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

Board of Directors:	**Term Through:**
Alex Barakos, President	March 31, 2028 (2nd)
Jenny Neuhalfen, 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: **November 10, 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

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2. 9:20 a.m. - PUBLIC COMMENT - limited to 3 minutes per speaker

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3. 9:25 a.m. - CONSENT AGENDA

   a. Approve October 6, 2026 Special Board Meeting Minutes (enclosed)
   b. October 2026 Payments totaling $152,132.79 (enclosed)
   c. KGFS Agreement Amendment (enclosed)
   d. KGFS Fee for Service (enclosed)
   e. Other

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4. 9:30 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)

   a. Review & Consider Approving CBID September 30, 2026 Unaudited Financial Statements and Cash Position Report (enclosed)

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5. 9:35 a.m. - ACTION ITEMS

a. Other

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6. 9:55 a.m. – PROGRESS UPDATES (enclosed)

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*
   i. Colfax Culture & Community Collab update: Accounting, Legal, Program
   ii. Board member support, development, recruitment
   iii. "Pharmacy" building lot concern & plan
6. Safety (DPD, Dream Team, Frank) : *CBID strategy: A) Collaborate with the police; B) Reduce quality-of-life concerns; & C) Activate street / storefronts*.
   i. PD updates on safety plans & constraints
   ii. 10/27 City+Safety Cmte, and BIDs Council 10/16 mtg updates
7. Other / Ad Hoc

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8. 11:15 a.m. - ADJOURN CBID MEETING - Confirm next meeting's quorum

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NEXT SCHEDULED BOARD MEETING
Tuesday, December 8, 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