

# COLFAX AVE

## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”) HELD APRIL 8, 2025

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 8, 2025, at 9:15 a.m., at the offices of UMB Bank, 1635 E. Colfax Ave., Denver, Colorado 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” Schimoler, Secretary  
Jamie Starring, Director  
Shellie Martinez, Director  
David Bentley, Director

Directors Len Austin and Andy Baldyga were absent and excused.

#### Also, In Attendance Were:

Anna Jones; CliftonLarsonAllen LLP (“CLA”)  
Frank Locantore, Denon Moore & Mitch Freund; CBID Staff  
DPD District 6 Officers Glenn Main & Sgt. Trey Austin  
Members of the Public; David Scarbeary (Fractional CFO Function), Monica Martinez (Fax Partnership)  
DJ Suazo and Debbie Garagy; KG Facility Solutions

### ADMINISTRATIVE MATTERS

#### **Call to Order and Agenda:**

Director Barakos called the meeting to order at 9:15 a.m. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Bentley, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the agenda, as presented, excused the absence of Directors Austin and Baldyga, and acknowledged the resignation of Shellie Martinez.

#### **Public Comment:**

# COLFAX AVE

David Scarbeary informed the Board of his CPA expertise to the Colfax businesses during BRT.

## CONSENT AGENDA

**Minutes of March 11, 2025 Regular Board Meeting:**  
**March Payments totaling \$138,051.85:**  
**Streamline Agreement -ADA website accessibility:**  
**Sara Randall Social Media Business Support NTE \$7,000:**

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

## FINANCIAL ITEMS:

### **February 28, 2025 Unaudited Financial Statements and Cash Position Report:**

Director Bishop reviewed with the Board. Ms. Jones indicated that the new budget formatting can be an opportunity to daylight the Capital Improvement projects that this Board may not be aware of. Following review, the Board accepted the February 28, 2025 Unaudited Financial Statements and Cash Position Report, as presented.

## ACTION ITEMS

There were no action items discussed.

## PRESENTATION: THE FAX PARTNERSHIP

Ms. Monica Martinez discussed the Fax Partnership CDC and their mission to build affordable housing, noting that BRT is expected to potentially create a private investment. She indicated that timing is of the essence to gain ownership of property on the corridor prior to BRT being completed.

## PROGRESS UPDATES

### **Safety:**

The officers provided general updates to the Board.

### **Operations:**

Mr. Freund provided an update to the Board.

### **BRT:**

Mr. Locatore reported that the first arch is going up for BRT station at Colfax and Franklin..

# COLFAX AVE

## **Ratepayer Serices:**

Ms. Moore provided an update on the BIO fund applications..

## **Streetscape:**

Mr. Locantore provided an update to the Board.

## **Organizational:**

No Organization matters to report.

## **Other/Ad Hoc:**

No other business reported.

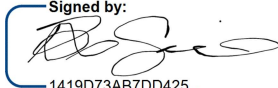
## **ADJOURNMENT**

## **Confirm Quorum for May 13, 2025 Board Meeting:**

The Board confirmed a quorum for the May 13, 2025 Board meeting.

There being no further business to come before the Board at this time, Director Barakos adjourned the meeting at 11:15 a.m.

Respectfully submitted,

By  Signed by:  
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Secretary for the Meeting