



DURANGO BUSINESS IMPROVEMENT DISTRICT

Established 1997

Serving Commercial Property and Business Owners in the Central Business District
and in the North Main District in Durango, CO

Board of Directors Meeting

BID Office, 850 ½ Main Avenue, Suite 2

Tuesday June 9, 2026

8:30 to 10 am

The Durango Business Improvement District encourages the participation of all its business and property owners in its public meetings. If an accommodation is needed, please contact Tim Walsworth at (970) 375-5068.

Board Chair

Sharon Taylor

Vice Chair

Maury Leysens

Secretary & Treasurer

Colin Carver

Members

Geoff Overington

Natalie McLain

Executive Director

Tim Walsworth

Director of Marketing and Communications

Tanya Clegg

Durango Business Improvement District Board Meeting Agenda

BID Office, 850 ½ Main Avenue, Suite 2

Tuesday June 9, 2026

8:30 to 10 am

1. Call to Order – Sharon Taylor
2. Roll Call – Tim Walsworth
3. Guests/Public Comment – Sharon Taylor
4. Declare Conflicts of Interest – Sharon Taylor
5. New Business/Old Business – Sharon Taylor
6. Approval of Minutes
 - 6.1. Approval of May 12, 2026 Meeting Minutes – Sharon Taylor
7. Board and Staff Reports
 - 7.1. Board Chair Report – Sharon Taylor
 - 7.2. Treasurer Report – Colin Carver
 - 7.2.1. Approval of April 2026 Financial Statements
 - 7.3. Marketing, Communications and Events Report – Tanya Clegg
 - 7.4. Visitor Information and Beautification Report – Tanya Clegg, Tim Walsworth
 - 7.5. Executive Director Report – Tim Walsworth
8. Adjournment

Future meeting dates and topics:

- July 14 – 2027 budget V1, Q2 report on ED performance goal progress
- August 11 – 2027 budget V2
- September 8 – approve 2027 budget
- October 13 – Q3 report on ED performance goal progress
- November 10 – 2027 budget revisions
- December 8 – year-end resolutions

Durango Business Improvement District (BID)
Board of Directors Meeting Minutes
BID Office - 850 ½ Main Ave, Suite 2
May 12, 2026
8:30 am

Call to Order

Chair Sharon Taylor called the meeting to order at 8:39 am.

Roll Call

- Answering the roll call were Carly Thomson, Maury Leysens, Geoff Overington, Colin Carver and Sharon Taylor.
- Staff attending were Executive Director Tim Walsworth and Director of Marketing and Communications Tanya Clegg
- Guests – no guests were present

Guests/Public Comment

None

Conflicts of Interest

No conflicts were noted.

New Business/Old Business

Gazpachos closed recently after a long run in Downtown. There are parties interested in the space.

The former home of Starlight Lounge is undergoing significant remodeling.

The Wilds Tavern has opened in the former home of Switchback.

Durango Bites and Animas Aprons are opening soon in the 500 block of Main.

The Crossroads 2 project has hit a dead end and is not being pursued at this time. There is some interest in making the parking lot a community space.

The former home of Olde Tymers is being significantly remodeled.

Tim reminded the board that this was Carly's last meeting as she is term limited. She provided amazing leadership in her six years on the BID board of directors. All board members thanked Carly for her service.

Minutes

Carly moved to approve the April 14, 2026 meeting minutes. Geoff seconded the motion and it passed with all in favor (5 – 0).

Board Chair Report

Sharon discussed the first Durango Farmers Market on Main that was held last Saturday. In her surveying of businesses immediately after the first market this season, 15 responses were that it went well, five said it was OK, and four had specific concerns and complaints. For service-based businesses like hair salons, BID needs to remind them to alert their customers to arrive a little earlier than normal

due to street and parking closures. There were also several vendors who used back walls on their tents. This was a key concession for BID to accept the new alignment of all vendors so must be addressed at the next market in June. Approximately 12 businesses took advantage of the opportunity to have a sidewalk sale. Overall, there was great energy and vibrancy in Downtown. Tim will contact Anna with a few specific things to address at the next market on June 13.

Maury was asked to discuss a project he has been working on to update BID's stance on Downtown's Next Step. Maury has restated and reordered the same points that BID included in its opposition letter in September 2024. Tim was asked to send a copy to the full board for comment and input.

Geoff reported that the City's URA has approved the Durango Crossings area plan, as did the Community Development Commission. Its next approval will be from City Council.

Carly departed the meeting at about 9:30 am.

Treasurer's Report

Colin gave the financial report for March 2026. The profit and loss statement for the first three months of the year shows total income is only 83.5% of year-to-date budget due to the mill levy payment for March being \$18,000 less than budgeted. However, the April and May payments have now been received and are \$34,000 more than budgeted. Expenses are 93% of year-to-date budget.

Geoff moved to approve the March 2026 financial statements. Sharon seconded the motion, and it passed with all in favor (4 – 0).

Marketing, Communications and Events Report

Tanya reported on BID's new promotion, Love Locals Week. The main component of this was a buy one get one special on BID's Heart of Durango Dollars digital gift cards. All 100 free gift cards were awarded in less than 12 hours. Staff see lots of opportunities to incorporate a buy one get one promotion in the future due to how popular this first one was with the community.

Tanya stated that there are now 114 businesses that have opted to accept BID's gift card, four more since last month. Just under 1,900 cards have been awarded or purchased, with a total value of \$141,000. 2,100 purchases have been made using BID's gift card for a total amount of nearly \$90,000.

BID's most recent Coffee & Conversation meeting was held last Friday on May 8 and topics discussed included Love Local's Week, Durango Farmers Market Second Saturdays on Main, Downtown and North Main Clean Day, and 4th of July activities.

BID's first quarter communication to past recipients of Rewards Programs was sent on April 21 and has an open rate of 70%.

There were no major updates on any of BID's four annual events.

Visitor Information and Beautification Report

The Ambassador Team for 2026 has been fully hired, with nine total employees for this season. The first shifts start on May 22. By mid-June, there will be daily shifts including weekend shifts at the Train Depot.

The door count from Durango Welcome Center through April 2026, which showed an 81% increase from the same four months in 2025.

Tim let the board know that Downtown Clean Day is scheduled for May 22 in partnership with the Durango Chamber of Commerce. North Main District Clean Day will be on May 29. North Main District Clean Day also includes the Chamber, and Wendy Most State Farm Insurance who is providing a free BBQ lunch after cleaning is complete.

Tanya is working to find homes for approximately 100 flower barrels that will be placed just before Memorial Day weekend.

The Visitor Information Guide & Map has been updated and sent to the printer. These will arrive by Memorial Day weekend for distribution by Ambassadors, and at hotels, campgrounds and the Durango Welcome Center.

Executive Director Report

Tim gave a summary of the 12 City of Durango meetings he monitored over the past month. He then updated the board on several advocacy efforts. Tim submitted a letter to City Council in early May supporting the concept of a Resiliency and Recovery fund for businesses. This letter was jointly signed by Durango Chamber of Commerce and Local First. Tim has accepted an invitation to serve on a City of Durango planning team to create a new signage plan for Downtown parking and wayfinding, with the first meeting expected to occur this summer.

Tim met earlier in the year with City staff about changes to the sign code, and in particular the sections for temporary signs like banners. City Council is currently reviewing the proposed changes and is expected to adopt them. Tim will meet on May 14 with City staff to discuss changes to the process for events that want to close Downtown streets.

Tim provided a list of bump outs for the 2026 season.

He ended his report by giving the board his first quarter progress report on 2026 performance goals. Two goals have been achieved, eight are on track and eight have not been started.

The meeting was adjourned at 10:10 am.

Board Chair Report – Sharon Taylor
June 9, 2026 BID Board Meeting

DOWNTOWN’S NEXT STEP

A review of a proposed new and update stance on Downtown’s Next Step will be delayed until next month’s meeting due to board chair Sharon being out of town for the June meeting.

DURANGO FARMERS MARKET SECOND SATURDAY ON MAIN

Feedback was provided to the Durango Farmers Market director from a small number of concerns voiced by BID businesses. The director agreed to address all problems at the next Second Saturday on Main, June 13. BID staff and board chair will communicate with businesses earlier than last month to alert them of the street and parking closures.

DURANGO RENEWAL PARTNERSHIP URA REPORT

Geoff will be asked to provide a report on URA activities that are relevant for BID.

BID Board Treasurer Report for June 9, 2026 Meeting April 2026 Financial Statements

Balance Sheet

- Total assets are 9% less than April 2025 (-\$26,900) due to less cash in BID's operating account.
- Total liabilities are only \$280 compared to \$5,100 one year ago
- Year-to-date net income is \$32,000 compared to \$43,200 in April 2025
- Total equity is \$22,000 less than one year ago
- Reserves account balances
 - 3 Months Operating: \$45,000 at 1st Southwest Bank in a CD; same as one year ago.
 - Interest on CD at 1st Southwest Bank: \$5,517
 - Special Projects: \$42,928 at Bank of Colorado in a savings account; \$41,678 one year ago.
 - Interest on savings account at Bank of Colorado: \$107
 - Election: \$0, moved to Special Projects in 2024
 - TOTAL - \$93,552. Reserves total one year ago was \$90,445. Increase of 3.4%.
- NOTE - BID's CD at 1st SW Bank was not renewed in May. The funds were converted to cash and parked at BID's Bank of Colorado savings account. Maury and Tim are exploring investment pooling options with City of Durango.

Profit and Loss Statement

Income

- 104% of year-to-date budget
 - Mill levy – 98% of year-to-date budget
 - Events – \$0 budgeted year-to-date, but \$3,000 received as a late payment on a grant for 2025 Singing With Santa event.
 - Rewards Program – \$0 budgeted year-to-date
 - Ambassador Program – \$0 budgeted year-to-date
 - Heart of Durango Dollars – \$1,000 budgeted year-to-date, \$4,500 received from unbudgeted sponsorships for Love Locals Week
 - Other income – 103% of year-to-date budget

Expenses

- 98% of year-to-date budget
 - Personnel and Related – 99% of year-to-date budget.
 - Administration and Operations – 79% of year-to-date budget, about \$4,600 under year-to-date budget due to not yet purchasing new laptops, monitors and cell phone
 - Events – \$0 budgeted year-to-date
 - Marketing and Communications – 149% of year-to-date budget, about \$3,000 over budget from spending on Love Locals Week, which was offset by unbudgeted income
 - Visitor Information and Beautification – 97% of year-to-date budget.

Net Income

- April budget is \$25,057, and actual is \$31,957

Durango Business Improvement District

Balance Sheet Prev Year Comparison

As of April 30, 2026

	TOTAL			
	AS OF APR 30, 2026	AS OF APR 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
1000 TBK Bank Operating Acct	166,158.02	196,174.21	-30,016.19	-15.30 %
1009 Petty Cash	30.00	30.00	0.00	0.00 %
1010 Bank of CO-Special Projects Interest	107.02	85.83	21.19	24.69 %
1013 Bank of CO - Special Projects Reserves	42,928.45	41,678.45	1,250.00	3.00 %
Total 1010 Bank of CO-Special Projects Interest	43,035.47	41,764.28	1,271.19	3.04 %
Total Bank Accounts	\$209,223.49	\$237,968.49	\$ -28,745.00	-12.08 %
Other Current Assets				
1250 First SW Bank CD Interest	5,516.60	3,681.05	1,835.55	49.86 %
1251 First SW Bank CD Operating Reserves	45,000.00	45,000.00	0.00	0.00 %
Total 1250 First SW Bank CD Interest	50,516.60	48,681.05	1,835.55	3.77 %
Total Other Current Assets	\$50,516.60	\$48,681.05	\$1,835.55	3.77 %
Total Current Assets	\$259,740.09	\$286,649.54	\$ -26,909.45	-9.39 %
Fixed Assets				
1200 Capital Equipment	6,456.40	6,456.40	0.00	0.00 %
1201 Accumulated Depreciation	-6,456.38	-6,456.38	0.00	0.00 %
Total Fixed Assets	\$0.02	\$0.02	\$0.00	0.00 %
Other Assets				
1700 Deposits Held	500.00	500.00	0.00	0.00 %
Total Other Assets	\$500.00	\$500.00	\$0.00	0.00 %
TOTAL ASSETS	\$260,240.11	\$287,149.56	\$ -26,909.45	-9.37 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	150.00	5,009.84	-4,859.84	-97.01 %
Total Accounts Payable	\$150.00	\$5,009.84	\$ -4,859.84	-97.01 %
Other Current Liabilities				
2140 CO Secure Savin	130.11	127.05	3.06	2.41 %
Total Other Current Liabilities	\$130.11	\$127.05	\$3.06	2.41 %
Total Current Liabilities	\$280.11	\$5,136.89	\$ -4,856.78	-94.55 %
Total Liabilities	\$280.11	\$5,136.89	\$ -4,856.78	-94.55 %
Equity				
3100 Retained Earnings	228,003.02	238,803.24	-10,800.22	-4.52 %
Net Income	31,956.98	43,209.43	-11,252.45	-26.04 %
Total Equity	\$259,960.00	\$282,012.67	\$ -22,052.67	-7.82 %
TOTAL LIABILITIES AND EQUITY	\$260,240.11	\$287,149.56	\$ -26,909.45	-9.37 %

Durango Business Improvement District
Profit and Loss Statement
January - April 2026

	Apr Actual	Apr Budget	YTD Actual	YTD Budget	Annual Budget	% YTD Budget
Income						
4000 Mill-Levy Income	46,116.55	31,000.00	119,009.02	121,000.00	317,700.00	98.4%
4050 Event Income						
4051 San Juan Brewfest		0.00	0.00	0.00	8,500.00	
4054 Singing with Santa		0.00	3,000.00	0.00	5,000.00	
4059 Children's Halloween Income		0.00	0.00	0.00	1,500.00	
Total 4050 Event Income	\$ 0.00	\$ 0.00	\$ 3,000.00	\$ 0.00	\$ 15,000.00	
4058 Rewards Program Income		0.00	0.00	0.00	7,500.00	
4080 Ambassador Program Income		0.00	0.00	0.00	5,000.00	
4085 Heart of Durango Dollars	4,500.00	0.00	4,500.00	1,000.00	2,500.00	450.0%
4099 Other Income	179.94	170.00	681.34	665.00	2,000.00	102.5%
Total Income	\$ 50,796.49	\$ 31,170.00	\$ 127,190.36	\$ 122,665.00	\$ 349,700.00	103.7%
Gross Profit	\$ 50,796.49	\$ 31,170.00	\$ 127,190.36	\$ 122,665.00	\$ 349,700.00	103.7%
Expenses						
Total 701 PERSONNEL & RELATED	\$ 15,851.44	\$ 15,927.49	\$ 64,089.90	\$ 64,639.96	\$ 194,030.00	99.1%
Total 702/3 ADMINISTRATION & OPERATIONS	\$ 5,261.62	\$ 6,176.69	\$ 17,266.17	\$ 21,895.49	\$ 47,202.00	78.9%
Total 704 EVENTS.	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 15,500.00	
Total 705/6 MARKETING & COMMUNICATIONS	\$ 6,928.25	\$ 2,901.83	\$ 9,017.06	\$ 6,057.32	\$ 49,372.00	148.9%
Total 707 VISITOR INFO & BEAUTIFICATION	\$ 1,331.62	\$ 1,441.26	\$ 4,860.25	\$ 5,015.04	\$ 43,596.00	96.9%
Total Expenses	\$ 29,372.93	\$ 26,447.27	\$ 95,233.38	\$ 97,607.81	\$ 349,700.00	97.6%
Net Operating Income	\$ 21,423.56	\$ 4,722.73	\$ 31,956.98	\$ 25,057.19	\$ 0.00	127.5%
Net Income	\$ 21,423.56	\$ 4,722.73	\$ 31,956.98	\$ 25,057.19	\$ 0.00	127.5%

Marketing, Communications and Events Report – Tanya Clegg

June 9, 2026 BID Board Meeting

MARKETING

Love Locals Week

Love Locals Week provided \$5,000 in bonus digital gift cards (9100 at \$50 each). These bonus cards expired 30 days from the date they were awarded. The redemption rate for these cards was 94%, with only 6% of the funds not being spent.

Heart of Durango Dollars Digital Gift Card

- 113 businesses accept the card
- 68 retail businesses, 35 food and drink, 3 entertainment, 5 health and wellness, 2 hospitality

Total number of cards in the community as of May 5, 2026:

Heart of Durango Dollars digital gift cards have been issued through BID's 2024 Holiday Rewards Program, 2025 Spring Rewards Program, NoMAD ~ North Main Autumn Days 2024 and 2025, 2025 Holiday Rewards Program, and Love Locals Week. The public can purchase them from the BID's website. The City of Durango is also offering BID's gift cards as prizes for the Way to Go Club. Visit Durango has offered a BID gift card as part of its Stay 3 Days promotion.

Source	Total # Cards	Value
BID's Promotions	978	\$61,710
City of Durango Way to Go Club	69	\$4,375
Visit Durango Stay 3 Days promotion	545	\$53,900
Purchased from BID's website	339	\$25,335
TOTAL	1,931	\$145,320

Redemption report from all the sources listed above as of June 2, 2026:

Total number of purchases using BID's gift card: 2,358

Number of businesses with at least one purchase: 102

Total amount spent: \$100,944 (69% redemption rate)

COMMUNICATIONS

BID's next Coffee & Conversation meeting will be on Friday June 12, and will include discussions on 4th of July activities. BID does not hold this meeting in July due to the busy summer season, but meetings will resume on August 14.

EVENTS

Four Days For the 4th

Tim is serving on the City of Durango's Fourth of July planning committee. Four days of activities are being planned from Thursday July 2 through Sunday July 5. BID will coordinate a scavenger hunt at 10 Downtown businesses and will help plan the Oscar's Café Apple Pie Eating Contest at Durango Beer and Ice Company. He is also working with the City on a plan to decorate Downtown for the long weekend.

Oktoberfest

An Oktoberfest event is being planned for Buckley Park over two days in late September. Durango has not had an Oktoberfest event in many years. Tim has been consulting with the event organizer.

2026 BID event dates

- San Juan Brewfest - Friday, August 28 and Saturday, August 29
 - Team Up signed the annual agreement with BID for management services for San Juan Brewfest. 35 breweries have committed to pouring and three bands have been booked. A social media coordinator has been hired to manage the event's Facebook and Instagram pages. Key suppliers have been contacted and have committed to supporting the event again. Tickets went on sale June 1.
- Downtown Balloon Glow - Friday, October 16 and Saturday, October 17
- Downtown Children's Halloween - Saturday, October 31
 - Staff is working on a \$1,500 sponsorship request for this event
- Singing with Santa - Friday, November 27
 - Staff is working on a title sponsor request for \$5,000, and then will attempt to obtain a second sponsor at \$2,500 and a third at \$1,000.
 - Staff will also improve the sound for attendees and will plan to have more hot chocolate available.

**Visitor Information and Beautification Report – Tanya Clegg and Tim Walsworth
June 9, 2026 BID Board Meeting**

VISITOR INFORMATION

Ambassador Program

The Ambassador season started Memorial Day Weekend, starting on Friday, May 22. Nine Ambassadors have been hired, onboarded and trained for the season. At the beginning of June, the Ambassadors will be out four to five days a week. Shifts will ramp up to seven days a week by the end of June. The stationary/kiosk shifts are scheduled to start the second week of June, but staff is struggling to find a location for the shed where the kiosk is stored so these shifts might be delayed or changed to walking. Staff is working on a couple of options with different property owners. The shed has been located at the D&SNGRR for several years.

Durango Welcome Center (DWC)

2026 Door Count

Month	Door Count	Avg Per Day	Inc/Dec vs 2025
Jan-26	2,037	66	+58%
Feb- 26	2,351	84	+91%
March 26	4,998	161	+131%
April 26	4,292	143	+50%
YTD	13,678	114	+81%

BEAUTIFICATION

North Main District Clean Day

North Main District Clean Day was held on Friday, May 29, in partnership with the Durango Chamber of Commerce and Wendy Most State Farm Insurance. Approximately 35 volunteers participated, but the goal was 75. Even so, these volunteers removed 375 lbs of trash from the North Main District.

Downtown Clean Day

Downtown Clean Day took place on Friday, May 22. Downtown Clean Day is a project of the Durango Chamber of Commerce, which BID always supports with cleaning supplies, marketing, day of assistance, and minor funding. The City of Durango also supports Downtown Clean Day. Around 60 volunteers participated this year and removed 415 lbs of trash.

Downtown Flower Barrels

97 flower barrels were placed throughout Downtown prior to Memorial Day weekend, and they look beautiful. BID thanks the City Crews for getting all the barrels placed at the host locations.

**Executive Director Report – Tim Walsworth
June 9, 2026 BID Board Meeting**

PUBLIC MEETINGS

Since the BID board's last meeting on May 12, Tim monitored 10 City of Durango public meetings:

5/11/26 Durango Renewal Partnership URA

- March 9 meeting
 - Mid-Town area plan update included information on La Plata County's somewhat recent effort to create a public private partnership to redevelop the Old Main Post Office site and the adjacent former home of Schluter Floral. Only two proposals were received but neither were selected to move forward. The County has stated that they work with a realtor to market both properties for sale, but no timeline has been provided.
- This meeting
 - Reviewing a recommendation from City of Durango Community Development Commission to adopt the Durango Crossings area plan.

5/12/26 Durango Business Improvement District

- Report on the first Durango Farmers Market on Main Avenue of the season
- Discussion on updating BID's stance on Downtown's Next Step
- BID's March financial statements will be presented for approval
 - Income is 83.5% of year-to-date budget due to the March mill levy payment coming in less than budgeted. Staff reports that the April payment will make up almost all of the March shortfall.
 - Expenses are 93% of year-to-date budget
 - Net income is 52% less than year-to-date budget due to March mill levy payment
- Love Locals Week promotion went very well and exceeded expectations
- 114 businesses now accept BID's Heart of Durango Dollars digital gift card. Nearly 1,900 cards have been awarded or purchased, with a total value of \$141,000. Nearly 2,100 purchases have been made with BID's gift card, for a total of \$90,000.
- BID's first quarter communication piece to past Rewards Program participants produced the highest open rate ever for a BID communication at 70%
- BID staff are working on the City of Durango team to plan activities for 4th of July, and are also working on BID's four annual events – San Juan Brewfest, Downtown Balloon Glow, Downtown Children's Halloween, and Singing with Santa.
- BID staff have also consulted with the planner of an Oktoberfest event in Downtown
- BID's 2026 Ambassador team has been hired and will start working Memorial Day weekend
- Durango Welcome Center door count through April is up by 81% compared to 2025
- Downtown Clean Day will occur on May 22, and North Main Clean Day will be on May 29
- Host businesses for Downtown flower barrels are being recruited
- Tim will serve on the City of Durango's Parking and Wayfinding Signage Plan team
- Updates to the codes that define how temporary signs like banners can be used have been proposed

- Tim will be meeting with City of Durango Community Events staff to discuss changes to the process for an event that closes the streets, specifically how businesses are asked to provide comment and input to a potential closure
- 2026 bump outs have been installed at six Downtown locations. Boardwalks and pedlets are also installed at 3 locations.

5/18/26 Community Development Commission

- April 27 meeting
 - Approved changes to sign code for temporary signs like banners that will limit their use to three times a year for a maximum of 28 consecutive days, with a break of at least 28 days in between the next time a business wants to display a banner.
- This meeting
 - Nothing relevant for BID

5/20/26 City Council Regular Meeting

- Voting on a liquor license application for the new Boundary Hotel by Terra Vi at 3030 Main Avenue.
- Voting on appointments to several City of Durango boards and commissions, including one board member opening for Durango Business Improvement District.
- First consideration of an ordinance to change the City of Durango sign codes that are related to temporary signs like banners. The proposed changes will limit a business to displaying a temporary banner to three times a year for a maximum of 28 consecutive days, with a break of at least 28 days in between the next time a business wants to display a banner. Final reading and approval of this ordinance will be on June 2.

5/21/26 Durango La Plata Airport Commission

- Terminal expansion going well and on track, with new TSA screening, boarding gates and concessions expected to open May 20.
- Reviewing a concept to add over 100 new parking spaces to the existing primary parking lot. Currently there are 1,300 parking spaces. Parking demand and how long people park have both increased dramatically over the past five years.
- Activity Report:
 - Enplanements – up 14.3% for April, up 11.2% year to date
 - Deplanements – up 12.8% for April, up 11.1% year to date
 - Total passengers – up 13.5% for April, up 11.2% year to date
 - Outbound seat capacity – up 27% for April, up 17.6% year to date
 - Load factor – 72.3% for April (80.4% one year ago), 78.5% year to date (83 % year to date in 2025)
 - Cancellations – 1 in April (5 one year ago), 26 year to date (23 year to date in 2025).
 - Cancellation rate – 0.3% in April (1.6% one year ago), 1.8% year to date (1.8% year to date in 2025)

5/27/26 Historic Preservation Board

- Reviewing plans for new paint for trim on Tequila's building at 948 Main Avenue
- Reviewing plans for new solar array on roof of Cream Bean Berry at 1021 Main Avenue

5/28/26 Tourism Advisory Commission

- 1st Quarter 2026 performance report
- Overall occupancy for hotels and short-term vacation rentals was 44%, down by 2.1% compared to 1st Q 2025
- Average daily rate was up by 7%
- Hotel only occupancy was 49%, down by 0.4% compared to 1st Q 2025
- Average daily rate for hotels was down by 3.6%
- Short-term vacation rentals occupancy was 25.9%, which is down by 10% compared to one year ago
- Average daily rate for short-term vacation rentals was up by 36.6%
- Domestic visitor spending was up by 0.9%, and international visitor spending was up by 5.1%

6/2/26 City Council Study Session

- Nothing relevant for BID

6/2/26 City Council Regular Meeting

- Final reading of an ordinance to change the City of Durango sign codes that are related to temporary signs like banners. The proposed changes will limit a business to displaying a temporary banner to three times a year for a maximum of 28 consecutive days, with a break of at least 28 days in between the next time a business wants to display a banner.
- Voting on funding recommendations for two Re:New grants, which is a 1:1 matching grant of up to \$5,000 for improvements to commercial or mixed-use properties that are visible from the public right of way.
 - 949 Main Avenue, Mountain Bike Specialists is recommended for a grant of \$1,637 for parking lot improvements
 - 3101 Main Avenue, Sage Fresh Eats is recommended for a grant of \$2,900 for repainting the north facing wall.
- Voting on direction to be given to City Manager to pursue how to address a parking shortfall for the new City Hall and Durango Police Department

6/4/26 Financial Advisory Board

- Nothing relevant for BID

ADVOCACY

Camino Crossing Committee

No meetings held in the past month

Supporting Resiliency and Recover Fund

BID submitted a letter supporting the concept of this fund to Durango City Council in early May. The letter was also signed by Durango Chamber of Commerce and Local First. Tim is now arranging a meeting with City of Durango Mayor Dave Woodruff to understand his thoughts on the creation of this fund.

Parking and Wayfinding Signage Plan

Tim accepted an invitation to serve on a City of Durango planning team to create a new signage plan for Downtown parking and wayfinding. This team will start meeting over the summer.

New Sign Code for Temporary Signs (Banners)

Tim met earlier in the year with City of Durango staff who were considering changes to the codes for temporary signage like banners. Proposed changes to the code were recently released and Council approved them at their June 2 meeting.

Updates to City of Durango Process for Street Closure Petitions for Events

Tim met with City of Durango Community Events Supervisor Eric Bullrice to discuss changes to the process used when an event wants to close the street to parking and/or traffic. Some flaws were identified in the current process with a recent street closure.

Eric agrees the current process can be improved, and proposed the following changes to how an event organizer interacts with businesses about proposed closures:

- He will create an information packet for the event organizer to take to businesses
- He will create an online form for businesses to use for comments on the proposed closures, so that the business can provide that input to the City without the event organizer being present. Currently the input is provided on a paper form in front of the event organizer.

Buckley Park Master Plan

Community input is being solicited for a master plan for Buckley Park that will create a long-term vision for this important community gathering location in Downtown. A workshop is scheduled at Buckley Park on June 15 from 4 to 6 pm to share ideas, priorities and creative concepts for the future of the park. BID staff will attend and BID board members are also invited.

Town Plaza Parking Concerns

Tim will attend a meeting on June 4 with Town Plaza operators to discuss parking concerns. When streets are closed in Downtown for events, many attendees park at Town Plaza, which limits parking for customers of businesses located there. Tim previously proposed an idea to the City where event organizers with large and/or lengthy street closures should be required to include a detailed parking plan with the event permit request. This parking plan should include information on how they will tell the community where to park and where not to park, and for the largest events might also include an requirement to pay the City to make public transit free on the day(s) of their event or to pay for a special shuttle from Fairgrounds to Downtown.

Noel Night Street Closure

The annual Noel Night event is considering a street closure for this year's event on Friday December 4. Tim will attend a meeting with the City's Community Events Supervisor and Local First to discuss what is being considered and to understand why.

2027 BUDGET DISCUSSION

The BID board is asked to provide input to staff for BID's 2027 budget priorities.

- 2027 Budget Objectives
 - To create a balanced budget to continue most of BID's existing programs and to afford new programs that the board approves.

- Challenges and unknowns
 - BID will not receive an estimate of property values from the County Assessor until August, and these values are not finalized until December. Property values determine how much mill levy revenues BID will receive in 2027, which are just over 90% of BID's revenues. BID's 2027 budget is due to the City of Durango by September 15.
 - Mill levy revenues generally increase every year, but the Assessor re-evaluates property values every two years. 2027 is an in-between year for re-evaluating property values, meaning revenues will probably be relatively flat.
 - The two new hotels on E. 2nd Avenue **should** create a somewhat significant increase in BID's mill levy revenues of \$3,000 to \$5,000.
 - A safe estimate for budgeting for BID's primary revenue source for 2027 is \$4,000 to \$5,000 new dollars.