

COLFAX AVE

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)
HELD APRIL 14, 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, April 14, 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

David Bentley was absent and excused.

Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Denver Dream Center, Tony Blackford & Stephen Crouch
DPD District 2 Officers Hana Ruiz and Isabella Cervantes
DPD District 6 Officers; Glenn Main & Kayla Knabe
Joe Petrie – Live Nation (General Manager, The Fillmore)
Members of the Public: Ned Nichols & Mike Shannon

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The Board called the meeting to order at 9:16 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

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- March 10, 2026 Regular Board Meeting Minutes
- March 2026 Payments Totaling \$191,220.67

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

FINANCIAL ITEMS

February 28, 2026 Unaudited Financial Statements and Cash Position Report:

Director Bishop reviewed with the Board. Following review, upon a motion duly made by Director Neuhalfen, seconded by Director Starring and, upon vote, unanimously carried, the Board approved the February 28, 2026 Unaudited Financial Statements and Cash Position Report.

ACTION ITEMS

Consider Approval Letter to Mayor:

Mr. Locantore reviewed the letter regarding the redevelopment of the District 6 parcel and the BID's interest in ensuring housing is part of the overall planning of the site with the Board. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Starring and, upon vote, unanimously carried, the Board approved the letter to the Mayor, as presented.

Consider Aligning "Art Walk" Budget Item to "Community Programs" from "Biz Support":

No action taken.

Consider Centennial Non-Profit Proposal for 4C's Fiscal & Legal Accounting:

Mr. Locantore reviewed the proposal with the Board. Following review and discussion, upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the non-profit proposal for 4C's fiscal & legal accounting, as presented.

Other:

None.

DISCUSSION – 4C's PROGRAM ROLE

Discuss Initial Thoughts about the Role 4C's Can and Should Assume that Augments the CBID Mission:

Mr. Locantore introduced discussion. It was discussed that Centennial, the consultant the

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BID will hire, should have an opportunity to develop a framework for the 4C's before the Board takes action. PROGRESS UPDATES

Safety:

The DPD officers and the Dream Center discussed the recent activity and related "hot spots" with the Board.

The Board discussed charitable feeding and related concerns, as well as how the new district boundaries will impact the BID. . Officer Knabe answered the Board's questions regarding the changes. Additionally, District 2 reported on the coordinated efforts with District 6 and the BID indicating there will be very few noticeable changes in response time and coverage.

Operations:

Mr. Freund provided his updated report with the Board.

BRT:

Ms. Moore reported on the construction progress and continued impacts on Colfax businesses.

Ratepayer Services:

Ms. Moore reported the corridor vacancy is down to 84%. She stated that the Art Walk opening is scheduled for May 31st, and the event is "DIY". Ms. Moore noted that artists have been selected for banners and power boxes, and two grants have been submitted to support the art on the corridor.

Streetscape:

Mr. Locantore reported that the streetscape efforts with the Board.

Organizational:

Mr. Locantore provided several updates on the ongoing efforts. No action was taken.

Other/Ad Hoc:

None.

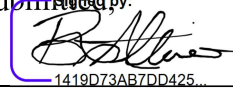
ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion duly made by Director Starring, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board adjourned the meeting at 11:37 a.m.

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Respectfully submitted,

By



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Secretary for the Meeting

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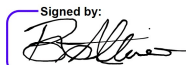
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In Person Signer Events

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Notary Events

Signature

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Timestamps

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Certified Delivered

Security Checked

5/18/2026 9:56:29 AM

Signing Complete

Security Checked

5/18/2026 9:56:45 AM

Completed

Security Checked

5/18/2026 9:56:45 AM

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Status

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