# 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)

Leonard Austin, Director March 31, 2025 (2nd)

Andy Baldyga, Director March 31, 2025 (2nd)

## Date: February 11, 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

Jenny - David passed

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

Jamie intro; David, Frank, Jenny comments. A couple of standard questions from the MO. Frank commented about Shellie Martinez, the other board candidate, and her qualifications for the board position.

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### 3. 9:35 a.m. - CONSENT AGENDA

#### Approve DATE Regular Board Meeting Minutes (enclosed)

#### DATE Debit Card, Claims totaling $214,162.56 and EFT payments to CenturyLink and Xcel (enclosed)

Chris - Andy

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### 4. 9:40 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)

#### Review & Consider Approving CBID DATE Unaudited Financial Statements and Cash Position Report (enclosed)

David - Jenny

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### 5. 9:45 a.m. - ACTION ITEMS

1. Consider increase to LV Events & PR budget for business support
   1. Andy - Chris
2. Consider approving a switch to Justworks for payroll and health benefits (enclosures)
3. Consider reallocating the Safety “grant” budget line to security
   1. David - Jenny

#### Other

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### 6. 10:15 – PROGRESS UPDATES (enclosures)

#### Safety (DPD, Frank) - *Feedback on security patrols, cameras, and Denver Dream Center*

* 1. You can text 911, too.

#### Maintenance (Mitch) - *Feedback for fee-for-service $ to support micro-grants*

#### Ratepayer Services (Denon)

#### Streetscape (Andy)

#### OrganizationaL (Frank)

#### Other / Ad Hoc

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### 7. 10:40 a.m. - EXECUTIVE SESSION - Pursuant to C.R.S. §24-6-402(4)(f), to discuss personnel matters,

David -

74K

83.5K

93K

over $640 over budget

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### 8. 11:15 a.m. - ADJOURN CBID MEETING

#### Confirm quorum for March 11, 2025 Board Meeting

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## NEXT SCHEDULED BOARD MEETING

Tuesday, DATE, 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*:**

#### Safety meets monthly 3:00 pm on last Tuesday

#### Maintenance meets monthly 2:00 pm on last Thursday

#### Ratepayer Services meets monthly 1:00 pm on 2nd Tuesday

#### Streetscape meets monthly 5:00 pm on last Thursday

#### 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

Jenny Notes:

Ground lease?

Brookfield Andy is working with (formerly Forest City) looking to do affordable housing

Work with Monica?

Get a Thrift Store in there

Maybe the first step with Brookfield, or whoever, they cover the cost of the expenses while the plan is set.

Monica to the next Board meeting

“Go Dark” part of the lease?

Nexio sold to Higher Quest. Nexio is still on the hook for the lease payments.

Have the same Thrift Store convo with The Archdiocese