

# FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

## 2018 OPERATING PLAN AND BUDGET

File No. 2016-0184-\_\_\_\_\_

**Name:** Five Points Business Improvement District (FPBID)

**Legal Authority:** A BID in Colorado is organized pursuant to the Business Improvement District Act, Section 31-25-1201 *et seq.*, Colorado Revised Statutes and Denver Ordinance Number 20160341.

**BID Boundaries:** The FPBID area generally encompasses the commercial property on Welton Street, beginning at the north side of 20<sup>th</sup> Street going northeast along Welton Street terminating at Downing Street and 30<sup>th</sup> Avenue. Additionally, the parcel located adjacent to Welton Street on the southeast corner at Washington and 26<sup>th</sup> Avenue is included, as well as the parcels located on the southeast side of California Street between 26<sup>th</sup> and 27<sup>th</sup> Streets. Personal property is not included in the FPBID boundary.

**City Services:** FPBID services will be designed to supplement existing City services and will be in addition to City services that are currently provided along the Welton St. corridor. FPBID services will not replace any existing City services.

**Work Program:** The recommended work program includes activities and priorities developed by business and property owners. The 2018 work program will be finalized by the FPBID board in November, 2017 and may be modified annually thereafter.

*Enhanced Maintenance may include:*

- Litter picking and sweeping
- Emptying and cleaning trash receptacles
- Power washing walkways
- Removing graffiti
- Maintaining tree wells
- Other efforts as appropriate

*Physical Improvements may include:*

- Additional pedestrian lighting and signage
- Bike amenities
- Public art
- Other initiatives as appropriate

*Economic Development may include:*

- Attracting new businesses to the Welton corridor
- Encouraging responsible development that serves the existing and future residential community
- Generate employment and business opportunities for neighborhood residents

*Safety may include:*

- Working to ensure that the Welton Corridor remains safe by working with police & private security
- Establishing business “Block Captains” and strategies to monitor illicit activity
- Installing halo cameras and additional flood lights if necessary

*Marketing and Promotions may include:*

- Communications and public relations efforts
- Programming and managing events
- Investor and consumer marketing
- Other efforts as appropriate

**Assessment Methodology/Budget:** The assessment is based on a mill levy imposed on commercial real properties only (exempt and residential properties are not included in the FPBID).

The budget is based upon a 10 mill levy on taxable commercial real property, raising approximately \$160,000 for the general fund in 2018.

The FPBID board will hold a public hearing on the budget on November 1, 2017 at its monthly scheduled Board Meeting.

**BID Governance:** The Five Points BID Board consists of five members appointed by the Mayor and approved by City Council to allow for a diversity of property types, uses and geography. The FPBID Board may request City approval to increase the number of directors in the future.

**Program Management Structure:** The FPBID delivers programs and services for the BID through a mill levy. The FPBID has its own board, work program and a staffing component. The FPBID replaces all the maintenance and repair functions of the Welton Street Maintenance District and the Five Points Historic District

(FPHD) while involving community stakeholders, businesses, and property owners.

**Term:** The Five Points BID has an initial ten-year term which started in 2016. This allows for property owners to evaluate the FPBID's effectiveness at the end of the term. If the BID is deemed successful, the BID will request that the City Council renew the BID by ordinance after the initial period. If the BID is not considered to be successful, it will sunset at the end of the initial term.