

# COLFAX AVE

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)  
HELD MARCH 10, 2026

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, March 10, 2026, at 9:15 a.m., at UMB, 1635 E Colfax Avenue, Denver, CO 80218. The meeting was open to the public.

## ATTENDANCE

### Directors in attendance were:

Alex Barakos, President  
Jenny Neuhalfen, Vice President  
Christopher Bishop, Treasurer  
David Bentley, Director  
Jamie Starring, Director

Director Bex Alberico was absent and excused.

### Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff  
Nic Carlson; CliftonLarsonAllen LLP (“CLA”)  
Dawn Schilling; Schilling & Company, Inc.  
Steve Dazzio; Dazzio & Associates, PC  
Denver Dream Center, Tony Blackford  
DPD District 2 Officers Hana Ruiz and Isabella Cervantes  
DPD District 6 Officers; Glenn Main

## ADMINISTRATIVE MATTERS

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

The Board called the meeting to order at 9:18 a.m.

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Bentley, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the agenda, as presented.

### **Public Comment:**

None.

## CONSENT AGENDA

- February 10, 2026 Regular Board Meeting Minutes.

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- February 2026 Payments Totaling \$50,014.57

Following review, upon a motion duly made by Director Neuhalfen, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as presented.

## FINANCIAL ITEMS

### **January 31, 2026 Unaudited Financial Statements and Cash Position Report:**

Director Bishop reviewed with the Board. Following review, upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the January 31, 2026 Unaudited Financial Statements and Cash Position Report.

## PUBLIC HEARING – 2025 BUDGET AMENDMENT

### **Conduct Public Hearing to Consider Approval to Amend 2025 Budget; Consider Adoption of Resolution 2026-03-01 to Amend 2025 Budget:**

Upon a motion duly made by Director Neuhalfen, seconded by Director Bentley and, upon vote, unanimously carried, the Board opened the public hearing at 9:22 a.m.

It was noted that a proper publication had been made in order for the Board to conduct a public hearing for the 2025 budget amendment. No written objections were received prior to the public hearing, and no public comment was received.

Upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board closed the public hearing at 9:23 a.m.

Ms. Schilling reviewed the amended budget with the Board. Following review, upon a motion duly made by Director Bishop, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved to amend the 2025 Budget and adopted Resolution 2026-03-01 to Amend the 2025 Budget, as presented.

## AUDIT REVIEW

Ms. Schilling and Mr. Dazio reviewed the 2025 draft audit with the Board. Following review and discussion, upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the 2025 Audit and authorized filing with the City and County of Denver.

## ACTION ITEMS

### **Discuss and consider provisional approval of up to \$15,000 downpayment for the successful “Colfax Comeback” RFP applicant:**

Mr. Locantore reviewed with the Board, noting that nine applications were provided and

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he is working through potential cost-sharing with other entities. Following discussion, upon a motion duly made by Director Bentley, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved an amount up to \$15,000 for a down payment for the successful “Colfax Comeback” RFP applicant, as presented.

## **Other:**

None.

## **PROGRESS UPDATES**

### **Safety:**

The officers and the Board discussed the crime statistics and collaborative efforts between the District, Police Depart and Dream Team.

### **Operations:**

Mr. Freund provided an update on banners and day-to-day maintenance status.

### **BRT:**

Ms. Moore noted that the fourth round of the BIO Fund grant window has closed, and that three CBID businesses had applied. The construction from Grant to Humboldt should be cleaned up by May. Mr. Locantore shared that CBID is on track to take over the maintenance responsibility in September 2027.

### **Ratepayer Services:**

Ms. Moore reported that the microgrant fund is in its second round, and three applications have been received. The Safe Bar network is active, with 6 district businesses participating. She stated that CBID will be co-hosting a corridor-wide clean on April 18th with the Mayor’s wife’s Give Five Mile High program. Ms. Moore informed the Board that the CBID Staff has completed the DURA Grant. For the 4Cs 2026 art campaign and CBID for office furniture and technology upgrades.

### **Streetscape:**

Mr. Locantore reported that the streetscape efforts have been focused on the “Colfax Comeback” event.

### **Organizational:**

Mr. Locantore provided several updates on the ongoing efforts. No action was taken.

### **Other/Ad Hoc:**

Mr. Locantore continues to meet with BID Council, but no updates reported.

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## DISCUSSION

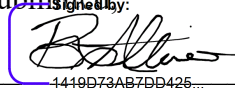
Mr. Locantore discussed the new vacancy on the Board, and the Board discussed potential candidates. Mr. Locantore will follow up with candidates and provide an update at the April meeting.

## ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion duly made by Director Bentley, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board adjourned the meeting at 11:17 a.m.

Respectfully submitted,

By \_\_\_\_\_

  
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Secretary for the Meeting

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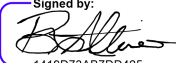
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