

FIVE POINTS BUSINESS IMPROVEMENT DISTRICT 2017 OPERATING PLAN AND BUDGET

Name: Five Points Business Improvement District (BID)

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

City Services: BID services will be designed to supplement existing City services and will be in addition to City services that are currently provided along the Welton corridor. BID 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 2017 work program will be finalized by the BID board in November, 2016 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 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 and private security
- Establishing business “watch” groups and strategies to monitor illicit activity
- Installing halo cameras 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 BID).

The budget is based upon a 10 mill levy on taxable commercial real property, raising approximately \$157,000 for the general fund in 2017.

The BID board will hold a public hearing on the budget in November, 2016.

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

Recommended Program Management Structure: The BID delivers programs and services for the BID through a mill levy. The BID has its own board, work program and a staffing component. The BID replaces all or some of the functions of Five Points Business District (FPBD) while still involving members, business and property owners.

Term: The Five Points BID has an initial ten-year term. This allows for property owners to evaluate the BID’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.

Five Points BID Budget

	1-Jan	2-Feb	3-Mar	4-Apr	5-May	6-Jun	7-Jul	8-Aug	9-Sep	10-Oct	11-Nov	12-Dec	TOTAL	TREND
NET INCOME													\$ - \$ - \$ - \$ - \$ - \$ - \$ -	
income														
Mill Levy Income	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 156,996.00	.....
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	.....
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	.....
TOTAL INCOME	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ 13,083.00	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	|||||
expenses														
Maintenance	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 81,000.00	.....
Security	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	4,167.00	50,004.00	.....
Marketing/Branding	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	.....
Pedestrian Light Repairs	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	4,992.00	.....
City Fee (5%)	654.00	654.00	654.00	654.00	654.00	654.00	654.00	654.00	654.00	654.00	654.00	654.00	7,848.00	.....
Contingency Funds	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00	.....
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	.....
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	.....
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	.....
TOTAL EXPENSES	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	

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