

UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION
REGULAR MEETING – April 20, 2016
4 - 6 p.m.
1777 West Conference Room, 1777 Broadway
AGENDA

1. Swearing in of New Commissioner – Karen Gall
2. Roll Call
3. Election of Officers
4. Approval of the February 17, 2016 Meeting Minutes
5. Public Participation
6. Police Update – Walker
7. Hill Impact Team - Vaporis
8. CUSG - Ahram
9. UHNA Update - Blackwood
10. Parking Services Update – Matthews
 - HCA Irrigation Project
11. Hill Boulder Update - Liguori
12. Matters from Commissioners
 - Farewell to Raj
13. Matters from Staff
 - 2A Projects Update: Event Street and Pedestrian Lighting
 - UHCAMC Priorities Update
 - Retreat Date
 - Assignments
 - HOP Refresh Board
 - Council Liaisons
 - Budget Committee
 - Marketing Committee
 - Meeting Times
 - 2017 Budget Recommendation - Jobert
14. Action Summary

Attachments

- Meeting Minutes – February 17, 2016
- Sales and Use Tax Revenue Reports – December 2015
- Commissioner Info Sheet
- 2A Projects Update: Event Street and Pedestrian Lighting
- University Hill Stakeholder Updates – March 7, March 16, April 4

Upcoming Meetings:

TBD

Commissioner Terms:

Soifer 2019 (business owner)
Nelson 2020 (resident)
Gall 2018 - 2021 (business owner)
TBD 2016 - 2021 (resident)
Liguori 2017 (business/property owner)

UHCAMC 2016 Priorities:

- Pursue retention/attraction of diverse businesses
- Promote residential diversity, including working with CU
- Pursue creative solutions to district access and connectivity
- Support the construction of public parking garages on the UHGID lots
- Encourage connectivity with the proposed CU conference center/hotel
- Meet with Council members on a quarterly basis
- Host an open house with Hill businesses
- Explore options for input on the 2017 budget
- Reduce the food sales requirement for liquor licenses

- Streamline the event permitting process, especially for 'event street'

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES**

NAME OF BOARD/COMMISSION: UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Ruth Weiss – 303-413-7318

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

BOARD MEMBERS: RAJ (arrived at 4:18 pm), SOIFER, LIGUORI (arrived 5:05 pm), NELSON

STAFF: WIEBENSON, WEISS, JOBERT, JUDD, WALKER, SUGNET, TRUJILLO

GUESTS: Nancy Blackwood

TYPE OF MEETING: Regular Meeting February 17, 2016

AGENDA ITEM 1 – Roll Call: Meeting was called to order at 4:08 p.m.

AGENDA ITEM 2 – Approval of the January 20, 2016 Meeting Minutes (see Action Item Below).

AGENDA ITEM 3 – Public Participation: None.

AGENDA ITEM 4 - Police Update – Walker: Trujillo distributed the police stats and mentioned the increase in DUI's from people driving through the hill. Walker hired extra officers and had an extra DUI car for Superbowl. Soifer said that people were day raging on Superbowl Sunday. Trujillo said that there wasn't the night activity as in previous years. St. Patrick's Day was discussed; it's on a Thursday this year. Walker said that St. Patrick's Day will be staffed similar to back to school staffing. The impact team will be in at Noon and CU is doing a media push. Auto thefts are up along with bike thefts. Trujillo mentioned 420 and said it's almost dead and there are no special 420 related events planned. Wiebenson asked about the policing in the commercial district. Walker suggested contacting dispatch for ongoing issues.

AGENDA ITEM 5 – CUSG Update - Ahram: Ahram was unable to attend.

AGENDA ITEM 6 – UHNA Update: Blackwood said UHNA is working to get caught up with Cole and Shoemaker having retired, the first EC meeting of the year is next Tuesday and new EC members were discussed. Blackwood mentioned that 940 14th Street site review was declined. Blackwood said Alpine Café is pursuing a beer and wine license. Blackwood continued that parking is an issue for the café. There will be a Spring UHNA general meeting. Soifer asked Blackwood for her thoughts on an ideal parking solution. Blackwood said if students could get off the street instead of staying in their spots all day. A NPP will be pursued. Matt Chasansky said a neighborhood grant is being pursued with for three Broadway poles, refurbishing them and will move them to a better location. Raj questioned the grant program. Raj said that the EC meetings should be open to the entire hill and be better communicated to the hill community. Blackwood mentioned that the EC meetings are held in private homes and space is limited. Nelson said that there may be an opportunity for the community representative.

AGENDA ITEM 7 – Parking Services Update: Judd said the 2A project will begin boring tomorrow with the hopes to bore underneath the streets. If open trench is necessary, it will be more expensive. There is currently no timeline for this project. All trees have been selected. Pressure washing will be done at the end of April. Drilling has begun for the hotel due diligence. Bike rack locations have been identified. Soifer suggested more trash cans for the hill. Judd said they all have to be bear resistant. Trash cans and Western Disposal were discussed. Liguori asked if the commission will be approving the trash can design selection. The surface lot behind Starbucks will be resurfaced.

AGENDA ITEM 8 – Hill Boulder Update - Liguori: Liguori said the Soifer put together a great SBC meeting and hill businesses were very interested in seeing university spending on the hill. Liguori said there is a marketing person for 10 hours a month for the hill; the first Hill Boulder meeting date has not been set. There is a robust event schedule for the hill. Soifer said the SBDC has offered to take Hill Boulder under their wing to run it as a non-profit and to be appropriately structured. Signage and way finding tools that is cohesive to the hill were mentioned.

AGENDA ITEM 9 – Matters from the Commissioners: Soifer mentioned the open seats on the commission. Only one day left for commissioner applications. Liguori would like someone who is vested to apply. Wiebenson said that the city

is doing their Comp Plan and the BVCP update of results to date. HRS Work Plan by quarter was distributed. Hill EcoPass Master Contract for 2016 is with RTD now for signatures. Volunteer Hillanthropy was discussed along with dates. Pop sockets were discussed for volunteer's gift. Commissioners discussed the Wired article Winter had distributed to all commissioners.

Jobert said that the 2017 budget can be changed by budget requests and funds can be reallocated. Soifer would like a budget meeting Jobert similar to last year. Soifer and Liguori are the budget committee members. Soifer would like to move the meeting date from Wednesday for the 2016 summer to accommodate his participation in the Boulder Farmers' Market. Tuesday is requested for the new meeting day.

AGENDA ITEM 10 – Matters from the Staff:

Wiebenson said neighborhood stabilization and diversity is lacking on the Hill. HRWG is looking at the high density areas and to understand the number of single family uses. Sugnet distributed the Housing Boulder Action Plan 2016/17 to the commission. Sugnet said that in September 2015 Council adopted the Housing Boulder Action Plan and it was addressed at council's retreat in January. Middle income housing strategy is geared to \$80,000 to \$120,000 joint income range. Sugnet said there was a housing choice survey. Sugnet continued that developers want higher end developments. Sugnet continued by reviewing the plan as distributed. Area medium income is the strategy. Soifer asked what will impact the hill. The Comp Plan wants to explore housing diversity. Wiebenson questioned conversions and its policies.

UHCAMC ACTION LIST:

- Staff will work with Fox (Karen) to provide input on proposed location of trees in the sidewalk area frequently used by the theater as a van loading/unloading zone.
- Staff with check with Starbucks to determine if their liquor license was approved.
- Staff will add an announcement about the UHCAMC openings to the next Uni Hill Stakeholder Update.

Wiebenson provided an update on old matters:

- Staff has identified 11 bike racks that can be installed in the district to meet the request of Hill businesses.
- Staff is working to identify the CU contact working on affordable housing for faculty and staff.

Action Item – 2/17

New trash cans for the hill.

Innovation – Wired Article

Jobert will set up budget meeting

Meeting adjourned at 5:57 p.m.

ACTION ITEMS:

MOTION: Raj motioned to approve the January 20, 2016 meeting minutes. Nelson seconded the motion and it passed 3-0 with Liguori absent.

FUTURE MEETINGS:

April 20, 2016 4 – 6 pm

1777 West Conference Room

Regular Meeting

APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

Attest:

Ruth Weiss, Secretary

Cheryl Liguori, Commissioner

City of Boulder

Sales & Use Tax Revenue Report

December, 2015

Issued February 22, 2016

This report provides information and analysis related to 2015 Year-to-Date (YTD) sales and use tax collections. Results are for actual sales activity through the month of December, the tax on which is received by the city in the subsequent month. For clarification of any information in this report, please contact Patrick Brown, Revenue & Licensing Officer, at (303) 441-3921 or brownp@bouldercolorado.gov.

PLEASE NOTE: Pursuant to a vote in November of 2014, the sales and use tax rate changed on January 1, 2015 from 3.56% to 3.86%. The additional 0.30% tax was approved for a three year period and is earmarked for "Community Culture and Facilities." Actual dollars collected in the report may show as being higher in 2015 solely because of that tax rate increase. However, the percentage changes included in this report have been "normalized" to be able to compare the actual increase or decrease for this year compared to the same period in 2014 as if the rates were the same. This "normalized" percentage better reflects the underlying economic activity in the city and enables city staff to more readily determine if revenue targets are being met.

REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 4.19%.

TABLE 1
"NORMALIZED" ACTUAL SALES AND USE TAX REVENUE
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	4.11%	78.42%
Business/Consumer Use Tax	(2.94%)	9.84%
Construction Use Tax	12.27%	8.81%
Motor Vehicle Use Tax	9.55%	2.93%
Total Sales & Use Tax	4.19%	100.00%

Any time a new commodity (such as recreational marijuana) becomes taxable, it generates additional revenue and increases the prior year revenue "base," but the percentage increase in revenue may distort perception of the strength of the underlying economy. For that reason, Table 2 is presented to illustrate "normalized" sales and use tax revenue excluding revenue from the sale of recreational marijuana. The increase in the "traditional" sales tax base is almost a full percentage point lower than that including recreational marijuana. Since recreational marijuana will be included in the 2015 "base," future revenue increases will not include the positive tax impact of this added taxable commodity. Also, September included a State of Colorado "marijuana sales tax holiday" (10% retail sales tax charged to the consumer and 15% of the excise tax paid by the cultivator when the product was transferred to the seller) where State taxes were not charged. The resulting lower price may have redistributed some anticipated future sales into September.

TABLE 2
“NORMALIZED” ACTUAL SALES AND USE TAX REVENUE, EXCLUDING REVENUE FROM
THE SALE OF RECREATIONAL MARIJUANA
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	3.16%	78.04%
Business/Consumer Use Tax	(3.17%)	9.99%
Construction Use Tax	12.27%	8.98%
Motor Vehicle Use Tax	9.55%	2.99%
Total Sales & Use Tax	3.42%	100.00%

COMMUNITY, CULTURE AND SAFETY FACILITIES TAX

For December 2015 YTD, the newly enacted Community, Culture and Safety Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated \$9,966,682. This tax is dedicated to fund a variety of projects in the Civic area along the Boulder Creek Path and on University Hill as well as improvements for several culturally oriented projects. It will also fund pedestrian safety lighting improvements along Baseline Road at the entrance to Chautauqua Park.

DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to identify trends in the various retail categories. While this information is useful, it is important to remember that relatively small aberrations (like the timing of remittances by certain vendors) can make relatively large monthly variances.

Retail Sales Tax – December YTD retail sales tax revenue was up 4.11% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	1.65%	(6.17%)	1.13%

Food Stores - YTD retail sales tax revenue for food stores was up 5.99% from that received in 2014. This large increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there is one month out of the year where our report contains two filing periods.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
46.51%	8.69%	2.00%	1.77%	0.70%	8.22%	3.74%	5.10%	(1.43%)	6.98%	(11.45%)	11.44%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 12.90% of sales/use tax) and are often an indicator of the health of the economy in the city. This discretionary category is often correlated with disposable income and consumer confidence. Total December YTD retail tax at Eating Places is up by 6.35%.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4.82%	10.46%	6.98%	4.87%	11.00%	0.98%	10.84%	11.61%	(1.66%)	10.07%	3.30%	3.32%

Apparel Stores - YTD retail sales were up by 2.75%. The significant increase in April is due to multiple circumstances. Timing was an issue with one large vendor who did not remit in April of 2014. Multiple other vendors also improved their performance during the month

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
(29.55%)	15.03%	(1.28%)	53.97%	2.21%	16.20%	(3.11%)	(4.20%)	(9.86%)	31.40%	(18.02%)	(6.24%)

General Retail sales are up by 2.90% YTD. The large variance in October is primarily due to timing where one large retailer remitted two tax payments in 2014 and only one in 2015.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.97%	3.75%	3.02%	4.94%	8.42%	5.55%	5.39%	7.96%	18.56%	(14.97%)	(5.00%)	(1.82%)

Public Utilities (primarily retail sales tax on natural gas and electricity) are down by 6.59% YTD. Tax on Public Utilities comprises over 4% of total sales and use tax revenue. Even if rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

TOTAL MARIJUANA REVENUE

The latest new revenue categories for the City of Boulder are the sale of both medical and recreational marijuana. These sources represented 1.07% and 1.14% of the total sales/use tax collected respectively in 2014.

The sale of medical marijuana generates:

- 3.86% sales and use tax on product sales paid by the purchaser and/or costs of any construction materials, furniture, fixtures, or equipment paid by the business.

The sale of recreational marijuana generates:

- 7.36% sales tax on product sales paid by the purchaser (3.86% base and 3.50% additional).
- 7.36% use tax on the cost of any construction materials, furniture, fixtures, or equipment paid by the business (3.86% base and 3.50% additional).
- A 5.00% excise tax paid by the grow facility when shipping product to dispensaries and/or marijuana infused product facilities.
- A "share-back" of certain State of Colorado revenue. The State collects a 10.00% tax on recreational marijuana sales and "shares back" 15.00% of that 10.00% to each city where such revenue is generated.

A summary of all year-to-date 2015 marijuana related revenue follows:

Total December YTD Marijuana Related Revenue			
Medical marijuana:			
3.86% Sales/Use Tax	\$994,755		
Sub-total Medical marijuana revenue		\$994,755	
Recreational marijuana			
3.86% Base Sales/Use Tax	1,273,079		
3.50% Additional Sales/Use Tax	1,154,145		
5.00% Excise Tax	968,730		
State Share-back	448,313		
Sub-total Recreational Marijuana revenue		\$3,844,267	
TOTAL MARIJUANA RELATED REVENUE			\$4,839,022

While the City's base 3.86% sales/use tax is distributed to City funds based upon various past voter decisions, certain other revenue has been dedicated to cover incremental costs related to the sale and use of marijuana in the City of Boulder. Year-to-date collections for these dedicated revenue sources follow:

Total December YTD "Incremental" Recreational Marijuana Related Revenue		
3.50% Additional Sales/Use Tax	\$1,154,145	
5.00% Excise Tax	968,730	
State "Share-back"	448,313	
TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE		\$2,571,188

Medical Marijuana Retail Sales Tax

Total December YTD retail sales tax revenue collected in this category is down by 26.50% from the same period in 2014. The retail percentage change by month is presented below.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
26.96%	(7.57%)	(9.21%)	(1.96%)	(16.06%)	(16.23%)	(26.71%)	(38.60%)	(42.17%)	(34.62%)	(60.10%)	(53.22%)

Recreational Marijuana Retail Sales Tax

The first remittances in 2014, related to sales of recreational marijuana, were received in the month of February. Significant retail establishments were not open until April of 2014. Therefore, increases for the first quarter of 2015 are not representative due to the non-existent or low comparative base.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
na	na	82.89%	60.56%	42.84%	38.64%	49.71%	51.91%	57.84%	89.75%	13.01%	46.81%

Significant YTD increases / decreases by sales/use tax category are summarized in Table 3.

TABLE 3

2015 YTD RETAIL SALES TAX (% Change in Comparable YTD Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Food Stores up by 5.99% (January had two returns for each store by a 13 period filing taxpayer) ▪ Eating Places up by 6.35% ▪ Apparel Stores up by 2.75% ▪ General Retail up by 2.90% ▪ Automotive Trade up by 2.43% ▪ Computer Related Business up by 30.31% ▪ All Other up by 5.21% ▪ Recreational Marijuana up by 69.51% ▪ Downtown up by 5.41% ▪ N. 28th St Commercial up by 15.93% ▪ Basemar up by 4.67% ▪ BVRC (excl 29th St) up by 2.60% ▪ Twenty-Ninth St up by 0.13% ▪ All Other Boulder up by 8.92% ▪ Metro Denver up by 8.92% ▪ Pearl Street Mall up by 12.45% ▪ Gunbarrel Commercial up by 13.23% ▪ Boulder Industrial up by 3.75% ▪ University of Colorado up by 1.72% ▪ The Meadows up by 6.38% ▪ Out of State up by 4.46% 	WEAKNESSES: <ul style="list-style-type: none"> ▪ UHGID (the "hill") down by 2.81% ▪ Transportation/Utilities down by 7.95% ▪ Medical Marijuana down by 26.50% ▪ Consumer Electronics down by 3.14% ▪ Table Mesa down by 2.17% ▪ N. Broadway Annex down by 4.32% ▪ Home Furnishings down by 1.40% ▪ Building Material Retail down by 0.50%

2015 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Construction Use Tax up by 12.27% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 17.22%) ▪ Motor Vehicle Use Tax up by 9.55% 	WEAKNESSES: <ul style="list-style-type: none"> ▪ Business Use Tax down by 2.94%

BUSINESS USE TAX

December YTD Business Use Tax is down by 2.94%. This tax category can be very volatile as it is associated primarily with the amount and timing of purchase of capital assets by businesses in the city and the amount and timing of audit revenue. The Leeds Business Confidence Index has slipped for two quarters in a row. This may have had an impact on capital expenditures by businesses.

MOTOR VEHICLE USE TAX

December YTD Motor Vehicle Use Tax is up by 9.55%, this tax category applies to the purchase of vehicles registered in the city. As individuals and businesses became more confident about jobs and the economy, they have replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but the change reversed in late 2014 and early in 2015 as the average age of the total vehicle fleet in the city declined and the comparative numbers from the prior year became more difficult to meet or exceed. Both November and December 2014 results were negative (down 17.88% and 12.16% respectively when compared to the very strong sales in the comparative months of 2013) and comparative results continued to be negative through May of 2015. Comparative revenue in this category began to increase again in June 2015 and has continued this increase into November. If the economy remains strong, we may see revenue in this category flatten or even increase for the total year.

CONSTRUCTION USE TAX

Construction Use Tax is up by 12.27% YTD. This is a very volatile tax category as it depends upon the number and timing of construction projects in any given period. Revenue in this category assumes "base" number of projects will continue indefinitely, plus revenue from large projects in the "pipeline" (based upon a review of information from the City Planning Department and the CU Capital Improvement Plan). Even when we know projects are pending, the timing of payment of Construction Use Tax can occur in the prior or subsequent year to the planned construction date. We are currently in a strong period for large project construction in the City but know that this level of activity cannot continue forever. Therefore, it is important that we not commit to ongoing operating expenses from this revenue source, as it will eventually decline. August includes significant revenue from permitting related to construction of below-grade parking structures for two new hotels.

ACCOMMODATION TAX

December YTD Accommodation Tax revenue is up by 8.27% from the same period in 2014. The hotel industry in Boulder is in a state of flux. It is uncertain when new properties in the pipeline will open. Some upward adjustment in room and occupancy rates has occurred during the transition when the total number of rooms available in the City was down slightly. The Rocky Mountain Lodging Report for August indicated the occupancy rate for Boulder was 87%. Some of the changes follow:

- America Best Value – closed March 2014 (to be converted to student housing)
- Golden Buff – closed December 2013 (to be redeveloped into two hotels)
- Boulder Outlook – closed November 2014
- Hyatt Place Depot Square – opened in April 2015
- Embassy Suites and Hilton Garden Inn (old Golden Buff location) under construction
- Other Planned Properties – in concept or site review

ADMISSIONS TAX

Year-to-date 2015 Admission Tax revenue is up by 16.26% from the same period in 2014. Admissions Tax collections are dependent on the number of taxable productions and events held in the City and the level of attendance at such events.

TRASH TAX

December YTD Trash Tax receipts are down by 20.93%. On-going Trash Tax remittances are due on a quarterly basis. Variances also occur when smaller trash collection companies work levels vary, due primarily to pickups related to larger construction projects and timing of remittances.

REVIEW OF VARIOUS ECONOMIC DATA & PREDICTIONS FOR THE FUTURE

The Conference Board Consumer Confidence Index Improves in December:

The Conference Board Consumer Confidence Index[®], which had decreased moderately in November, improved in December. The Index now stands at 96.5 (1985=100), up from 92.6 in November. The Present Situation Index increased from 110.9 last month to 115.3 in December, while the Expectations Index improved to 83.9 from 80.4 in November.

“Consumer confidence improved in December, following a moderate decrease in November,” said Lynn Franco, Director of Economic Indicators at The Conference Board. “As 2015 draws to a close, consumers’ assessment of the current state of the economy remains positive, particularly their assessment of the job market. Looking ahead to 2016, consumers are expecting little change in both business conditions and the labor market. Expectations regarding their financial outlook are mixed, but the optimists continue to outweigh the pessimists.”

The preliminary results of the December 2015 University of Michigan Consumer Sentiment Index were largely unchanged:

	Dec 2015	Nov 2015	Dec 2014	M-M Change	Y-Y Change
Index of Consumer Sentiment	91.8	91.3	93.6	+0.5%	-1.9%
Current Economic Conditions	107.0	104.3	104.8	+2.6%	+2.1%
Index of Consumer Expectations	82.0	82.9	86.4	-1.1%	-5.1%

While the preliminary December reading was largely unchanged from last month, consumers evaluated current economic conditions more favorably and expected future prospects less favorably. In a repeat of last month's findings, all of the early December gain was recorded among households with incomes in the bottom two-thirds (+2.7%), while the Sentiment Index among consumers with incomes in the top third declined (-4.4%). Importantly, the survey recorded persistent strength in personal finances and buying plans, while the largest loss was in how consumers judged prospects for the national economy during the year ahead. Overall, the Sentiment Index has averaged 92.9 during 2015, the highest since 2004, with only 10 higher yearly averages in the past half century. The data continue to indicate that real consumer expenditures will grow by 2.8% in 2016 over 2015.

According to an October 1, 2015 article in *BizWest*, Colorado business leaders' confidence has slipped for the second quarter in a row:

Colorado business leaders' confidence, despite remaining positive overall, weakened for the second quarter in a row, according to the latest Leeds Business Confidence Index. The index shows an overall reading of 53.5 entering the fourth quarter. That's down from 58.3 entering the

third quarter. Readings of 50 or higher are considered positive, and the overall index has remained in positive territory for 16 quarters in a row now.

The reading for confidence in the national economy slid seven points. Confidence in profit expectations saw the next largest slide, from 58.3 last quarter to 53.6, while capital expenditures fell 4.5 points and sales expectations 4.3 points.

A December article by Cliff Harold of the Boulder Economic Council highlights some of the positive changes in Boulder since the Great Recession of 2007-2009:

The Boulder Economic Council, the economic vitality arm of the Boulder Chamber, has been monitoring trends in Boulder's economy for nearly two decades. We track key economic indicators throughout the year and over time. For example, at the end of 2010, Boulder County's unemployment rate was 7.1 percent; today it's 2.6 percent. The median price of a single-family home in 2010 was \$535,000 and today it's \$735,000. Commercial real estate vacancy rates are half or less than they were in 2010: Office vacancy rates were 10.2 percent five years ago, and today they're 4.3 percent. Retail vacancy rates were 7 percent then, and today just 1.8 percent. Industrial vacancy was 7.4 percent and now 2.6 percent.

These trends reflect economic activity that makes the Great Recession seem almost like ancient history. Drill a little deeper and the stories about business expansions, acquisitions and investments put a more recognizable face on recent changes in Boulder's economy. Companies such as the Zayo Group, Rally Software and Nivalis Therapeutics went public through IPOs, raising more than a half billion dollars in equity. Twitter, CA Technologies Hain Celestial and Boulder Brands acquired local startup successes Gnip, Rally Software, Rudi's Organic Bakery, and EVOL Foods, respectively. Uber purchased Microsoft's Bing mapping divisions in Boulder and Longmont. After acquiring startup company @Last Software nearly a decade ago, Google recently announced plans to expand significantly its campus in Boulder. In September, AstraZeneca closed on its acquisition of Amgen's large laboratory facility by the Boulder airport.

According to a September 16, 2015 article in the *Denver Business Journal*, Xcel Energy bills are expected to drop significantly in the coming months. (Retail sales tax on the sale of natural gas and electricity make up over 4.0% of Sales/Use Tax revenue.)

Low commodity prices for natural gas....(will result in) the average monthly gas bill during October, November, and December to be 20% less than the average bills during the same three months of 2014.

On the electricity side of the bill, the change will be smaller. Electricity bills are expected to be about 2% lower in during the fourth quarter of 2015.

Looking forward to 2016, a summary of discussion at the National Retail Federation Conference in January follows:

Retail sales in 2016 are expected to mirror 2015, and continue the current pattern of slow, steady but not very exciting growth, according to economists and industry experts who spoke at the National Retail Federation convention Tuesday.

In 2015, total retail sales rose 2.1 percent over 2014, according to U.S. Department of Commerce figures released last week. The retail panelists said Tuesday that they expect to see similar growth this year. The NRF reported on Friday that holiday sales - excluding automobiles, gasoline and

restaurant meals - rose 3 percent in 2015, missing the federation's forecast of 3.7 percent sales growth in November and December.

Kleinhenz Tuesday said retailers missed forecasts in part because early discounting in October pulled sales away from November, and that lower prices resulted in lower sales totals. Retailers, Kleinhenz said, are being hurt by a shift in spending away from clothes and other goods and toward experiences such as travel or health and wellness treatments. Consumers, Kleinhenz said, "are spending more on themselves than on goods."

Shawn Dubravec, chief economist at the Consumer Technology Association, said there was a "clear loss of momentum" in consumer spending at the end of 2015, but it is hard to tell if it was caused by a larger trend or a response to temporary issues." Dubravec is relatively optimistic about 2016. Last year, he said, "was defined by unevenness" and "we expect less unevenness in 2016."

However, the panelists noted that uncertainty or unexpected events, such as terrorism or other global problems, or even upheaval caused by the presidential election, will hurt retailers, because consumers tend to curb their spending when they are unsure about what's ahead.

Total Net Sales/Use Tax Receipts by Tax Category	DECEMBER YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	89,973,310	101,567,480	4.11%	78.42%
Business Use Tax	12,109,817	12,744,575	-2.94%	9.84%
Construction Sales/Use Tax	9,374,372	11,411,170	12.27%	8.81%
Motor Vehicle Use Tax	3,199,297	3,800,173	9.55%	2.93%
Total Sales and Use Tax	114,656,795	129,523,398	4.19%	100.00%

Total Net Sales/Use Tax Receipts by Industry Type	DECEMBER YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	14,681,607	16,796,912	5.52%	12.97%
Eating Places	14,447,798	16,707,731	6.65%	12.90%
Apparel Stores	4,180,365	4,686,502	3.39%	3.62%
Home Furnishings	3,092,193	3,332,884	-0.59%	2.57%
General Retail	22,124,094	25,149,936	4.84%	19.42%
Transportation/Utilities	8,579,033	8,639,399	-7.12%	6.67%
Automotive Trade	7,868,494	8,978,631	5.24%	6.93%
Building Material-Retail	3,922,515	4,239,123	-0.33%	3.27%
Construction Firms Sales/Use Tax	8,860,368	10,574,730	10.07%	8.16%
Consumer Electronics	2,383,393	2,548,194	-1.39%	1.97%
Computer Related Business Sector	7,061,420	7,859,682	2.65%	6.07%
Rec Marijuana	1,309,893	2,427,224	70.90%	1.87%
Medical Marijuana	1,223,712	994,755	-25.03%	0.77%
All Other	14,921,909	16,587,697	2.52%	12.81%
Total Sales and Use Tax	114,656,795	129,523,398	4.19%	100.00%

Total Net Sales/Use Tax Receipts by Geographic Area	DECEMBER YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	1,381,928	1,592,980	6.31%	1.23%
Downtown	8,724,628	10,257,327	8.43%	7.92%
Downtown Extension	764,494	726,170	-12.40%	0.56%
UHGID (the "hill")	1,213,812	1,276,558	-3.00%	0.99%
East Downtown	911,578	897,659	-9.18%	0.69%
N. 28th St. Commercial	5,113,751	6,472,858	16.74%	5.00%
N. Broadway Annex	465,512	551,834	9.33%	0.43%
University of Colorado	1,170,727	1,144,609	-9.83%	0.88%
Basemar	2,652,379	2,980,737	3.65%	2.30%
BVRC-Boulder Valley Regional Center	22,784,847	25,942,646	5.01%	20.03%
29th Street	8,358,316	9,058,997	-0.04%	6.99%
Table Mesa	2,755,473	2,971,156	-0.55%	2.29%
The Meadows	991,492	1,099,199	2.25%	0.85%
All Other Boulder	6,781,554	9,298,078	26.45%	7.18%
Boulder County	1,245,709	1,351,190	0.04%	1.04%
Metro Denver	3,911,275	6,473,111	52.64%	5.00%
Colorado All Other	387,276	1,324,841	215.50%	1.02%
Out of State	12,113,461	11,528,463	-12.23%	8.90%
Airport	68,443	1,213,303	1534.94%	0.94%
Gunbarrel Industrial	7,818,546	6,383,374	-24.70%	4.93%
Gunbarrel Commercial	1,280,707	1,541,637	11.02%	1.19%
Pearl Street Mall	3,317,937	4,085,968	13.58%	3.15%
Boulder Industrial	10,772,985	11,776,659	0.82%	9.09%
Unlicensed Receipts	1,346,349	601,426	-58.80%	0.46%
County Clerk	3,199,297	3,800,173	9.55%	2.93%
Public Utilities	5,124,320	5,172,447	-6.91%	3.99%
Total Sales and Use Tax	114,656,795	129,523,398	4.19%	100.00%

Miscellaneous Tax Statistics	DECEMBER YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	631,701	658,802	4.29%
Accommodations Tax	5,897,602	6,385,073	8.27%
Admissions Tax	545,592	634,318	16.26%
Trash Tax	1,774,365	1,403,018	-20.93%
Disposable Bag Fee	280,930	263,563	-6.18%
Rec Marijuana Excise Tax	430,243	968,730	125.16%
	0	0	

USE TAX BY CATEGORY

USE << SALES

SALES TAX BY CATEGORY

DECEMBER YTD Actual			Standard Industrial Code	DECEMBER YTD Actual		
2014	2015	% Change		2014	2015	% Change
156,075	103,818	-38.65%	Food Stores	14,525,532	16,693,094	5.99%
177,128	252,230	31.33%	Eating Places	14,270,670	16,455,501	6.35%
-11,676	16,345	-229.11%	Apparel Stores	4,192,041	4,670,157	2.75%
32,571	61,864	75.17%	Home Furnishings	3,059,622	3,271,019	-1.40%
2,545,889	3,306,529	19.78%	General Retail	19,578,205	21,843,407	2.90%
370,096	446,614	11.30%	Transportation/Utilities	8,208,937	8,192,785	-7.95%
3,277,148	3,879,493	9.18%	Automotive Trade	4,591,346	5,099,138	2.43%
15,154	23,549	43.32%	Building Material-Retail	3,907,362	4,215,574	-0.50%
8,452,710	10,020,222	9.33%	Construction Sales/ Use Tax	407,658	554,507	25.45%
51,802	99,610	77.35%	Consumer Electronics	2,331,591	2,448,584	-3.14%
4,732,552	4,569,322	-10.95%	Computer Related Business	2,328,868	3,290,359	30.31%
12,972	43,572	209.79%	Rec Marijuana	1,296,921	2,383,651	69.51%
25,394	39,734	44.31%	Medical Marijuana	1,198,318	955,021	-26.50%
4,845,671	5,093,016	-3.06%	All Other	10,076,239	11,494,682	5.21%
24,683,486	27,955,918	4.46%	Total Sales and Use Tax	89,973,310	101,567,480	4.11%

USE TAX BY CATEGORY

SALES TAX BY CATEGORY

DECEMBER YTD Actual			Geographic Code	DECEMBER YTD Actual		
2014	2015	% Change		2014	2015	% Change
74,795	111,848	37.92%	North Broadway	1,307,132	1,481,132	4.50%
1,758,459	2,295,694	20.40%	Downtown	6,966,168	7,961,633	5.41%
54,987	2,759	-95.37%	Downtown Extension	709,507	723,411	-5.96%
35,592	34,894	-9.58%	UHGID (the "hill")	1,178,220	1,241,664	-2.81%
205,555	123,640	-44.53%	East Downtown	706,023	774,019	1.11%
99,090	169,463	57.73%	N. 28th St. Commercial	5,014,661	6,303,394	15.93%
14,574	84,024	431.73%	N. Broadway Annex	450,938	467,810	-4.32%
142,381	10,406	-93.26%	University of Colorado	1,028,346	1,134,202	1.72%
588,009	637,885	0.05%	Basemar	2,064,370	2,342,852	4.67%
383,689	1,022,629	145.81%	BVRC	22,401,158	24,920,017	2.60%
83,584	75,292	-16.92%	29th Street	8,274,732	8,983,704	0.13%
35,354	85,860	123.98%	Table Mesa	2,720,118	2,885,296	-2.17%
76,762	44,123	-46.99%	The Meadows	914,730	1,055,076	6.38%
3,035,506	4,874,109	48.09%	All Other Boulder	3,746,047	4,423,969	8.92%
232,362	256,971	2.00%	Boulder County	1,013,347	1,094,219	-0.41%
669,031	2,644,182	264.51%	Metro Denver	3,242,244	3,828,929	8.92%
116,823	750,719	492.67%	Colorado All Other	270,453	574,122	95.78%
2,266,852	375,390	-84.73%	Out of State	9,846,610	11,153,074	4.46%
32,655	1,170,250	3205.15%	Airport	35,788	43,053	10.95%
6,688,322	5,184,944	-28.50%	Gunbarrel Industrial	1,130,224	1,198,430	-2.21%
31,928	8,470	-75.53%	Gunbarrel Commercial	1,248,780	1,533,167	13.23%
42,673	92,620	100.18%	Pearl Street Mall	3,275,264	3,993,348	12.45%
3,762,511	3,890,175	-4.64%	Boulder Industrial	7,010,474	7,886,484	3.75%
894,869	82,628	-91.48%	Unlicensed Receipts	451,480	518,798	5.98%
3,199,297	3,800,173	9.55%	County Clerk	0	0	NA
157,826	126,768	-25.92%	Public Utilities	4,966,494	5,045,679	-6.30%
24,683,486	27,955,918	4.46%	Total Sales and Use Tax	89,973,310	101,567,480	4.11%

TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
RETAIL SALES TAX	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,25
Rate 3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,73
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,24
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,83
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,188,194	5,69
	2013	5,557,163	5,824,808	7,171,949	5,707,649	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,93
Rate 3.56%	2014	5,965,991	6,438,048	7,706,036	6,619,759	6,990,628	8,303,288	7,020,977	7,893,039	8,584,506	7,452,664	7,03
Rate 3.86%	2015	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,066	8,100,335	9,051,520	9,341,520	8,804,542	7,15
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	8.96%	-6
Change from prior year (YTD)		6.50%	8.00%	8.21%	7.38%	6.43%	5.76%	5.85%	5.84%	5.12%	5.51%	4
CONSUMER USE TAX	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	59
(includes Motor Vehicle)	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	69
Rate 3.41%	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	61
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	90
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	73
	2013	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	80
Rate 3.56%	2014	924,895	901,234	1,328,607	1,727,986	666,706	2,541,847	1,056,846	1,297,348	1,409,960	1,012,343	1,01
Rate 3.86%	2015	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,002,535	1,267,096	2,381,899	1,161,419	94
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-12.51%	-9.92%	55.80%	5.81%	-14
Change from prior year (YTD)		27.07%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-10.72%	-10.62%	-2.72%	-2.05%	-2
CONSTRUCTION USE TAX	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	10
Rate 3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	59
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	40
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	17
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	79
	2013	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	62
Rate 3.56%	2014	716,119	1,110,714	600,580	430,524	571,269	1,688,472	373,129	379,130	713,014	908,032	32
Rate 3.86%	2015	387,123	680,064	2,527,741	776,513	1,008,019	985,050	583,353	986,617	532,910	1,329,731	85
Change from prior year (Month)		-50.14%	-43.53%	288.17%	66.35%	62.74%	-46.19%	44.19%	140.01%	-31.07%	35.06%	140
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	41.07%	44.68%	14.70%	16.70%	24.67%	18.63%	20.62%	25
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)												
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,96
Rate 3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,02
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,26
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,91
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,22
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,683	7,841,262	8,894,931	10,035,006	8,590,192	7,36
Rate 3.56%	2014	7,607,004	8,449,996	9,635,223	8,778,269	8,228,603	12,533,607	8,450,951	9,569,517	10,707,479	9,373,039	8,36
Rate 3.86%	2015	8,550,499	9,451,089	13,309,704	9,269,562	9,928,180	11,896,145	9,686,223	11,305,233	12,256,328	11,295,692	8,94
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	5.71%	8.96%	5.57%	11.15%	-1
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	4.40%	5.00%	5.07%	5.68%	5

Sales and Use Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)								
January-December	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2012 TOTAL	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2013 (sales tax rate of 3.41%)								
January	5,943	42,867	692	1,897	31,839	307	1,769	85,314
February	6,733	47,024	793	2,316	14,252	233	494	71,845
March	7,356	58,287	2,599	2,239	14,377	9	1,150	86,017
April	8,177	60,975	1,098	2,254	14,143	1,364	574	88,585
May	7,428	44,596	1,141	1,945	17,981	51	502	73,644
June	6,202	49,221	2,797	1,675	15,803	1,783	1,316	78,797
July	6,778	45,052	1,410	1,929	14,021	223	506	69,919
August	7,880	59,050	2,478	2,320	30,234	826	655	103,443
September	9,034	58,377	2,276	1,593	33,195	342	1,355	106,172
October	9,092	75,238	1,588	2,109	20,456	296	628	109,407
November	7,239	55,042	1,019	1,854	14,400	6,281	473	86,308
December	6,413	41,638	1,692	1,783	27,202	115	4,075	82,918
2013 TOTAL	88,275	637,367	19,583	23,914	247,903	11,830	13,497	1,042,369
2014 (sales tax rate of 3.56%)								
January	6,674	44,901	549	1,698	29,309	14,291	617	98,039
February	7,481	60,702	527	1,677	18,003	268	548	89,206
March	7,999	57,709	280	1,754	25,677	2,691	5,161	101,271
April	9,253	74,888	335	2,261	19,990	3,118	516	110,361
May	7,951	58,390	299	1,603	22,328	1,008	557	92,136
June	6,859	49,694	1,533	1,411	18,656	56	4,114	82,323
July	7,189	55,013	500	1,870	19,805	134	522	85,033
August	10,246	64,092	369	2,090	43,632	3,089	719	124,257
September	10,861	91,142	2,127	1,858	28,778	51	4,420	139,237
October	10,302	74,466	327	2,709	21,707	1,661	654	111,826
November	7,552	59,692	219	1,880	17,482	117	640	87,582
December	7,923	55,416	2,200	2,745	19,672	126	4,462	92,544
2014 TOTAL	100,290	746,105	9,285	23,556	285,039	26,610	22,930	1,213,815
2015 (sales tax rate of 3.86%)								
January	7,859	50,053	1,137	2,449	26,953	35	865	89,351
February	8,924	74,115	423	1,717	17,243	97	836	103,355
March	9,623	76,124	1,619	2,331	22,524	447	4,638	117,306
April	10,748	66,975	242	2,280	22,242	363	1,020	103,870
May	8,814	66,519	576	1,720	21,503	24,406	1,108	124,646
June	7,727	50,425	1,326	1,908	17,449	1,307	6,892	87,034
July	8,147	54,826	370	2,580	19,704	261	1,451	87,339
August	10,493	67,751	535	2,571	31,419	2,454	1,912	117,135
September	11,566	76,152	1,530	2,399	21,570	1,279	3,365	117,861
October	5,890	78,769	375	2,378	20,686	28	5,219	113,345
November	14,782	80,994	319	2,581	15,991	846	1,417	116,930
December	6,633	59,569	1,383	2,387	25,485	728	2,201	98,386
2015 TOTAL	111,206	802,272	9,835	27,301	262,769	32,251	30,924	1,276,558
% Change from 2012-2013	17.72%	-0.05%	-30.23%	-22.36%	-3.59%	-44.69%	32.45%	-1.68%
% Change from 2013-2014	8.82%	12.13%	-54.58%	-5.65%	10.14%	115.46%	62.73%	11.54%
% Change from 2014-2015	2.27%	-0.83%	-2.31%	6.89%	-14.98%	11.78%	24.38%	-3.00%
% Change from previous year month	-22.79%	-0.86%	-42.02%	-19.80%	19.48%	432.87%	-54.51%	-1.95%

Sales Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)							
January-December	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2012 TOTAL	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2013 (sales tax rate of 3.41%)							
January	5,943	42,419	683	1,897	31,839	663	83,444
February	6,733	46,945	793	2,316	14,240	494	71,521
March	7,356	58,210	2,599	2,239	14,365	933	85,702
April	8,177	60,898	1,098	2,254	14,133	566	87,126
May	7,428	44,535	1,141	1,945	17,979	502	73,530
June	6,202	49,128	2,797	1,675	15,800	1,084	76,686
July	6,773	43,431	1,410	1,929	14,014	506	68,063
August	7,880	58,942	2,478	2,320	30,225	655	102,500
September	9,034	58,301	2,276	1,593	33,190	1,032	105,426
October	9,092	75,153	1,588	2,109	20,452	622	109,016
November	7,239	54,518	1,019	1,854	14,389	473	79,492
December	6,413	41,556	1,692	1,783	27,202	3,852	82,498
2013 TOTAL	88,270	634,036	19,574	23,914	247,828	11,382	1,025,004
2014 (sales tax rate of 3.56%)							
January	6,674	44,572	549	1,698	29,308	617	83,418
February	7,481	57,318	527	1,677	18,003	548	85,554
March	7,999	57,635	280	1,754	25,675	4,941	98,284
April	9,253	73,736	335	2,261	19,985	516	106,086
May	7,947	58,322	299	1,603	22,326	557	91,054
June	6,859	49,148	1,533	1,411	18,654	3,806	81,411
July	7,169	54,921	500	1,870	19,801	522	84,783
August	10,246	63,974	389	2,090	43,631	707	121,037
September	10,859	89,597	2,127	1,858	28,775	4,106	137,322
October	10,302	74,379	327	2,709	21,704	654	110,075
November	7,552	59,538	219	1,880	17,441	493	87,123
December	7,923	55,287	2,200	2,745	19,670	4,248	92,073
2014 TOTAL	100,264	738,427	9,285	23,556	284,973	21,715	1,178,220
2015 (sales tax rate of 3.86%)							
January	7,859	49,979	1,137	2,449	26,951	857	89,232
February	8,922	74,022	423	1,717	17,242	686	103,012
March	9,623	75,994	1,619	2,331	22,518	4,180	116,265
April	10,748	66,826	242	2,280	22,236	1,016	103,348
May	8,814	66,461	576	1,720	21,496	1,104	100,171
June	7,727	50,227	1,326	1,908	17,445	6,593	85,226
July	8,147	54,767	370	2,580	19,697	1,444	87,005
August	10,493	67,669	535	2,571	31,411	1,911	114,590
September	11,566	76,084	1,530	2,399	21,566	3,092	116,237
October	5,884	78,743	375	2,378	20,685	5,181	113,246
November	14,781	80,870	319	2,581	15,991	1,417	115,959
December	6,627	59,399	1,383	2,387	25,485	2,092	97,373
2015 TOTAL	111,191	801,041	9,835	27,301	262,723	29,573	1,241,664
% Change from 2012-2013							
	17.74%	0.50%	-30.26%	-22.36%	-2.70%	32.12%	-0.29%
% Change from 2013-2014							
	8.80%	11.56%	-54.56%	-5.65%	10.14%	82.75%	10.10%
% Change from 2014-2015							
	2.28%	0.05%	-2.31%	6.89%	-14.97%	25.60%	-2.81%
% Change from previous year month							
	-22.86%	-0.91%	-42.02%	-19.80%	19.49%	-54.58%	-2.46%

UHGID Yearly Summary

Sales and Use Tax Breakdown by Industry Category

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	\$11,206 9%	\$802,272 63%	\$9,835 1%	\$27,301 2%	\$262,769 21%	\$63,175 5%	\$1,276,558 100%
2014	\$100,290 8%	\$746,105 61%	\$9,285 1%	\$23,556 2%	\$285,039 23%	\$49,540 4%	\$1,213,815 100%
2013	\$88,275 8%	\$637,367 61%	\$19,583 2%	\$23,914 2%	\$247,903 24%	\$25,327 2%	\$1,042,369 100%
2012	\$74,987 7%	\$637,659 60%	\$28,068 3%	\$30,800 3%	\$257,134 24%	\$31,580 3%	\$1,060,228 100%
2011	\$58,221 5%	\$650,532 59%	\$31,199 3%	\$29,330 3%	\$281,896 26%	\$49,701 5%	\$1,100,879 100%
2010	\$40,028 3%	\$604,913 53%	\$37,852 3%	\$30,571 3%	\$355,637 31%	\$81,746 7%	\$1,150,748 100%
2009	\$49,066 5%	\$578,900 55%	\$44,712 4%	\$24,213 2%	\$326,839 31%	\$34,018 3%	\$1,057,749 100%
2008	\$60,686 6%	\$568,892 53%	\$63,307 6%	\$24,768 2%	\$333,780 31%	\$12,073 1%	\$1,063,507 100%
2007	\$56,250 5%	\$588,610 53%	\$72,142 6%	\$30,921 3%	\$353,173 32%	\$19,270 2%	\$1,120,367 100%
2006	\$56,511 5%	\$525,911 50%	\$86,527 8%	\$33,045 3%	\$321,897 31%	\$19,261 2%	\$1,043,152 100%
2005	\$58,421 6%	\$493,955 50%	\$98,605 10%	\$28,891 3%	\$288,004 29%	\$29,024 3%	\$996,900 100%
2004	\$47,446 5%	\$461,253 44%	\$87,695 8%	\$25,958 2%	\$301,938 29%	\$124,607 12%	\$1,048,897 100%
2003	\$43,618 5%	\$417,782 44%	\$94,036 10%	\$35,450 4%	\$304,099 32%	\$46,965 5%	\$941,951 100%
2002	\$42,268 5%	\$407,606 44%	\$89,454 10%	\$34,104 4%	\$313,795 34%	\$41,419 4%	\$928,646 100%

City Wide Yearly Summary

UHGID Sales and Use Tax as a Percent of Total City Wide Sales and Use Tax

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	\$16,796,912 1%	\$16,707,731 5%	\$4,686,502 0%	\$5,881,078 0%	\$25,149,936 1%	\$60,301,239 0%	\$129,523,398 1.0%
2014	\$14,681,607 1%	\$14,447,798 5%	\$4,180,365 0%	\$5,475,586 0%	\$22,124,094 1%	\$53,747,345 0%	\$114,656,795 1.1%
2013	\$13,454,838 1%	\$13,174,730 5%	\$3,774,426 1%	\$4,692,270 1%	\$20,776,166 1%	\$47,500,571 0%	\$103,373,001 1.0%
2012	\$13,060,743 1%	\$12,937,276 5%	\$3,717,039 1%	\$4,850,986 1%	\$20,402,962 1%	\$41,137,961 0%	\$96,106,967 1.1%
2011	\$12,241,084 0%	\$11,838,300 5%	\$3,426,738 1%	\$5,259,120 1%	\$19,948,416 1%	\$39,725,073 0%	\$92,438,731 1.2%
2010	\$11,130,533 0%	\$10,930,482 6%	\$2,690,372 1%	\$4,459,406 1%	\$19,279,577 2%	\$38,940,102 0%	\$87,430,472 1.3%
2009	\$11,160,109 0%	\$10,572,840 5%	\$2,626,020 2%	\$4,304,383 1%	\$17,515,062 2%	\$39,002,103 0%	\$85,180,517 1.2%
2008	\$11,204,475 1%	\$10,910,035 5%	\$2,819,260 2%	\$4,827,635 1%	\$18,101,297 2%	\$36,708,245 0%	\$84,570,947 1.3%
2007	\$11,205,584 1%	\$10,888,135 5%	\$2,804,311 3%	\$5,522,090 1%	\$18,040,152 2%	\$39,631,459 0%	\$88,091,731 1.3%
2006	\$10,392,069 1%	\$9,582,212 5%	\$2,424,694 4%	\$4,611,056 1%	\$15,402,540 2%	\$37,371,060 0%	\$79,783,631 1.3%
2005	\$10,046,723 1%	\$8,995,846 5%	\$2,362,366 4%	\$4,465,788 1%	\$14,587,419 2%	\$35,882,350 0%	\$76,340,492 1.3%
2004	\$10,148,861 0%	\$8,637,718 5%	\$2,232,147 4%	\$3,118,312 1%	\$14,123,007 2%	\$32,171,342 0%	\$70,431,387 1.5%
2003	\$9,052,658 0%	\$7,847,285 5%	\$2,046,951 5%	\$3,922,549 1%	\$13,185,423 2%	\$31,552,637 0%	\$67,607,503 1.4%
2002	\$9,294,397 0%	\$8,133,237 5%	\$2,346,305 4%	\$4,164,992 1%	\$13,572,651 2%	\$33,815,600 0%	\$71,327,182 1.3%

UHGID Sales Tax Revenues (NI Does not factor in tax rate changes.)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	98,853	118,058	120,247	113,123	110,986	112,825	100,726	85,100	83,445	83,418	89,231
February	72,140	79,436	78,684	81,957	76,043	73,913	69,547	84,232	71,520	85,554	103,011
March	72,060	75,944	75,112	72,996	78,172	83,309	77,463	93,790	85,702	98,284	116,264
April	74,662	82,378	79,016	91,281	80,517	84,060	90,460	84,564	87,124	106,086	103,349
May	61,131	68,638	90,603	74,823	71,299	74,711	86,261	84,923	73,530	91,055	100,172
June	69,085	72,486	71,063	66,754	62,685	74,080	75,299	69,958	76,685	81,411	85,227
July	65,768	56,168	67,097	65,755	62,034	71,846	77,257	67,462	68,064	84,783	87,005
August	144,466	109,263	118,556	145,179	149,212	138,971	121,559	96,703	102,501	121,037	114,591
September	99,702	147,416	149,898	117,567	118,373	121,834	109,669	121,503	105,425	137,322	116,236
October	93,865	89,472	101,034	93,772	82,191	89,506	89,788	90,290	109,016	110,075	113,246
November	65,915	60,321	71,082	65,404	70,564	71,343	75,716	74,312	79,492	87,123	115,959
December	62,359	72,197	79,696	64,029	83,085	77,446	72,817	75,198	82,497	92,072	97,373
Totals	980,005	1,031,777	1,102,088	1,052,642	1,045,162	1,073,843	1,046,562	1,028,035	1,025,001	1,178,220	1,241,664
Tax Rate	3.41	3.41	3.56	3.41	3.41	3.41	3.41	3.41	3.41	3.56	3.86

UHGID Retail Sales Tax Comparison by Standard Industrial Classification

UHGID Sales Tax ONLY												
Year	Sales Tax Rate	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	All Others	GRAND TOTAL	% Change from prior year	UHGID 3 year avg		
1995	2.86%	\$40,972	\$348,027	\$100,979	\$122,507	\$294,154	\$15,424	\$922,063				
1996	3.11%	\$33,737	\$341,096	\$145,399	\$74,188	\$317,697	\$15,069	\$927,187	-7.53%			
1997	3.11%	\$37,557	\$320,993	\$126,540	\$39,846	\$316,938	\$6,167	\$848,079	-8.53%			
1998	3.26%	\$33,806	\$348,974	\$126,695	\$40,557	\$306,134	\$6,258	\$862,424	-2.99%		3 year avg 96-98	
1999	3.26%	\$34,065	\$344,848	\$92,878	\$46,325	\$345,214	\$1,311	\$864,642	0.26%		3 year avg 97-99	
2000	3.26%	\$34,841	\$376,947	\$99,206	\$39,066	\$366,065	\$4,559	\$920,684	6.48%		3 year avg 98-00	
2001	3.26%	\$41,985	\$392,466	\$103,513	\$35,111	\$318,518	\$19,632	\$911,225	-1.03%		3 year avg 99-01	
2002	3.26%	\$42,223	\$402,894	\$89,454	\$34,104	\$313,566	\$24,644	\$906,885	-0.48%		3 year avg 00-02	
2003	3.26%	\$43,601	\$413,020	\$94,036	\$35,450	\$303,775	\$39,439	\$929,322	2.47%		3 year avg 01-03	
2004	3.41%	\$47,442	\$452,585	\$87,695	\$25,958	\$300,441	\$33,650	\$947,770	-2.50%		3 year avg 02-04	
2005	3.41%	\$55,352	\$490,892	\$98,605	\$28,891	\$287,524	\$18,741	\$980,005	3.40%		3 year avg 03-05	
2006	3.41%	\$56,511	\$521,081	\$86,527	\$33,045	\$321,380	\$13,233	\$1,031,776	5.28%		3 year avg 04-06	
2007	3.56%	\$56,250	\$579,412	\$72,123	\$30,921	\$352,147	\$11,234	\$1,102,088	2.31%		3 year avg 05-07	
2008	3.41%	\$59,273	\$564,502	\$63,307	\$24,768	\$333,238	\$7,556	\$1,052,643	-4.49%		3 year avg 06-08	
2009	3.41%	\$49,066	\$576,030	\$44,712	\$24,213	\$326,667	\$24,474	\$1,045,162	-0.71%		3 year avg 07-09	
2010	3.41%	\$40,028	\$601,335	\$37,853	\$30,571	\$355,459	\$8,597	\$1,073,844	2.74%		3 year avg 08-10	
2011	3.41%	\$58,221	\$645,750	\$31,199	\$29,330	\$281,816	\$246	\$1,046,562	-2.54%		3 year avg 09-11	
2012	3.41%	\$74,972	\$630,882	\$28,068	\$30,800	\$254,698	\$8,615	\$1,028,035	-1.77%		3 year avg 10-12	
2013	3.41%	\$88,270	\$634,036	\$19,574	\$23,914	\$247,828	\$11,382	\$1,025,004	-0.29%		3 year avg 11-13	
2014	3.56%	\$100,264	\$738,427	\$9,285	\$23,556	\$284,973	\$21,715	\$1,178,220	10.10%		3 year avg 12-14	
2015	3.86%	\$111,191	\$801,041	\$9,835	\$27,301	\$262,723	\$29,573	\$1,241,664	-2.81%		3 year avg 13-15	

**2016 UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION ADVISORY BOARD ADDRESSES**

Dakota Soifer

1170 6th Street

Boulder, CO 80302

Other: 720-244-5894

dakotasoifer@gmail.com

Property Owner/Representative, Appointed May 2014, Term expires March 2019

Lisa Nelson

1086 10th Street

Boulder, CO 80302

Phone: (303) 440-5112

Cell: (720) 244-9073

lgnelson@hotmail.com

Appointed March 2015

Citizen at Large. Term expires March 2020

Karen Gall

Cell: 303-594-4660

alanurby@comcast.net

Property Representative, Appointed March 2016. Term expires March 2018

TBD

Home:

Cell:

Citizen at Large, Appointed March 2016. Term expires March 2021

Cheryl Liguori

1468 Alpine Avenue

Boulder, CO 80304

Cell: 303-817-9938

Business: 303-998-9416

Cheryl@z2ent.com

Property Representative, Appointed May 2014. Term ends 2017

**University Hill Commercial Area Management Commission
Advisory Committee**

Dakota Soifer – CHAIR

2016 Committee Assignments

<u>Committee</u>	<u>UHGID Rep</u>	<u>Staff Liaison</u>
<i>Budget</i>	<i>Liguori/Soifer</i>	<i>Jobert</i>
<i>Representative to the Business Community</i>		<i>Wiebenson</i>
<i>UHNA Representative</i>		<i>Winter</i>
<i>Maintenance</i>	<i>Nelson</i>	<i>Matthews</i>
<i>Marketing</i>		<i>Wiebenson</i>

2016 City Council Members Liaison Assignments

Soifer: Appelbaum/Burton

Nelson: Shoemaker/Weaver

Liguori: Young/Yates

**For new commissioners: Aaron Brockett
Suzanne Jones
Lisa Morzel**



UPDATE ON UNIVERSITY HILL COMMUNITY, CULTURE AND SAFETY IMPROVEMENTS



This spring, the city is moving into the implementation phase on the three Hill improvement projects funded by the Community, Culture and Safety sales tax adopted by Boulder voters in 2014.

The first project (currently underway) is the installation of a **tree irrigation system** to support enhanced landscaping in the Hill Commercial Area. The installation was timed during the school year at the request of Hill businesses, which felt that it would be worse to disrupt activity during the summer, when revenues are already reduced from fewer university-driven customers. The project also includes the removal and replacement of dead/dying trees and minor reconfiguration of street furnishings.

The second project is the addition of **pedestrian-scale lighting** along key corridors in the Hill neighborhoods. The location of the new lighting fixtures was determined in coordination with CU Student Government and through an open house with members of the public in July 2015. The light fixtures will be low-energy usage LED. The city anticipates beginning the installation after the end of the school year. Mailers will go out to adjacent owners and door hangers will notify adjacent residents.

The third project to construct an **'event street'** in the Hill Commercial Area is in the design phase. There is currently no public gathering space in the business district, and a pilot parklet in the same location in the summer of 2014 was well-received in a public survey later that year. The designers were selected through an RFQ process and preliminary designs have been refined through meetings with Hill Commercial Area stakeholders, city staff and the public at an interactive workshop this month. It is anticipated that construction will begin in the fall of 2016.

For more information, contact Sarah Wiebenson, Hill Community Development Coordinator:
wiebensons@bouldercolorado.gov

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Monday, March 7, 2016



Pedestrian Access Improvements at 14th/College

The city installed a new pedestrian access ramp last week at the intersection of 14th Street and College Ave to connect pedestrian traffic on the west side of Broadway to the Hill Commercial District. Improvements were also recently made to the concrete roadway on 13th Street between the **Fox Theatre** and the **University Hill Market & Deli**.



Meet the Candidates: Community Vitality Deputy Director

Community members are invited to attend a reception on **March 10th** from 5:00-6:30 p.m. at **Ted's Montana Grill**, 1701 Pearl Street to meet the four finalists for the city's **Deputy Director of Community Vitality** position. The Department of Community Vitality staffs the University Hill Commercial Area Management Commission (**UHCAMC**) and oversees both the Hill Reinvestment Strategy (**HRS**) and the Residential Service District (**RSD**) contract in the Hill neighborhoods. Candidate application materials and feedback cards will be available at the reception. Please RSVP to weissr@bouldercolorado.gov.

University Avenue 'Living Lab' Bike Lane Update

The city's **Living Lab** program tests out innovative transportation ideas, including two installations on University Avenue on the Hill.

The week of **March 14-18**, the 'protected' bike lanes (between parked cars and the sidewalk) west of Broadway will be removed and replaced with the original 'buffered' bike lanes (located between a striped buffer and parked cars). For more information on the change, watch the *Inside Boulder News* segment [HERE](#).



News Box Cleanup in Hill Commercial Area

The city has begun to review the conditions of the news boxes in the public right-of-way on the Hill. By city ordinance, news boxes must be free of litter and graffiti, and must be re-stocked with publications within a 30-day period. There are six news box locations in the Hill Commercial District. The effort reflects an overall initiative to clean up the Hill Commercial Area streetscape to make it more attractive to area residents and visitors.

Business News

The University Hill **Starbuck's** location at 14th/College Avenue will be launching its 'Evenings' menu with new food items, wine, craft beer and live music on **Tuesday, March 29th**.

Click [HERE](#) for more **Hill Boulder** news and events.



Upcoming Hill Meetings/Events:

Wed., Mar. 16 at 4:00 p.m. – **UHCAMC** Monthly Meeting (1777 Broadway)

Thurs. Mar. 31 at 8:00 a.m. – **Hill Boulder/SBDC Workshop**: "Grassroots Marketing" (Café Aion, 1235 Penn.)

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Wednesday, March 16, 2016



HCA Tree Irrigation Installation Work Resumed

The contractor installing the Hill Commercial Area (HCA) tree irrigation system funded by the city's 2A 'Community, Culture and Safety Tax' resumed efforts this week after initially encountering underground obstacles that made it impossible to use a low-impact borer approach. The contractor will now cut narrow trenches into the concrete instead. Work began this week along 13th Street and will continue next on College Avenue. City staff are going door-to-door to inform businesses of the work, and to answer any questions. There is no estimate yet as to when the work will be completed given the unknowns involved in going below ground. The two other Hill projects funded by 2A, i.e. pedestrian lighting in the neighborhoods and a public 'event street' on Pennsylvania, are also slated for installation in 2016.



Hill Reinvestment Working Group (HRWG): Long-term Priorities

The 15-member stakeholder group looking at long-term funding and governance options for the Hill identified the following goals for improving quality of life on the Hill beyond the current Hill Reinvestment Strategy efforts (*listed in order of priority*).

Hill Neighborhoods	Hill Commercial Area	Access & Economic Vitality
Promote neighborhood diversity	Improve aesthetics, e.g. incentives	Provide sufficient parking to meet demand
- Housing types (mixed income)	Pursue anchor tenants and tenant diversity	Safety improvements
- Occupants (increase number of permanent residents, grad students, families)	Identify target markets, e.g. CU faculty & staff	- Lighting, alleys, transients, policing, underage drinking
Enhanced code enforcement	Enhanced streetscape maintenance	Craft & promote district identity
Improved aesthetics	Marketing & events	Long-range planning
Continue litter removal	Advocate for policies to support vitality	TDM programs
Continue town/gown relations	Continue street décor, e.g. holiday lights	Improved bike/bus/pedestrian facilities
Pursue landlord accountability		Examine transit options & routing

Staff is examining options for funding and oversight of the above activities, and will report back to the HRWG at its next workshop in late April. If you have any comments or questions about the priorities, feel free to send them to the city's Hill Coordinator, Sarah Wiebenson at: wiebensons@bouldercolorado.gov

14th Street Public Parking Lot Re-striped

The city continues to invest in improving the appearance of the Hill Commercial Area with new striping on the public parking lot at 14th Street & College Avenue. The city will be installing flower pots in the lots later this spring.

Upcoming Hill Meetings/Events:

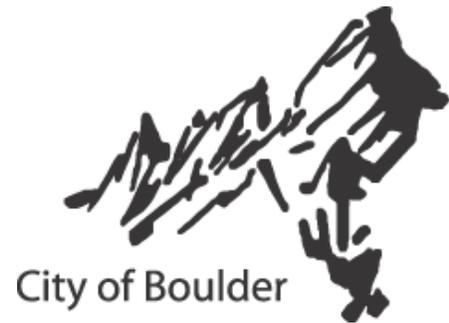
Thurs., Mar. 31 at 8:00 a.m. – **Hill Boulder/SBDC Workshop: "Grassroots Marketing"** (Café Aion, 1235 Penn.)

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Monday, April 4, 2016



Hill Employee EcoPass Enrollment Office Hours Start TOMORROW

City staff has now dropped off EcoPass enrollment forms at all eligible businesses in the Hill Commercial Area. Each business received sufficient forms to enroll the number of non-student full-time (25+ hours/week) employees reported to us in our spring 2015 feasibility survey. If you have not received enough forms, please send a request to wiebenson@bouldercolorado.gov so we can keep track, and you can pick them up at the enrollment office hours at **SPARK Boulder** (1310 College, basement level) at the following times:

Tuesday, April 5th from 10:00 a.m.-12:00 p.m.

Thursday, April 7th from 12:00-2:00 p.m.

Friday, April 8th from 2:00-4:00 p.m.



Hill 'Event Street' Design Workshop NEXT WEEK

Community members are invited to participate in a design workshop with **Russell + Mills Studios** to review and provide input on preliminary concepts for the Hill Commercial Area event street funded by the 2A 'Community, Culture and Safety Tax.' The workshop will be held in the community room at **Alfalfa's Market**, 1651 Broadway, on **Wednesday, April 13th from 5:30-7:30 p.m.** Workshop participants will be given an opportunity to participate in a design workshop and to vote on preferred concepts.

Hill in the News

A recent *Boulder Weekly* article featured the consolidation of two Hill coffee institutions, namely **Innisfree Poetry Bookstore and Café** and **Buchanan's Coffee Pub**: ["Innisfree Makes a Big, If Short, Move"](#)

Regional lifestyle magazine *5280* also recently featured Hill restaurant **Café Aion's** expansion into the Boulder Farmer's Market: ["A New Stage for Café Aion's Paella"](#)

Upcoming Hill Meetings/Events:

Wed-Fri. at various times (see above) – **Hill Employee EcoPass Enrollment** (SPARK Boulder, 1310 College)
Wed., Apr. 13 at 5:30 p.m. – **Hill Event Street Design Workshop** (Alfalfa's Community Room, 1651 Broadway)
Wed., Apr. 20 at 4:00 p.m. – **UHCAMC Monthly Meeting** (Muni Building, 1777 Broadway)