

DOWNTOWN COLORADO inc.



2022 ANNUAL REPORT

A NOTE FROM THE DCI TEAM

This year was DCI's 40th Anniversary and we were so happy to celebrate like it was 1982 with many of our favorite communities, members, and friends. We have worked on many special projects in the past 40 years and we are so happy to serve Colorado communities and building downtowns that are prosperous, equitable, creative, and welcoming. This year, we worked on reinvesting in the organization and improving the systems and services that we provide to our members.

The work never stops but we are grateful to be a part of all of the amazing things going on in your communities! No matter how long you have been involved with DCI, this year or for 40 years (looking at you, Paul Benedetti) we have loved getting to work with you. We are always evolving, adapting, and inventing. We hope you will be a part of our exciting journey over the next 40 years and beyond!



ANNUAL MOBILE TOUR

Every year we partner on a Mobile Tour Colorado Municipal League that showcases BIDs, DDAs, + URAs in their element, right in the middle of their community! This year, we visited Boulder's and Longmont's downtowns as well as a very cool URA project at Longmont's Old Sugar Mill. Our participants included a variety of Colorado communities and some private sector partners curious about districts and authorities that can focus on redevelopment, reuse, and place management in downtown or commercial areas.

MONTHLY RESOURCE CALLS

Business Improvement District and Downtown Development Authority leaders gather once a month to discuss recent events, best practices, and plans for their communities. In 2022, two pieces of legislation, HB23-1061 and SB23-175, for the 2023 State Legislative session originated from these calls as possible solutions to needs in several communities. Other conversations helped directors prepare for events in their downtowns, share ideas for post-holidays engagement, and tell the story of how they support downtowns throughout Colorado.

The Tiny Towns program convenes town leadership from communities with less than 1,000 population to provide resources and empower Colorado's tiniest towns towards success. We were pleased to see the group grow throughout the year with Tiny Town leaders referring other Tiny Towns to join the conversations. This group truly showed the value of collaboration and peer support which is the spirit of Colorado and our DO-ers. We hosted discussions throughout the past year with topics ranging from understanding what stores work in small towns, to grant applications and management, and public private partnerships for redevelopment opportunities. The towns also shared resources regarding helpful grants, agencies, and support networks for each other.

DCI's monthly **Urban Renewal Authority** calls continue to expand participants and yield a rich dialogue and sharing of resources for tax increment financing (TIF). These remote meetings provide a monthly financial and legislative update in addition to dynamic sharing and problem solving from URAs across the state.

MEMBERSHIP BY THE #s

Membership revenue in 2022 was higher than in 2021, finishing at \$77,935 for new and 2022 account renewals. This was supported by the popular adoption of new VIP membership accounts announced in December 2021. A total of 19 members upgraded to VIP memberships in 2022.

REDEVELOPMENT + RENEWAL

TIF Education

We spend 2022 educating URAs, DDAs, and BIDs from around the state about how TIF can be used as a tool for good to shape community vision. This year, we presented a series of trainings solely surrounding TIF education: TIF 101 & 201. These trainings meant for urban renewal staff, board members, and partners considered how best to maximize impacts of tax increment financing in downtown and redevelopment projects. These trainings built one on the other to review how the tool works, how to work with partners and best practices that guide the use of TIF in Colorado.

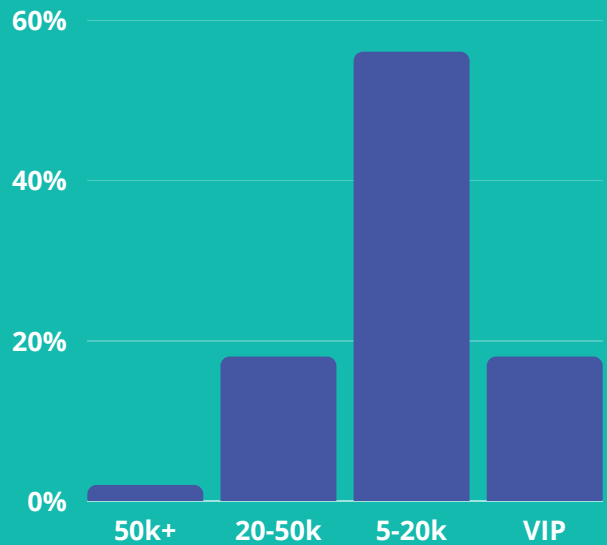
TIF Housing Summit

Our year culminated with the Annual TIF Housing Summit in Pueblo. In 2022, the TIF Housing Summit was a dynamic networking and problem-solving event to move redevelopment from planning to action. The event was a journey visiting with the private sector developers, the nonprofit housing partners, and the range of tools and alchemy of financing that it takes to get it done. View the event blog on our website!

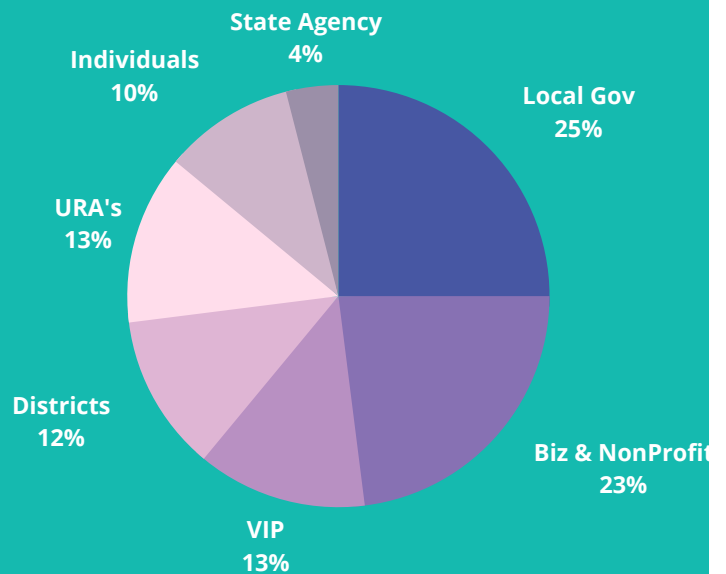
District Events

DCI was also really active working with DDAs and URAs through board retreats, strategies, and action planning. We have been to all ends of the state and have new reports to share from Grand Junction, Louisville, Eagle, Center, and more! Check out the new information in both our Resource + Case Study Page and on our URA + District Resources webpage.

Local Government Members



Membership by Type



IN THE GAME | BACK + BETTER THAN EVER!

DCI's 2022 IN THE GAME Vibrant Downtown Event was a huge success. Held April 12-15, 2022 in Colorado Springs, the event connected local leadership and downtown champions to make great strides in the work of community and economic development and making Colorado's downtowns great places to work, live, and play. DCI loves to connect with our Downtown Do-ers, people in their communities who are working hard to get stuff done.

Each component brings a unique aspect to DCI's IN THE GAME event which keeps players coming back for more every year. Here is what an attendee had to say:

"I left more committed and confident about the value of current projects I am working on and made great connections. I thought this was one of the best conferences I have ever attended. Great topics, presenters, and you offered very creative ways of fostering dialogue."

IN THE GAME by the #s

300	Players
37	Sponsors
73	Speakers
23	Lunches
13	Tours
18	How-to Talks

Attendees ranked IN THE GAME Excellent on the:

- Fun-o-Meter
- Variety of Topics
- Opportunities to Network, Learn about Best Practices
- Generate Ideas to Get Stuff Done



BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Jariah Walker | President

Colorado Springs Urban Renewal Authority

Justin Vause | Vice President

Colorado Housing and Finance Authority

Troy Bernberg | Treasurer

Northland Securities

Terri Takata-Smith | Secretary,

Downtown Boulder Partnership

Steve Art | Immediate Past President

City & Urban Renewal Authority of Wheat Ridge

Katherine Correll | Executive Director,

Downtown Colorado, Inc.

VOTING MEMBERS

Rick Kron | Advisor, Louisville DBA

Brian Lujan | Town of Center

Jill Mendoza | Town of Superior

Ann Morgenthaler | City of Montrose

Brandon Stam | Downtown Grand Junction

Dawn Thilmany | Colorado State University

Carolynne White | Brownstein

Carl Young | Huerfano County, Colorado

WHAT'S NEXT IN 2023

We are not slowing down in 2023!

We have expanded both our work and our team. DCI was pleased to welcome Bill Shrum, Operations Director, to join the full time staff in 2022. In 2023, we are excited to add Hanna Hunt as a VISTA Membership Specialist, as well as three interns from the CU Denver School of Public Affairs program. These new additions will greatly help DCI and our mission to help serve our members and communities and be our best for you!

In 2023, DCI continues to expand our work around redevelopment tools and programs. DCI is also growing our Challenge Program, with a collaboration with Recast City for small scale manufacturing programs. DCI is focusing on how small scale manufacturing will assist in building job quality into downtown revitalization. DCI is expanding the already broad we have with with outdoor recreation development, brownfields funding and support, and Tax Increment Finance!



facebook.com/DowntownColoradoInc



linkedin.com/groups/1896984/



downtowncoloradoinc.org