



COLFAX AVE BUSINESS IMPROVEMENT DISTRICT
NOTICE OF SPECIAL BOARD MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Term Through:</u>
Alex Barakos, President	March 31, 2028 (2nd)
Jenny Neuhalphen, Vice President	August 31, 2027 (2nd)
Christopher Bishop, Treasurer	March 31 2028 (2nd)
Bex Alberico, Secretary	August 31, 2027 (1st)
David Bentley, Director	August 31, 2027 (2nd)
Jamie Starring, Director	March 31, 2028 (1st)
Joe Petrie, Director	June 1, 2029 (1st)

Date: September 22, 2026

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
 - a. Approve August 11, 2026 Regular Board Meeting Minutes (enclosed)
 - b. August Payments totaling \$95,945.64 (enclosed)
 - c. Approve 2027 CLA Scope of Work and Master Service Agreement: \$40,286 (enclosed)
 - d. Other

4. 9:30 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)
 - a. Review & Consider Acceptance of CBID July 31, 2026 Unaudited Financial Statements and Cash Position Report (enclosed)

5. 9:40 a.m. - BUDGET HEARING

- a. Conduct Public Hearing to Consider Approval of 2027 Budget, Appropriate Expenditures and Set Mill Levies; Consider Adoption of Resolution 2026-09-01 to Adopt 2027 Budget, Appropriate Expenditures and Set Mill Levies (enclosed)
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6. 10:10 a.m. - ACTION ITEMS

- a. Other
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7. 10:15 – PROGRESS UPDATES (enclosure)

1. Operations (Mitch) : *Ensuring the district is clean and well-maintained.*
 2. BRT (Frank & Staff) : *Protect businesses and monitor street improvements*
 3. Ratepayer Services (Denon) : *Provide resources to survive and thrive.*
 4. Streetscape (Frank) : *Monitor development plans & amp the Colfax charisma*
 5. Organizational (Frank) : *Strengthen the BID internally & externally*
 6. Safety (DPD, Dream Team, Frank) : *CBID strategy: A) Collaborate with the police; B) Reduce quality-of-life concerns; & C) Activate street / storefronts.*
 7. Other / Ad Hoc
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8. 11:15 a.m. - ADJOURN CBID MEETING - Confirm next meeting's quorum

NEXT SCHEDULED BOARD MEETING

Tuesday, October 13, 2026 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
 - i. Financial check in on Thursday before board meeting
 - ii. Colfax Culture & Community Collab. Committee meets monthly 2:00 pm on the 1st Monday