Resources for Vital Downtowns since 1982
<table>
<thead>
<tr>
<th>District Lifecycle</th>
<th>General Conditions</th>
<th>Organizational Component</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stagnant</td>
<td>Challenged, with high vacancies, underutilized properties, uninviting public realm and poor regional image</td>
<td>Grass-roots organizing, volunteer committees, tax increment financing, Local government support, both money and services, grants, earned income from development</td>
</tr>
<tr>
<td>Growing</td>
<td>Up and coming, with a sprinkling of new businesses, pioneering new investments and an image of a district in transition</td>
<td>Property or business assessments, revenue generating promotions and special events, membership dues</td>
</tr>
<tr>
<td>Mature</td>
<td>Established, with a strong mix of retail, restaurants and jobs, inviting public realm and strong regional image</td>
<td>Parking revenue, local improvement bonds, merchandising the district</td>
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## What Are Your Priorities?

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<th>Growing</th>
<th>Mature</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Attract new investment</td>
<td>• Attract new businesses</td>
<td>• Retain and grow businesses</td>
</tr>
<tr>
<td>• Stabilize the environment</td>
<td>• Market the area to consumers</td>
<td>• Manage new investment</td>
</tr>
<tr>
<td>• Create confidence among local stakeholders</td>
<td>• Beautify &amp; improve the public realm</td>
<td>• Market the area to consumers</td>
</tr>
<tr>
<td>• Combat regional stigma</td>
<td>• Provide meaningful participation for new owners &amp; businesses</td>
<td>• Parking management</td>
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<td></td>
<td>• Convey a new emerging image</td>
<td>• Keep organization fresh to keep stakeholders engaged</td>
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<td></td>
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<td>• Strengthen a positive image</td>
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Downtown Partner Roles

- City (Public Improvements)
- Quasi-Gov (Targeting Investment)
- Economic Development (Industry & Job Creation)
- Chamber/SBDC (Business Support)
- Partnership & Communication: Regular Meetings, Shared Information, & Joint Planning.

- Merchants (Bring Customers in the Door)
- Visitor Center (Filling Beds)
Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.


Very flexible entity that can finance improvements and provide services.
Downtown Development Authority (DDA)

Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.

Real Estate Development, Infrastructure, Operations.

Ability to finance improvements and provide services; can generate mil levy and TIF increment. Needs approval from other county entities to collect increment.
Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.

Real Estate Development, Rehab Financing, Infrastructure.

Can generate sales and/or tax increment to finance future development. Increment needs approval from county entities; can be controversial.
Community Development Corporation (CDC)

Non-profit community organization with public/private orientation.

Oriented to advance real estate and business development. Provides planning and project development services.

Facilitator and problem solver for otherwise challenging projects. There is no financing built in. Requires staff and volunteer focus on contributions, grants, fees and earned income.
Private

Non-Profit
- Volunteer Driven
- Grants, Members, Contracts

Business Improvement District (BID)
- Paid Staff/ Business Driven/ Property & Business Vote
- Mil Levy/ Contracts

Public-Private

Downtown Development Authority (DDA)
- Paid Staff/ Council Appointed/ Property & Business Vote
- Mil Levy/ Contracts/ Tax Increment Financing

Public

Urban Renewal Authority (URA)
- Paid Staff, Council or Council Appointed
- Tax Increment Financing
Thanks You!

Downtown Colorado, Inc.
t. 303.282.0625,
director@downtowncoloradoinc.org
www.downtowncoloradoinc.org