

COLFAX AVE

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”) HELD MAY 12, 2026

A regular meeting of the Board of Directors of the Colfax Ave Business Improvement District (referred to hereafter as the “Board”) was convened on Tuesday, May 12, 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
David Bentley, Director
Jamie Starring, Director
David Bentley, Director

Bex Alberico, Secretary, was absent and excused.

Also, in attendance were:

Frank Locantore and Denon Moore; CBID Staff
Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Cami Shaffer, Argonaut Liquor
Denver Dream Center, Tony Blackford
DPD District 2 Officers; Jesus Hernandez and Isabella Cervantes
DPD District 6 Officer ; Glenn Main

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

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

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Bishop , seconded by Director Starring and, upon vote, unanimously carried, the Board approved the agenda, as amended to extend Dream Center contract to September 2026.

Public Comment:

None.

CONSENT AGENDA

COLFAX AVE

- April 14, 2026 Regular Board Meeting Minutes
- April 2026 Payments Totaling \$32,490.32

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

FINANCIAL ITEMS

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

Director Bishop reviewed the Budget and Financials with the Board. Ms. Jones inquired about the Dream Center funding through 2026. Following review and discussion, upon a motion duly made by Director Nauhalden , seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the March 31, 2026 Unaudited Financial Statements and Cash Position Report.

ACTION ITEMS

Consider Position on Municipal Sentencing Ordinance:

No action taken.

Other:

The Board discussed the Dream Center contract extension. Following discussion, upon a motion duly made by Director Neuhalphen, seconded by Director Starring and, upon vote, unanimously carried, the Board approved extending the Dream Center contract through September 2026. The Board also determined to discuss the following at the June meeting:

1. Continue Dream Center contract through end of 2026
2. Evaluate services and relationship to the BID mission
3. Determine next steps with regard to security/outreach

It was noted data was needed in order to make the above determinations. Mr. Locantore will confirm with Knowledge Equity Partners that the mobile app dashboard will be fully functional in advance of the June meeting in order to produce full and accurate data on the Dream Center's impact in the District .

PROGRESS UPDATES

Operations:

Mr. Freund was not in attendance to present to the Board, his report was in the packet for review; and through Locantore he shared the additional information with the board that KGFS will start pressure-washing Colfax's sidewalks soon. They will start on the north

COLFAX AVE

side at Josephine and work their way west to Grant, then turn around to the south side and work their east. The entire project will take approximately 2 weeks.

BRT:

Ms. Moore reported on the next steps and the end of the immediate construction challenges.

Ratepayer Services:

Ms. Moore reported regarding the Colfax Art Underground Showcase and the May 31st event. She described the panels, banners and related artistic products that will help showcase the new art. She also indicated the art will be UV and graffiti protected, and stated it will be installed mid-late July.

Streetscape:

Mr. Locantore reported on the DPD District 6 site redevelopment. He and Ms. Moore reported on the Pride Parade and its temporary relocation to 17th Avenue from Colfax Avenue and discussed the importance of bringing it back to Colfax in future years.

Organizational:

Mr. Locantore and Ms. Moore provided several updates to the Board on the ongoing efforts. No action was taken.

Safety:

- DPD 6 Officer Main report on the activity on the corridor.
- DPD 6 bike team has been active and the Community Resource Officers have been visiting businesses
- DPD 2 Officers discussed some of the hot spot activities near Ogden, Pennsylvania and adjacent areas
- DPD 2 indicated No Trespassing Agreements have increased with businesses they have outreached to.
- “Safe Summer Kickoff” organized by DPD 2 will take place in the parking lot at Colfax and Garfield, near Sprouts and Chick-fil-A on Thursday, June 18th from 4:00 p.m. – 7:00 p.m.

Other/Ad Hoc:

None.

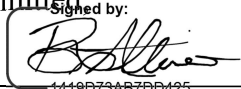
ADJOURNMENT:

There being no further business to come before the Board at this time, upon a motion duly made by Director Bentley, seconded by Director Barakos and, upon vote, unanimously carried, the Board adjourned the meeting at 11:25 a.m.

COLFAX AVE

Respectfully submitted,

Signed by:

By  _____
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Secretary for the Meeting

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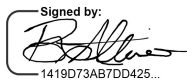
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