved minutes from February 20, 2019, meeting
April 17, 2019	<ul style="list-style-type: none"> • Approved minutes from March 20, 2019, meeting • Approved submittal of Proposed Building Code Amendment • Approved resolution to oppose Initiative 300
July 17, 2019	<ul style="list-style-type: none"> • Approved minutes from April 17, 2019, meeting • Approved minutes of May 15, 2019, meeting
August 21, 2019	<ul style="list-style-type: none"> • Approved minutes from July 17, 2019, meeting
September 18, 2019	<ul style="list-style-type: none"> • Approved Minutes from August 21, 2019 • Approved Preliminary 2020 Operating Plan & Budget



**Colfax Mayfair Business Improvement District
Board Members, Contact Information, and Terms**

<p>Christian Anderson Chop Shop Casual Urban Eatery 4990 East Colfax Avenue Denver, CO 80220 Term Expires: December 31, 2019</p>	<p>P F E</p>	<p>720-550-7665 None christian@coloradochopshop.com</p>
<p>Mo Bennett Chair Five Equities 1728 Corona St. Denver CO 80210 Term Expires: December 31, 2021</p>	<p>P F E</p>	<p>303.908.6178 None mauricebennett@me.com</p>
<p>Mark Berzins Little Pub Company 1440 Wewatta St. Suite 910 Denver CO 80202 Term Expires: December 31, 2021</p>	<p>P F E</p>	<p>303. 595.7770 None mark@littlepubco.com</p>
<p>Jamie Harris, President Chair Five Equities 700 East 9th Avenue Denver CO 80230 Term Expires: December 31, 2019</p>	<p>P F E</p>	<p>303.619.0176 None chairfive@gmail.com</p>
<p>Barbara Macfarlane, Secretary Marczyk Fine Foods 770 E. 17th Ave, D Denver CO 80203 Term Expires: December 31, 2019</p>	<p>P F E</p>	<p>303.894.9499 303.894.9491 barbara@marczyk.com</p>
<p>Dan Murray, Treasurer Suburban Toppers 5795 E. Colfax Avenue Denver CO 80220 Term Expires: December 31, 2019</p>	<p>P F E</p>	<p>303.717.8128 303.388.0747 Dpm1216@aol.com</p>
<p>Candace Wickstrom, Vice President City Floral Garden Center 1440 Kearney Street Denver CO 80220 Term Expires: December 31, 2019</p>	<p>P F E</p>	<p>720.560.3508 303.355.4533 candace@cityfloralgreenhouse.com</p>

**Colfax Mayfair Business Improvement District
Board Member Attendance, 2019**

	Jan 16, 2019	Feb 20, 2019	Mar 20 2019	Apr 17 2019	May 15 2019	July 17 2019	August 21 2019 (Special Meeting)	August 21 2019 (Regular Meeting)	September 18 2019
Christian Anderson	Present	Present	Excused	Excused	Excused	Excused	Excused	Present	Present
Maurice Bennett	Present	Present	Present	Present	Present	Present	Present	Present	Present
Mark Berzins	Present	Excused	Present	Present	Excused	Present	Excused	Present	Excused
Jamie Harris	Present	Present	Present	Present	Present	Present	Present	Present	Present
Barbara Macfarlane	Present	Excused	Present	Excused	Present	Present	Excused	Present	Excused
Dan Murray	Present	Present	Present	Excused	Excused	Present	Present	Present	Excused
Candace Wickstrom	Present	Excused	Excused	Present	Excused	Excused	Excused	Present	Present

September 30, 2019

**Colfax Mayfair Business Improvement District
2019 Operating Plan & Accomplishments**

OVERVIEW

After many decades of neglect, the City of Denver has dedicated \$75 million in public funding to transform Colfax Avenue into a mixed-use, transit-enriched community corridor. The Colfax Mayfair BID is actively engaged in this generational effort, successfully advocating for funding and serving on steering committees for land use, transportation and pedestrian safety plans. The BID is also working with district business and property owners and new investors to envision, plan for and leverage these public investments.

The backdrop to all of this is projections of continued, rapid growth in the City of Denver: by 2040, 200,000 more people are expected to move to Denver, increasing the total population to 900,000. Most of the growth will be accommodated in high-density Regional Centers like Downtown, Cherry Creek and RiNo. Community Corridors like Colfax Avenue, and Community Centers like the Mayfair Town Center, will accommodate about 20% of new jobs and 25% of new households throughout the city. These are the city’s main streets and town centers, providing new homes and offices, as well as restaurants, shops, services and entertainment for area neighborhoods.

2019 GOALS

Task	Accomplishments
<i>Ensure that city planning and transit initiatives support the Community Corridor and Community Center visions for the BID district, business operations and compatibility with adjacent neighborhood contexts.</i>	
<ul style="list-style-type: none"> • East Area Plan Initiative 	<p>The BID had an active role in the East Area Initiative, specifically advocating for:</p> <p>Transit-oriented development</p> <ul style="list-style-type: none"> • Higher density, mixed-use buildings around Bus Rapid Transit (BRT) stations and in the Mayfair Town Center. • An incentive program to allow additional height in exchange for community benefits such as affordable housing, open space, preservation of an existing building or community serving retail. <p>Small-scale development</p> <ul style="list-style-type: none"> • Relaxing current main street zoning requirements to make development of small lots more feasible.

Task	Accomplishments
	<p>Rehabilitation of older buildings</p> <ul style="list-style-type: none"> • A building rehabilitation ordinance to encourage renovation of older buildings which support local character and provide more affordable rents for local businesses. <p>Transportation Demand Management</p> <ul style="list-style-type: none"> • A comprehensive TDM program would administer traffic/parking/mobility programs to ease congestion and encourage use of transit and alternative modes.
<ul style="list-style-type: none"> • Bus Rapid Transit (BRT) 	<p>The BID worked with City staff and the Colfax Collaborative to advocate for:</p> <p>Bus Rapid Transit</p> <ul style="list-style-type: none"> • Expedite NEPA process and delivery • Promote interim service improvements, transit shelters and temporary safety projects <p>Pedestrian Safety and Streetscape</p> <ul style="list-style-type: none"> • Re-established the independent nature of BRT and Colfax Corridor Improvements Project and advocated for early implementation of \$20 million in general obligation bond funding to BID districts, as initially proposed. <p>Pedestrian Safety Improvements</p> <ul style="list-style-type: none"> • Successfully advocated for including temporary pedestrian safety improvements at Colfax Avenue and Fairfax Street.
<p><i>Help district businesses and property owners envision, plan for and benefit from coming changes.</i></p>	<p>Distributed information about East Area Plan Initiative through: 11 Facebook posts, 3 Instagram posts, 6 business e-news articles, 3 consumer e-news articles, 2 mailings, and 2 door-to-door distributions to businesses on Colfax. Organized business participation in focus groups related to small business support, economic development and design.</p>
<p><i>Enhance market awareness and investment in the Community Corridor and Community Center visions.</i></p>	<p>Met with 15 prospective investors or new business relocations to introduce the district and business programs.</p>
<p><i>Ensure professional administration of the BID and its programs.</i></p>	<p>The BID collaborates with many entities and has developed a reputation for being respectful, fair, and focused while motivating positive change in the community.</p>

ACTIONS

Administration: Build a Leading Organization

Task	Outcome
<p><i>Comply with state, local and federal policies and regulations regarding BIDs and funding sources</i></p> <ul style="list-style-type: none"> • Compile and submit annual assessment roll, plan and budget to the City of Denver • Administer any grant funds according to applicable regulations • Provide written reports as required by the city, state or funding entities 	<ul style="list-style-type: none"> • Filed budget document September 30, 2019; Submit assessment roll before December 10, 2109 • No grant funding • Filed budget documents with Division of Local Affairs in January 2019; Filed Application for Exemption From Audit in March, 2019
<p><i>Continue to grow reserve fund for long-term maintenance of public improvements, special projects or unexpected costs.</i></p>	<ul style="list-style-type: none"> • Maintained reserves in compliance with TABOR • Projected maintenance reserve increase for 2019 is \$17,845
<p><i>Research the feasibility of expanding the BID service area west to Colorado Boulevard.</i></p>	<ul style="list-style-type: none"> • Evaluated revenue potential and support for BID expansion in first quarter of 2019. It was determined that expansion is not desirable at this time; and state legislation to make it feasible was tabled.

Economic Development: Grow the Economic Base

Task	Outcome
<p><i>Participate in, and advocate for Community Corridor and Community Center vision in East Neighborhood Plan Initiative, Colfax Bus Rapid Transit planning and Colfax Corridor Pedestrian Improvements project.</i></p> <ul style="list-style-type: none"> • Advocate for business operational needs related to each planning effort. • Support city planning milestones to provide broad information and awareness among business and property owners. Could include print and electronic communications, district walks, hosted events or other projects. • Use market studies and reports generated by the East Area Plan Initiative in district outreach and marketing. • Advocate for sign code modifications to encourage signage that supports the iconic character of Colfax. 	<p>See Goals Section Above</p>

<p><i>Keep BID ratepayers informed and engaged in district programs.</i></p> <ul style="list-style-type: none"> • Annual update print letter, annual report • Bi-monthly business e-newsletter, personal meetings • Outreach events or promotions related to city planning initiatives. 	<ul style="list-style-type: none"> • Annual report mailed to property owners and distributed door-to-door to businesses • 7 business e-newsletters sent • 20 personal meetings and many more phone conversations with business and property owners on safety concerns, marketing needs, area planning, ROW issues, city advocacy • Crime & safety meeting March 21, 2019, and e-news articles on East Area Plan Initiative, Snow Removal, Denver Business Investment Program, Tax Credits, Bus Rapid Transit, Climate Change Tax Bill, Minimum Wage Proposal, Small Business Workshops • 4-month art exhibit at Denver International Airport
<p><i>Implement basic marketing program to attract consumer spending and new investment.</i></p> <ul style="list-style-type: none"> • Monthly consumer e-newsletter, bi-monthly business/owner e-newsletter, Facebook page, quarterly updates to the organizational website, media relations. Expand social media reach by monthly boosted posts, reposting business news and cross-marketing with Instagram. • Work closely with BID property and business owners to track vacancies and property sales; connect interested parties. • Expand annual report to include market and land use & transit planning information for ratepayers and prospects. • Engage with small-scale development professionals to raise awareness of area plans. 	<ul style="list-style-type: none"> • Sent 5 consumer e-newsletter to date, posted regularly on Facebook, expanding our base by over 100 consumers, and launched Instagram page • Tracked vacancies and property sales. Connected interested parties. • Not yet completed, year end project. • Will serve on panel discussion at National Town Builders Conference in Denver in October. Worked closely with East Area Plan Initiative staff to incorporate strategies that will encourage development of small lots.
<p><i>Support district businesses through local small business assistance programs.</i></p> <ul style="list-style-type: none"> • Share information offered through the City of Denver, Denver Small Business Development Center and other agencies through bi-monthly e-newsletter and personal meetings or communications. 	<ul style="list-style-type: none"> • Included information about small business development opportunities in e-news. • Prepared a social media start-up guide.

<p><i>Build community through timely gatherings.</i></p> <ul style="list-style-type: none"> • Promote business and community events on district Facebook page and e-newsletter. • Support nonprofit events aligned with BID mission as appropriate. 	<ul style="list-style-type: none"> • Promoted community and small business events on Facebook and in the e-newsletters. • Promoted nonprofit events as appropriate.
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Public Improvements: Create a More Inviting, Connected Destination

Task	Outcome
<p><i>Serve on steering committees for Colfax Corridor Improvements and Bus Rapid Transit projects.</i></p> <ul style="list-style-type: none"> • Advocate for business operations, customer comfort and safety. • Support outreach efforts of planning teams to share information broadly with district businesses and property owners. • Share resources on how businesses can plan to mitigate impacts during construction, currently scheduled to start in 2020. 	<p>See goals section above.</p>
<p><i>Implement small projects to enhance local identity and create a main street feel while long-term planning is underway.</i></p> <ul style="list-style-type: none"> • Provide branded elements for new Bus Rapid Transit stations, if installed in 2019. • Provide public information and feedback regarding Dockless Mobility Program; coordinate any parking areas within the district. 	<ul style="list-style-type: none"> • Bus Rapid Transit stations are not yet installed. • Dockless Mobility Program has not had widespread usage in our area.

Public Safety: A Cleaner, Safer Place to Shop, Eat and Do Business

Task	Outcome
<p><i>Improve the general appearance of the district.</i></p> <ul style="list-style-type: none"> • Maintain current trash and bi-annual cleanup schedule 	<p>Did a quarterly cleanup in the district in March 2019, June 2019, September 2019, and a final cleanup is scheduled for December 2019</p>
<p><i>Work with property owners on Neighborhood Inspection items: weeds, debris, graffiti, nuisance activity.</i></p>	<p>Reported several items with Pocketgov for weeds, debris, graffiti and nuisance activity. Also worked with several small businesses and Right of Way Inspectors to resolve issues.</p>
<p><i>Serve as a liaison to Denver Police District 2 to implement clean and safe initiatives.</i></p> <ul style="list-style-type: none"> • Communicate regularly with ratepayers on crime and safety issues; convene meetings and implement strategies on specific situations as needed. • Participate in efforts to address nuisance properties. 	<ul style="list-style-type: none"> • Worked closely with Denver Police District 2 to host a Crime Prevention Meeting on March 21st for Women owned businesses in the area. • Worked with Denver Police District 2 as needed on specific nuisance issues.

Advocacy: Build Partnerships to Benefit All

Task	Outcome
<p><i>Advocate for issues of concern or resources needed in the district. Work with owners, businesses, neighborhood groups, other Colfax BIDs, advocacy groups, city departments and public officials as needed.</i></p>	<ul style="list-style-type: none"> • Met with all city council candidates to share issues important to the BID • Joined with many organizations to oppose Initiative 300 (Repealing Camping Ban). • Advocated for a more transparent, inclusive approach to climate change tax on business. • Supported Special District’s Association efforts to modify BID legislation. • Advocated for reasonable application of ROW improvements to investors renovating small buildings. • Advocated for reasonable CO2 storage requirements in building code update • Encouraged business owners to participate in proposed minimum wage increase initiative.



Dear Colfax Mayfair BID Members:

By 2040, some 200,000 more people are expected to move to Denver. Places like Colfax Avenue and the Mayfair Town Center will accommodate some of those new households and jobs.

We're working to create a 21st century main street and town center that serves area neighborhoods with things people need to make life better. To that end, we're deeply involved with the city's East Area Plan, economic development strategy, streetscape improvements and Bus Rapid Transit plans.

Our job is to advocate and help you envision, plan for and leverage these public investments. Discussions include ways to support local business, a small-scale development strategy for our many small commercial lots, co-working space and mixed-use, residential buildings near transit stations and in the town center. In the future, our district will be a place where people can live, work, socialize and do their daily errands.

You can participate too – see the enclosed meeting notices and watch our Facebook page and e-newsletter for more information.

You can also find links to the planning efforts on our website at <https://colfaxmayfairbid.com/placemaking>.

Or contact Hilarie Portell, executive director, at 720.810.3906 or hilarie@colfaxmayfairbid.com.

Thank you for your continued support and investment in the BID.

Stay in the loop!
Find us on Facebook
and sign up for
monthly email updates at
www.colfaxmayfairbid.com

Did You Know?

- The BID has 2 part-time contractors working up to 30 hours/week on programs and services. No office space, equipment, insurance or benefits are provided.
- City property taxes may go up, but BID assessments are based on square footage, not value. The assessment is \$.075 x (lot + building square footage). Lot size is capped at 40,000 square feet.



BID Board of Directors

Jamie Harris

President, Chair Five Equities

Candace Wickstrom

Vice President,
City Floral Greenhouse & Garden Center

Dan Murray

Treasurer, Suburban Toppers

Barbara Macfarlane

Secretary, Marczyk Fine Foods

Christian Anderson

Chop Shop Casual Urban Eatery

Mo Bennett

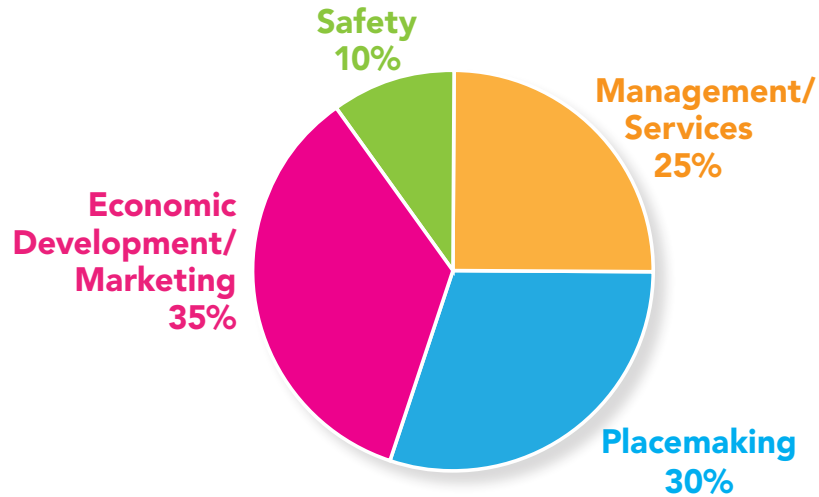
Mayfair Center

Mark Berzins

Little Pub Company

2019 Budget

Our 2019 budget of \$117, 975 includes funds for:



2018 Accomplishments

Placemaking

Create a more inviting, dynamic place for customers, businesses and investors.

- Worked with the Department of Public Works on 10% design documents for the streetscape and Bus Rapid Transit improvements.
- Participated on steering committees for the East Neighborhood Plan Initiative, Colfax Corridor Improvements, Colfax Bus Rapid Transit, Upper Montclair Storm Water Plan to ensure district alignment with city plans.
- Installed and maintain 8 trash cans at RTD bus stops.
- Maintained 15 branded bike racks.
- Performed two district-wide clean ups.

Economic Development:

Grow the economic base through marketing and business support.

- Supported 200 BID businesses with marketing, crime/safety information, district news.
- Actively marketed real estate and development opportunities. Connected interested parties.
- Helped recruit and supported 11 new businesses with approximately 70 jobs.

- BID marketing reached 5,000 local consumers/month; 17,500 area households and real estate professionals via local media.
- Walked entire district spring and fall to share BID information with businesses.
- *Send us your news* and we'll spread the word! lynda@colfaxmayfairbid.com

Safety:

Enhance safety for people working, shopping and socializing in the district.

- Distributed crime information to district businesses.
- Organized free safety audits for business and property owners.
- Worked with District 2 police to address nuisance activity throughout the district.

Advocacy:

Build partnerships to benefit all.

- Work with city planning, zoning, public works, safety and economic development staff on behalf of district businesses.
- Staff advocated for business interests in city planning efforts.
- Maintain relationships with area elected officials and neighborhood associations.



2019 Documented Impacts

Property Values

Property Assessed Valuation 1/1/2016	\$14,459,371	
Property Assessed Valuation 8/25/2019	\$24,481,655	(69% increase)

New Construction/Renovation

1501 Leyden Remodel of bank building for daycare

New Business Activity

9 New Businesses, 55 new jobs

- Anytime Fitness On the Fax (8 jobs)
- Hank's Texas Barbecue (10 jobs)
- Park Hill Sushi (10 jobs)
- Synapse Strength & Movement (1 job)
- Tessa Delicatessen (5 jobs)
- Dash & Dare (1 job)
- Good Vibes Maffia (5 jobs)
- The Goddard School (12 jobs)
- Woody Dental (3 jobs)

Community Engagement

- 5 Consumer E-Newsletters sent to over 4,000 area residents
- Facebook Page with 1,200 core supporters
- Quarterly articles in Mayfair Neighbors newspaper, Bi-annual articles in Greater Park Hill Newspaper
- Served with neighborhood leaders on steering committees for East Area Plan Initiative, Colfax Bus Rapid Transit Task Force