

Reference #
15335871

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

24-1625: The Department of Finance will present an ordinance granting a petition to exclude property from the Colfax Mayfair Business Improvement District, in the City and County of Denver. / 24-1625: El Departamento de Finanzas presentará una ordenanza que concede una petición para excluir una propiedad del Distrito de Mejora Comercial de Colfax Mayfair, en la Ciudad y el Condado de Denver.

First Name / Nombre

Jennifer

Last Name / Apellido

Neuhalfen

I am a resident of: / Soy residente del:

District 4 / Distrito 4

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

I am writing in strong opposition to the petition for exclusion from the Colfax Mayfair Business Improvement District (CMBID) filed by a property owner. As a stakeholder in a neighboring Business Improvement District, I believe that granting this exclusion would set a dangerous precedent that could undermine the long-term health and success of all Business Improvement Districts (BIDs) in the area.

The CMBID was created through a democratic process, with stakeholders voting to establish the district and support its initiatives. The BID relies on the collective contributions of all stakeholders to maintain and improve the district's infrastructure, public spaces, safety, and overall ambiance. Opting out of this shared responsibility, as the petitioner seeks to do, would place an unfair burden on the remaining stakeholders who continue to support the BID. No property owner should be allowed to benefit from the improvements made by the BID without contributing to its funding, as this creates an inequitable situation for those who pay their fair share.

Allowing one property owner to opt out would set a dangerous precedent that could weaken

the stability and effectiveness of the CMBID—and by extension, other BIDs—by opening the door for further exclusions and undermining the shared commitment to improving our neighborhoods.

For these reasons, I urge City Council to reject the petition for exclusion and uphold the principles of democratic participation, cooperation, fairness, and collective investment that have made the CMBID a successful and vital asset to the Denver community.

Sincerely,

Jennifer H Neuhalfen

Colfax Ave Business Improvement District, board secretary and stakeholder

Finish Time

2024-11-30 17:19:22

Reference #
15336404

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-1625: The Department of Finance will present an ordinance granting a petition to exclude property from the Colfax Mayfair Business Improvement District, in the City and County of Denver. / 24-1625: El Departamento de Finanzas presentará una ordenanza que concede una petición para excluir una propiedad del Distrito de Mejora Comercial de Colfax Mayfair, en la Ciudad y el Condado de Denver.

First Name / Nombre
Hilarie

Last Name / Apellido
Portell

I am a resident of: / Soy residente del:
District 6 / Distrito 6

I am... / Estoy...
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

We are writing to share our concerns about the petition for exclusion from our business improvement district filed by Chair Five Equities, LLC.

We have worked closely with the applicants since 2014 and appreciate their collegiality.

However, we believe that this action, if approved, will set a critical citywide precedent and adversely affect our business improvement district.

The Colfax Mayfair Business Improvement District was created by commercial property owners in 2014, who assess themselves annually to pay for services above the City's standard level to improve the area and support local businesses. We serve approximately 200 property and business owners on East Colfax Avenue from Eudora Street to Monaco Parkway and in the Mayfair Town Center at Krameria Street and 14th Avenue. Our modest annual budget of approximately \$144,000 is focused on priorities established by the ratepayers: economic development, public improvements, public safety, and advocacy.

Citywide Precedent

There are 10 business improvement districts in Denver involving many thousands of businesses

committed to supporting and advancing downtown, main streets, town centers, shopping districts and visitor destinations. These include districts in Downtown Denver, RiNo, Cherry Creek, Five Points, Santa Fe, Federal Boulevard, and the Colfax Corridor. It is our understanding that this is the first petition for exclusion from any BID submitted to the City and County of Denver.

1.The process for petitioning out of a BID simply requires a property owner to identify themselves, their property, pay \$100 and say they want to be excluded from the district. There is no requirement to make any case for this action. It is unfair for one or more disgruntled rate payers to simply “opt out” with ease, while the district must still provide services that benefit the district as a whole.

2.Property owners have other options to affect change, according to the BID statute. They can engage directly with the staff and board; appeal to the board during public meetings; apply to serve on the board; participate in a process to change the assessment methodology or operating plan, or even organize an effort to terminate the district. The board and staff of our district have met individually and as a group with the applicant on many occasions.

3.Easy exclusion from BIDs would undermine the key premises of a special district—that everyone contributes to improving an area for the greater good; and that the district can partner with the city, leveraging efforts and resources to enhance economic activity, safety, small business development and more.

Adverse Impact to the District

Our board believes that the exclusion of the property at 6201 E 14th Avenue and 1401 N Leyden Street would adversely impact the district in many ways:

1.This is a major property in the heart of the Mayfair Town Center, identified in the East Area Plan, the Mayfair Town Center Plan and the Colfax Mayfair BID as a community gathering place offering daily goods and services to local neighborhoods.

2.Crime and Safety: This area is a crime and safety hot spot in our district, with very limited nighttime lighting and streetscape amenities on the property perimeter. Community efforts are underway to address this, with the BID as an active participant.

3.Access to transit and essential services: the property is located between the Colfax & Krameria Street RTD Route 15 (and future BRT) station and 14th Avenue. The Krameria station serves the general public as well as area workers, seniors, people with disabilities and medical conditions needing access to healthcare services, pharmacies and two grocery stores located immediately north and south of the subject property.

a.Since 2015, the BID has successfully advocated for bond-funded streetscape and safety improvements in the public right of way on the Krameria Street and Leyden Street edges of the subject property to make pedestrian access to transit and services safer and more comfortable. The BID will maintain new pedestrian lights, street trees, trash cans, and bike racks.

b.If this property is excluded from the district, streetscape improvements will not be installed on the property's edges, affecting safety and transit access for all users.

4.District revenue and service provision: The annual assessment paid by the property owner (approximately \$4,280) is needed by the district to maintain new streetscape improvements and provide BID services to ratepayers. If the property is excluded, the BID's budget will be materially impacted.

5. Fairness: the BID and its funding structure were voted into existence by property owners through an organizational election in 2014. It was renewed in accordance with state statute and city procedures in 2024. A BID is a vote by private property owners to contribute toward enhanced services for a defined area that benefits all ratepayers. It is a "greater good" effort, not a "return on investment" proposition for individual property owners. If the property is excluded from the BID, it will continue to receive the benefits of the services provided by the BID in the surrounding area, but without paying its fair share.

City Council Obligation

Pursuant to the BID statute (Sec. 31-25-1220 (2)), City Council should allow the requested exclusion only if the change of boundaries does not adversely affect the district. For the many reasons stated above, the proposed exclusion will adversely affect the BID and the request should be denied.

Hilarie Portell, Executive Director

Colfax Mayfair Business Improvement District

Cc:

Dan Murray, Board Chair and Owner, Suburban Toppers

Candace Wickstrom, Board Vice-Chair and Owner, City Floral Garden Center

Barbara MacFarlane, Secretary/Treasurer and Owner, Marcyk Fine Foods

Nathan Beal, Board Member and Owner, Saint Bernard Properties

Michael Bruntz, Board Member and Owner, Mozart's Denver

Taylor Woodard, Board Member and Owner, The Shop Outpost

Finish Time

2024-12-01 10:52:59

Reference #
15337336

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-1625: The Department of Finance will present an ordinance granting a petition to exclude property from the Colfax Mayfair Business Improvement District, in the City and County of Denver. / 24-1625: El Departamento de Finanzas presentará una ordenanza que concede una petición para excluir una propiedad del Distrito de Mejora Comercial de Colfax Mayfair, en la Ciudad y el Condado de Denver.

First Name / Nombre
Taylor

Last Name / Apellido
Woodard

I am a resident of: / Soy residente del:
District 8 / Distrito 8

I am... / Estoy...
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

First off, thank you so much for reading and hearing my thoughts and opinions on this important matter.

My name is Taylor Woodard, and I own the Shop Outpost at 5728 E. Colfax Avenue. In addition to being the owner and operator of a small, woman owned business, I serve on the board of directors for the Colfax Mayfair Business Improvement District and am also a member of the public art panel for the BRT.

Since 2015 we have worked very hard, and especially in the last year+, to ensure that the Mayfair Town Center receives important streetscape and pedestrian safety improvements, just like the Colfax corridor portion of our district.

Both parts of our district—the main street and the town center—provide daily goods and services to people in surrounding neighborhoods and beyond.

Our long-planned streetscape and pedestrian safety improvements will support all businesses within this perimeter by making both areas more welcoming, safer and easier to get around for everyone.

Not only that, but bus rapid transit will bring more people to our district to shop and socialize - what we all need! It will also provide affordable transportation for the thousands of service workers at Colfax businesses.

In addition to our streetscape improvements we work hard to create a unified marketing effort to support our businesses. We have social, digital and in-person marketing efforts to help create a strong sense of community and awareness of these wonderful collection of businesses. We are hosting our annual Sip & Stroll event this week which continues to grow as a popular event to support local businesses within our district.

We do all we can with our modest budget. But to continue to build upon our momentum it is important for every property owner and business to leverage the BID's efforts by participating in our programs, sharing marketing content and keeping their property maintained. This is a collective business community effort, not designed to maximize profits for any one business owner.

We are stronger united and we want to continue to see our community grow and foster a budding and thriving community as ONE.

Thank you for your consideration and for your support of small business and for the overall community.

Finish Time

2024-12-01 21:58:28

Reference #
15340066

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-1625: The Department of Finance will present an ordinance granting a petition to exclude property from the Colfax Mayfair Business Improvement District, in the City and County of Denver. / 24-1625: El Departamento de Finanzas presentará una ordenanza que concede una petición para excluir una propiedad del Distrito de Mejora Comercial de Colfax Mayfair, en la Ciudad y el Condado de Denver.

First Name / Nombre
Beth

Last Name / Apellido
Moyski

I am a resident of: / Soy residente del:
District 10 / Distrito 10

I am... / Estoy...
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

Re: Request for your vote of “no” on Ordinance 24-1625

Dear Denver City Council President and City Council Members,

I am writing today to appeal to you to oppose Ordinance 24-1625, a bill that would grant a petition to exclude property from the Colfax Mayfair Business Improvement District, in the City and County of Denver.

Property owner investment through BID funding helps to improve the economic, social, and physical conditions of urban areas. All in the district benefit. Allowing an individual property to opt out of paying into the district does not eliminate that property owner from continuing to benefit from the services provided by the BID and funded by the remaining owners in the district.

Business Improvement Districts are valuable because they create a more vibrant, safe, and attractive area that benefits local businesses, residents, and visitors alike. They bring together resources and expertise to solve problems that individual businesses might struggle to address alone. They are successful because they provide services at economies of scale level that

benefits property owners, businesses, and the local community – read this as a rising tide saves all boats, in this case local businesses.

Other ways BID's are impactful and important:

1. Enhanced Local Services: Provision of additional services that improve the overall environment of an area – including but not limited to cleaning, security, maintenance, landscaping, and waste management.
2. Economic Growth: Improving the public realm and social environment of a district helps to attract new businesses and further investment into an area. Added services and amenities help existing businesses thrive, often increasing foot traffic, sales, and local employment.
3. Public-Private Partnerships: BID's are a collaboration between the public and private sectors. They involve local property owners and business stakeholders working together with municipal governments to address local issues. This shared responsibility often leads to more effective decision-making and resource allocation.
4. Marketing and Promotion: Many BID's promote the district as a destination, organizing events and activities that help boost foot traffic and brand the area. This enhances the visibility of businesses and can increase customer loyalty.
5. Safety and Security: BID's often fund or manage additional security services, such as private security patrols, which can reduce crime rates and improve the overall safety of the area. A safer environment encourages both customers and businesses to stay and invest in the area.
6. Long-term Planning and Investment: BID's often engage in long-term strategic planning, working to enhance infrastructure, transportation, and public spaces. This helps foster sustainable development and ensures the area remains competitive and attractive over time.
7. Community Engagement: BID's host regular board meetings that provide opportunities for property ownership and local businesses to be informed and provide input.
 - a. BID's provide a platform for local businesses and residents to have a voice in the development and maintenance of their neighborhood. This fosters a sense of community and can result in policies or initiatives that reflect the needs of those living and working in the area.
8. Increased Property Values: By improving the area's overall condition, BID's can lead to increased property values, benefiting property owners and investors. This, in turn, generates more tax revenue for the local government, which can be reinvested into the community. A 'yes' vote sets a precedent that could negatively impact improvement districts, and if these actions continue to occur erodes special district tools which take the burden of care of business districts from local government. Please vote "no" on Ordinance 24-1625.

Sincerely,

Beth Moyski

SVP Downtown Environment

Downtown Denver Partnership

Finish Time

2024-12-02 14:44:41



November 25, 2024

Denver City Council
1437 Bannock St Room 451
Denver, CO 80202

Re: Petition for Exclusion from Colfax Mayfair BID

Dear Members of City Council:

I am writing on behalf of Bluebird BID to register our support for Colfax Mayfair BID's request for you to oppose the petition for exclusion from that business improvement district filed by Chair Five Equities, LLC, scheduled for a public hearing before City Council on December 2, 2024.

The petition would set a problematic precedent for exclusion from a BID in Denver with adverse impacts across the BIDs in Denver, as it would for Colfax Mayfair BID's capacity to undertake maintenance, public improvements, public safety, and economic development.

A perfect example relates to the Colfax Mayfair BID's successful advocacy for bond-funded streetscape and safety improvements in the public right of way. These included the Krameria Street and Leyden Street edges of the subject property in order to make pedestrian access to transit and services safer and more comfortable. These were tied to the Colfax BRT construction, where the Colfax Mayfair BID through an IGA with the City will maintain the pedestrian lights, street trees, trash cans, and bike racks. The loss of this or any property from the district would undermine these efforts at public amenity improvement, regular maintenance, safety efforts, etc. Therefore, if allowed, these efforts and commitments exemplify the adverse consequence of excluding a property such as this one, and demonstrate that exclusion would not meet the threshold for approval for exclusion, namely an adverse affect the district.

More generally, enabling easy exclusion from business improvement districts undermines the key premises of a special district—that everyone contributes to improving an area for the greater good; and that the district can be a partner with the city, leveraging efforts and resources to enhance economic activity, safety, small business development and more.

It is worth noting that the business improvement districts in the Denver encompass many thousands of businesses committed to supporting and advancing our City's core downtown, main streets, town centers, shopping districts and visitor destinations. Property owners in all these BIDs have other options to affect change, according to the BID statute. They can engage directly with the staff and board; appeal to the board during meetings about annual workplans and public hearings regarding the annual assessment roll and budget; apply to serve on the board; participate in a process to change the assessment methodology or operating plan, or even organize an effort to terminate the district. In this case, far from disbanding, the property owners of Mayfair Colfax just voted in 2024, to renew the district.

For all of these reasons, BBID supports Mayfair Colfax BID's request for you to oppose Chair Five Equities, LLC's petition for exclusion. Thank you for your consideration of this matter.

Sincerely,

Sean Mandel, Board President



November 27, 2024

Denver City Council
1437 Bannock St Room 451
Denver, CO 80202

Dear City Councilmembers:

The Colfax Ave Business Improvement District (CBID) expresses its strong opposition to the petition for exclusion filed by Chair Five Equities, LLC, scheduled for a public hearing before City Council on December 2, 2024. This would set a dangerous precedent that could have adverse impacts citywide and not just for the democratically established Colfax Mayfair Business Improvement District (CMBID).

The CMBID works for the benefit of all the business and property owners throughout their geographic area. If the City Council allowed one property owner to exclude themselves from paying the CMBID assessment, that business would still receive the benefits the CMBID provides, but they would be doing so at the literal expense of their neighboring businesses who continue to pay the assessment.

The CMBID has been instrumental in providing value to the area including:

- Improving safety by working with the police and community
- Cleaning the streets by hiring a maintenance company
- Organizing events like "Sip & Stroll" during the Holidays to bring patrons to the area to support ALL businesses

It is worth mentioning that establishing a BID takes a great deal of effort. The affected stakeholders must sign a petition and then vote to assess themselves the fee. The Mayoral appointments govern the BID as the board of directors by determining the budget and direction of the organization. It is a strong democratic process whose support was reaffirmed by a vote earlier this year.

The Colfax Ave Business Improvement District's Board of Directors **voted unanimously** at the November 12, 2024 Board Meeting to support the Colfax Mayfair BID and oppose the petition filed by Chair Five Equities, LLC, scheduled for a public hearing before City Council on December 2, 2024..

Please contact me if you have any questions. Thank you for your time and consideration. I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Frank Locantore".

Frank Locantore
Executive Director