



**DOWNTOWN
LEXINGTON
MANAGEMENT
DISTRICT**

ORDINANCE

The Downtown Lexington Management District (DLMD) was established May 7, 2015 when Lexington Fayette Urban County Council passed Ordinance 52-2015. The first levy was collected in January 2016 and DLMD began operation later that year.

The District recently received recertification in 2025 for a ten-year period.

AN ORDINANCE CREATING AND ESTABLISHING, PURSUANT TO KRS 91.750, ET SEQ., THE "DOWNTOWN LEXINGTON MANAGEMENT DISTRICT" AND PROVIDING FOR ITS BOUNDARIES; A FIFTEEN MEMBER BOARD, THE REQUIREMENTS AND APPOINTING PROCESS FOR BOARD MEMBERS, AND THEIR TERM LIMITS; THE POWERS OF THE BOARD; A FISCAL YEAR COMMENCING ON JULY 1ST, THE UNDERTAKING OF ECONOMIC IMPROVEMENTS BY THE BOARD; A BUDGET AND AUDIT PROCESS; AN AFFIRMATIVE ACTION PLAN; PUBLIC INFORMATION; AN ASSESSMENT NOT TO EXCEED \$.10 OF \$100 OF THE ASSESSED PROPERTY VALUE FOR EACH ASSESSED PROPERTY WITHIN THE DISTRICT; A CONTESTING AND APPEAL PROCESS; LIENS; AN ANNUAL REPORT TO PROPERTY OWNERS; ETHICAL REQUIREMENTS ON BOARD MEMBERS; TERMINATION OF THE DISTRICT IN NO LATER THAN 5 YEARS; BOARD GUIDELINES; CONTRACTING REQUIREMENTS; MANAGEMENT, MARKETING, AND ADMINISTRATION; REPORTING REQUIREMENTS; AN ADVISORY COUNCIL TO THE BOARD; SEVERABILITY; ALL EFFECTIVE UPON DATE OF PASSAGE WITH THE MANAGEMENT DISTRICT ASSESSMENT OF PROPERTIES WITHIN THE DISTRICT TO TAKE PLACE NO EARLIER THAN ALLOWABLE BY LAW.

WHEREAS, the Mayor received a formal request and petition to create a management district in a portion of downtown Lexington, Kentucky, on February 23, 2015; and

WHEREAS, the petition satisfies the minimum requirements for the creation of a management district pursuant to KRS 91.754 and the Mayor has forwarded the petition to the Urban Council for further consideration; and

WHEREAS, the Urban County Council desires to create the requested management district as further provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That an official copy of the petition requesting creation of the district shall be maintained by the Council Clerk and is incorporated herein by reference.

Section 2 - That the Urban County Council accepts the determination of the Mayor that the petition satisfies the minimum requirements of KRS 91.754, and hereby creates and establishes a management district pursuant to applicable state statute as follows:

Section 1. Downtown Lexington Management District.

This Ordinance shall be referred to hereinafter as the "Downtown Lexington Management District Ordinance" or the "Ordinance".



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OUR THREE MANDATES



- ***Beautification***: providing enhanced cleaning services to create a foundation for business development.
- ***Safety***: providing enhanced safety resources to address worker, visitor and resident safety.
- ***Marketing***: supporting public art initiatives and economic development and business support programs.

DISTRICT

SPEIGLE HEIGHTS

NORTHSIDE DISTRICT

DAVIS/DAVIS BOTTOMS

Rupp Arena

Lexington

BELL COURT





LFUCG Councilmember Districts within Downtown Lexington Management District

- | | |
|---------------------|-------------|
| • Tyler Morton | District 1 |
| • Hannah LeGris | District 3 |
| • Jennifer Reynolds | District 11 |



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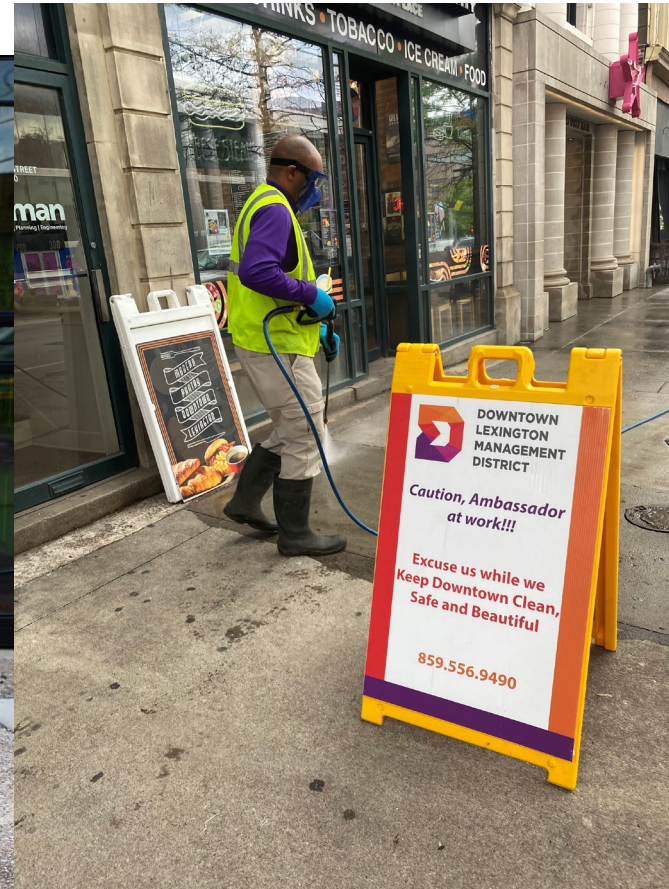
DLMD Board

- **James H. Frazier III, Chair**
Office Representative
McBrayer PLLC
- **Dougie Allen, Vice Chair**
Hospitality/Entertainment Representative
Creaux
- **Juan Castro, Treasurer**
Member At Large
The JCC Group
- **Dennis Anderson**
Office Representative
Anderson Communities
- **Rachel Savané**
Retail Business Representative
Savane Silver
- **Mary Quinn Ramer**
Tenant Representing Owners
VisitLEX
- **Clay Angelucci**
Office Representative
Block+Lot
- **Kevin Atkins**
Mayor Designee
City of Lexington
- **Bryanna Carroll**
Parking Facility Representative
Kentucky League of Cities
- **Lawrence W. Wetherby, III**
Tenant Representative
Republic Bank
- **James Brown**
Council Member At-Large
City of Lexington
- **Hannah LeGris**
Council Member Third District
City of Lexington
- **Thomas Pettit**
Residential Property Representative
- **Beverly Fortune**
Member at Large
- **Ron Tritschler**
Hospitality and Entertainment Representative
The Webb Companies



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WORK IN THE DISTRICT



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Downtown Lexington Management District
(DLMD) FY2025-2026 District Economic
Improvement Plan

Mission

The Downtown Lexington Management District (DLMD) was established in 2015 pursuant to KRS 91.750 through 91.762 for the purpose of providing and financing economic improvements that specially benefit property within the District.

Board Members and Officers

James H. Frazier III Chair	Dougie Allen Vice Chair	Juan Castro Treasurer	Dennis Anderson	Kevin Atkins
Clay Angelucci	Bryanna Carroll	Mary Quinn Ramer	Rachel Savané	James Brown
Hannah LeGris	Thomas Pettit	Beverly Fortune	Ron Tritschler	Lawrence Wetherby, III

Economic Improvement Plan

Cleaning, Landscape, Beautification, Maintenance Services: Enhance public spaces and rights of way.

- Retain Block by Block to employ 6+ clean ambassadors to provide cleaning, landscape, beautification and maintenance Services.
- Purchase supplies and equipment necessary to provide these services.

Security and Safety: Enhance public safety.

- Retain Block by Block to employ 2 safety ambassadors to provide customer friendly secure presence.
- Partner with Fayette County Sheriff to augment Friday and Saturday evening security presence

Marketing: Attract customers and promote the Downtown and the businesses.

- Implement general marketing and special projects to attract customers.
- Partner with a third-party vendor via request for proposal to:
 - Highlight downtown ease of parking and retail offerings
 - Manage and grow DLMD brand, website and social media tools.

Business Recruitment and Support: Attract new businesses and development; support existing businesses.

- Manage and promote a property improvement grant program.
- Partner with a third-party vendor to:
 - Support and increase awareness to of programs providing grant support to businesses
 - Recruit new businesses and development.
 - Organize Downtown businesses.

Administration: Manage organization, budget and programs; communicate with stakeholders.

- Pass resolution authorizing a third-party vendor to manage:
 - DLMD programs and services contained in the Economic Improvement Plan.
 - Budget and invoicing for programs and services contained in the Economic Improvement Plan.
- Benchmark and communicate DLMD activities and results to stakeholders through newsletter and annual report.



Downtown Lexington Management District

2025-2026 Proposed Budget

Approved by DLMD Board on 5/7/2025

Account #	Account Name	2025-2026 Proposed Budget
<u>Income</u>		
<u>Property Tax Collections</u>		
4100	Downtown District Property Tax	556,000.00
4110	Penalties & Interest	2,000.00
4120	Minus 2% Discount	(9,785.60)
4130	Minus Sheriff Fee 4.25%	(23,630.00)
Total Property Tax Collections		524,584.40
Total Income		\$ 524,584.40
<u>Expense</u>		
<u>Special Projects, Art & New Opportunities</u>		
6110	Downtown Art Project	10,000.00
Total Special Projects, Art & New Opportunities		\$ 10,000.00
<u>District Services (Cleaning & Safety)</u>		
6200	Block by Block Services	396,850.00
6205	Block By Block Rent Match	9,000.00
6210	Block by Block Hospitality Ambassadors	12,000.00
6220	Downtown Additional Security/ Miscellaneous	27,000.00
6240	Ambassadors Care	500.00
Total District Services (Cleaning & Safety)		\$ 445,350.00
<u>Marketing & Communications</u>		
6310	Advertising & Promotion	500.00
6325	Website Hosting	300.00
6350	Communications	400.00
Total Marketing & Communications		\$ 1,200.00
<u>Business Support/Economic Development/Recruitment</u>		
6400	Downtown Improvement Grants	27,000.00
6410	Lighting Grants	5,000.00
6450	State of Downtown	4,000.00
Total Business Support/Economic Development/Recruitment		\$ 36,000.00
<u>Management & Planning</u>		
6500	Management Services	29,900.00
6510	Accounting Software Subscription	1,500.00
6560	Office Supplies	500.00
Total Management & Planning		\$ 31,900.00
Total Expense		\$ 524,450.00
Net Income (Loss)		\$ 134.40



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