

AGENDA

Board of Directors General Meeting

Littleton Downtown Development Authority

Wednesday, May 20, 2026 at 4:00pm

Arapahoe Community College, Conference Room (M1950)

5900 S Santa Fe Drive, Littleton, CO 80120

ZOOM*: <https://zoom.us/j/3088672782?pwd=K0FPUIlNlV0J2eEpTdm01aGQzNXhDUT09>

Agenda

1. 4:00 PM Call to Order and Roll Call
2. 4:01 PM Public Comment
3. 4:04 PM Consideration of Draft Minutes **
 - a. Minutes of the Regular Board meeting of April 15, 2026
4. 4:05 PM Conflict of Interest Disclosures
5. 4:05 PM Presentations
 - a. None
6. 4:05 PM Financials - Thuy Dam and Curtis Bourgouin, CLA
 - a. March 31, 2026 Unaudited Financial Statements **
 - i. Motion to accept March 31, 2026 unaudited financial statements.
 - b. Monthly Operating Statement, Cash Position, Revenue Schedules, and Disbursements **
 - i. Motion to accept the monthly reports and approve the disbursements.
7. 4:15 PM Committee Updates
 - a. 4:15 PM Block Party
 - b. 4:25 PM Public Art

- c. 4:45 PM Investment Opportunity
- 8. 5:05 PM PM Old Business
 - a. 5:05 PM Clean, Maintenance and Snow Reports **
 - i. Monthly Report (As of May 12, 2026)
 - b. 5:15 PM Website RFP Update - Catharina Hughey
 - c. 5:25 PM Entertainment District/Special Event Liquor Permitting Roundtable**
- 9. 5:45 PM New Business
 - a. N/A
- 10. 5:45 PM LDDA Director Update
- 11. 5:50 PM City of Littleton Update
- 12. 5:55 PM Board Member's Additional Input
- 13. 6:00 PM Adjournment
- 14. Calendar: Upcoming Meetings
 - a. June 13, 2026: Downtown Littleton Block Party, 5:00-10:00 PM, Main Street
 - b. June 17, 2026: LDDA Board Meeting, 4:00-6:00 PM, ACC Conference Room M1950

Public Notice

The public is invited to attend all regular meetings or study sessions of the Littleton Downtown Development Authority. Please call 303-868-4006 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to attend, or participate in, any such meeting.

**** Zoom accessibility to the LDDA Board meeting will remain open for 20 minutes after the scheduled start time. If no participants have joined within that time, the Zoom accessibility will be closed.***

***** Denotes corresponding packet item for reference, see littletondda.org/about-downtown-littleton/board-meetings to download board meeting packet***

MINUTES

Board of Directors Meeting Minutes

Littleton Downtown Development Authority

Wednesday, April 15th, 2026 at 4:00pm

Arapahoe Community College, Conference Room (M1950)

5900 S Santa Fe Drive, Littleton, CO 80120

Minutes

1. Call to Order and Roll Call

The meeting was called to order at 4:03pm

Roll Call

Members Present: 9

Vice Chair Rob Stieg (virtual), Secretary Catharina Hughey, Treasurer Bryan Morrow, Members Cheryl Calhoun, Krista Falkenstine, John Matthews, Eric Hyatt, Tom Barenberg, and Council Member Merrill Stillwell.

**Council Member Stillwell is a non-voting member unless needed to break a tie*

Members Absent: 1

Chair Ruth Graham (excused)

Staff:

Jenny Starkey, Executive Director; Danni Westblade, Administrative Assistant, Lisa Mayers, Legal Counsel; Troy Bernberg, Financial Advisor

Guests:

Tami Bertelsen and students, Arapahoe Community College
Interim Chief Gene Enley, Corporal Luke Bishard and Sergeant Dimitric, Littleton PD
Joshua Breedlove, P.E. Resident Engineer, CDOT

Linda Linda Lengyel and Nelda Green, CSG (virtual)

2. Public Comment

Pam Chadbourne, resident: Pam commented that the quarterly crime and safety and traffic reports are of huge interest to the community and other city boards and commissions should also consider these reports. As most accidents tend to be off Santa Fe, Pam would like to see the LDDA take an interest in this and for city staff to integrate the transportation planning around this. Pam also feels that noise and lighting in residential areas can be managed better to ensure safety in our community.

3. Consideration of Minutes

The meeting minutes for March 18, 2026 were considered. A motion for approval was made by Treasurer Bryan Morrow and seconded by Member Krista Falkenstine. The approval of meeting minutes, as presented, passed unanimously.

4. Conflict of Interest Disclosures

None

5. Presentations

- a. Crime and Safety Report - Interim Chief Gene Enley, Corporal Luke Bishard and Sergeant Dimitric, Littleton PD; Joshua Breedlove, P.E. Resident Engineer, CDOT **

Corporal Bishard shared the Quarterly Crime and Safety Report which showed nothing of importance to note. Disturbances are down by 22, likely because college kids are back at school whereas they were home over holidays in the prior period. Spring is a slow period and numbers will likely increase in summer when the weather is warmer.

Sergeant Dimitric shared some traffic accident data from the fourth quarter of 2025. Last year, there were a total of 712 accidents and the top intersection for accidents is Santa Fe and Mineral with 37 total and then Santa Fe and Bowles with 26. There were three fatalities last year. The majority of accidents are caused by people running red lights or by distracted drivers. The board asked if there were measures in place to prevent these accidents and LPD does try to enforce these intersections with designated officers sitting in those areas with a goal of slowing drivers down before they approach the intersection. Additionally, the new "Quad Road" configuration

at Santa Fe and Mineral's goal is to reduce the number of accidents by reducing the number of left turns.

Joshua Breedlove from CDOT discussed 2027 safety projects that will require funding from the City to move forward. Potential projects include reconfiguring the islands at Church and Santa Fe and adding a third lane with striping between Church and Bowles; taking away the northbound right turn at Crestline and the southbound left turn at Crestline (major collision areas).

The City of Littleton and CDOT have a great relationship with monthly progress meetings. If CDOT has a project in Littleton, they typically invite locals to their scoping meeting to discuss improvements that can be made. Whenever there's a project, the locals are invited to come help. The board wondered if CDOT's projects are generated internally or from suggestions from the city and its mixed - CDOT's analysis is always considering areas with the worst accident and fatality numbers but sometimes local agencies are running a project and CDOT will oversee their roadways.

Interim Chief Enley appreciates that the LDDA board is receiving regular crime and safety updates from the experts and bringing it back to the local businesses. Businesses should call LPD if they feel something is wrong or if they are unhappy with something that is going on. Their team wants to ensure they are doing everything they can to make the city safe.

The job posting for the next Police Chief will be open for 30 days and includes a testing process. Interim Chief Enley will put in for the permanent position, he has been a Littleton police officer for 28 years and raised his family here. City Council will make the final decision.

- b. Littleton Merchant Association Updates - Tiffany Sigler, Chair, and Amber Hamman, Board Member

Tiffany Sigler, owner of Juniperseed Mercantile is also the President of Littleton Merchants Association (LMA) and spoke about the changes their organization has seen since she started. Previously known as Historic Downtown Littleton Merchants (HDLM), for many years, it was the only organization in Littleton. Now that the LDDA and the Littleton Business Chamber exist, LMA has crystallized their role as a membership organization for small businesses interested in helping Downtown Littleton thrive. LMA is

focused on delivering clear, meaningful value to its members through stronger collaboration, better support, and programs that directly help businesses thrive through shared marketing and social media collaboration. Since the Downtown Littleton Block Party serves a much greater purpose than just the membership base, it was appropriate to step away from that event.

There are 7 people on the LMA board and they have roughly 50 members and are looking to grow since implementing more clear benefits and a straightforward invoicing system.

Amber Hamman, owner of Kate's Wine Bar, is also a member of the LMA board and shared a new event that the LMA is bringing to downtown that won't require street closures or parking limitations called Downtown Littleton Wine Walks. This event will increase downtown foot traffic and drive people to the shops. This is a ticketed event from 4:30-7:30 on the final Friday of each month from May through September. Ticket holders receive a wristband with 10 tasting tabs, a wine glass, and map. At participating businesses, they will receive 1 oz tasting pours. Only businesses without a liquor license can participate; the bars and restaurants are leaning on this event to drive foot traffic downtown. LMA is taking on most of the responsibilities including selling the tickets, providing the wine, and marketing the event.

6. Monthly Operating Statement, Cash Position, Revenue Schedules, and Disbursements **

- i. Motion to accept the monthly reports and approve and ratify the disbursements.

Cleaning services in March and April were misclassified as G&A and this will be corrected. Jenny shared that spending for the Block Party will ramp up next month. Snow removal expenses are under what was estimated but money can still be spent in November and December of 2026. The budget can be altered as needed and the board could consider increasing Clean & Maintenance services from every other week to every week.

Vice Chair Rob Stieg asked about the \$75,000 in the budget for the flower program. The city has told Jenny that they increased their budget and replaced their pots and do not currently need additional resources for the flowers. After the Block Party event is over, the LDDA

will work with Public Works to determine how best to deploy the funds to make a difference without contradicting the city's allocation.

The monthly financials through April 10, 2026 were considered. A motion for approval was made by Member Eric Hyatt and seconded by Member Cheryl Calhoun. The approval and ratification of monthly financials, as presented, passed unanimously.

7. Old Business

a. Monthly Updates

i. Committees

1. Block Party

The deadline for sponsors to be included in the poster is April 20, 2026. The Littleton City Lifestyle will feature an ad for the Block Party as an in-kind sponsorship. The call for volunteers is live and bands will be announced next week.

2. Public Art

Staff released the submission form for local artists. The public art committee chose three artists to submit renderings, and ultimately chose an artist after final renderings were reviewed and ranked. The winning artist is a local artist who has recently completed a mural in Littleton. The building is prepped and primed and the artist will do a walk-through next week with work beginning in the next 4-6 weeks.

The LDDA submitted an arts & culture grant application for \$20,000 through the city again this year. The goal for 2027 is to utilize some of the 2026 funds with 2027 funds to look at a community mural project along Littles Creek Trail as well as evaluate sculpture projects.

3. Investment Opportunity Committee

a. [AV Tracker](#) - Troy Bernberg

The LDDA's Investment Opportunity Committee (IOC) had its second meeting last week with Members Eric Hyatt and Tom Barenberg in attendance. There was a conversation around the purpose of the committee and the future of its meetings. The LDDA's Financial Advisor,

Troy Bernberg shared a worksheet that tracks the LDDA's assessed (taxable) value which is made up of base and increment financing.

Troy would like to see more increment and the IOC can explore thoughtful ways of how to increase that number which is predominantly derived from new construction. As of the 2025 report from the county assessor's office, increment valuation is about 5% of total assessed value and ultimately this needs to grow and eventually represent a larger percentage of the total assessed value. The IOC is putting together a structure and purpose to be as thoughtful and useful as possible to execute on DDA's plan of development.

Troy reminded the board that increment valuation does come from new construction but another positive event is when a property goes from tax exempt to taxable which is what the DDA experienced in 2025 with a tax exempt property that was sold to a taxable owner. The board asked if Troy could put together a map of parcels that are currently tax-exempt.

If the board were to consider increasing boundaries, it would be important to consider properties that are not yet built out and that the LDDA can play a development role with the use of incentives. The process to increase DDA boundaries is largely administrative and a property owner would need to put in a request for inclusion that goes to the city for consideration.

The committee does not currently have a goal to expand boundaries but instead plans to look at opportunities to increase incremental financing within the existing boundaries. At next month's meeting, the committee will discuss what's already in the district and how to talk to potential developers.

Member Eric Hyatt shared that the committee discussed adding Treasurer Bryan Morrow to the committee because of his passion and knowledge on the topic and Bryan agreed to join the monthly IOC meetings.

ii. Clean, Maintenance and Snow Reports **

1. [Monthly Report \(As of April 7, 2026\)](#)

Linda shared a summary of year-to-date services including snow and cleaning/maintenance. In late March there was a lot of debris leftover from the winter.

Member Cheryl Calhoun suggested that the DDA could do a light cleaning if it's been a certain number of weeks since snow removal. There was one snow removal in February that was not billed and CSG considered a complimentary service when snow was in the forecast and they sent a supervisor down to get eyes on pavement and take a few photos but there was no snow to remove.

8. New Business

- a. N/A

9. LDDA Director Update

- a. The board has discussed the idea of an Entertainment District previously and DDA staff was not confident that businesses in the district were in support of this idea without all the information. On April 29th, the DDA will be hosting a joint Entertainment District and Liquor Permitting Roundtable with the City at Town Hall Arts from 9-10:30am. Specific outreach was made to ensure all liquor permit holders attend and there will be a high-level overview of what liquor permitting currently means, different options available and what that means for DDA and local businesses. Representatives from the city and the state will attend and the LDDA hopes to get the answers needed to move forward either way. Informational meetings have been well attended this year and conversations have resulted in positive outcomes.

b. Website RFP

The DDA received 19 RFP responses for a new website and narrowed those down to four finalists. The highest ranked companies had demonstrated experience working with special districts. Final interviews will take place this week and following a committee debrief, the final contract will require the

board's approval at next month's May meeting based on the DDA's procurement policy.

The board had questions about the status of Project Downtown but City staff did not have any updates to share. Councilmember Stillwell shared that as soon as the RFPs are awarded to the owners representative, architect and contractor, there will likely be more movement.

10. City of Littleton Update

City Councilmember Merrill Stillwell shared that City Council recently had a long discussion about economic incentives as Peyton Manning and his team presented a concept at Mineral and Santa Fe for which they've requested a public/private partnership. It would be an exciting project in that part of town and a relevant conversation when it comes to incentivizing developers looking at key sites in Downtown Littleton. The discussion will continue about the level of engagement the city wants to take and this project could set a lot of precedents.

11. Board Member's Additional Input

The board asked if the board should consider writing a letter to City Council in support of LPD Interim Chief Enley becoming the next LPD Chief but Legal Counsel, Lisa Mayers suggested this would be better coming from individual board members as the LDDA is a bipartisan entity.

The board was reminded of the next LDDA Community Networking Happy Hour coming up at Grande Station on April 28th, open for anyone in the district.

12. Adjournment

5:56pm

13. Calendar: Upcoming Meetings

- a. April 28, 2026: LDDA Spring Community Happy Hour, 4:00-5:30 PM, Grande Station
- b. May 20, 2026: LDDA Board Meeting, 4:00-6:00 PM, ACC Conference Room M1950

LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY

FINANCIAL STATEMENTS

MARCH 31, 2026

Littleton Downtown Development Authority
Balance Sheet - Governmental Funds
March 31, 2026

	General	Total
Assets		
Checking Account	\$ 54,843.86	\$ 54,843.86
Colotrust	243,186.03	243,186.03
Accounts Receivable	25,000.00	25,000.00
Receivable from County Treasurer	35,210.95	35,210.95
Receivable from City	19,988.95	19,988.95
Prepaid Expenses	9,000.00	9,000.00
Total Assets	\$ 387,229.79	\$ 387,229.79
 Liabilities		
Accounts Payable	\$ 26,328.06	\$ 26,328.06
Total Liabilities	26,328.06	26,328.06
 Fund Balances	 360,901.73	 360,901.73
 Liabilities and Fund Balances	 \$ 387,229.79	 \$ 387,229.79

See selected information and the summary of significant assumptions.

Littleton Downtown Development Authority
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending March 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 202,842.00	\$ 59,201.49	\$ 143,640.51
Specific ownership taxes	11,156.00	2,658.30	8,497.70
Interest Income	7,500.00	1,757.17	5,742.83
Sponsorships	50,000.00	26,500.00	23,500.00
Grants	25,000.00	13,000.00	12,000.00
Events income	80,000.00	-	80,000.00
Increment Revenue - Property Tax	362,028.00	109,781.54	252,246.46
Increment Revenue - Sales Tax	70,000.00	-	70,000.00
Total Revenue	<u>808,526.00</u>	<u>212,898.50</u>	<u>595,627.50</u>
Expenditures			
Management & Administration			
Executive Director	108,000.00	27,000.00	81,000.00
Administrative Assistant	31,200.00	6,813.50	24,386.50
Legal	45,000.00	6,884.46	38,115.54
Accounting/Financial	58,000.00	11,879.55	46,120.45
County Treasurer's Fee	8,473.00	2,534.99	5,938.01
Subtotal - Management & Administration	<u>250,673.00</u>	<u>55,112.50</u>	<u>195,560.50</u>
Operations			
Miscellaneous	6,227.00	250.03	5,976.97
Insurance	4,000.00	4,193.00	(193.00)
Dues and Membership	3,500.00	2,431.59	1,068.41
Subtotal - Operations	<u>13,727.00</u>	<u>6,874.62</u>	<u>6,852.38</u>
Programs: Beautiful & Welcoming			
Flower Program	75,000.00	-	75,000.00
Subtotal - Programs: Beautiful & Welcoming	<u>75,000.00</u>	<u>-</u>	<u>75,000.00</u>
Programs: Clean & Safe			
Downtown Core Cleaning Services	45,000.00	1,920.00	43,080.00
Snow removal	50,000.00	11,800.00	38,200.00
Subtotal - Programs: Clean & Safe	<u>95,000.00</u>	<u>13,720.00</u>	<u>81,280.00</u>
Programs: Connectivity			
Public Art	15,000.00	-	15,000.00
Downtown Map/Guide	3,000.00	-	3,000.00
Banners	1,000.00	-	1,000.00
Subtotal - Programs: Connectivity	<u>19,000.00</u>	<u>-</u>	<u>19,000.00</u>
Programs: Business Friendly & Vibrant			
Marketing Communications	91,000.00	15,262.50	75,737.50
Printing/Mailing	15,000.00	-	15,000.00
Events - Holiday Activations	15,000.00	-	15,000.00
Events - Block Party	100,000.00	11,216.00	88,784.00
Events - Tree Program	50,000.00	13,735.00	36,265.00
Events - Community Networking	1,000.00	-	1,000.00
Digital Fees	4,600.00	824.25	3,775.75
Subtotal - Projects: Business Friendly & Vibrant	<u>276,600.00</u>	<u>41,037.75</u>	<u>235,562.25</u>
Total Expenditures	<u>730,000.00</u>	<u>116,744.87</u>	<u>613,255.13</u>
Net Change in Fund Balances	78,526.00	96,183.50	(17,657.50)
Fund Balance - Beginning	271,768.00	264,718.23	7,049.77
Fund Balance - Ending	<u>\$ 350,294.00</u>	<u>\$ 360,901.73</u>	<u>\$ (10,607.73)</u>

SUPPLEMENTARY INFORMATION

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
SELECTED INFORMATION
FOR THE PERIOD ENDED MARCH 31, 2026**

Notes to the Reader:

The financial statements of the Authority have been prepared in accordance with the criteria established by the Governmental Accounting Standards Boards (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management’s discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management’s knowledge and belief, the District’s expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of September 17, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the Authority to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District’s operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Littleton Downtown Development Authority (LDDA) was approved by downtown voters in November 2022 following a year-long public process. Voters authorized the formation of the LDDA, approved a mill levy (up to 3 additional mills), and authorized utilization of TIF financing. Start-up funding for the LDDA came from undesignated City ARPA funds and will provide the LDDA with necessary funding through April 2024, when funding will become available through TIF and assessments. Additional federal, state and local grants may also be a funding opportunity for the LDDA. The LDDA is considered a component unit of the City of Littleton (City).

With City Council approval of the Downtown Plan of Development on May 16, 2023, the LDDA initiated its role as a vital advocate for the district, working to make downtown Littleton more beautiful, welcoming, well-connected, clean, safe, and business-friendly.

The LDDA has no employees and all administrative functions are contracted.

The LDDA prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the LDDA believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes – City

Property taxes are levied by the City. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the City. The City then distributes the collections, net of fees, to the LDDA.

The calculation of taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the City.

Increment Revenue – Property Tax

The LDDA receives Tax Increment Financing (TIF) from the County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF Authority.

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Increment Revenue – Sales Tax

The LDDA receives TIF related to the City's general sales tax, in excess of the sales tax base amount of \$2,620,774.

Specific Ownership Tax

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.5% of the property taxes collected.

Interest Income

Interest earned on the LDDA's available funds has been estimated based on historical interest earnings.

Expenditures

Management, Administration and Operations

Management, administrative and operational expenditures include costs necessary to maintain the viability such as insurance, dues and membership, County Treasurer's fee, contractual services with the executive director, administrative assistant, legal counsel, accountant, and financial advisor, and other administrative expenses of the LDDA.

Programs and Projects

Beautiful & Welcoming

Expenses related to creating an experience that is a beautiful and welcoming experience for all that come downtown and create a place that people want to come back to.

Connectivity

Expenses related to creating a downtown that is well-connected so that people from other parts of Littleton and the region have easy access to visit downtown via all forms of transportation.

Improved Parking Experience

Expenses related to creating a downtown that has improved parking options and educating the public about them to increase awareness of the breadth of options.

Clean & Safe

Expenses related to creating a downtown that is clean and safe to improve visitor experience and attract more businesses.

**LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

Business Friendly & Vibrant

Expenses related to creating a downtown that is business-friendly and vibrant so more businesses want to locate here and are able to thrive. These include marketing and communications, event support and sponsorship, website management and maintenance, community events, and other holiday and seasonal marketing programs.

Debt and Leases

The LDDA has no outstanding debt.

The LDDA has no operating or capital leases.

Littleton Downtown Development Authority
Operating Statement (Budget to Actual) through May 12, 2026

	2026 Budget		2026 YTD Actual		Variance/ Remaining
	Amount	%	Amount	%	
REVENUES					
Property Taxes	\$ 202,842	25.09%	\$ 100,291	28.14%	\$ (102,551)
Increment Revenue - Property Tax	362,028	44.78%	185,516	52.05%	(176,512)
Increment Revenue - Sales Tax	70,000	8.66%	-	0.00%	(70,000)
Specific Ownership Taxes	11,156	1.38%	3,478	0.98%	(7,678)
Grants	25,000	3.09%	13,000	3.65%	(12,000)
Events Income	80,000	9.89%	400	0.11%	(79,600)
Sponsorships	50,000	6.18%	51,135	14.35%	1,135
Interest Income	7,500	0.93%	2,632	0.74%	(4,868)
TOTAL REVENUES	808,526	100.00%	356,452	100.00%	(452,074)
EXPENDITURES					
Management & Administration					
Executive Director	108,000		45,000		63,000
Administrative Assistant	31,200		10,098		21,102
Legal Services	45,000		14,314		30,686
Accounting/Financial Services	58,000		11,970		46,030
County Treasurer's Fees	8,473		4,287		4,186
Subtotal - Management & Administration	250,673	34.34%	85,669	42.42%	165,004
Operations					
Supplies/Misc. Expense	6,227		1,091		5,136
Insurance	4,000		4,193		(193)
Dues and Membership	3,500		3,043		457
Subtotal - Operations	13,727	1.88%	8,327	4.12%	5,400
Programs: Beautiful & Welcoming					
Flowers	75,000		-		75,000
Subtotal - Programs: Beautiful & Welcoming	75,000	10.27%	-	0.00%	75,000
Programs: Clean & Safe					
Cleaning Services	45,000		5,760		39,240
Snow Removal	50,000		13,080		36,920
Subtotal - Programs: Clean & Safe	95,000	13.01%	18,840	9.33%	76,160
Programs: Connectivity					
Public Art	15,000		14,400		600
Downtown Map/Guide	3,000		-		3,000
Banners	1,000		-		1,000
Subtotal - Programs: Connectivity	19,000	2.60%	14,400	7.13%	4,600
Programs: Business Friendly & Vibrant					
Marketing & Communications	91,000		20,788		70,212
Printing/Mailing	15,000		370		14,630
Events - Holiday Activations	15,000		-		15,000
Events - Block Party	100,000		38,131		61,869
Events - Tree Program	50,000		13,735		36,265
Events - Community Networking	1,000		600		400
Digital Fees	4,600		1,080		3,520
Subtotal - Programs: Business Friendly & Vibrant	276,600	37.89%	74,704	36.99%	201,896
TOTAL EXPENDITURES	730,000	100.00%	201,940	100.00%	453,060
Net Change in Fund Balances	78,526		154,512		75,986
Fund Balance - Beginning	271,768		264,718		(7,050)
Fund Balance - Ending	<u>\$ 350,294</u>		<u>\$ 419,230</u>		<u>\$ 68,936</u>

**Littleton Downtown Development Authority
Schedule of Cash Position
April 30, 2026
Updated as of May 12, 2026**

	General Fund
<u>Redstone Bank - Checking Account</u>	
Balance as of 4/30/26	\$ 52,204.21
Subsequent activities:	
05/01/26 Card Purchase: Google	(88.00)
05/04/26 Card Purchase: Born2Bake	(14.94)
05/04/26 Card Purchase: Dirt Coffee	(65.00)
05/04/26 Card Purchase: Shift Workplace	(271.25)
05/04/26 Card Purchase: South Metro	(1,344.08)
05/07/26 Bill.com Receivable	2,500.00
05/07/26 Card Purchase: Graphics Plus	(370.00)
05/11/26 Bill.com Receivable	500.00
05/11/26 Bill.com Receivable	5,000.00
05/11/26 Card Purchase: Hearth Denver	(22.39)
05/11/26 Card Purchase: PayPal	(269.10)
05/12/26 Bill.com Receivable	5,000.00
<i>Anticipated Activities:</i>	
<i>Anticipated Transfer to Colotrust</i>	<i>25,000.00</i>
<i>Anticipated Bill.com Payables</i>	<i>(43,626.46)</i>
<i>Anticipated balance</i>	<i>\$ 44,132.99</i>
 <u>ColoTrust Account</u>	
Balance as of 4/30/26	\$ 269,216.12
Subsequent activities:	
05/10/26 Ptax Receipt - April	41,293.04
05/10/26 TIF Receipt - April	74,599.47
<i>Anticipated Activities:</i>	
<i>Anticipated Transfer from Redstone Bank</i>	<i>(25,000.00)</i>
<i>Anticipated balance</i>	<i>\$ 360,108.63</i>
<u>Total Anticipated Balance</u>	\$ 404,241.62

Yield as of 04/30/26
Redstone Bank - 1.00%
ColoTrust - 3.7663%

Littleton Downtown Development Authority
Property Tax Reconciliation
2026

	CURRENT YEAR										PRIOR YEAR		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due To County	Net Amount Received by City	Net Amount Received by LDDA	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
									Monthly	Y-T-D		Monthly	Y-T-D
Beg Balance													
January	\$ 8,121.06	\$ -	\$ 921.88	\$ -	\$ (121.82)	\$ -	\$ 8,921.12	\$ 8,921.12	4.00%	4.00%	12,191.19	6.22%	6.22%
February	31,799.93	-	744.27	-	(477.00)	-	32,067.20	32,067.20	15.68%	19.68%	29,732.66	15.75%	21.96%
March	19,280.50	-	992.15	5.59	(289.29)	-	19,988.95	19,988.95	9.51%	29.19%	12,693.59	6.41%	28.37%
April	41,089.63	-	819.27	0.49	(616.35)	-	41,293.04	41,293.04	20.26%	49.44%	48,316.15	25.84%	54.21%
May							-	-	0.00%	49.44%	44,675.81	23.88%	78.10%
June							-	-	0.00%	49.44%	28,984.18	15.35%	93.45%
July							-	-	0.00%	49.44%	4,381.03	1.87%	95.32%
August							-	-	0.00%	49.44%	1,491.73	0.31%	95.63%
September							-	-	0.00%	49.44%	1,275.00	0.19%	95.83%
October							-	-	0.00%	49.44%	3,586.19	1.41%	97.24%
November							-	-	0.00%	49.44%	5,096.69	2.15%	99.38%
December							-	-	0.00%	49.44%	973.11	0.04%	99.42%
	\$ 100,291.12	\$ -	\$ 3,477.57	\$ 6.08	\$ (1,504.46)	\$ -	\$ 102,270.31	\$ 102,270.31	49.44%	49.44%	\$ 193,397.33	99.42%	99.42%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

Property Tax

General Fund	\$ 202,842.00	100.00%	\$ 100,291.12	49.44%
	\$ 202,842.00	100.00%	\$ 100,291.12	49.44%

Specific Ownership Tax

General Fund	\$ 11,156.00	100.00%	\$ 3,477.57	31.17%
	\$ 11,156.00	100.00%	\$ 3,477.57	31.17%

Treasurer's Fees

General Fund	\$ 3,042.63	100.00%	\$ 1,504.46	49.45%
	\$ 3,042.63	100.00%	\$ 1,504.46	49.45%

**Littleton Downtown Development Authority
Incremental Revenues
2026**

	Property Tax Increment	Interest Income	County Treasurer's Fee	Sales tax Increment	Due To County	Net Amount Received
Beg Balance						
January	\$ 15,072.71	\$ -	\$ (226.09)	\$ -	\$ -	\$ 14,846.62
February	58,972.05	-	(884.58)	-	-	58,087.47
March	35,736.78	10.38	(536.21)	-	-	35,210.95
April	75,734.60	0.90	(1,136.03)			74,599.47
May						-
June						-
July						-
August						-
September						-
October						-
November						-
December						-
	\$ 185,516.14	\$ 11.28	\$ (2,782.91)	\$ -	\$ -	\$ 182,744.51

**Littleton Downtown Development Authority
Disbursements List (04/11/26 - 05/12/26)**

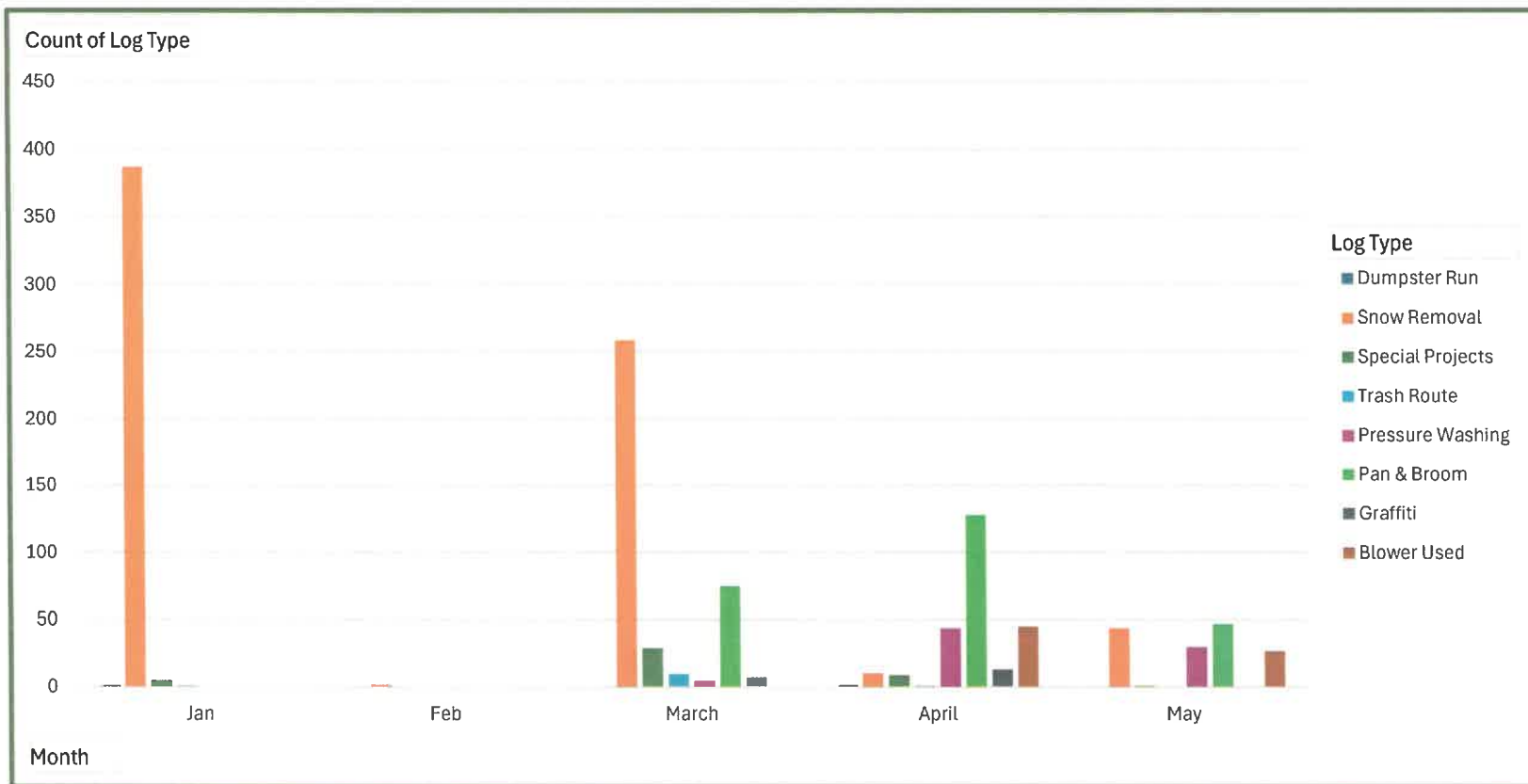
<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Payment Description</u>	<u>Category</u>	<u>Balance</u>
Beautiful de K	02-LDDA		Mural Honorarium	Programs: Connectivity, Public Art	\$ 2,000.00
Beautiful de K	03-LDDA		Mural Honorarium	Programs: Connectivity, Public Art	8,000.00
Chair Rental	78790		Chairs for block party	Events: Block Party	1,007.28
CliftonLarsonAllen LLP	L261251262		Financial	2026 Financial/Accounting	1,150.24
CSG2	26-171		LDDA Maintenance Service	Downtown Cleaning Services	1,920.00
CSG2	26-172		Lighting Repairs	Misc Operations	250.00
CSG2	26-212		Snow Removal	Snow Removal	1,280.00
Industrial Refrigeration Design, Inc	N90348		Refrigerator for block party	Events: Block Party	1,536.00
Kleenatap Water Wagon	142		Water Wagon for block party	Events: Block Party	435.00
Spencer Fane LLP	1529764		Apr Legal	2026 Legal	7,429.50
Starkey Strategies	1236		Staff salaries	Multiple Categories	15,275.63
Sunbelt Rental Inc.	181252160		Generators for block party	Events: Block Party	3,342.81
Weston Lodge #22			Block Party Vendor (paid by manual check)	Events: Block Party	1,000.00
Western Welcome Week Inc.			Block Party Vendor (paid by manual check)	Events: Block Party	1,000.00
Sven Jorgensen	260602		Block Party Vendor (paid by manual check)	Events: Block Party	10,000.00
Lisa Selle	1		Block Party Vendor (paid by manual check)	Events: Block Party	250.00
Juan Medina	65706132026		Block Party Vendor (paid by manual check)	Events: Block Party	250.00
Titonic	2		Block Party Vendor (paid by manual check)	Events: Block Party	2,500.00
Vaughn Tromburg			Block Party Vendor (paid by manual check)	Events: Block Party	2,000.00
Trouble Bound Band	73		Block Party Vendor (paid by manual check)	Events: Block Party	2,000.00
Tess Condron	12211997		Block Party Vendor (paid by manual check)	Events: Block Party	250.00
				Invoice Total	<u>62,876.46</u>
<u>Card Purchases/Checks</u>					
Card Purchase: Jennpicco		04/20/26	Headshots Jenny	Operations Misc. Expenses	60.00
Card Purchase: Jennpicco		04/20/26	Headshots Danni	Operations Misc. Expenses	60.00
Card Purchase: Jennpicco		04/20/26	Headshots Sarah	Operations Misc. Expenses	60.00
Card Purchase: Playa Bowls		04/22/26	Mural Meeting	Operations Misc. Expenses	69.66
Card Purchase: Wix.com		04/28/26	Website hosting	Digital Fees: Web Hosting	79.95
Card Purchase: Grand Station		04/29/26	Community Happy Hour	Events	600.00
Card Purchase: TST Palenque		04/30/26	Website RFP Lunch Meeting	Operations Misc. Expenses	104.38
Card Purchase: Google		05/01/26	Google Account	Digital Fees	88.00
Card Purchase: Born2Bake		05/04/26	Staff Meeting	Operations Misc. Expenses	14.94
Card Purchase: Dirt Coffee		05/04/26	Coffee for Roundtable	Operations Misc. Expenses	65.00
Card Purchase: South Metro		05/04/26	South Metro Fire Permit	Events: Block Party	1,344.08
Card Purchase: YSI Shift Workplace		05/04/26	Workspace Membership	Dues and Membership	271.25
Card Purchase: SQ Graphics		05/07/26	Block Party Posters	Business Friendly: Printing	370.00
Card Purchase: SQ Hearth Denver		05/11/26	Staff Meeting	Operations: Misc. Expenses	22.39
				Card Purchase Total	<u>3,209.65</u>
Grand Total					<u>\$ 66,086.11</u>

CSG SUMMARY OF LDDA SNOW SERVICES, JANUARY - MAY 2026

SNOW SERVICE #	DATE	ACCUMULATION IN INCHES	TEMP IN DEGREES	TECHNICIANS	LABOR HOURS	BAGS OF ICE MELT	INVOICE
1	January 8-9, 2026	3.5	11	6	26.5	30	\$2,120.00
2	January 20, 2026	2	19	4	16	27	\$1,280.00
3	January 23 - 26, 2026	4	-2	12	46	50	\$3,680.00
4	March 6, 2026	2.5	13	8	31	38	\$2,480.00
5	March 15, 2026	2.8	11	6	28	41	\$2,240.00
6	May 6, 2026	3	29	4	16	5	\$1,280.00
2026 SNOW TOTAL TO DATE		17.8		40	163.5	191	\$13,080.00

MAINTENANCE SERVICE #	DATE	TECHNICIANS	LABOR HOURS	EMPHASIS	INVOICE
7	March 24, 2026	3	24	First Spring Clean, Heavy Dirt Removal Full Block Pressure	\$1,920.00
8	April 7, 2026	3	24	Washing Pressure Washing Main and Alamo,	\$1,920.00
9	April 21, 2026	3	24	Weed Removal	\$1,920.00
10	April 21, 2026	1	3	Lighting Audit	\$250.00
11	May 14, 2026	3	24	Main Street, Alamo Street, Heaving Pressure Washing Little's Creek Trail	\$1,920.00
2026 MAINTENANCE TOTAL TO DATE		13	99		\$7,930.00
YEAR TO DATE, May 2026					\$21,010.00

LITTLETON DOWNTOWN DEVELOPMENT AUTHORITY YTD REPORT - MAY 2026



Count of Log Type	Column Labels								
Row Labels	Dumpster Run	Snow Removal	Special Projects	Trash Route	Pressure Washing	Pan & Broom	Graffiti	Blower Used	Grand Total
Jan	1	387	5	1					394
Feb		2							2
March		259	29	10	5	75	7		385
April	1	11	9	1	44	128	13	45	252
May		44	1		30	47		27	149
Grand Total	2	703	44	12	79	250	20	72	1182

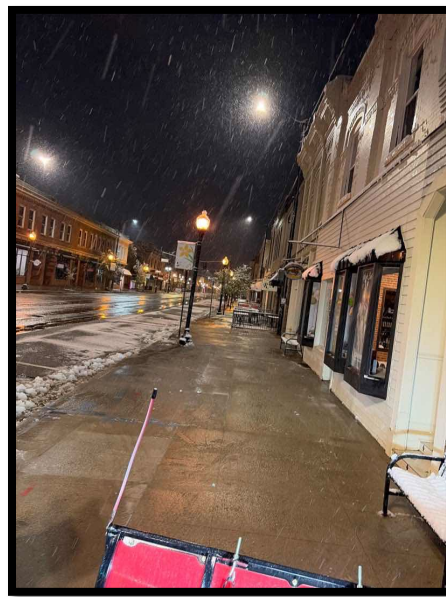
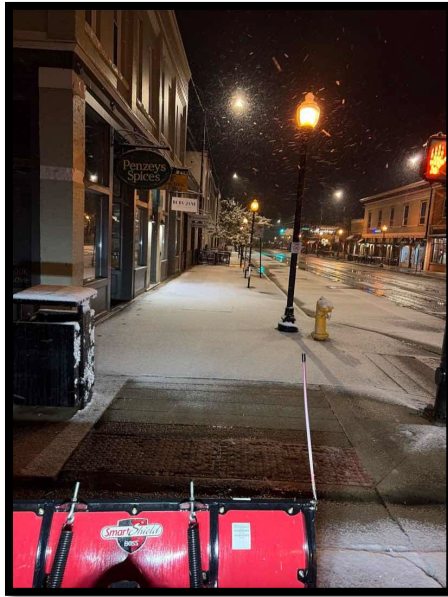


EXCEPTIONAL MAINTENANCE
EXTRAORDINARY SERVICE

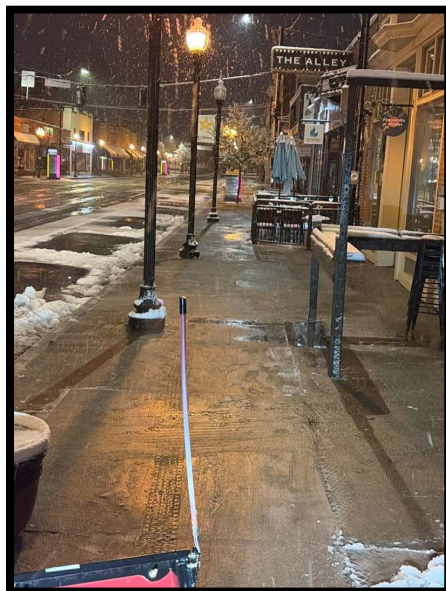
Littleton
DOWNTOWN
DEVELOPMENT AUTHORITY

**Snow Removal, May 5-6, 2026
Maintenance Service, May 12, 2026**

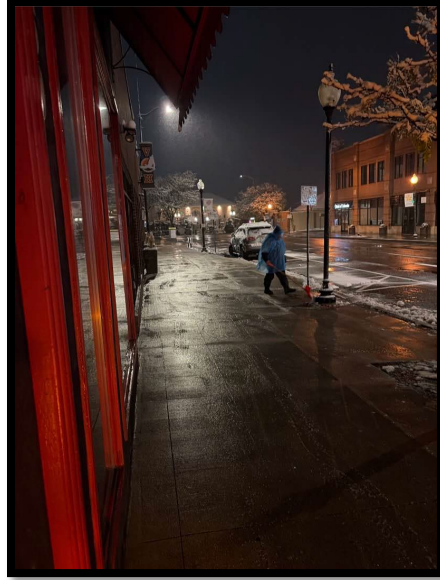
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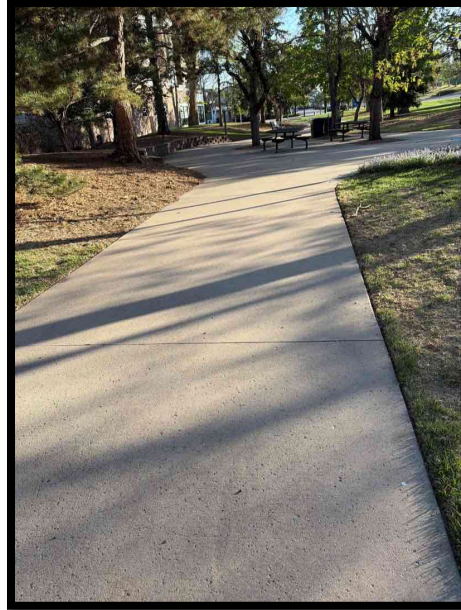
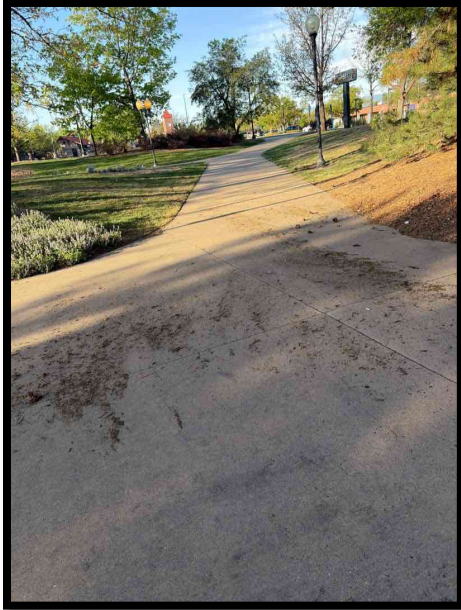
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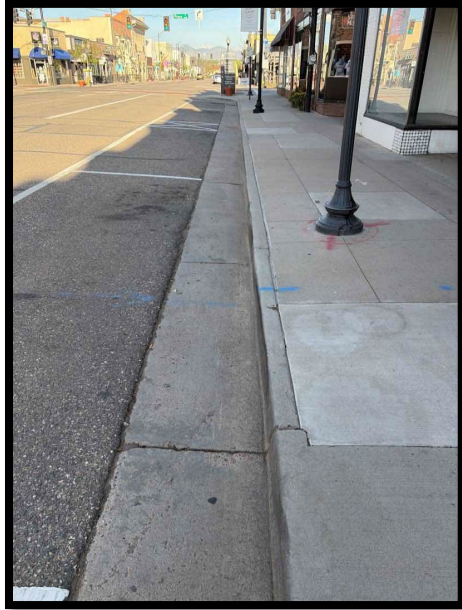
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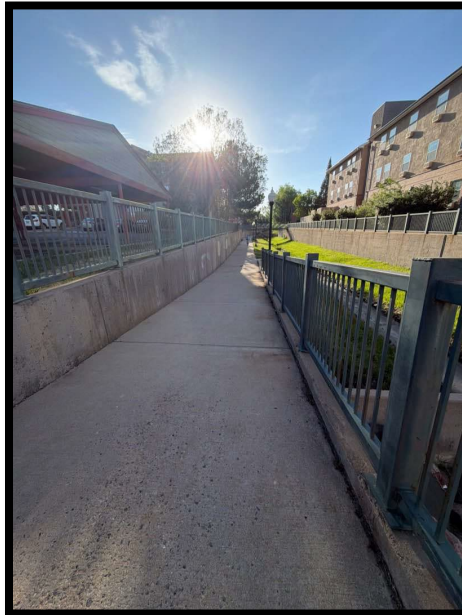
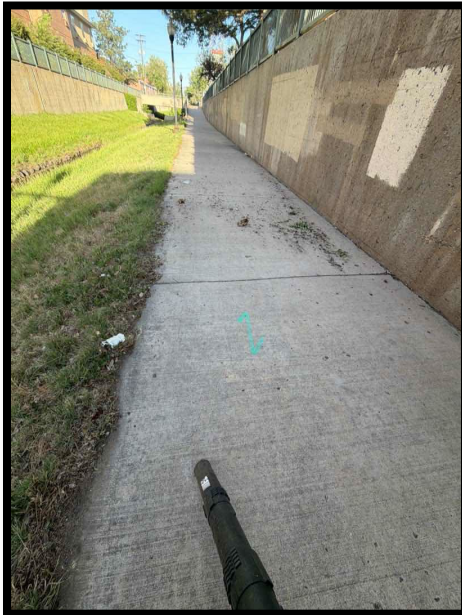
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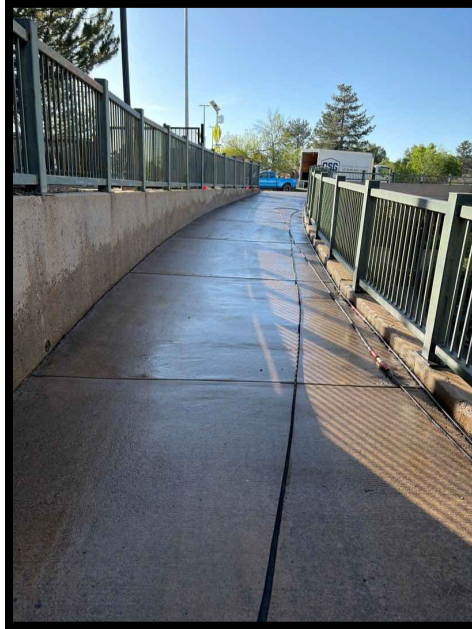
May 12: 8:00 A.M.



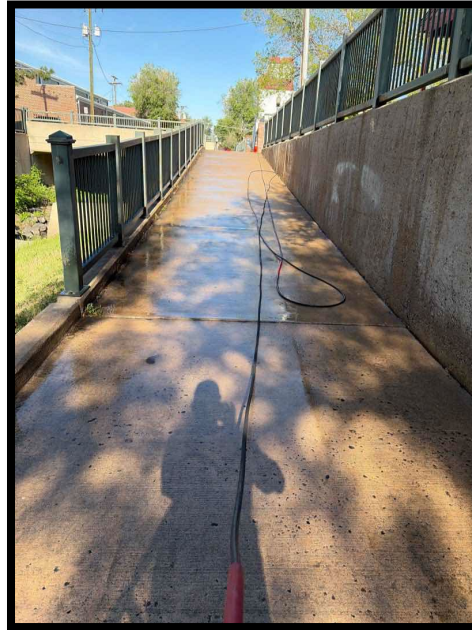
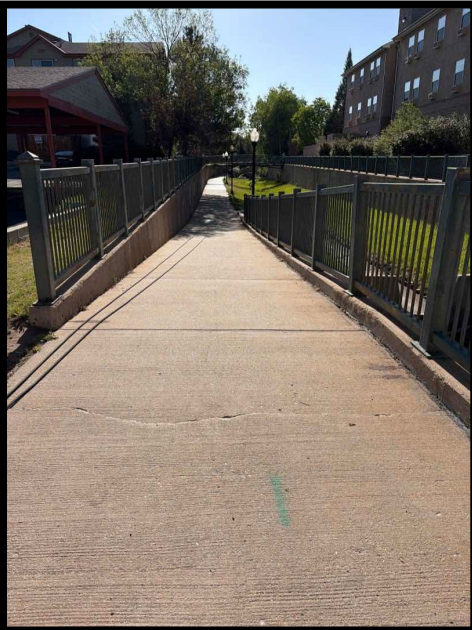
May 12: 10:30 A.M.



May 12: 11:00 A.M.

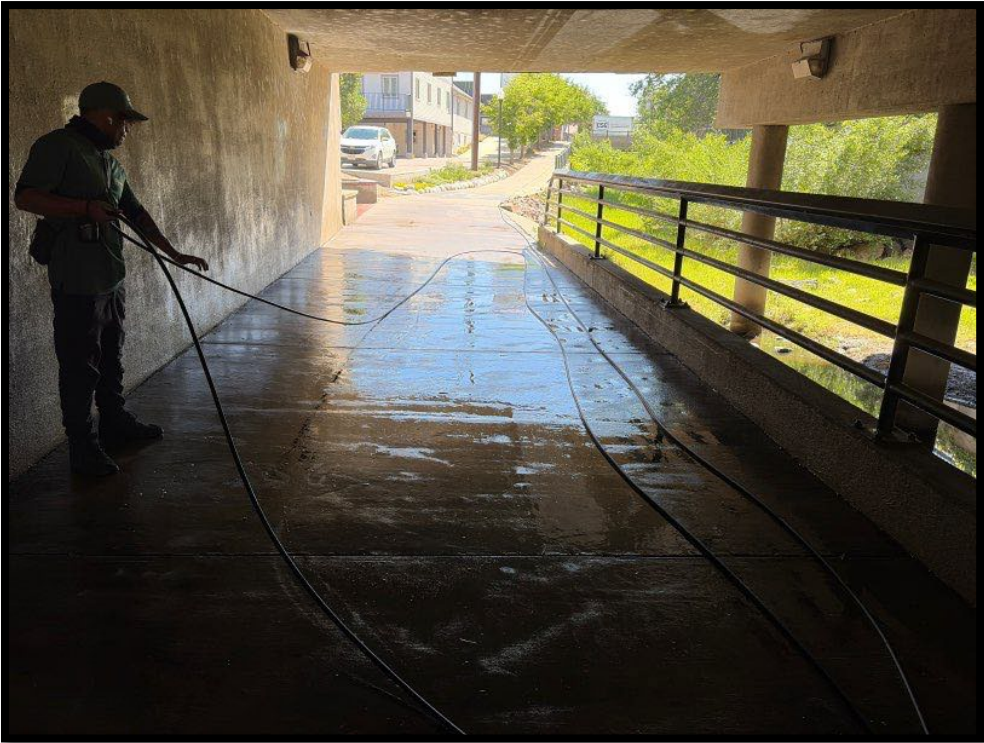


May 12: 12:00 P.M.





May 12: 1:00 P.M.



LDDA MAIN ST LIGHTING AUDIT 2024

NAME: Kate Troeger DATE: 4/21/2026 Contact #: 720-799-4024



Not Working - Damage to pole or dome



Not Working - Electrical Issue/Bulb not working

North side of the street

South side of the street

Rio Grande St/Bega St																																											
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539/530	▲																																										
487/531	▲																																										
417/534	▲																																										
794/484	▲▲																																										
728/482	▲																																										
663/500	▲																																										
596/488	▲																																										
535/484	▲																																										
Rapp St																																											

Sycamore St

Bega Park

712/491 } Newly installed
673/491 }

pole is missing; covered w/ cone

LDDA ALAMO ST LIGHTING AUDIT 2024

NAME: _____ DATE: _____ Contact #: _____



Not Working - Damage to pole or dome

Not Working - Electrical Issue/Bulb not working

North side of the street

South side of the street

Rio Grande St/Bega St			
	▲ ▲		2687
No #	▲		
Bega Park		▲	No #
No #	▲		No #
554/136	▲	▲	2592
		▲ ▲	
Prince St			
408/140	▲ ▲	▲ ▲	2206
345/145	▲	▲	
271/150	▲	▲	2209
204/155	▲ ▲	▲ ▲	2909
Nevada St			
2411	▲	▲ ▲	101/113
2412	▲	▲	No #
17582413	950170	▲	029/119
882/175	▲ ▲	▲	922/126
		▲	No #
Curtice St			
808/186	▲	▲ ▲	795/135
729/182	▲	▲	646/146
647186	572192	▲	2209
882/175	▲	▲	405/140
Rapp St			

No # This one is just inside the park

LDDA RIO GRAND & RAPP STREETS LIGHTING AUDIT 2024

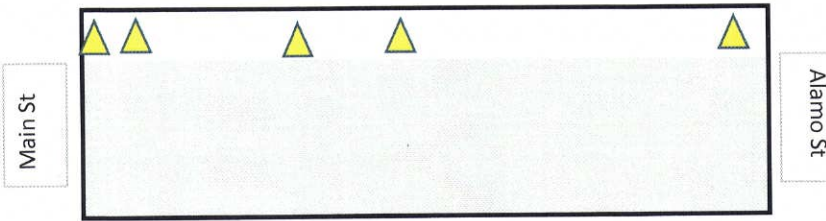
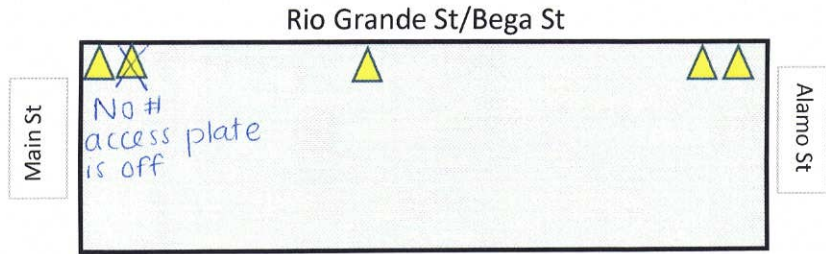
NAME: _____ DATE: _____ Contact #: _____



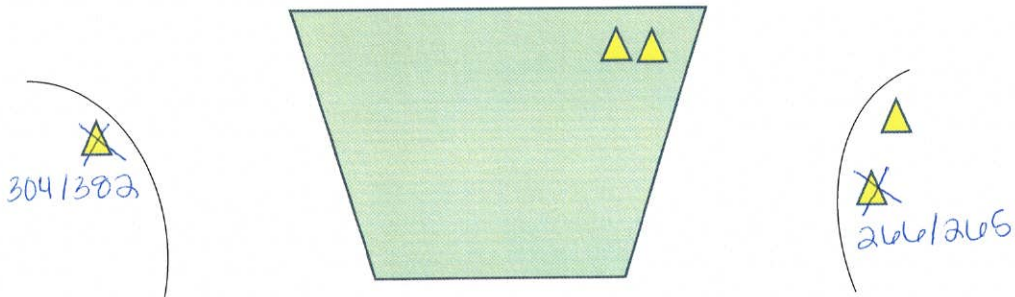
Not Working - Damage to pole or dome



Not Working - Electrical Issue/Bulb not working



Rapp St



Total # of bulbs out: 12

Total # of poles damaged: 1

Notes: One pole is completely missing at the corner of Main st & Cortice; it is currently covered by a cone. The pole at the corner of Rio Grande & Main St. was missing the access plate at the bottom of the pole.