NOTICE OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE SANTA FE BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FUNDING SERVICES TO BE FURNISHED BY THE SAID DISTRICT, AND OF A PUBLIC HEARING THEREON

1. All owners of real property hereinafter described, and all persons generally, are hereby notified that the Board of Directors of the Santa Fe Business Improvement District, City and County of Denver (the "BID"), may adopt a Resolution to impose special assessments to defray the cost of services to be furnished by the BID against the property specially benefited by such services, all as more particularly set forth herein.
2. The Board of Directors will hold a PUBLIC HEARING for the purpose of considering the desirability of and the need for providing the services and imposing the assessments therefor and determining the special benefits to be received by the properties to be assessed, on October 27, 2026, at 3:00 p.m., via videoconference meeting. The meeting and public hearing will be held via teleconference only. Members of the public may attend the meeting and public hearing by visiting the following URL: https://us02web.zoom.us/j/85848565478 . Information regarding public participation by videoconference may also be obtained by contacting Jackie Bouvier by email at director@santafebid.org or by telephone at 720-838-8299. At such PUBLIC HEARING, the Board of Directors of the BID shall also consider its 2027 budget for approval and adoption.
3. The property on which the assessments are to be levied consists of the real property classified for property tax purposes as commercial within the boundaries of the BID, which is described as follows: The area along both sides of Santa Fe Drive from 6th to 13th Avenues as more specifically shown on the map of the District boundaries attached hereto as Exhibit A.1. The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S.
4. The purpose of the special assessments is to defray the cost of services furnished by the BID, which may include the following:

Economic Development	• public relations to project a positive image of the Santa Fe corridor • collaborative advertising among Santa Fe businesses • production and packaging of marketing materials including Santa Fe map, directory and website • newsletter and other BID communications • business attraction and support • special events including themed events, historical events and ongoing events programming • advocacy on behalf of property ownership
Enhanced Safety & Maintenance	• more effective communication with Denver police • video monitoring • community and business watch programs • sweeping, power washing, snow removal

Physical Improvements	• bike amenities • public art • parking strategies • lighting • signs

The Board of Directors of the BID may amend program activities within the general categories of improvements and services authorized by state law. Final programs and budgets will be subject to the annual review and approval of the Board of Directors of the BID.

5. The proposed method of assessment is set forth in the table below and is generally described as follows: Both lot linear footage on Santa Fe Drive and gross building square footage are utilized as assessment variables to equitably distribute the costs of the services to be provided by the BID. The following assessment rates (for 2027) apply to property within the BID and have been calculated based on data supplied by the Denver Assessor and Geographic Information System (GIS) technology. Proposed 2027 annual assessment rates are as follows:

	Per sq. ft. of gross building area, excluding parking	Lot linear footage on Santa Fe
Santa Fe Commercial Properties	$.13	$12.24

The proposed 2027 annual assessment rates have been increased by TBD % as allowed by the 2027 TABOR calculation. The BID will conduct a public hearing described above to consider the desirability of and the need for providing the services set forth in its Operating Plan and Budget, and imposing the special assessment set for th above to fund the same. The BID will also determine the special benefits to be derived from the properties upon which the assessment will be imposed, if any, for the fiscal year 2027. In order to provide adequate funding for the costs of providing its services in subsequent years, the BID shall be authorized to increase the rates of assessment set forth above not more than inflation and local growth, as allowed by TABOR each year. The assessments in 2027 will be collected by the City Treasurer of the City and County of Denver, Colorado (the "Treasurer") pursuant to an agreement by and between the BID and the Treasurer. At this point, it is expected that the Treasurer will collect the assessment in all subsequent years that the BID remains in existence.

In any year in which the assessments are assessed by the BID, the same will be due and payable without demand in one installment, the installment being due on or before the last day of February. Any amount not paid when due shall become delinquent 30 days after the due date and shall draw interest at the rate established pursuant to §5-12-106(2) and (3), C.R.S, from the date of delinquency until paid in full. Delinquent amounts may be certified to the Treasurer for collection as provided by state law. The assessments shall constitute a perpetual lien in the amount assessed against each lot or tract of land until paid in full.

The owners of property to be assessed shall have the right to file a remonstrance petition pursuant to C.R.S. § 31-25-1219(2)(b).

NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET

NOTICE IS HEREBY GIVEN that the proposed budget for the ensuing year of 2027 has been submitted to the Santa Fe Business Improvement District ("District"). Such proposed budget will be considered at a meeting and public hearing of the Board of Directors of the District to be held via videoconference meeting, at 3:00 p.m. on Tuesday, October 27, 2026. In order to preserve the health, safety, and welfare of the public in light of the imminent threat caused by the COVID-19 pandemic, this meeting and public hearing will be held by videoconference only. To attend and participate by videoconference, members of the public should visit the following URL: TBD. Information regarding public participation by videoconference may also be obtained by contacting Jackie Bouvier by email at director@santafebid.org or by telephone at 720-838-8299.

A copy of the proposed 2027 budget, if required, is available for public inspection at the offices of NEWSED Community Development Corporation, 901 W. 10th Ave., Suite 2A, Denver, Colorado. Any interested elector within the District may, at any time prior to final adoption of the 2027 budget, file or register any objections thereto.

DATED as of September 29th, 2026

SANTA FE BUSINESS IMPROVEMENT DISTRICT
/s/ George Lim, President

EXHIBIT A.1: DISTRICT BOUNDARIES

