

COLFAX AVE

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”) HELD JUNE 9, 2026

A regular meeting of the Board of Directors of the Colfax Ave Business Improvement District (referred to hereafter as the “Board”) was convened on Tuesday, June 9, 2026, at 9:15 a.m., at UMB, 1635 E Colfax Avenue, Denver, CO 80218. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Alex Barakos, President
Jenny Neuhalfen, Vice President
Christopher Bishop, Treasurer
Bex Alberico, Secretary
David Bentley, Director

Jamie Starring, Director, was absent and excused.

Also, in attendance were:

Frank Locantore and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Cami Shaffer, Argonaut Liquor
Denver Dream Center, Tony Blackford
DPD District 2 Officers; Jesus Hernandez and Isabella Cervantes
DPD District 6 Officer; Glenn Main

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The Board called the meeting to order by Director Barakos at 9:17 a.m.

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Neuhalfen, seconded by Director Bishop, and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

None.

CONSENT AGENDA

- May 12, 2026 Regular Board Meeting Minutes
- May 2026 Payments Totaling \$166,303.80

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Following review, upon a motion duly made by Director Bishop, seconded by Director Neuhalphen and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as presented.

FINANCIAL ITEMS

April 30, 2026 Unaudited Financial Statements and Cash Position Report:

Director Bishop reviewed the Budget and Financials with the Board. Following review and discussion, upon a motion duly made by Director Neuhalphen, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the April 30, 2026 Unaudited Financial Statements and Cash Position Report.

ACTION ITEMS

Consider Approval of Agreement with Switchboard Strategies:

The Board discussed the pending legal contract preparation. Following review and discussion, upon a motion duly made by Director Bentley, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the agreement with Switchboard Strategies, subject to legal and Director Barbakos' final review.

Consider Approval of Agreement with Centennial Nonprofit Consultants:

Following discussion, upon a motion duly made by Director Neuhalphen, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the Agreement with Centennial Nonprofit Consultants, subject to legal and Director Barbakos' final review.

Additional discussion ensued regarding start-up funding for the 4C's. The Board directed staff, accountant and legal counsel to support the 4C's and bring those proposals back for the Board's consideration and approval at the July meeting. Director Bishop and Ms. Jones will provide input as needed between meetings.

Following discussion, upon a motion duly made by Director Neuhalphen, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the agreement with Centennial Nonprofit Consultants.

PROGRESS UPDATES

Operations:

Ms. Moore provided an update to the Board in Mr. Freund's absence.

BRT:

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Ms. Moore reported work is scheduled to be finalized on the Broadway Ave. to Colorado Blvd. e by the end of September. Several street closures are planned as construction is finalized. The BID will not take over maintenance responsibilities from the City until April 2028.

Ratepayer Services:

Ms. Moore reported on the art installations and the related timing. She stated that the program plans to go live August 1st, including banners and power boxes. Ms. Moore informed the Board that the Indie Bash is in the planning process, with more information to come.

Streetscape:

No report was provided.

Organizational:

Mr. Locantore and Director Bishop provided an update noting that a committee has reviewed the potential idea of the BID purchasing property, and determined that this is not a viable option at this time given the many competing priorities and limited resources.

Safety:

- The Dream Team reported on the week's activities.
- DPD6: Hot spots include: Pearl, Race, Pennsylvania, Logan and Washington Streets. DPD Officer Main discussed the lights and related improvements.
- DPD2: Hot spots include: Gathering Place, Papa John's and adjacent areas.

Other/Ad Hoc:

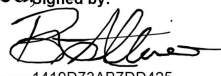
None.

ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion duly made by Director Barakos, seconded by Director Bentley and, upon vote, unanimously carried, the Board adjourned the meeting at 11:23 a.m.

Respectfully submitted,

By _____

Signed by:

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Secretary for the Meeting

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Security Checked

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