

# COLFAX AVE

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)  
HELD JANUARY 20, 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, January 20, 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  
Rebecca “Bex” Alberico, Secretary  
Jamie Starring, Director

Directors David Bentley and Roger Howard were absent and excused.

### Also, in attendance were:

Frank Locantore, Mitch Freund and Denon Moore; CBID Staff  
Nicholas Carlson; CliftonLarsonAllen LLP (“CLA”)  
Cami Shaffer; Argonaut Wine & Liquor  
Tony Blackford, Stephen Crouch; Denver Dream Center / Colfax Dream Team  
Other members of the public: David Scarebeary

## ADMINISTRATIVE MATTERS

### **Call to Order and Agenda:**

The Board called the meeting to order at 9:20 a.m.

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

### **Public Comment:**

Tony Blackford with Denver Dream Center/Colfax Dream Team presented their report to the Board.

## CONSENT AGENDA

- November 11, 2025 Special and December 9, 2025 Regular Board Meeting Minutes.

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- November 2025 Payments Totaling \$35,273.26 and December 2025 Payments Totaling \$190,370.58
- Downtown Colorado Inc. (BID Council) Membership - \$2,500
- Fee for Service 2026 Price Chart
- LV Events Contract
- Ratify 2026 Property & Liability Renewal

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

## FINANCIAL ITEMS

### **CBID November 30, 2025 Unaudited Financial Statements and Cash Position Report:**

Following review, upon a motion duly made by Director Neuhalfen, seconded by Director Starring and, upon vote, unanimously carried, the Board approved the November 30, 2025 Unaudited Financial Statements and Cash Position Report.

## ACTION ITEMS

### **COLA Increase for Phone and Health Stipends:**

Director Bishop reviewed noting that the COLA salary discussion did not include the increase of cell phone and health stipend. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the COLA increase health stipends only.

### **Board Officer Elections:**

Mr. Locantore updated the Board on the current Board Officer Elections. Following discussion, upon a motion duly made by Director Barakos, seconded by Director Starring and, upon vote, unanimously carried, the Board reappointed the current slate of officers.

### **Other:**

None.

## 2026 WORK PLAN OUTLINE REVIEW

- **Objective: Provide a “thirty-thousand foot view” of the year’s workplan, with a heavy emphasis on the *Colfax Comeback* strategy**
- **Key “flashpoints,” lessons, + anticipated collaborations & partnerships**
- **Alignment with Strategic Plan**

Mr. Locantore and Ms. Moore reviewed the 2026 Work Plan Outline Reviews with the Board.

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## PROGRESS UPDATES

### **Safety:**

Mr. Locantore provided an update to the Board stating that he will be meeting with other Districts and City Staff to discuss the Citywide Safety Policy.

### **Operations:**

Mr. Freund provided an update noting there has been a theft of a generator and light pole wiring recently. He provided an update on the maintenance budget and locate costs reviewing the fee for service totals.

### **BRT:**

Ms. Moore stated that the BRT project from Grant Street to Williams is 90% complete. Ms. Moore also provided a BIO Fund grant update, noting that the grant application was open from January 13th to February 10th, and this was the last round available to Coflax Ave BID businesses.

### **Ratepayer Services:**

None.

### **Streetscape:**

Mr. Locantore noted that the new tree enclosures will not have the CBID brand.

### **Organizational:**

Mr. Locantore provided an update noting that the 501c3 work is still underway and staff is considering structural changes.

### **Discuss RFP currently listed in BidNet re “Colfax Comeback”:**

Mr. Locantore led discussion with the Board.

### **Other/Ad Hoc:**

None.

EXECUTIVE SESSION Pursuant to C.R.S. §24-6-402(4)(f), to discuss COLA update, if necessary:

No Executive Session needed.

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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 Starring, seconded by Director Neuhalfen and, upon vote, unanimously carried, the meeting was adjourned at 10:52 a.m.

Respectfully submitted,

Signed by:   
By \_\_\_\_\_  
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Secretary for the Meeting

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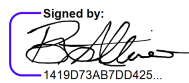
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	2/16/2026 12:11:24 PM
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Completed	Security Checked	2/17/2026 3:08:11 PM

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