



2016 Annual Report

Adams Morgan Partnership Business Improvement District

Letter from the Co-Presidents of the Adams Morgan Partnership BID

Dear Friends,

On behalf of the Board of Directors and members of the Adams Morgan Partnership Business Improvement District (AMPBID), we are pleased to present this report highlighting the work we have done together this past year. At a time when decisions at the national level are threatening to divide us in so many ways, we are reminded that Adams Morgan is a community that prides itself on its diversity -- not only of people, culture, and socio-economics, but by the kinds of businesses we have here and who they serve. We have had a number of diverse businesses join us this past year - from a restaurant called Tail Up Goat (ask them for the story behind the name, you won't be sorry you did) to Cuba Cuba Gallery Café, Quara Ethiopian Restaurant and Al Volo Osteria.

As you read through this report, we want you to know how appreciative we are of the role each of you has played in our success. Together we are making Adams Morgan cleaner, safer and friendlier. An example of the latter is a new addition to our programming schedule: the Adams Morgan Pinewood Grand Prix on April 29th. This is not just for scouts anymore, but for boys and girls of all ages!

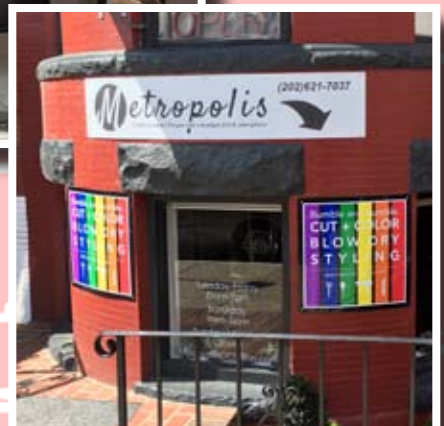
We are pleased the AMPBID was reauthorized this past Fall for another five-year term and will continue to focus on our core mission but always evolving to make sure we best meet the needs of our diverse membership. Brian Barrie finished his first year on our staff as the Operations Manager and Kristen Barden, our Executive Director, will complete 9 years this Fall.

The financial section of this report will show that the AMPBID is fiscally strong with healthy reserves and another clean audit. With careful planning and close oversight, we are able to keep costs low to use our members' tax dollars efficiently and have a greater impact on the things they care about most.

While we were happy to welcome old friends back to the neighborhood like Ann Cashion (Johnny's Half Shell) we look forward to celebrating new faces as well. The Line Hotel opens in a few weeks, and a planned mixed-use project across from it on Columbia Road will attract more residents, retailers, restaurants and services! Thank you for playing an important part in building a stronger, more diverse Adams Morgan.

*Constantine Stavropoulos
Stephen Greenleigh
Co-Presidents of the Board of Directors
Adams Morgan Partnership BID*

*A few of
our new
businesses*



Letter from the Executive Director

Diversity is a word used so often it can begin to lose its meaning... or meanings.. But not in Adams Morgan. We take diversity seriously here because it represents who we are. It's part of our identity. Our community thrives because it is diverse. Our people are diverse but so are our businesses. We have food from around the world within just a few blocks. We bring diversity to our programming, from independent documentaries about the disadvantaged to mainstream Oscar winners... from bands that have never played a gig before to members of the National Symphony Orchestra. We do this to make all our neighbors feel welcome, to bring them together through film, music and food. Our world-class nightlife draws patrons from across the globe to come have fun, meet friends and make new ones. As the list below shows, Adams Morgan is changing in ways that bring more businesses, services, programming and development to the community... while staying true to its reputation of offering something for everyone.

Here is a quick overview of 2016 in Adams Morgan:

New Construction: 2016 saw the beginning of construction at 1773-1777 Columbia Road, NW by Foxhall Partners who plan to build a six-story, 80-unit apartment building with 9,500 square feet of retail space. The SunTrust Bank and plaza have the greenlight from HPRB to begin their planned six-story, 52 unit condo building and probably 3 retail tenants on the ground floor. Reed Row at 2101 Champlain Street NW is Kettler's high-end rental development that is slated to deliver this spring. There are studio, one- and two-bedroom apartments in that project. And the Italian Embassy redevelopment began at 2700 16th Street, NW that is a planned-unit development and will bring 135 apartments in the second quarter of 2018. The Adamo at Lanier and Adams Mill Roads, which delivered in early 2016 is at 100% occupancy for residential and retail tenants.

Community Events: We continued to host many outdoor events such as the Adams Morgan Summer Concert Series, Adams Morgan Movie Nights, Bike to Work Day pit stop, Taste of Adams Morgan to benefit Mary's Center, Adams Morgan Apple Festival and apple pie contest along with Adams Morgan Porch Fest (music festival) held each fall. And in the Spring of 2017 we are adding an Adams Morgan Grand Prix (hand-held pinewood car race) in Kalorama Park and also evening events on June 5th to welcome participants of the IPW Conference (US Travel Association's annual meeting).

Retail/Restaurant openings: We welcomed Ann Cashion and Johnny's Half Shell back to Adams Morgan in 2016 and One Medical offices opened in the Adamo building to great reviews. Insomnia Cookies offers late night delivery of fresh cookies and Los Cuates Mexican replaced the beloved La Fourchette which Jackie and Pierre Chauvet ran for more than 50 years. Lapis Afghan also replaced Napoleon with recipes from the Popal family's matriarch and Al Volo Osteria replaced Pasta Mia but not the long lines of customers waiting to get in most evenings.

Clean and Safe: We continue to contract with the Capitol Hill BID's Ready Willing and Working Program and also receive the Small BID Litter Clean Up grant from DSLBD. Our team works 365 days a year from 7 am to 3 pm most days. Our partnership with DPW has enhanced our recycling capacity also. Our safety program matches the reduction in overall crime we have seen the last few years. During the cold weather months, we efficiently schedule the Reimbursable Detail Officers (RDOs) so there are additional funds available during warm months. We work closely with MPD and they attend our monthly board meetings and keep us informed about changes coming down the pipeline.

Vibrant, eclectic, unique, creative and most importantly DIVERSE – That's Adams Morgan. That's the neighborhood we support with our work.

None of this would be possible without the contributions of our BID members, the leadership of our Board of Directors and the co-operation of many in DC government and local law enforcement. We are grateful. Let us know how we can improve. We are always open to your ideas.

*Kristen Barden
Executive Director
Adams Morgan Partnership BID*



AMPBID Executive Director Kristen Barden discussing Adams Morgan events with Mayor Muriel Bowser

A Cleaner Adams Morgan

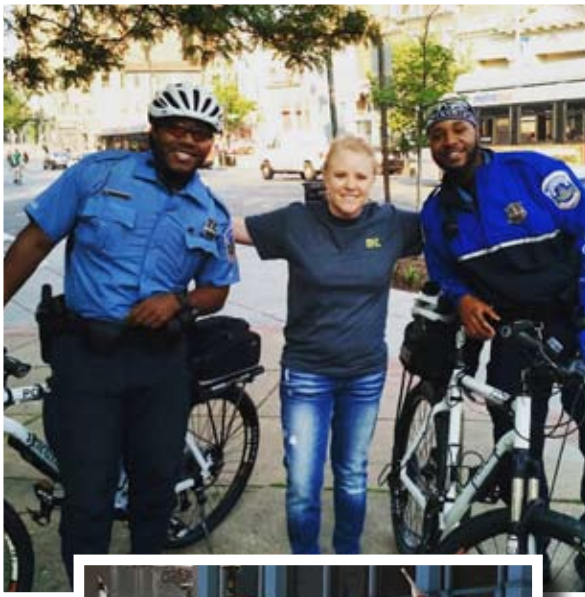
Year after year, the most visible indicator of our work and effectiveness is the cleanliness of our community. We constantly scan the area for issues that need to be addressed, and, thanks to our Clean Team, which is on hand 365 days a year, we offer a level of vigilance that would not be possible otherwise. The annual summary of our cleaning activities speak for themselves: 39,354 bags of trash collected (over a million pounds worth), 7400 bags of recyclables processed, and 1,475 posters, flyers and acts of graffiti removed and 1,787 tree beds cleaned. Since January 2012, we have continued to provide basic removal of debris on residential streets (one block off of the commercial streets) on Saturdays, Sundays and Mondays. This service we provide as a courtesy to our neighbors and helps to reduce the incidence of trash ending up on residential streets from weekend activities.

Keeping Adams Morgan clean and beautiful is part of our core mission and creates a welcoming environment for visitors and patrons of our businesses while helping to foster positive relationships with our neighbors.



A BIG thanks to the DC Department of Small and Local Business Development (DSLBD) for their annual Litter Clean Up Assistance Grant to off set the costs of our cleaning and maintenance work. In FY2016 the grant was \$132,000.





A Safer Adams Morgan

A safe Adams Morgan is a top priority for us, and with our great partnership with the Metropolitan Police Department (MPD) the amount we spend on supplemental services is lower and lower each year. But using those resources wisely, deploying officers where and where crime is most likely to occur, is critical.

Our partnership with MPD enabled us this year to look at how crime is less of an issue in the dead of winter than in the heat of the summer, and we adjusted our Reimbursable Detail Officers (RDOs) accordingly. This saved \$15,000. Our normal detail is between midnight and 4 am, and a testament to their effectiveness is the fact that more businesses are hiring their own RDOs.

Important year over year comparisons of Third District MPD crime stats from 2015 to 2016 show total crime remained about the same. There were reductions in key areas, however: Robberies with a gun were cut in half, robberies in general dropped 20%, and assaults with a dangerous weapon were down. Property crimes were up significantly, especially burglaries, but according to MPD that was attributed mostly to a series of package thefts for which the perpetrator was caught. Hopefully, with the presence of our RDOs consistently on weekend nights, MPD is increasingly more able to deploy their resources into residential side streets and that should help address that issue.



Adams Morgan: A Place With Good Taste

Mintwood Place landing on Food and Wine's list of best restaurants in the Mid Atlantic put Adams Morgan on the map as a foodie destination well before 2016 — but last year our reputation soared as a place of good taste. Marjorie Meek Bradley (Roofers Union) nearly won Top Chef, and Tail Up Goat's charred chocolate rye bread and dukkah-spiced lamb ribs put them on Bon Appetit's Best New Restaurants of 2016 list. Tail Up Goat's lasagna was Bon Appetit's top pasta pick of the year beating out every other restaurant in the country.

Those accolades, along with the announcement that James Beard Award-winning chef Spike Gjerde (Woodberry Kitchen in Baltimore) will bring his commitment to local sourcing to the Line Hotel, has earned Adams Morgan a whole new level of respect in culinary circles. And many of the options are actually accessible to those who haven't made their first million — Johnny's Half Shell, owned by another James Beard Award winner, Ann Cashion, won't break the bank, and Lapis — a family-run Afghan restaurant that proudly continues the tradition of Adams Morgan as a place of diverse cuisine — made Michelin's Bib Gourmand list recognizing excellence and value. Red, White and Basil, just over a year old, offers the most affordable prix fixe best deals in the area, and Al Volo Osteria, in the old Pasta Mia space, keeps the spirit of their predecessor alive.

Another Italian restaurant, Rosario, brings authentic Sicilian recipes to the neighborhood courtesy of John Andrade this Spring. Speaking of John, we've been fortunate to have had his great barbecue at Smoke and Barrel for years, but the addition of Federalist Pig, which serves "some of the finest barbecue in Washington" (Washington Post) and is run by "the District's top pit master" (Washingtonian) means anyone who challenges our legitimacy as the brisket capital of DC, is going to take a ribbing. 😊

"...food that pushes boundaries, and all the right buttons."

Tom Sietsema, Washington Post
Tail Up Goat review: Expert hosts turn dinner into a flavorful party

"Meek-Bradley's chicken pot pie and French onion soup are comforts I'd like to hibernate with all winter."

Maura Judkis, Washington Post
Roofers Union review: 'Top Chef' puts the spotlight on Marjorie Meek-Bradley

Adams Morgan is Entertaining



Programming entertaining, fun, family-friendly events and activities reinforces our reputation as a vibrant neighborhood, and draws people here — people who will frequent our businesses. From seeing Adams Morgan PorchFest maps in the hands of visitors ducking into local shops, to hearing from our businesses that they had greater sales than usual, we know that we're making an impact.



When we started Adams Morgan Movie Nights, we had no idea that we would regularly attract over 400 or more people each evening, and that we'd be attracting sponsors like WETA and Verizon. But that's what has happened. Fans of our movie nights have built up our social media presence faster than any other unpaid strategy - our efforts to make contact with each attendee as they enter the soccer field has resulted in hundreds of Facebook friends we can reach out to about all Adams Morgan activities.

We have hosted a pit stop in Unity Park for Bike to Work Day for the last 4 or 5 years. This event sponsored by Commuter Connections of the Council of Governments and the Washington Area Bicyclist Association (WABA) - an Adams Morgan non-profit, brings hundreds of cyclists through Adams Morgan on a Friday in May to pick up their free t-shirt, grab a cup of coffee and a bagel or banana and learn about what the neighborhood has to offer. Events like this cost us very little and are high profile opportunities to collaborate with other regional organizations. The Summer Concert Series continues to showcase area bands and draw crowds. We combine the concert series with a free wrist band that concert goers wear into businesses to get special deals just for them, just that day. This helps drive traffic into our businesses also.



Newer events like the Adams Morgan Apple Festival have only grown more popular and helped us build relationships with the media. While the city put the brakes on our plans for a water slide down 18th Street, the Adams Morgan Grand Prix (our improved version of a Pinewood Derby for all ages) got the green light and will debut Saturday April 29th in Kalorama Park. This is how we roll.



What's Up (literally) in Adams Morgan

Adams Morgan has seen more development dollars in the last few years than we have experienced in many previous years. And a few of the projects, either by scale or location, will play a role in shaping the look and the identity of the community.

The first of these is at the center of the neighborhood, at 18th and Columbia. After extensive debate and revision, a set of plans for the SunTrust Bank building and plaza in front, cleared the first round of approvals in October 2016. The concept is a six-story residential condo building with over 50 units, and 8,000 square feet of ground floor commercial space which will be ideal for a restaurant with outdoor seating and a couple of other retail uses.



While the loss of the plaza has been a matter of contention, the potential to build higher than the existing one story structure guaranteed a change was coming.

Another game changing project is the Line Hotel. With 220 rooms, nationally recognized chefs running the two restaurants, and some of the best views in the city, the hotel's upside outweighs any nostalgia for the old City Paper building sacrificed to make the project viable. Much of the church exterior remains intact, restoring faith that it is possible to preserve a heritage property while modernizing

it for a new use. Though the official opening isn't until later this Spring, the impact of the hotel is already being felt as plans across the street on Columbia Road fall into place.

According to Urban Turf, "Foxhall Partners is building a by-right mixed-use development. Including the first-floor retail facade, which will be retained and restored, for use as a 9,500 square-foot retail space, the final project will be a six-story, 80-unit apartment building." The project is expected to be completed in under two years, and the same company will develop 1767-1771 Columbia. Just to the southeast of the Marie Reed Elementary School campus (which is undergoing a major renovation) is Kettler's Reed Row, a high-end residential rental development with 132 units ready to be occupied this spring.

The eastern gateway to Adams Morgan from 16th Street saw two major projects launch in the last year. While only in the initial stages, 2800 - 16th Street is a partnership between the Scottish Rite Center and Eastbanc and preliminary plans were submitted to the ANC. The Scottish Rite building will remain in place but a nine-story condominium complex will be built behind it, facing Columbia and Mozart streets. Next door, the Italian Embassy building was purchased by Millcreek who broke ground this past Fall and will deliver 135 units that will start leasing in just over a year. The second phase, a nine-story residential building at Mozart Pl. and Fuller St., will be completed in 2019.



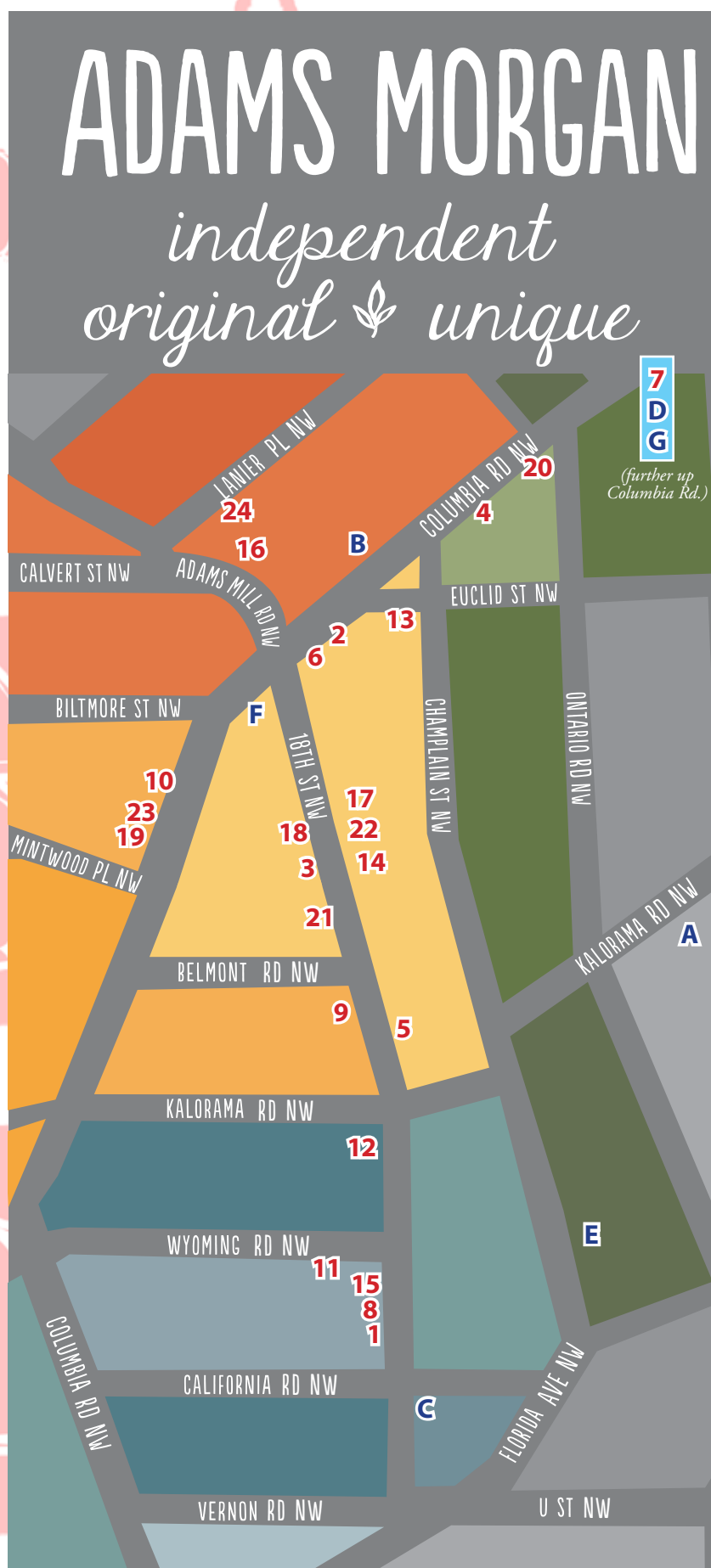
1724 Kalorama was purchased in the last quarter of 2016 and will be redeveloped to include at least 55 residential units. Though we're still away from the finish line on most of these, 2016 was a year of auspicious beginnings on the Adams Morgan development front. The increased density they reflect should result in increased business for the community.

New Arrivals:

- 1 Ababa Ethiopian
- 2 Al Volo Osteria
- 3 Ben Tre Vietnamese
- 4 Bristle Hairdressing
- 5 Cuba Cuba Gallery Cafe
- 6 Epic Philly Steaks
- 7 Federalist Pig
- 8 Funky Piece
- 9 Insomnia Cookies
- 10 Johnny's Half Shell
- 11 Jrink Juicery
- 12 Life of Riley (pet hotel)
- 13 The Line Hotel
- 14 Los Cuates
- 15 Metropolis Salon
- 16 One Medical
- 17 The Outrage
- 18 Oppadak Korean Chicken
- 19 Pitango Gelato (summer)
- 20 Popeyes (summer)
- 21 Quara Ethiopian
- 22 Rosario
- 23 Sweet Science Coffee
- 24 Tail Up Goat

In Development:

- A** 1724 Kalorama Rd - residential
- B** 1767-1771 Columbia Rd - mixed use
- C** 2009 18th St - commercial
- D** Italian Embassy Project - residential
- E** Reed Row - residential
- F** SunTrust Bank/Plaza - mixed use
- G** Scottish Rite project - residential



Consolidated Statements of Financial Position

	2016	2015 (restated)
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	131,480	86,111
Certificate of deposit	126,331	
Accounts receivable	243,593	233,463
Accrued interest receivable	416	497
Grants receivable	132,000	142,000
Prepaid expenses	6,493	5,557
Total current assets	640,313	467,648
OTHER ASSETS		
Certificate of deposit	-	125,000
Security deposits	800	800
Total other assets	800	125,800
Total assets	641,113	593,448

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:

Accounts payable	20,720	21,871
Accrued payroll	5,868	4,380
Deferred income	374,013	361,349
Total current liabilities	400,601	387,600

NET ASSETS:

Unrestricted	240,512	205,848
Temporarily restricted	-	-
Total net assets	240,512	205,848
TOTAL	641,113	593,448

Consolidated Statement of Activities for the year ended September 30, 2016

	unrestricted	Temporarily restricted	Total
SUPPORT & REVENUE:			
Assessment income	503,146	-	503,146
Litter Control grant	132,000	-	132,000
Interest income	1,250	-	1,250
Miscellaneous income	19	-	19
Total support & revenue	636,415	-	636,415
EXPENSES:			
Program services	512,470	-	512,470
Supporting services			
Management and general	78,004	-	78,004
Fundraising	11,277	-	11,277
Net expenses	601,751	-	601,751
Change in net assets	34,664	-	34,664
Net assets, FY start (October 1, 2015)	205,848	-	205,848
Net assets, FY end (September 30, 2016)	240,512	-	240,512

INDEPENDENT AUDITORS' REPORT

November 16, 2016
To the Board of Directors of:
Adams Morgan Partnership, Inc.
Washington, D.C.

Report on the Financial Statements

We have audited the accompanying consolidated financial statements of Adams Morgan Partnership, Inc. (a non-profit organization) which comprise the consolidated statements of financial position as of September 30, 2016 and 2015 and the related consolidated statements of activities, functional expenses and cash flows for the years then ended and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with the accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. These standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's presentation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Adams Morgan Partnership, Inc. as of September 30, 2016 and 2015 and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Farmer & First, P.C.
Certified Public Accountants
Warren, Rhode Island

STRENGTH IN DIVERSITY

ADAMS
MORGAN



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Constantine Stavropoulos

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Wilson Reynolds, Advisory Neighborhood Commission 1C
Peter Lyden, Reed-Cooke Neighborhood Association

Ex Officio Members

Commander Stuart Emerman, MPD Third District