WEST COLFAKX
BUSINESS IMPROVEMENT DISTRICT
2020 OPERATING PLAN

WCBID background
The West Colfax Business Improvement District (WCBID) was formed in 2006 as an outgrowth of the West Colfax planning process in order to implement the goals of the West Colfax Plan. The broadly supported plan sets out a vision for a revitalized West Colfax Avenue between Federal and Sheridan characterized by a pedestrian-friendly mixture of uses that continues to guide WCBID’s objectives and activities.

Mission and Goals of WCBID
The West Colfax Business Improvement District revitalizes West Colfax Avenue as Denver’s sustainable Main Street by:

- promoting large-scale investment through land assembly and sustainable redevelopment
- supporting and recruiting retail
- sponsoring improvements to the R-O-W that encourage pedestrian usage and multi-modal transportation

To achieve its mission, WCBID brings resources to West Colfax through:

- tax credits, incentives and rebates to increase business sustainability
- attracting investment in mixed-use development and amenities
- small business financing, licensing and Main Street code assistance
- market analysis, and
- targeted investments such as the streetscape.
Leadership

WCBD is very fortunate to be led by its engaged, knowledgeable and active board, comprised of property owners on West Colfax Avenue. Working closely with this engaged and diverse board, the Director Dan Shah, in collaboration with a range of partners, develops strategies and provides the day-to-day implementation required to achieve the organization’s mission of revitalizing the West Colfax corridor. The district is now in the final year of a three year plan, supplemented by periodic retreats, for WCBID with goals, justification, relation to community support, planning efforts and earlier efforts, and an assessment of required supports to achieve the goal.

REAL ESTATE DEVELOPMENT AND LAND USE

Land Assembly and Development Promotion. These activities are intended to meet the challenge of redeveloping underutilized land characterized by limited depth and options for assembly, while also augmenting residential density through mixed-use.

- Partner with West Denver Renaissance Collaborative, to explore ways to address infrastructure, economic development and educational challenges facing Westside as a whole, including creating new financing tools.
- Undertake events promoting district and new development and businesses.
- Support rezoning & redevelopment to maximize density, high quality design and “rooftops” for retail.
- Assist with city or state entitlement and other approvals, including navigating Main Street code to ensure all lots can be redeveloped, to expand rehab and redevelopment opportunities on Colfax.
- Serve as a resource for prospective investors.
- Maintain database of comparable sales, track assembly opportunities, site information, and occupancy to assist developers identify promising developments.
- Provide resources to provide prospective developers with environmental assessments on historic gas station and drycleaner sites.
- Advocate for changes to zoning codes to preserve character of West Colfax and increase development viability.

ECONOMIC DEVELOPMENT

- Promote district through printed and other materials demonstrating growth and momentum, including print and web-based district business listing, and interactive map of services and other amenities.
- In order to recruit missing services and amenities with unmet demand identified in market research, expand technical and legal assistance as recruitment tool:
  - promote strategies to provide long-desired community amenities with equitable access to entire neighborhood
  - provide assistance directly for business licensing and Main Street Zoning
- Provide primary and secondary market research in support of retail neighborhood serving retail.
Business support and advocacy strategy focused on improving profitability, appearance and appeal to customers, increased customer traffic and job creation for existing businesses.

MARKETING AND EVENTS

Promote WCBID, development and business activity to property and business owners, retailers, developers, and general public via:

- Social media (Facebook, Twitter, website) to highlight new projects, BID businesses, services and amenities.
- Direct, face-to-face contact with potential investors, business and property owners, and neighborhood organizations.
- Electronic newsletters (completing email list of businesses and property owners) and other correspondence to constituents.
- Businesses assistance social media promotion (e.g. Google+, Yelp).
- Initiated first ever Colfax Westfest fall, 2019, and expanded scope to include events in Lower Colfax, with plans to locate events on Sloans development on completion of infrastructure work.

STREET

These strategies are designed to improve the street and streetscape in order to create an attractive, pedestrian friendly environment that will be conducive to retail growth and job creation.

- Build on wayfinding and transit amenity project to modify West Colfax to promote safe and easy pedestrian and cycle access between neighborhood amenities, retail and public transit as foundation for consumer-driven revitalization of the corridor.
- Use Engineering, Walk Audits, Re-imagine W Colfax and Over the Colfax Clover design demonstration results to advocate for modifications to public R-O-W to improve safety, so walking and biking becomes more safe and appealing, enabling residents to rely on low-cost transportation and promoting greater use of district businesses, attracting new services and generating jobs.
- Expand scope of efforts to include Colfax Viaduct.
- Support momentum and community voice to plans with DPW, CDOT/HTPE and others to support continued investment in interim and permanent modifications to W Colfax & Federal interchange based on community preferred design and land use preferences.
- Promote public safety and combat vagrancy and vice by engaging with police, residents, and businesses, including Crime Prevention through Environmental Design.
- Promote and help ensure shared vehicle, bicycle, and scooter use in West Colfax.

PUBLIC ART

Build district identity through these strategies:

- Include art in mobility project and event design.
- Expand graphic design approach for buildings/vacancies/street to unify corridor and reinforce district identity.
- Continue mural match grants and search out other funding and opportunities to add public art to West Colfax corridor.
- Promote historic signage renovation. Work with other Colfax Denver districts to press for zone code amendments enabling creative signage in keeping with unique character of Colfax.
## Beginning Year Unrestricted Fund Balances

<table>
<thead>
<tr>
<th></th>
<th>2018 Actuals</th>
<th>2019 Projections</th>
<th>2019 Budget</th>
<th>2020 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Operating Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment (net of 1% CCD fee)</td>
<td>$158,374</td>
<td>$150,000</td>
<td>$144,843</td>
<td>$133,198</td>
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<tr>
<td>Bank Interest/Rewards</td>
<td>$379</td>
<td>$100</td>
<td>$230</td>
<td>$230</td>
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<tr>
<td>Fee for service/grants</td>
<td>$13,500</td>
<td>$13,250</td>
<td>$15,000</td>
<td>$32,000</td>
</tr>
<tr>
<td>Insurance payouts</td>
<td>$34,540</td>
<td>$7,924</td>
<td></td>
<td></td>
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<tr>
<td>Event Income</td>
<td>$1,400</td>
<td>$2,350</td>
<td>$2,500</td>
<td>$4,500</td>
</tr>
<tr>
<td>Multifamily or general grant contributions</td>
<td>$-</td>
<td>$-</td>
<td>$4,450</td>
<td>$-</td>
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<tr>
<td><strong>Subtotal operating</strong></td>
<td>$208,253</td>
<td>$173,624</td>
<td>$167,023</td>
<td>$169,928</td>
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<tr>
<td><strong>Project Based Revenue</strong></td>
<td>$157,228</td>
<td>$97,500</td>
<td>$100,000</td>
<td>$94,375</td>
</tr>
<tr>
<td>Mobility Grants</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Pass through grants (BID as sponsor)</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td><strong>Subtotal project based</strong></td>
<td>$157,228</td>
<td>$97,500</td>
<td>$100,000</td>
<td>$94,375</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>$365,481</td>
<td>$271,124</td>
<td>$267,023</td>
<td>$264,303</td>
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<tr>
<td>Expenses</td>
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<td></td>
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<tr>
<td><strong>Operating Expenses</strong></td>
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<td>Accounting</td>
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<td>$600</td>
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<tr>
<td>Business Support</td>
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<td>Charitable Contributions</td>
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<td>Contract Administrative Support</td>
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<td>$575</td>
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<td>ED Salary &amp; Benefits</td>
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<td>$83,687</td>
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<td>$20,921</td>
<td>$21,557</td>
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<td>Infrastructure Improvements</td>
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<td>$-</td>
<td>$2,000</td>
<td>$7,000</td>
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<tr>
<td>Insurance Premiums</td>
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<td>$3,131</td>
<td>$3,131</td>
<td>$3,131</td>
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<tr>
<td>Legal Advertising</td>
<td>$770</td>
<td>$745</td>
<td>$745</td>
<td>$745</td>
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<tr>
<td>Maintenance with irrigation</td>
<td>$14,709</td>
<td>$48,000</td>
<td>$19,000</td>
<td>$18,000</td>
</tr>
</tbody>
</table>
Office Expenses
  Printing $1,905 $1,700 $2,500 $2,500
  Rent $7,500 $7,500 $7,500 $7,500
  Training-travel-reimbursables $1,360 $2,400 $2,400 $2,400
  Subtotal operating $135,537 $183,154 $153,859 $169,927

Project Based Expenses
  Arts & Signage Projects $6,550 $13,164 $ - $ -
  Mobility Projects (multi-year) $151,672 $63,000 $100,000 $94,375
  Pass through projects (multi-year) $7,802 $12,500 $ - $ -
  Subtotal project based $166,114 $75,500 $113,164 $94,375

Total Expenditures $301,651 $258,654 $267,023 $264,302

Temporarily Restricted Fund Transfers
  Fund Transfer (TABOR 3% reserve) $ - $ - $ - $ -

Total Expenditures requiring allocation $301,651 $258,654 $267,023 $264,302

Net Change in Funds Available $63,830 $12,470 $ - $ 0

Ending Funds Available $270,488 $282,938 $194,475 $282,938

Notes:
1. Special Assessment method: $0.1288 = current level psf $0.1352
   increase of 5%, $26 increase on 10k parcel max allowable rate (28%; $360)
   increase on 10K parcel)
2. Restricted fund balance (TABOR) for 2020 $4,594 $0.1648
3. Board assigned balances for 2020 maintenance=$20,912
capital improvements=$33,643 business support=$13,279
West Colfax BID
Operating Plan & Budget
Supporting Materials

1. 2019 Year to date “budget to actual” financial reports. Please see Proposed 2019 budget with these reports.

2. Any materials departures from the 2019 Operating Plan, and an explanation WCBIID had no material departures from the 2016 Operating Plan.

3. A copy of your Public Notice publication for the 2020 Budget, SEE ATTACHED.

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.

6. A copy of the By-laws, if any, in effect in 2018/2019. Please see ATTACHED.

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

8. Current list of all Board members. Please see ATTACHED.

9. Board members attendance records for the past year. Please see ATTACHED (with board actions.)


Business Support and Recruitment

Technical assistance to property owners and businesses.

Updated info on Enterprise Zone credits and other incentive

BID member Happy Hours with preference voting on designs for intersection of Colfax & Federal and Colfax viaduct (more under Capital Improvements).
BID member engagement to inform City plans for GO bond funded Colfax-crossing enhancements (described under Capital Improvements).

Offering new mural match grant program.

Maintenance

Program for landscape, shelter and sign maintenance.

Capital Improvements

We have provided significant input into the GO bond funded project for Colfax crossings (and also improved transit speed), from staff, consultants and members. We also assisted assemble a task force to inform designs and recruited community members for public meetings.

We have also made significant progress in our Kaiser Permanente-funded Over the Colfax Clover project to rebuild and redevelop Colfax & Federal interchange with the goal to improve pedestrian and bicycle access and community connectivity in the area.

- Working with an urban planner and engineers, we have developed a community preferred designs that addresses community concerns, focus on making it an active living hub. See attached.
- This is based on a survey to gauge community preferences for redevelopment and for designs (see attached).
- We successfully lobbied our partners to request that the Master Plan for the Broncos' Stadium District expand to include the area of the cloverleaf and infrastructure connections between the district and the interchange.
- CDOT and the City are now investing $1m between in testing the feasibility of a re-designed interchange.


We implemented Xcel Energy Trust funding to add solar lighting to district-owned bus shelters.

Art

Successful implementation of match program to incentivize business investment in murals.

Incorporation of performance and mural artists in inaugural Colfax Westfest event

Signage

Assisting in preservation of historic motel signage.

11. Any documented tangible impacts and performance measures that your BID provides and tracks.

District members participated in preference surveys and workshopping that shaped the Over the Colfax Clover project, such as assigning land use to the Colfax & Federal interchange that was adopted into Blueprint Denver. Another major decision point was obtained through
surveying to determine a Community Preferred Design and set of land use priorities that was incorporated into the Stadium District Master Plan, together with the geography of the interchange itself being incorporated into that plan. (See attached.) We are currently using a similar early stage strategy of soliciting community and stakeholder guidance on a redesigned Colfax viaduct. Most recently we kicked off viaduct planning with a walk, well attended by the community, design professional, area stakeholders like Auraria, and CDOT, including its Chief Executive. (see viaduct walk video link: https://remarkhq.com/public/f7399628c) We are now in the process of submitting plans to CDOT for interim safety measure on the existing ramp infrastructure on both the interchange and the viaduct to increase pedestrian and bicycle safety in the short term. This event, the media coverage surrounding it, and the ongoing engagement with elected officials and City administration have raised the profile for the project increased political support for undertaking the complex and expensive project.

District members participated in design sessions on GO bond funding for enhanced crossings of Colfax, resulting in a reshaping of the designs that better addresses district and neighborhood priorities by adding on-street parking and restricting left turns.

Sales Tax Collections. Sales tax collections have markedly jumped with new business openings attracting patrons to the district 33% comparing the first half of 2019 versus the same period of 2018. This reflects a number of new businesses attracting patrons to the district offering more locally relevant retail and services. See attached.

Retail and other Business Openings. Momentum in investment and retail openings on West Colfax continued through the first 3 quarters of 2019. New businesses in the district include Duality Fit, F52, Littleman Ice Cream retail storefront, Balanced Barre Yoga, and AJ Alterations, while Even Stevens vacated their space following a corporate bankruptcy. Sake Ramen and Yucca (a boutique) are scheduled to open later this year, and Chebbas Hut next year. On the office side, Olsson Engineering, JVA Consulting, Luxe at Mile High, & LIV | Sotheby’s International Realty are also now in business in the district.

Jobs. The District tracking of job created show 45 permanent net new jobs created within the district year to date, with gains from new businesses somewhat offset by car related business closures. Additionally, given the amount of new construction now underway, there were an estimated 160 temporary full time construction jobs created in the district, expected to last through 2019 and into 2020.

Average Rent Rates; Occupancy Rates and Vacant Square Footage. Commercial rent rates are now $28-30 per square foot NNN. This price allows for a tenant improve allowance.

With new business openings, occupancy rates currently now stand at 3% of commercial square footage, with the number of vacant spaces amounting to 15% of total (although 1/3 of this number of these are in spaces that tenants are actively planning to occupy).
Crime Statistics. As shown in the ATTACHED police statistics for the West Colfax corridor, overall crime reflects increased larceny over the period of 2017 to 2018. Consequently, we plan to continue to work with District 1 and explore with the police a program to encourage environmental design focused on crime prevention.
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, 2019

Nicole Maestas

Signature

Subscribed and sworn to before me this 26 day of September 2019.

Notary Public

(SIGNATURE)

[SEAL]

OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE WEST COLFAX BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FURNISHING IMPROVEMENTS AND SERVICES TO BE FURNISHED BY WCBD, AND FOR THE PURPOSE OF PRODUCING REVENUES TO PAY THE COSTS OF THE SERVICES AND IMPROVEMENTS TO BE FURNISHED, AS SET FORTH IN THE PROJECT AGREEMENT, A RESOLUTION PROPOSING TO IMPose SUCH SPECIAL ASSESSMENTS UPON THE REAL PROPERTY LOCATED IN THE WEST COLFAX BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, TO PAY THE COSTS OF THE SERVICES AND IMPROVEMENTS TO BE FURNISHED BY WCBD, has adopted a Resolution proposing to Impose such special assessments, and a public hearing is to be held on October 6, 2023, at 6:00 p.m., at 3737 W. 14th Ave., Denver, Colorado. Notice of the public hearing shall be published in the Denver Post on October 6, 2023.

NOTICE

OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE WEST COLFAX BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FURNISHING IMPROVEMENTS AND SERVICES TO BE FURNISHED BY WCBD AGAINST THE PROPERTY SPECIFICALLY BENEFICIALLY BY SUCH SERVICES, AS MORE PARTICULARLY HEREINAFTER SET FORTH.

1. All owners of real property hereinafter described, and all persons generally, are hereby notified that the Board of Directors of WCBD will hold a public hearing on October 6, 2023, at 6:00 p.m., at 3737 W. 14th Ave., Denver, Colorado, for the purpose of considering the desirability of and the need for proposed improvements, and to adopt a resolution proposing to impose special assessments upon real property located in the West Colfax Business Improvement District, City and County of Denver, to pay the costs of providing the improvements and services to be furnished by WCBD against the property specifically benefited by such services, as more particularly hereinafter set forth.

2. The Board of Directors will hold a public hearing on October 6, 2023, at 6:00 p.m., at 3737 W. 14th Ave., Denver, Colorado, for the purpose of considering the desirability of and the need for proposed improvements, and to adopt a resolution proposing to impose special assessments upon real property located in the West Colfax Business Improvement District, City and County of Denver, to pay the costs of providing the improvements and services to be furnished by WCBD against the property specifically benefited by such services, as more particularly hereinafter set forth.

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, 2019

Nicole Maestas

Signature

Subscribed and sworn to before me this 26 day of September 2019.

Notary Public

(SIGNATURE)

[SEAL]
The Denver Post, LLC

PUBLISHER’S AFFIDAVIT

City and County of Denver  
State of Colorado

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September 26, 2019

[Signature]

Subscribed and sworn to before me this _26_ day of _September_ ___2019.  

Notary Public

KAY C DAPIDE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 18944012234  
MY COMMISSION EXPIRES AUGUST 15, 2025

(SEAL)
The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver  )
State of Colorado    )

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   September 26, 2019

[Signature]

Subscribed and sworn to before me this 26 day of September, 2019.

[Notary Public]
ACCOUNTANT’S COMPILATION REPORT

Board of Directors
West Colfax Business Improvement District

We have compiled the accompanying Balance Sheet/Statement of Net Position as of December 31, 2018 and the related Statements of Revenues, Expenditures and Changes in Fund Balance/Statement of Activities 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 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.

April 6, 2018
## West Colfax Business Improvement District

**BALANCE SHEET/STATEMENT OF NET POSITION**

**GOVERNMENTAL FUNDS**

December 31, 2018

See Accountant's Compilation Report

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>General</th>
<th>Total</th>
<th>Adjustments</th>
<th>Statement of Net Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and investments</td>
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<td>$296,237</td>
<td>$ -</td>
<td>$296,237</td>
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<td>Cash and investments - restricted</td>
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<td>4,575</td>
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<td>144,843</td>
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<tr>
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</tr>
<tr>
<td>Prepaid expenses</td>
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<td>409</td>
<td>-</td>
<td>409</td>
</tr>
<tr>
<td>Capital assets, net of accumulated depreciation</td>
<td>-</td>
<td>-</td>
<td>438,136</td>
<td>438,136</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$456,064</strong></td>
<td><strong>$456,064</strong></td>
<td><strong>438,136</strong></td>
<td><strong>894,200</strong></td>
</tr>
</tbody>
</table>

| LIABILITIES | | | | |
| Accounts payable | $40,753 | $40,753 | - | 40,753 |
| **Total Liabilities** | **40,753** | **40,753** | - | **40,753** |

| DEFERRED INFLOWS OF RESOURCES | | | |
| Deferred assessment taxes | 144,843 | 144,843 | - | 144,843 |
| **Total Deferred Inflows of Resources** | **144,843** | **144,843** | - | **144,843** |

**FUND BALANCES/NET POSITION**

**Fund Balances:**

**Nonspendable:**

- Prepares: 409 | 409 | (409) | -

**Restricted:**

- Emergencies: 4,575 | 4,575 | (4,575) | -

**Assigned:**

- Maintenance reserve: 20,888 | 20,888 | (20,888) | -
- Denver Foundation Co-op Grant: 12,500 | 12,500 | (12,500) | -
- Business support: 13,280 | 13,280 | (13,280) | -
- Capital projects: 33,643 | 33,643 | (33,643) | -
- Unassigned: 185,173 | 185,173 | (185,173) | -

**Total Fund Balances:** 270,468 | 270,468 | (270,468) | -

**Total Liabilities, Deferred Inflows of Resources and Fund Balances:**

$456,064 | $456,064 |

**Net Position:**

Net investment in capital assets | 438,136 | 438,136 |

**Restricted for:**

- Emergencies: 4,575 | 4,575 |
- Unrestricted: 265,893 | 265,893 |

**Total Net Position:**

$708,604 | $708,604
West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2018

See Accountant’s Compilation Report

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Total</th>
<th>Adjustments</th>
<th>Statement of Activities</th>
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<tr>
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<td>Accounting</td>
<td>$ 800</td>
<td>$ 800</td>
<td>- $ 800</td>
<td>$ 800</td>
</tr>
<tr>
<td>Art and Signage Project</td>
<td>6,550</td>
<td>6,550</td>
<td>-</td>
<td>6,550</td>
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<tr>
<td>Contract Labor</td>
<td>2,064</td>
<td>2,064</td>
<td>-</td>
<td>2,064</td>
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<tr>
<td>Dues</td>
<td>703</td>
<td>703</td>
<td>-</td>
<td>703</td>
</tr>
<tr>
<td>Event</td>
<td>4,294</td>
<td>4,294</td>
<td>-</td>
<td>4,294</td>
</tr>
<tr>
<td>Pass through grant</td>
<td>7,892</td>
<td>7,892</td>
<td>-</td>
<td>7,892</td>
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<tr>
<td>Legal Advertising</td>
<td>770</td>
<td>770</td>
<td>-</td>
<td>770</td>
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<td>Liability &amp; Property insurance</td>
<td>3,425</td>
<td>3,425</td>
<td>-</td>
<td>3,425</td>
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<tr>
<td>Irrigation</td>
<td>722</td>
<td>722</td>
<td>-</td>
<td>722</td>
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<tr>
<td>Maintenance</td>
<td>13,987</td>
<td>13,987</td>
<td>-</td>
<td>13,987</td>
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<tr>
<td>Office Supplies-Equip</td>
<td>1,905</td>
<td>1,905</td>
<td>-</td>
<td>1,905</td>
</tr>
<tr>
<td>Payroll</td>
<td>98,007</td>
<td>98,007</td>
<td>-</td>
<td>98,007</td>
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<tr>
<td>Pedestrian Mobility</td>
<td>151,672</td>
<td>151,672</td>
<td>-</td>
<td>151,672</td>
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<tr>
<td>Reimb-Purchases-Travel-Training</td>
<td>1,360</td>
<td>1,360</td>
<td>-</td>
<td>1,360</td>
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<tr>
<td>Rent</td>
<td>7,500</td>
<td>7,500</td>
<td>-</td>
<td>7,500</td>
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<tr>
<td>Depreciation</td>
<td></td>
<td></td>
<td>42,689</td>
<td>42,689</td>
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<tr>
<td>Total Expenditures</td>
<td>301,651</td>
<td>301,651</td>
<td>42,689</td>
<td>344,340</td>
</tr>
</tbody>
</table>

PROGRAM REVENUES

|                      |         |       |             |                         |
| Mobility Grant       | 157,228 | 157,228| -           | 157,228                 |
| Fee for service      | 13,500  | 13,500| -           | 13,500                  |
| Event income         | 1,460   | 1,460 | -           | 1,460                   |
| Total Program Revenues | 172,188 | 172,188| -           | 172,188                 |

Net Program Income (Expenses) = (129,463) (129,463) (42,689) (172,152)

GENERAL REVENUES

|                      |         |       |             |                         |
| Assessment taxes     | 158,374 | 158,374| -           | 158,374                 |
| Insurance reimbursement | 34,540 | 34,540| -           | 34,540                  |
| Interest income      | 379     | 379   | -           | 379                     |
| Total General Revenues | 193,293 | 193,293| -           | 193,293                 |

NET CHANGES IN FUND BALANCES = 63,830 63,830 (63,830)

CHANGE IN NET POSITION = 21,141 21,141

FUND BALANCES/NET POSITION:

|                      |         |       |             |                         |
| BEGINNING OF YEAR    | 206,638 | 206,638| 480,825     | 687,463                 |
| END OF YEAR          | $ 270,468 | $ 270,468| $ 438,136  | $ 708,604               |

-2-
West Colfax Business Improvement District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended December 31, 2018

See Accountant’s Compilation Report

<table>
<thead>
<tr>
<th></th>
<th>Final Budget</th>
<th>Actual</th>
<th>Variance Favorable</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>(Unfavorable)</td>
</tr>
<tr>
<td>REVENUES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment taxes</td>
<td>$ 161,459</td>
<td>$ 158,374</td>
<td>$(3,085)</td>
</tr>
<tr>
<td>Insurance reimbursement</td>
<td>-</td>
<td>34,540</td>
<td>34,540</td>
</tr>
<tr>
<td>Mobility Grant</td>
<td>116,500</td>
<td>157,228</td>
<td>40,728</td>
</tr>
<tr>
<td>Fee for Service</td>
<td>13,500</td>
<td>13,500</td>
<td>-</td>
</tr>
<tr>
<td>Event income</td>
<td>-</td>
<td>1,460</td>
<td>1,460</td>
</tr>
<tr>
<td>Interest income</td>
<td>50</td>
<td>379</td>
<td>329</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>291,509</strong></td>
<td><strong>365,481</strong></td>
<td><strong>73,972</strong></td>
</tr>
</tbody>
</table>

| EXPENDITURES                |              |          |                    |
| Accounting                  | 2,500        | 800      | 1,700              |
| Art and Signage Project    | -            | 6,550    | (6,550)            |
| Business Support            | 10,210       | -        | 10,210             |
| Improvement                 | 6,990        | -        | 6,990              |
| Contract Labor              | 3,500        | 2,064    | 1,436              |
| Dues                        | 575          | 703      | (128)              |
| Design Guidelines/Engineering | 2,500        | -        | 2,500              |
| Event                       | 4,800        | 4,294    | 506                |
| Pass through grant          | -            | 7,892    | (7,892)            |
| Legal Advertising           | 750          | 770      | (20)               |
| Liability & Property insurance | 2,500        | 3,425    | (925)              |
| Irrigation                  | -            | 722      | (722)              |
| Maintenance                 | 15,000       | 13,987   | 1,013              |
| Art and Signage Project    | 10,626       | -        | 10,626             |
| Office Supplies-Equip       | 3,350        | 1,905    | 1,445              |
| Payroll                     | 101,808      | 98,007   | 3,801              |
| Pedestrian Mobility         | 116,500      | 151,672  | (35,172)           |
| Reimb-Purchases-Travel-Training | 2,400        | 1,360    | 1,040              |
| Rent                        | 7,500        | 7,500    | -                  |
| **Total Expenditures**      | **291,509**  | **301,651**| **(10,142)**      |

NET CHANGE IN FUND BALANCE

- 63,830 63,830

FUND BALANCE:

BEGINNING OF YEAR

$ 165,864 $ 206,638 $ 40,774

END OF YEAR

$ 165,864 $ 270,468 $ 104,604
WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
BY-LAWS

These By-Laws of the West Colfax 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. 06-598, 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 "West Colfax 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 West 17th Avenue on the north, West 14th Avenue on the south, Federal Blvd. on the east and Sheridan Avenue 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. 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 President, Vice President, Secretary and Treasurer who shall be elected from among the members of the Board at the first regular meeting of the fiscal year, or as soon thereafter as the Board of Directors may determine. The office of Secretary and Treasurer may be filled by one person. 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. President. The President 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 President 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 President 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. The President shall preside over all meetings of the
Section 3. Vice President. The Vice President shall preside over all meetings of the District in the absence of the President or in any event of his/her inability or refusal to act and shall have the powers and perform the duties of the President in the event the office of President is vacant or in the temporary absence of the President.

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 President 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 expenses incurred on behalf of the District pursuant to authorization by the President.

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 President, 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 three members, if all Board seats are filled. If vacancies exist, a majority constitutes a quorum, but must be no less than two 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 Director's 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 President. 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 and Financial Controls. District shall impose such financial controls and restrictions on check signing authority as the Board of Directors from time to time, shall
by resolution, determine.

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 February 9, 2016*
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
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</thead>
<tbody>
<tr>
<td>Dan Shah, Executive Director (District Management)</td>
<td>Director of Economic Development West Colfax BID 3275 West 14th Ave # 202, Denver 80204</td>
<td>M 303.623.3232  C 303.931.8680  F 303.951-3484  E <a href="mailto:dshah@westcolfaxbid.org">dshah@westcolfaxbid.org</a></td>
<td></td>
</tr>
<tr>
<td>Tom DeFrancia</td>
<td>Property: Alamo Drafthouse Cinema Thomas DeFrancia 2605 4th street Boulder, CO 80304Term Expires: 10/3/20</td>
<td>W 303-589-4409  C 303-589-4409  E <a href="mailto:tommydef@drafthouse.com">tommydef@drafthouse.com</a></td>
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<tr>
<td>Dennis Gonzalez, Treasurer</td>
<td>Property Owner 4253 Stuart Street Denver, CO 80212Term Expires: 10/3/20</td>
<td>W 303-968-4678  H 720-294-9525  E <a href="mailto:iamgonzoman@gmail.com">iamgonzoman@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Win King</td>
<td>Property Owner, 3610west.com &amp; King Commercial Properties 14390 Foothills Road Golden, CO 80401Term Expires: 10/3/21</td>
<td>W 303- 877-5889  C same  E <a href="mailto:kingcommercialre@gmail.com">kingcommercialre@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Cameron Bertron, President</td>
<td>EnviroFinance Group, LLC (master developer for Anthony’s) 4601 DTC Blvd Suite 130 Denver, CO 80237Term Expires: 10/3/19 (reapplication in progress)</td>
<td>W 303 996-0840  C 720- 201-7248  E <a href="mailto:cbertron@efg-bp.com">cbertron@efg-bp.com</a></td>
<td></td>
</tr>
<tr>
<td>Rene Doubleday Secretary</td>
<td>Thinkgenerator &amp; Littleman Ice Cream 3725 Meade St Denver, CO 80211Term Expires: 10/3/21</td>
<td>C 303-884-8158  W same  E <a href="mailto:rene@thinkgenerator.com">rene@thinkgenerator.com</a></td>
<td></td>
</tr>
<tr>
<td>Angela Varela, Administrative Assistant</td>
<td>1340 Utica Street Denver, CO 80204</td>
<td>W 303-623-9244  C 303-885-4663  E <a href="mailto:angelavarela@q.com">angelavarela@q.com</a></td>
<td></td>
</tr>
<tr>
<td>Diane Wheeler, Auditor</td>
<td>Simmons &amp; Wheeler, PC 304 Inverness Way South, Suite 490 Englewood, CO 80112</td>
<td>W 303-689-0833  C Cell 303-981-0386  E <a href="mailto:diane@simmonswheeler.com">diane@simmonswheeler.com</a></td>
<td></td>
</tr>
</tbody>
</table>

**WEST COLFAX BUSINESS IMPROVEMENT DISTRICT**

City and County of Denver, Colorado

**Date Formed:**

**Employer Identification No.:**

**Sales Tax Identification No.:**

**PDPA Number:**

Minutes – No

September 15, 2006

Ordinance 598, Series of 2006

35-2284356

98-18430-0000

100086005101

Revised Sept, 2017
Term Limits Eliminated:
De-Tabored:

REGULAR MEETINGS: Second Tuesday of every month, 4:30 P.M. at 3275 West 14th Ave, #202, Denver, CO

DESIGNATED POSTING PLACE: District Offices, 3275 West 14th Ave, #202 Denver, CO
January 15th

In attendance: Tom Defrancia, Win King, Dennis Gonzalez and Rene Doubleday

Approved December minutes and financials.
Designated Notice Posting Location at 3275 W 14th Ave, Denver, CO 80204
Approved slate of officers (current officers):

President-Cameron Bertron
Secretary-Rene Doubleday
Treasurer-Dennis Gonzalez

Authorized support for a variance to public works requested R-O-W dedication along Colfax in front of 4455 W Colfax.

Authorized spending authority beyond Kaiser funds for Q1: $15,000 (to bridge next phase funding beginning April 1), with funds applied in part to:
  a. WSP addendum to expand scope not-to-exceed $5000
  b. MBI addendum to expand scope not-to-exceed $5000
  c. Agreement with Katie Barclay for storage at 1350 Stuart St for $25/month (payable quarterly).

February 12

In attendance: Tom Defrancia, Dennis Gonzalez, Win King, and Rene Doubleday

Approved January minutes and financials.

Authorized:

a. Simmons & Wheeler, CPA for annual reviewed financials: not to exceed $650
b. License agreement Mike Huling for storage at 4200 W Colfax Stuart: $25/mo (payable quarterly)
c. East side median art lighting: not-to exceed $5000 with 2-year warranteen through Chris Klinga/SolMotiv Design

Approved support to rezone 1477 Raleigh to U-MS-5.

March 12

In attendance: Cameron Bertron, Dennis Gonzalez, Rene Doubleday and Win King

Approved February minutes and financials.
Approved DIA Loan Agreement with no financial commitment to district

April 9th

In attendance: Cameron Bertron, Rene Doubleday, Win King, and Dennis Gonzalez

Approved March minutes and financials

Accepted the 2019 compilation report.

Opposed Denver Ballot Initiative 300.

May 14th

In attendance: Rene Doubleday, Dennis Gonzalez, Win King, Cameron Bertron

Approved April minutes and financials.

Authorized contracts contingent on the availability of funding through the KP grant:

Michael Baker International $20,000
Critter Thompson Consulting $14,400
Walk Denver: $14,420

Authorized Dan Shah to offer support of this project at the next Planning Board and City Council meeting.

Authorized support for the recommended additions to the Stadium District Master Plan at tomorrow’s Planning Board and the next City Council meeting.

Authorized waiver $5,246.54 assessment on Sloan’s Block 3 BID Parcel ID 02314-34-016-000 due to misclassification by assessor.

June 11

In attendance: Cameron Bertron, Dennis Gonzalez, Rene Doubleday, Tom Defrancia and Win King.

Approved May minutes.

Authorized contracts:

- On-call DJ: Armando Garibay or similar not to exceed $400 per event
• On-call Web Maintenance: Seesaw Creative at an hourly rate of $100, not to exceed $1000 annually
• Authorization Cameron Bertron to sign application as President for district if invited to final round for $200,000 in DRCOG funding to study the Colfax viaduct multi-use path & connections, with application due July 31st.

July

No meeting.

August 13

In attendance: Cameron Bertron, Rene Doubleday, Win King, and Dennis Gonzalez

Approved June minutes and & July financials.

Authorized contracts with:

a. Chance Multi-media Inc not to exceed $1240 for viaduct walk under KP grant
b. Walk2Connect viaduct walk services $360 under KP grant
c. HDR urban design services not to exceed $20,000 under KP grant
d. On-call Catering: Alma Kitchen and Catering or similar not to exceed $400 per event

Certified a Federal funds policy.

Supported the proposed zone change on the Boy’s and Girls property at 3325 W. 16th Ave.

September 17

In attendance: Rene Doubleday, Win King, Dennis Gonzalez, Cameron Bertron, Tom DiFrancia

Approved draft 2019 budget & increased rate of assessment at .1352 per square foot

Passed Preliminary 2019 Assessment Resolution setting Oct. 15th for board & public hearing

Authorized contracts:

a) Colfax Westfest event expenses not to exceed $3500
3. How would you describe yourself?

<table>
<thead>
<tr>
<th>Percent of Responses</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>I prefer not to answer</td>
</tr>
<tr>
<td>24%</td>
<td>A person of color</td>
</tr>
<tr>
<td>67%</td>
<td>Not a person of color</td>
</tr>
</tbody>
</table>

2. How old are you?

- 65 or over: 7.4%
- Under 18: 1.3%
- 19-34: 35.6%
- 35-64: 40.3%
- 65-79: 7.3%

Who took the survey?

Responded to the survey: In total, 149 people. Those collected via Google Forms. In-person responses as well as in-person responses included.

What is your connection to the Cloverleaf Area?

- Services: 9%
- Shop: 9%
- Work: 11%
- Play: 19%
- Commute: 20%
- Live: 25%

All survey results include.
Maximize the development potential of the site to attract private sector interest and a return on investment, while maintaining equitable mix of housing options.

Configure streets to foster improved multi-modal access to area amenities, especially for pedestrians, cyclists, and transit users.

Activated public spaces on streets, parks, and plazas.

Create opportunities to improve the public realm and create great new downtown, and to area amenities.

Create improved connections between West Denver neighborhoods.

Ensure a safer, more equitable environment for all users.

Design new and existing streets to calm traffic, promote active living, and

TOP 5 PRIORITIES - DRAFT

COLFAX CLOVERLEAF CONNECTIONS
4. How do you feel about the priorities for the Cloverleaf?

Cloverleaf Priorities
amenities.

neighborhoods, downtown and area
connections between west Denver
transit users. Create improved
especially for pedestrians, cyclists, and
multi-modal access to area amenities,
Configure streets to foster improved

priorities

and non-driving
neighborhoods
adjacent
connections to
I love it. Non-car

Examples

- Pedestrians
  - Cyclists
  - Prioritizing

area amenities, by
multi-modal access to
Configure streets to

6. Please let us know how you would revise the priorities

Cloverleaf Priorities

... I like option 2A with

Please. Places. Please!
deserve some car-free
have cars on it. We
bridge/park should not
the bridge, but the

priorities
5. Which design option do you prefer?
Federal West - No Bridge (2B)
24%

Federal West - Bridge (2A)
76%

6. Between Federal West Options A and B, which do you prefer?
Community Survey Results
Priorities and Design

Business Improvement District
COLFAX W

COVER COLFAX OVER THE
1. What is your connection to the Cloverleaf Area?

2. How old are you?

3. How would you describe yourself?

<table>
<thead>
<tr>
<th>Percent of Responses</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
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<tr>
<td>67%</td>
<td>Not a person of color</td>
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Responded to the survey. Forms. In total, 149 people. In-person responses as well as those collected via Google forms. All survey results include...
Maximize the Development Potential of the site to attract private sector interest and a return on investment, while maintaining an equitable mix of housing options.

Configure streets to foster Improved Multi-Modal Access to area amenities, especially for pedestrians, cyclists, and transit users.

Activate public spaces on streets, parks, and plazas.

Create opportunities to Improve the Public Realm and create great new Downtown, and to area amenities.

Create Improved Connections between West Denver Neighborhoods.

Ensure a safer, more equitable environment for all users.

Design new and existing streets to Calm Traffic, promote active living, and

TOP 5 PRIORITIES - DRAFT
COLFAX CLOVERLEAF CONNECTIONS
4. How do you feel about the priorities for the Cloverleaf?

Cloverleaf Priorities

- 59%: I would make major changes.
- 16%: They are great, I wouldn't change a thing.
- 12%: I would make minor changes.
- 13%: I am not sure.
Amenities.

- Downtown and area neighborhoods.
- Connections between West Denver and non-driving transit users.
- Create improved especially for pedestrians, cyclists, and multi-modal access area amenities.
- Configure streets to foster improved especially for pedestrians, cyclists, and multi-modal access area amenities.

Responses include

Samples

Cloverleaf Priorities

6. Please let us know how you would revise the priorities...
5. Which design option do you prefer?
6. Between Federal West Options A and B, which do you prefer?

Design Options

Federal West - No Bridge (2B)
24%

Federal West - Bridge (2A)
76%
Figure 18  Potential Road Network

This is one potential scenario to implement this plan’s recommendations. There are multiple network configurations that would implement this plan, and especially for a replacement or retrofit of the Federal Boulevard and W Colfax Avenue cloverleaf interchange.

- Existing Pedestrian/Bicycle Only Connection
- Potential Pedestrian/Bicycle Only Connection
- Existing Road Connection - to be updated
- Potential Road Connection
- Important Future Connection
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