**COLFAX AVE BUSINESS IMPROVEMENT DISTRICT**

**NOTICE & REGULAR BOARD MEETING AGENDA**

## Board of Directors: Term Through:

Alex Barakos, President March 31, 2025 (1st)

Jenny Neuhalfen, Vice President August 31, 2027 (2nd) Christopher Bishop, Treasurer March 31 2025 (1st)

Bex Schimoler, Secretary August 31, 2027 (1st)

David Bentley, Director August 31, 2027 (2nd)

Jamie Starring, Director March 31, 2028 (1st)

*Pending: Roger Howard*, Director DATE (1st)

**Date: June 10, 2025**

**Time: 9:15 a.m.**

**In Person:** UMB Bank 1635 E. Colfax Ave. Denver, CO 80218

**VISION**: *Colfax is the most dynamic street in Denver, welcoming all, offering joyful and fulfilling experiences, and sustaining a diverse mix of community-centered businesses and residents that help each other thrive.*

**MISSION**: *The Colfax Ave BID builds community and cultural vitality, supports economic prosperity, and ensures the East Colfax Avenue corridor is safe and well-maintained.*

1. 9:15 a.m. - CALL TO ORDER- Declaration of Quorum - Approval of Agenda

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. 9:20 a.m. - PUBLIC COMMENT - limited to 3 minutes per speaker

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

3. 9:25 a.m. - CONSENT AGENDA

1. Approve [DATE] Regular Board Meeting Minutes (enclosed)
2. [DATE] Payments totaling [$XX.00]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

4. 9:30 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)

1. Review & Consider Approving CBID [DATE] Unaudited Financial Statements and Cash Position Report (enclosed)

Frank reported that locates are being invoiced.

What’s the deal with the Hearts revenue?

* Let’s report as gross to compare year-to-year and keep expenses where they are.
* Denon and Frank will follow up with Dawn and cc Chris

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

5. 9:35 a.m. - ACTION ITEMS

1. Gusto / health-dental-vision plan proposal
2. Board members for performance review
3. Office move to 1915
4. Other

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

5. 9:40 a.m. - PRESENTATION - Master Streetscape Plan primer

1. SWOT analysis (enclosed)
2. Developer Forum Handout (enclosed)
3. The plan ([LINK](https://colfaxave.com/street-experience/))

* Use an AI generator to compile all the Colfax plans.
* It can be enlightening.
* The board needs a proper “on-boarding” that the Streetscape and Strategic Plans need to be part of. What’s a mill levy
* The summer “dot-voting” exercise - pull that out to include with the AI generator
* With the Pando “houses” - how does staff get direction for something like that to work on with some immediacy prior to a board meeting.
* We should have a focus on this each year - streetscape, strategic, HR,
* 14 meetings per year to have special meetings on the streetscape and strategic plan
* “The Beatitudes…”
* Homework: here are the five things that you need to read of the next board meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

6. 10:10 – PROGRESS UPDATES (enclosures)

1. Safety (DPD, Frank)
   1. DDC - assigned funds, grant,
2. Operations (Mitch) - pressure washing has started on east going west on the north side and will loop back on the south side; MTT; Banners going up
3. BRT (Frank & Staff)
4. Ratepayer Services (Denon)
   1. 8K followers
   2. Open rates
   3. Crabby for Colfax fundraiser
   4. CONFIRMATION FOR IDA
5. Streetscape (Frank)
6. Organizational: (Frank)
   1. Revenue: FFS, 4Cs, Parking Benefits, PILOT
   2. Office space
7. Other / Ad Hoc

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

7. 10:55 a.m. - ADJOURN CBID MEETING

1. Confirm quorum for June 10th, 2025 Board Meeting

NEXT SCHEDULED BOARD MEETING

Tuesday, June 10, 2025 at 9:15 a.m. – 11:15 a.m.

In Person @ UMB Bank 1635 E. Colfax Ave. Denver, CO 80218

**Committee Meetings are *generally*:**

1. Safety meets monthly 3:00 pm on last Tuesday
2. Maintenance meets monthly 2:00 pm on last Thursday
3. Ratepayer Services meets monthly 1:00 pm on 2nd Tuesday
4. Streetscape meets monthly 5:00 pm on last Thursday
5. Organizational
   1. Financial check in on Thursday before board meeting
   2. Colfax Culture & Community Collab. Committee meets monthly 2:00 pm on the 1st Monday