

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX BUSINESS IMPROVEMENT DISTRICT HELD January 12, 2010

A regular meeting of the Board of Directors of the Colfax Business Improvement District was held on Tuesday, January 12, 2010, at the District's Office Board Room at 1490 Lafayette, Suite 108, Denver, Colorado.

Attendance: In Attendance were Directors:

Leonard Austin
April Sedillos
Randy Swan
Tina Pachorek
Jimmy Balafas

Directors Wortham and Holberton were absent and excused.

Also in attendance were:
Denise Denslow, R.S. Wells, LLC
Carolyn Kline, Preferred Maintenance Services
Stephanie Salazar, Salazar and Associates
Rory Seeber, Life on Capitol Hill
Christina Brickley, c5 communications
Dawn Schilling, Schilling & Company

Call to Order: The meeting was called to order at 10:10 a.m. by Director Austin, who in turn introduced and welcomed new Director Jimmy Balafas.

Certification of
Agenda: Upon a motion duly made by Director Sedillos, seconded by Director Balafas and, upon vote, unanimously carried, the Board approved the agenda.

Minutes: After discussion, upon a motion duly made by Director Sedillos, seconded by Director Austin and, upon vote, unanimously carried, the Board approved the minutes of November 10, 2009 with the following change:

RECORD OF PROCEEDINGS

Delete Rory Seiber's name from the "Also in Attendance Item", because he was not at the meeting.

Financial Items:

Claims: Ms. Denslow presented the current claims to the Board. Checks #1315-1344, totaling \$29,715.82. Upon a motion duly made by Director Sedillos, seconded by Director Balafas and, upon vote, unanimously carried, the Board approved the claims as presented with the following change: Ms. Schilling will reclassify the IDEC expense to "training" and check #1340 will be voided and reissued in order to remove the sales tax.

Director Swan noted the State Historical Fund has paid the \$13,000 due to the District.

Review and Accept November Financials: Ms. Schilling reviewed the November Financials with the Board, noting the full amount of property taxes has not been collected. Ms. Denslow reported there is pending legislation that may impact specific ownership taxes. Upon a motion duly made by Director Sedillos, seconded by Director Swan and, upon vote, unanimously carried, the Board accepted the November Financials as presented.

Items from the Board Chair:

Update on Bond Funding: Director Austin reported that the City of Denver is in negotiations with HKS. Castle Marne is requesting an application to the State Historic Fund for repairs to roof and downspouts. Director Austin inquired whether the Board wants to sponsor this application. Upon motion duly made by Director Swan, seconded by Director Pachorek and upon vote unanimously carried, the Board approved beginning the process to support future state historic fund applications within the boundaries of CBID.

Manager's Report:

Maintenance Report: There were no questions from the Board.

Discuss 2009 Audit: Ms. Shilling explained that this process would happen every three years.

RECORD OF PROCEEDINGS

Economic Development Report:

Approve selection of Web Developer: Ms. Salazar reported three proposals; Propaganda Labs, Unleaded and Planet Media and she recommended Planet Media. Upon motion by Director Pachorek, seconded by Director Austin and upon vote, unanimously carried, the Board approved the contract of \$4,950 to Planet Media.

“On Colfax” quarterly meeting schedule: January 26, April 20, July 20 and October 19, 2010.

Denver Projects Update: The Streetcar assessment is moving forward and there will be a task force meeting on February 18, 2010. Denver is also in process regarding the Colfax Design Guidelines. Regarding the Denver Police Department “No Trespass Violations”, the city attorney’s office is reviewing the application process and the city ordinance.

Colorado Coalition for the Homeless meeting update: Ms. Salazar met with CCH and noted that a restaurant may be interested in some retail space as well as a coffee shop and bank.

Workshops for 2010: 1. Energy Star Program, 2. Financing Workshop and 3. Series of retail business workshops.

Board Member Items:

Halo Security Camera update: Director Pachorek updated the Board, saying the Police Department is currently reviewing the contract. A check will be issued when the contract is approved. It will take 90 to 120 days for installation and it is likely \$60,000 will be received from the bond funds.

Other Business:

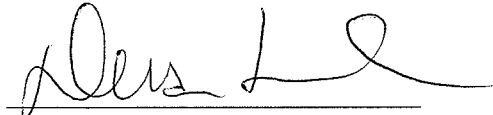
Director Austin presented an extension to the lease agreement for the CBID office, noting there was no raise in rent. Upon motion duly made by Director Swan, seconded by Director Pachorek and upon vote, with 4 for and Director Sedillos abstaining, the Board approved the lease agreement as presented.

RECORD OF PROCEEDINGS

Adjournment:

There being no further business to come before the Board, upon a motion duly made by Director Austin, seconded by Director Swan and, upon vote, unanimously carried, the meeting was adjourned at 11:32 a.m.

Respectfully submitted,



Secretary for the Meeting