



DOWNTOWN LEXINGTON MANAGEMENT DISTRICT

The Downtown Lexington Management District ("the District") is Lexington's first property tax business improvement district, comprising downtown businesses and stakeholders.

Our organization is patterned on well-established districts in cities from New York to Louisville.

Vibrant downtowns are crucial for economic growth, community identity, and cultural vibrancy, acting as hubs for commerce, social interaction, and cultural events, ultimately boosting local economies and fostering a sense of place.





THE IMPACT OF DOWNTOWN DISTRICTS

2%

Land Area

Downtowns typically occupy just over 2% of a city's total land area

35%

Hotel Rooms

Downtown districts host over a third of a city's hotel accommodations

9%

Retail Sales

Percentage of citywide retail and food & beverage sales

24%

Employment

Nearly a quarter of citywide jobs are in downtown areas

Data from 2024 demonstrates that while downtowns occupy a small percentage of a city's physical footprint, their economic and cultural impact is exponentially greater. These vibrant urban cores deliver significant value through concentrated economic activity in walkable, dense environments.

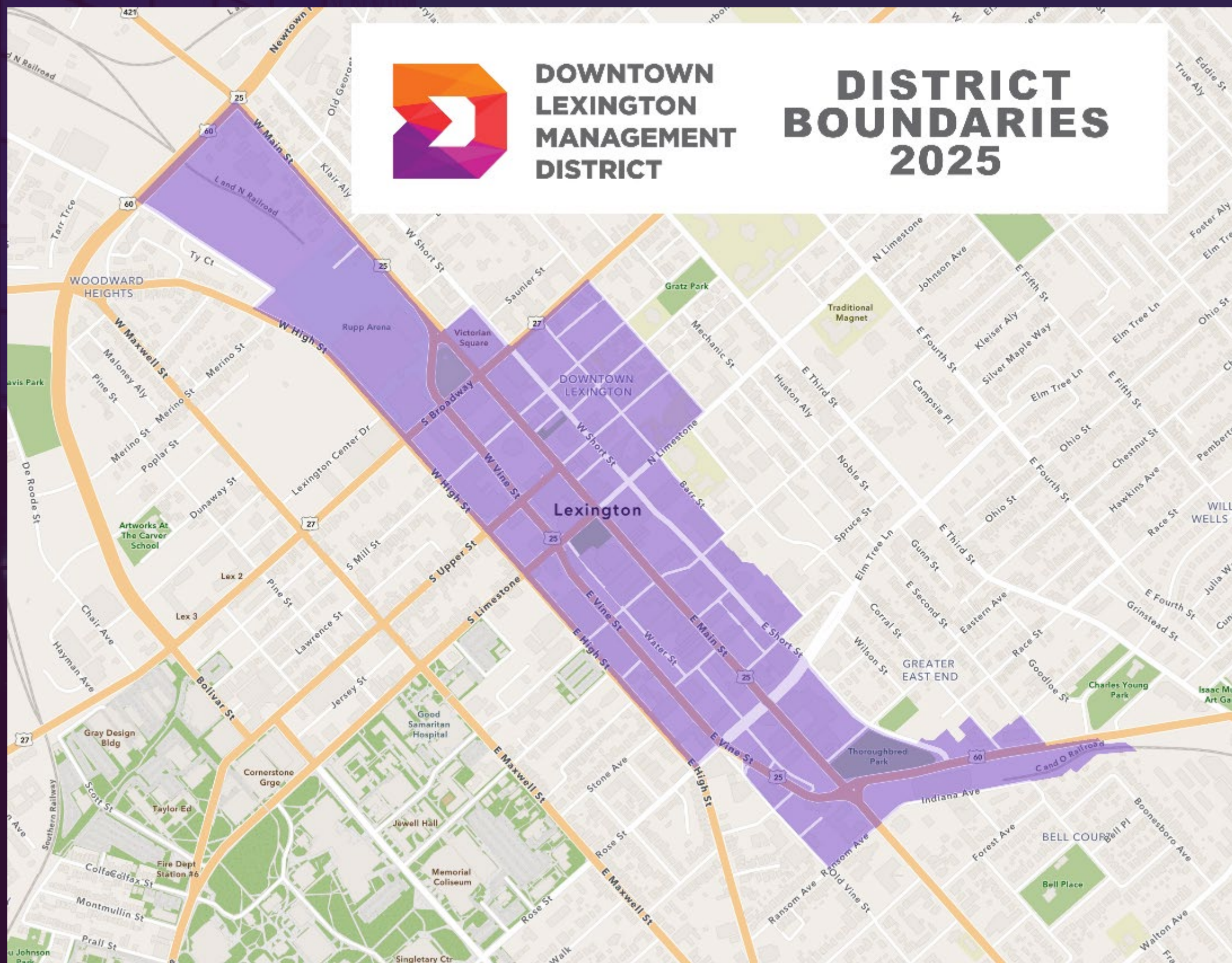


**DOWNTOWN
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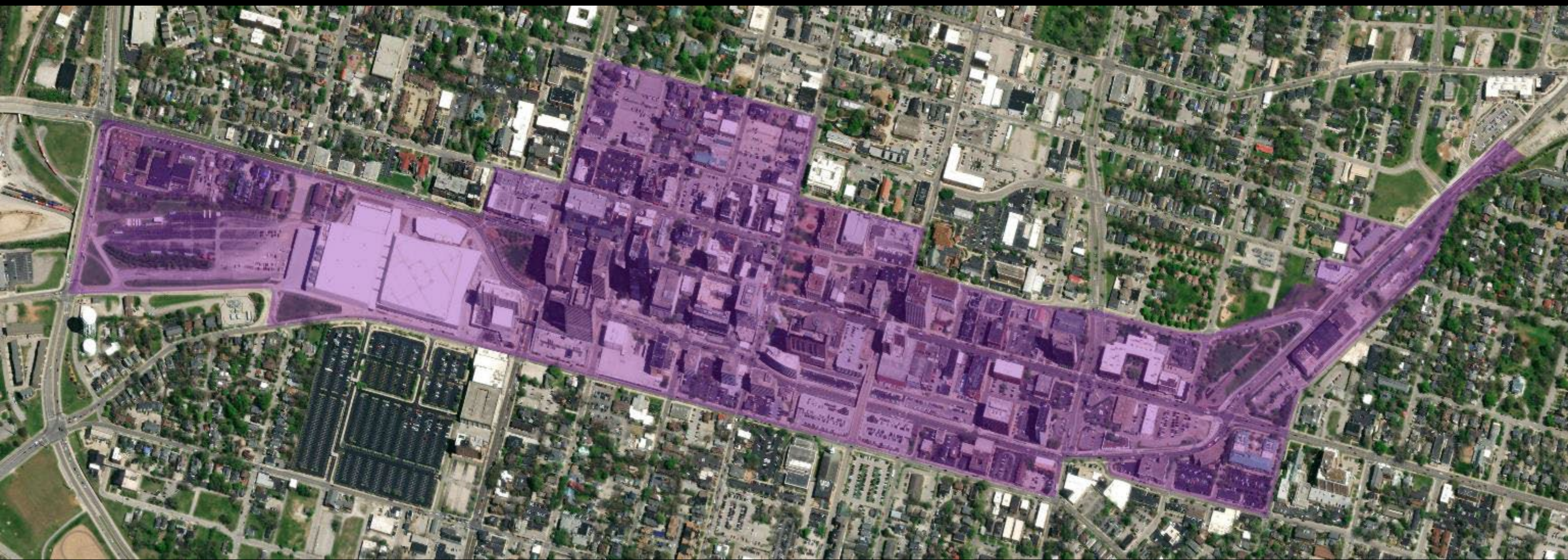


**DOWNTOWN
LEXINGTON
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**DISTRICT
BOUNDARIES
2025**



**DOWNTOWN
LEXINGTON
MANAGEMENT
DISTRICT**



**DOWNTOWN
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DISTRICT ESTABLISHMENT & GOVERNANCE

Ordinance Passage

Ordinance No. 52-2015 was passed in May 2015, officially creating the Downtown Lexington Management District

Board Formation

The Downtown Lexington Management District Board formed with an initial **term** of five years

Volunteer Leadership

Fifteen dedicated volunteers were appointed to serve on the Board, representing various stakeholder groups

Ongoing Operations

The Board continues to implement improvements that benefit all property owners within the District



DLMD BOARD

James H. Frazier III, Chair

Office Representative
McBayer, PLLC

Dougie Allen, Vice Chair

Hospitality/Entertainment Representative
Creaux

Juan Castro, Treasurer

Member At Large
The JCC Group

Kevin Atkins

Mayor Designee
City of Lexington

Clay Angelucci

Office Representative
Block+Lot

Dennis Anderson

Office Representative
Anderson Communities

Ron Tritschler

Hospitality and Entertainment Representative
The Webb Companies

Bryanna Carroll

Parking Facility Representative
Kentucky League of Cities

Mary Quinn Ramer

Tenant Representing Owners
VisitLEX

Rachel Savané

Retail Business Representative
Savané Silver

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



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STAKEHOLDER REPRESENTATION

The District's Board includes representatives from all major downtown stakeholder groups, ensuring balanced decision-making. This approach allows **for balanced decision-making that considers the needs of all district constituents.**

OFFICE & PROPERTY OWNERS

Dennis Anderson

Office Representative
Anderson Communities

Clay Angelucci

Office Representative
Block+Lot

Thomas Pettit

Residential Property Representative

HOSPITALITY & ENTERTAINMENT

Dougie Allen, Vice Chair

Hospitality/Entertainment Representative
Creaux

Ron Tritschler

Hospitality and Entertainment Representative
The Webb Companies

PARKING & TOURISM

Bryanna Carroll

Parking Facility Representative
Kentucky League of Cities

Mary Quinn Ramer

Tenant Representing Owners
VisitLEX

RETAIL, FINANCIAL, & PROFESSIONAL

James H. Frazier III, Chair

Office Representative
McBrayer, PLLC

Juan Castro, Treasurer

Member At Large
The JCC Group

Rachel Savané

Retail Business Representative
Savané Silver

Lawrence W. Wetherby, III

Tenant Representative
Republic Bank

LFUCG & COMMUNITY

James Brown

Council Member At-Large
City of Lexington

Hannah LeGris

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Beverly Fortune

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DLMD MANDATE

DOWNTOWN BEAUTIFICATION

Enhanced landscaping, seasonal decorations, and maintenance of public spaces to create an inviting atmosphere for residents and visitors.

FUNDING IMPROVEMENTS

Financial support for art, beautification, and security improvement projects within the District that enhance the overall downtown experience, support local businesses, and reinforce safety of the downtown corridor.

MARKETING AND PROMOTION

Strategic initiatives to highlight downtown businesses, events, and attractions, driving foot traffic and economic activity throughout the district.



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DOWNTOWN AMBASSADORS PROGRAM

Our Downtown Ambassadors serve as friendly faces throughout the district, providing essential services that **enhance the downtown experience.**

These dedicated individuals work daily to ensure that Lexington's downtown remains **clean, enhancing safety of other organizations, and welcoming for everyone.**

Our people are truly ambassadors of the community.



Maintenance

Ensuring public areas remain clean and well-maintained throughout the district by picking up garbage, pressure washing, removing graffiti and more



Safety Partner

Improving security and creating a welcoming environment through discouraging panhandling, reporting issues, maintaining a visible presence in all areas of downtown



Visitor Assistance

Providing directions and recommendations to shoppers and tourists, as well as providing a consistent and reassuring presence in public spaces downtown



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RETURN ON THE DLMD INVESTMENT

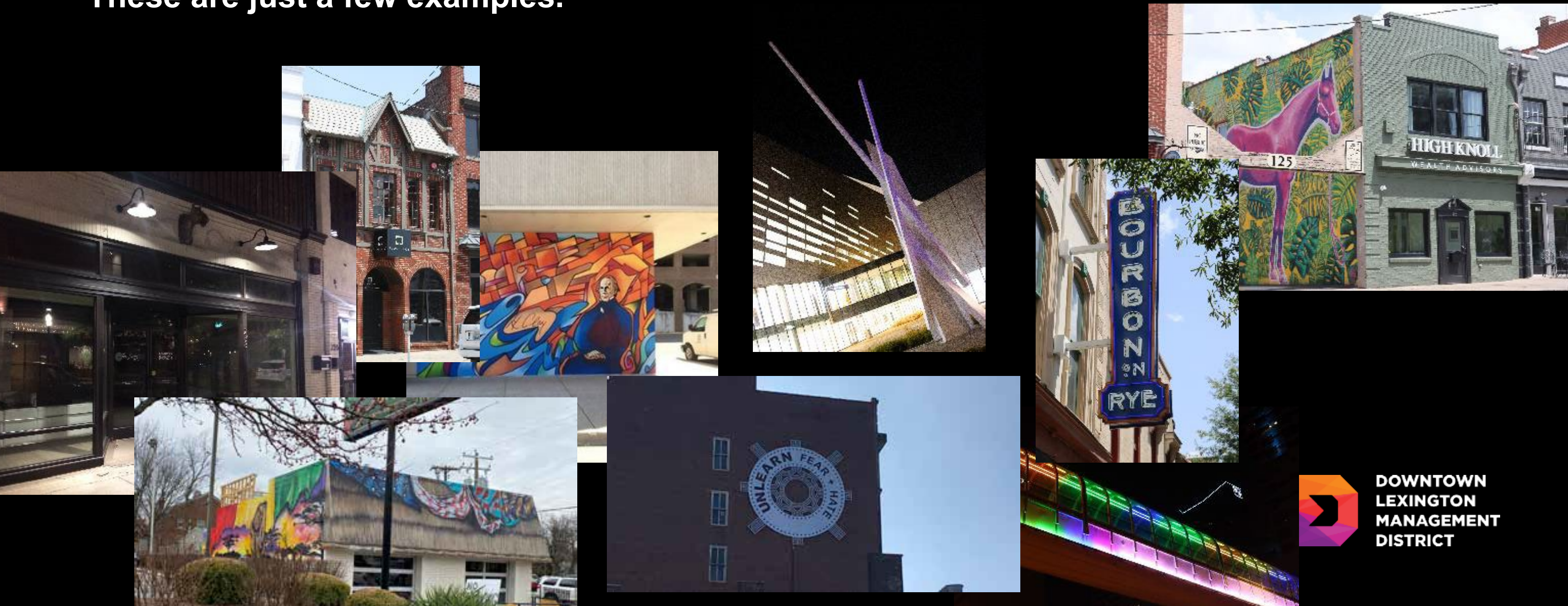
From 2016-2024:

- Over **800** bags of leaves collected
- Nearly **12,000** instances of graffiti/sticker removal
- Over **14,000** instances of hospitality assistance
- Over **800** encounters with aggressive panhandlers, and over **800** encounters with passive pandhandlers
- Over **700** hours of power washing
- Over **9000** block faces cleared of weeds
- Over **130,000** lbs. Of trash collected – more than **65 tons**



RETURN ON THE DLMD INVESTMENT

Numerous grants totaling several hundred thousand dollars have been for security, façade, and lighting enhancements as well as art projects – a core mission of the DLMD. These are just a few examples.



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RETURN ON THE DLMD INVESTMENT



Additionally, in 2024, the DLMD partnered with the Lexington Police Department on the new **Fusus system**, providing grants to property owners to integrate their security systems with Fusus to improve downtown security.

RETURN ON THE DLMD INVESTMENT

- Property values in the district grew by \$162 million between 2015 and 2024, from \$406,522,100 to \$568,427,900, a **40% increase**.
- Just over 51% of properties, or 273, are commercial real estate.
 - Commercial real estate saw a more modest property value increase of **10%** in the same period nationally.



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BUY-IN OF OWNERS

- To establish or re-authorize a management district, KRS 91.754 requires the signatures of:
 - at least **thirty-three percent (33%)** of the owners of real property within the proposed management district
 - a number of real property owners, who together are the owners of real property equal to at least **fifty-one percent (51%)** of the assessed value of property within the proposed management district;

BUY-IN OF OWNERS

- For reauthorization in 2025, DLMD obtained the signatures of:
 - **64%** of property owners by value
 - **51%** of the total number of property owners

THE BOTTOM LINE

The District provides services that complement city efforts, focusing on creating a clean, safe, and vibrant downtown environment.

Our initiatives are designed to benefit all property owners, businesses, and visitors within the designated area.

Without this initiative, our downtown corridor would not differentiate against other communities; we make a significant difference to the economics and impressions of our downtown to all visitors.



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