

COLFAX AVE

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)
HELD FEBRUARY 10, 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, February 10, 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
Rebecca “Bex” Alberico, Secretary
David Bentley, Director

Directors Jamie Starring and Roger Howard were absent and excused.

Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Tony Blackford; Denver Dream Center / Colfax Dream Team
DPD District 6 Officers; Glenn Main and Kayla Knabe

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 Bentley, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

None.

CONSENT AGENDA

- January 20, 2026 Regular Board Meeting Minutes.
- January 2026 Payments Totaling \$142,237.04

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

FINANCIAL ITEMS

CBID December 31, 2025 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 Bentley and, upon vote, unanimously carried, the Board approved the December 31, 2025 Unaudited Financial Statements and Cash Position Report.

ACTION ITEMS

Other:

None.

BOARD DISCUSSION

National dynamics affecting Colfax and Denver – real & anticipated Preparations for potential disruptions:

The Board discussed small business support strategies during BRT and beyond and specific steps to take to remediate the adverse effects of construction.

PROGRESS UPDATES

Safety:

The Dream Center provided information on several success stories they have been able to facilitate including matching a family with a housing opportunity and delivery of other resources .

Denver Police District 6 geographic area is potentially being reconfigured. More information will be forthcoming at the March Board meeting.

DPD Officers reported that vehicle theft is increasing significantly in the area, and they are advising the removal of all items from vehicles and locking car doors.

Operations:

Mr. Freund provided an update to the Board.

BRT:

Ms. Moore noted the timeline for BRT significant construction between Broadway and Colorado Boulevard will be finalized in September, 2026.

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Ratepayer Services:

Ms. Moore reported on the press event at Good Bones Coffee to celebrate 12 organizations that have helped Colfax businesses during the BRT construction, with an evening event at 6:30 p.m. at the Velvet Banjo on Thursday, February 19th. In 2025, the Colfax Ave BID generated and facilitated the distribution of \$792,000 in funding directly into district businesses. This included BIO Fund grants for 54 district businesses totaling \$750,000.

Streetscape:

Mr. Locantore reported on various projects.

Organizational:

No report.

Other/Ad Hoc:

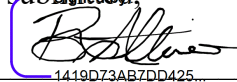
The Board discussed an earlier start time of the meetings.

ADJOURNMENT:

There being no further business to come before the Board at this time, Director Neuhalfen and Director Bishop adjourned the meeting at 11:21 a.m.

Respectfully submitted,

By



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Secretary for the Meeting

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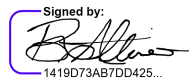
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Certified Delivered	Security Checked	3/14/2026 10:33:05 AM
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