

COLFAX AVE

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”) HELD JULY 21, 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, July 21, 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
Bex Alberico, Secretary
David Bentley, Director
Jamie Starring, Director
Joe Petrie, Director

Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Katie Schwarz and Sam Piper; DOTI
DPD District 2 Officers; Jesus Hernandez and Isabella Cervantes
DPD District 6 Officer; Glenn Main
Denver Dream Center, Tony Blackford

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The Board called the meeting to order by Director Barakos at 9:25 a.m.

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

Appointment and Administer Oath of Office:

Director Barakos administered the Oath of Office to Joe Petrie. Upon a motion duly made by Director Neuhalfen, seconded by Director Starring and, upon vote, unanimously carried, the Board approved the appointment of Joe Petrie to the Board.

Public Comment:

COLFAX AVE

None.

CONSENT AGENDA

- June 6, 2026 Regular Board Meeting Minutes
- June 2026 Payments Totaling \$48,445.05

Director Neuhalphen requested minor revisions to the June 6, 2026 regular board meeting minutes. Following review, upon a motion duly made by Director Bishop, seconded by Director Neuhalphen and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as amended to reflect changes requested for the June meeting minutes.

FINANCIAL ITEMS

May 31, 2026 Unaudited Financial Statements and Cash Position Report:

Director Bishop reviewed the Budget and Financials with the Board. Following review and discussion, upon a motion duly made by Director Starring, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the May 31, 2026 Unaudited Financial Statements and Cash Position Report, as presented.

CITY STREETSCAPE UPDATE (DOTI)

Update on 16th Avenue Safe Neighborhood Street Program by DOTI:

Mr. Piper and Ms. Schwarz provided a presentation to the Board regarding the proposed street calming project on 16th Avenue. The Board expressed their comments and concerns and the DOTI team will plan to address their comments at next month's Board meeting.

ACTION ITEMS

Other:

Ms. Moore presented an invoice for the "Colfax Comeback" banners in the amount of \$6,976.00. Discussion ensued amongst the Board. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Neuhalphen and, upon vote, unanimously carried, the Board approved the invoice in the amount of \$6,976.00, as presented.

BUDGET OVERVIEW

Mr. Locantore discussed the potential loan to 4C's for start-up costs in the amount of \$175,000 with all contracts coming back to the Board for approval. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved pursuing the 4C's loan for start-up costs in the amount of \$175,000.00.

COLFAX AVE

The Board reviewed and tentatively approved the draft 2027 Budget presented, noting that the budget is strictly a planning document, and there is time to further discuss and provide changes prior to the September Budget Hearing.

PROGRESS UPDATES

Operations:

Mr. Freund provided an update to the Board.

BRT:

Ms. Moore and Mr. Locantore updated the Board.

Ratepayer Services:

Ms. Moore indicated she is receiving calls from businesses expressing concerns regarding BRT. She informed the Board that the Indie Bash is tomorrow and encouraged Board attendance.

Streetscape:

Mr. Locantore provided an update on the police station development.

Organizational:

Mr. Locantore reported on the Caring for Denver grant process. He stated that the BID will be the applicant, and that he is asking for additional street outreach funding.

Safety:

- The Dream Team presented the newly created App to track activities along the corridor and the new approach to the 14th and Pearl crime mitigation.
- DPD representatives discussed drug dealing along the corridor and current interventions.
- The Board discussed some of the specific recurring incidents they have witnessed over the last several weeks expressing frustration.

Other/Ad Hoc:

Director Neuhalphen inquired about the personnel and handbook updates.

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 Starring and, upon vote, unanimously carried, the Board adjourned the meeting at 11:40 a.m.

COLFAX AVE

Respectfully submitted,

By

Signed by:


1449D73AB7DD425...

Secretary for the Meeting

Certificate Of Completion

Envelope Id: C8E6152B-498A-8ED3-826E-304AECB99700

Status: Completed

Subject: Complete with Docusign: 3A - Minutes 07-21-2026.pdf

Client Name: CBID

Client Number: A530503

Source Envelope:

Document Pages: 4

Signatures: 1

Certificate Pages: 4

Initials: 0

AutoNav: Enabled

EnvelopId Stamping: Enabled

Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:

Sandy Brandenburger

220 S 6th St Ste 300

Minneapolis, MN 55402-1418

Sandy.Brandenburger@claconnect.com

IP Address: 136.226.126.168

Record Tracking

Status: Original

8/11/2026 6:27:16 PM

Holder: Sandy Brandenburger

Sandy.Brandenburger@claconnect.com

Location: DocuSign

Signer Events

Bex Alberico

bex@learnedlemur.com

Security Level: Email, Account Authentication (None)

Signature

Signed by:

1419D73AB7DD425...

Signature Adoption: Drawn on Device

Using IP Address: 2a09:bac2:6791:3d7::62:f9

Signed using mobile

Timestamp

Sent: 8/11/2026 6:28:13 PM

Viewed: 8/12/2026 9:40:00 AM

Signed: 8/12/2026 9:40:08 AM

Electronic Record and Signature Disclosure:

Accepted: 8/12/2026 9:40:00 AM

ID: 4974c62c-6327-4728-a4ec-c12818d38029

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

8/11/2026 6:28:14 PM

Certified Delivered

Security Checked

8/12/2026 9:40:00 AM

Signing Complete

Security Checked

8/12/2026 9:40:08 AM

Completed

Security Checked

8/12/2026 9:40:08 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.