



COLFAX AVE BUSINESS IMPROVEMENT DISTRICT
NOTICE OF REGULAR 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: October 13, 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 September 15, 2026 Safety Special Session and September 22, 2026 Special Board Meeting Minutes (enclosed).
 - b. September Payments totaling \$82,625.80 (enclosed).
 - c. Ratify 2027 Budget Operating Plan & Budget Report (enclosed).
 - d. Budget line item change from “Brand/Audience” (\$14,400) and “Events” (\$2,650) to add \$17,050 to “Business Support”_____
4. 9:30 a.m. - FINANCIAL ITEMS (Christopher Bishop, Treasurer)
 - a. Review & Consider Approval of August 31, 2026 Unaudited Financial Statements and Cash Position Report (enclosed)
 - b. Review & Consider Approval of Schilling & Co., Inc. 2027 Rate Increase (enclosed).

- c. Review & Consider Approval of Schilling & Co., Inc. 2027 Engagement Letter for Accounting Services (enclosed).
- d. Review & Consider Approval of Dazzio & Associates, PC Engagement Letter to Prepare 2026 Audit (enclosed).

5. 9:35 a.m. - GUEST: MONICA MARTINEZ

- a. Introduction to At-Large candidate + questions

6. 9:50 a.m. - ACTION ITEMS

- a. Other

7. 9:55 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 (Frank) : *Strengthen the BID internally & externally*
 - i. Financials as post-packet addendum for Nov and Dec board meeting
- 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. Safety session follow up: ballots, lobbyists, BIDs Council 10/16 mtg. etc.
- 7. Other / Ad Hoc

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

NEXT SCHEDULED BOARD MEETING

Tuesday, November 10, 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