



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

Board of Directors:

Alex Barakos, President
Jenny Neuhalphen, Vice President
Christopher Bishop, Treasurer
Bex Schimoler, Secretary
David Bentley, Director
Jamie Starring, Director
Joe Petrie, Director

Term Through:

March 31, 2028 (2nd)
August 31, 2027 (2nd)
March 31 2028 (2nd)
August 31, 2027 (1st)
August 31, 2027 (2nd)
March 31, 2028 (1st)
June 1, 2029 (1st)

Date: August 11, 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 July 21, 2026 Regular Board Meeting Minutes (enclosed)
 - b. July 2026 Payments totaling \$197,949.75 (enclosed)
 - c. Findings Report on CBID-4CS Integration Options (enclosed)
The enclosed Findings Report shares the research on other organization's models and provides options for CBID to consider. The board is asked for top choices among the options for staff to explore further or implement.

4. 9:30 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)
 - a. Review & Consider Approving CBID June 30, 2026 Unaudited Financial Statements and Cash Position Report (enclosed)
 - b. 2027 Budget Overview – 4% increase approximately across the Board – no material changes (budget) (enclosed)

i. Board Questions

5. 9:35 a.m. - DISCUSSION

- a. Follow Up on Legal Support Identified (enclosed)
 - b. Accounting Support:
 - i. Time and material basis for the remainder of 2026 with a fixed fee arrangement in 2027. The Agreement will set a total cap for the remainder of 2026 at \$20,000
 - c. 2027 Crime & Safety Approach Draft (enclosed)
 - i. Special Board meeting date and structure
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6. 10:00 a.m. - ACTION ITEMS

- a. Ratify Agreement with Cube84 for \$5,125.00 Public Asset Management Tool (enclosed)
 - b. Other
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7. 10:10 a.m. – 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 (F rank) : *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. 10:45 – EXECUTIVE SESSION Pursuant to §24-6-402(4)(f), C.R.S., To discuss personnel matters, identifying the person or position to be discussed. Exception: Not available for the following discussions: 1) to discuss general personnel policies; 2) if the employee who is the subject of the Executive Session has requested an open meeting; 3) if the personnel matter involves more than one employee and all of the affected employees have requested an open meeting; or 4) to discuss any member of the governing body or the appointment of any person to fill the office of a member of the governing body, if necessary.
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9. 11:15 a.m. - ADJOURN CBID MEETING - Confirm next meeting's quorum

NEXT SCHEDULED BOARD MEETING

Tuesday, September 15, 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*:

8. Safety meets monthly 3:00 pm on last Tuesday
9. Maintenance meets monthly 2:00 pm on last Thursday
10. Ratepayer Services meets monthly 1:00 pm on 2nd Tuesday
11. Streetscape meets monthly 5:00 pm on last Thursday
12. 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