



## **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

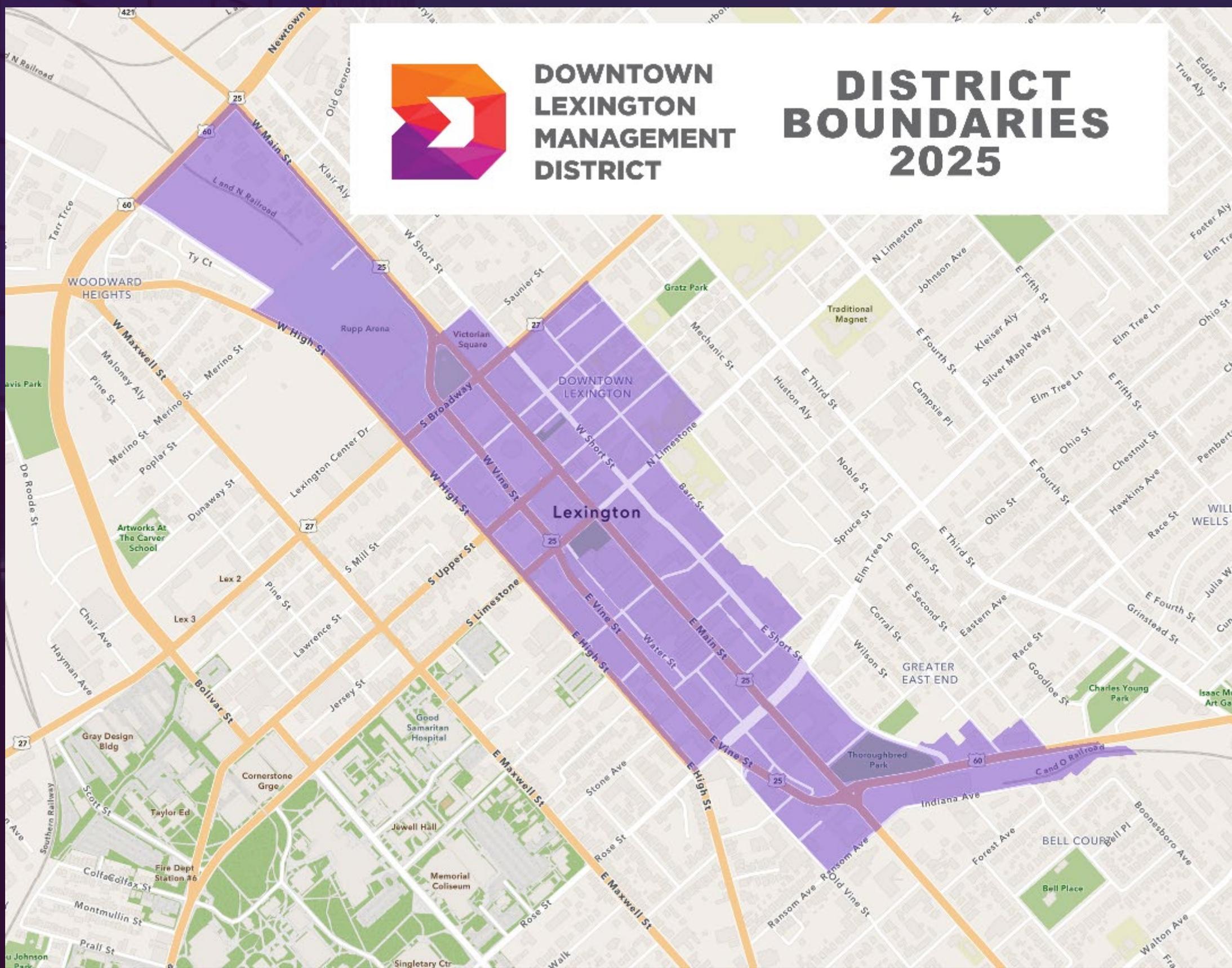
Data from 2024 demonstrates that while downtowns occupy a small percentage of a city's physical footprint, their economic and cultural impact is exponentially greater. These vibrant urban cores deliver significant value through concentrated economic activity in walkable, dense environments.



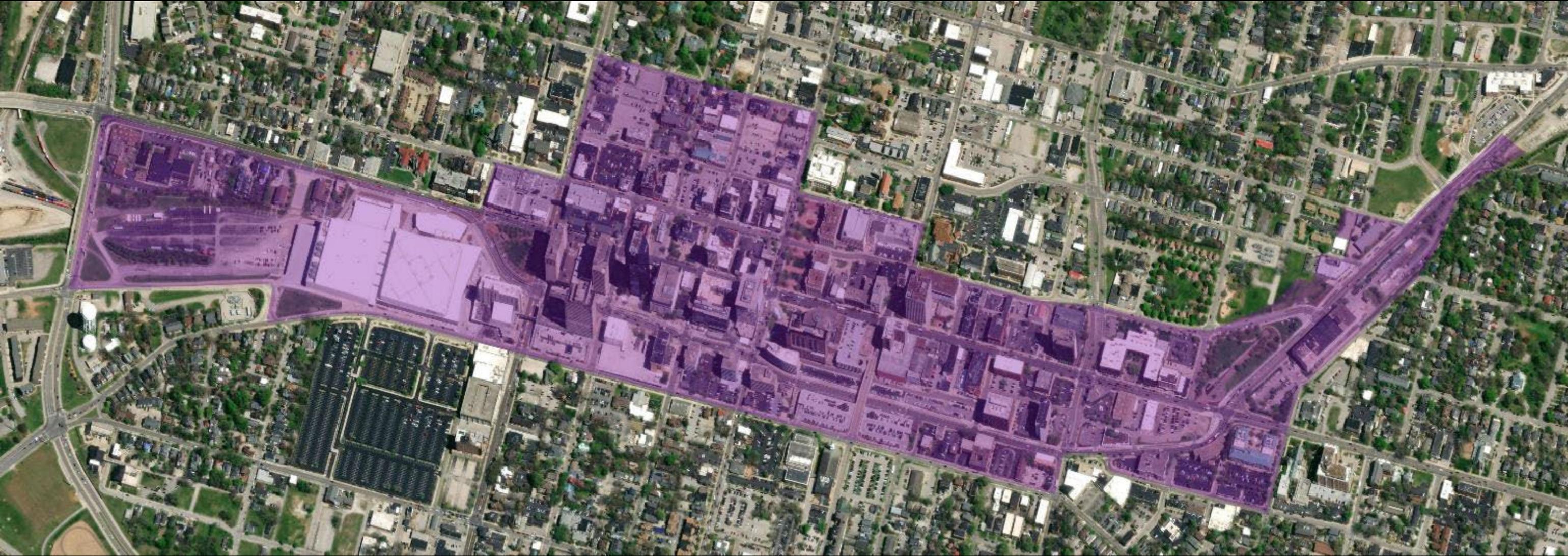


**DOWNTOWN  
LEXINGTON  
MANAGEMENT  
DISTRICT**

# **DISTRICT BOUNDARIES 2025**



**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  
McBrayer, 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

## LFUGG & COMMUNITY

### James Brown

Council Member At-Large  
City of Lexington

### Hannah LeGris

Council Member Third District  
City of Lexington

### Kevin Atkins

Mayor Designee  
City of Lexington

### Beverly Fortune

Member at Large



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# DLMD MANDATE

## MARKETING AND PROMOTION

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

## 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.



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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:

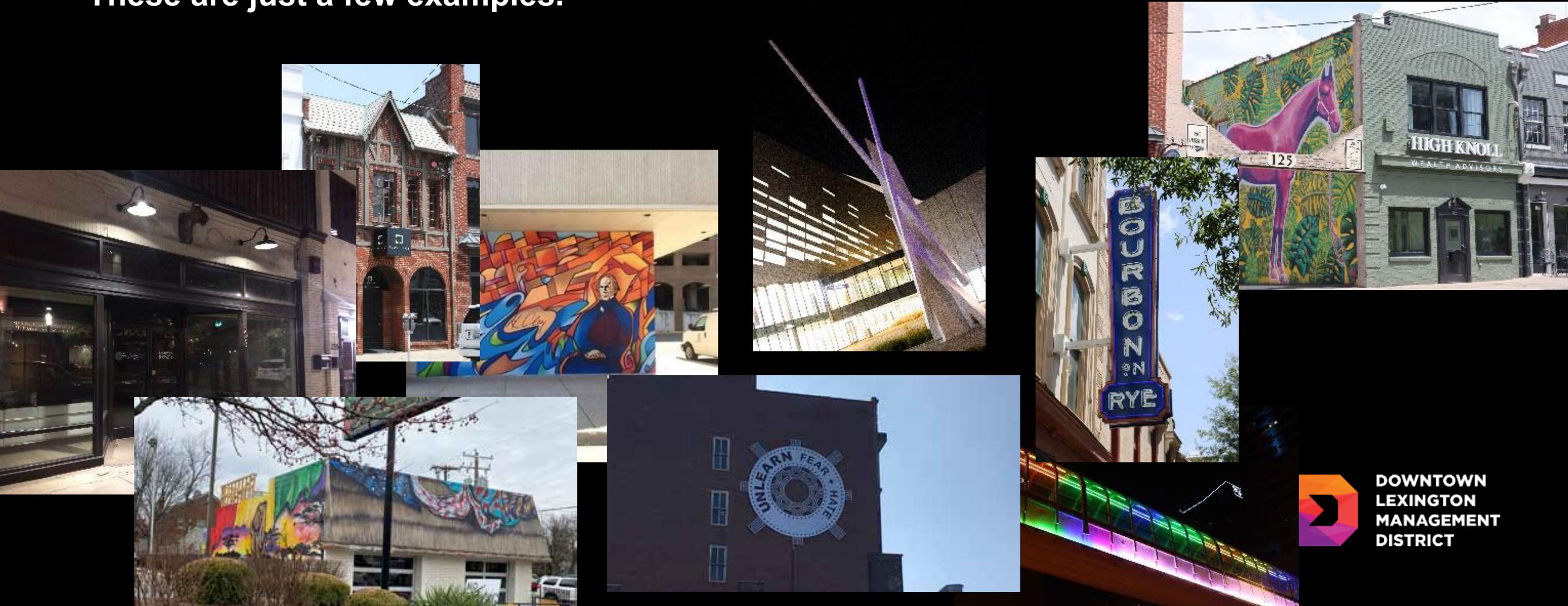
- Over **800** bags of leaves collected
- Nearly **12,000** instances of graffiti/sticker removal
- Over **14,000** instances of hospitality assistance
- Over **800** encounters with aggressive panhandlers, and over **800** encounters with passive pandhandlers
- Over **700** hours of power washing
- 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.



# 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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