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COLFAX AVE

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE "DISTRICT")
HELD SEPTEMBER 22, 2026

A special meeting of the Board of Directors of the Colfax Ave Business Improvement District (referred to hereafter as the "Board") was convened on Tuesday, September 22, 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
Bex Alberico, Secretary
Jamie Starring, Director
Joe Petrie, Director

David Bentley, Director and Christopher Bishop, Treasurer, were absent and excused.

Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP ("CLA")
DPD District 2 Officers; Jesus Hernandez and Isabella Cervantes
Denver Dream Center Representative
Dawn Schilling; Schilling & Co., Inc.
Cami Shaffer; Argonaut Liquor

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Director Barakos called the meeting to order by at 9:23 a.m.

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

Public Comment:

None.

CONSENT AGENDA

- August 11, 2026 Regular Board Meeting Minutes
- August 2026 Payments Totaling $95,945.64

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- 2027 CLA Scope of Work and Master Service Agreement: $40.286

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

FINANCIAL ITEMS

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

The Board reviewed the July 31, 2026 Unaudited Financial Statements and Cash Position Report. Following review and discussion, upon a motion duly made by Director Neuhalfen, seconded by Director Petrie and, upon vote, unanimously carried, the Board accepted the July 31, 2026 Unaudited Financial Statements and Cash Position Report, as presented.

BUDGET HEARING

Conduct Public Hearing to Consider Approval of 2027 Budget, Appropriate Expenditures and Set Mill Levies; Consider Adoption of Resolution 2026-09-01 to Adopt 2027 Budget, Appropriate Expenditures and Set Mill Levies:

The Board opened the public hearing at 9:26 a.m. to consider the proposed 2027 Budget.

It was noted that Notice stating that the Board would consider adoption of the 2027 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the Board closed the public hearing at 9:26 a.m.

Ms. Schilling reviewed the proposed 2027 Budget with the Board. Following review, the Board determined to raise the mill levy from 10 mills to 11 mills in 2027.

Upon a motion duly made by Director Neuhalfen, seconded by Director Starring and, upon vote, unanimously carried, the Board approved the proposed 2027 Budget and Adoption of Resolution 2026-09-01 to Adopt 2027 Budget, Appropriate Expenditures and Set Mill Levies, as presented.

ACTION ITEMS

Other:

Mr. Locantore indicated as a follow up to the Board workshop last week Board members have explored how to get support for increased safety for the Colfax corridor. Board members suggested supporting at-large City Council candidates or take a stand on any of the November ballot initiatives. Ms. Jones indicated that legal counsel will need to weigh in on CBID's ability to take political stands before taking any action.

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PROGRESS UPDATES

Operations:

Mr. Freund provided an update to the Board noting that several of the pedestrian light poles have been vandalized, and he is working on getting them repaired. He stated that the electrical wiring has been torn out of several of the light poles. Mr. Freund also informed the Board that banners are being installed next month, and BRT construction will be wrapping up next week.

BRT:

Ms. Moore reported there is a City-supported celebration to mark the BRT opening. The celebration is scheduled next Monday at Carla Madison recreation center beginning at 5:00 p.m., with activities following at the Learned Lemur from 6:00 p.m. -8:00 p.m. She also informed the Board that the Colfax Carousal was sold out, and a huge success.

Ratepayer Services:

Previously discussed.

Streetscape:

None.

Organizational:

None.

Safety:

It was reflected that the DPD District 2 officers advising businesses in the district to report everything the see, press charges when possible, and attend Business Watch trainings or encourage neighboring businesses to do so. The more No Trespass agreements they could have on file, the better.

Paul from Denver Dream Center provided his feedback that calling on the same issues and reporting to non-emergency or 911 often feels like a cycle of not being heard. The Dream Team calls on issues but often experiences no response while they are still in the area, similar to what Board Members reported.

Other/Ad Hoc:

None.

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ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion duly made by Director Petrie, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board adjourned the meeting at 11:26 a.m.

Respectfully submitted,

By Signed by: 1419D73AB7DD425...

Secretary for the Meeting

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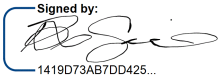
Bex Schimoler bex@learnedlemur.com Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 2a04:4e41:5c00:f718::36bf:7718 Signed using mobile	Sent: 10/21/2026 5:01:21 PM Viewed: 10/23/2026 11:08:58 AM Signed: 10/23/2026 11:09:22 AM

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