

**COLFAX BUSINESS IMPROVEMENT DISTRICT  
SPECIAL BOARD MEETING MINUTES**

**DATE:** May 12, 2015  
**TIME:** 10:00 a.m.  
**PLACE:** UMB Bank  
1635 E. Colfax Avenue  
Denver, Colorado 80218

Directors Present:

Jimmy Balafas  
Anthony Loeffler  
Tina Pachorek  
Crystal Sharp

Others Present:

Denise Denslow; CliftonLarsonAllen LLP (CLA)  
Jack Curtin; Front Range Services, Inc.  
Hilleary Waters; Hilleary Waters & Associates  
Dawn Schilling; Schilling & Co., Inc.  
Frank Locantore; Community Director  
Officer Snow; District 6  
Johanna Glaviano, The Center

1. Call to Order, Declaration of Quorum, Certification of Agenda:  
At 10:02 a.m. Director Balafas called the meeting to order and a quorum was declared present. Upon a motion duly made by Director Loeffler, seconded by Director Sharp, and upon a vote, unanimously carried, the agenda was approved with adding Item 6D Map Discussion and Item 6E Confirming Meeting Location for Future Meetings as amended. The absence of Directors O'Connell, Hales and Vaughn were excused.
2. Consent Agenda  
  
Upon a motion duly made by Director Pachorek, seconded by Director Loeffler, and upon vote, unanimously carried, the Board approved the Consent Agenda, which included the following items:
  - A. Minutes from April 14, 2015 Special Board Meeting
  - B. April 2015 Maintenance Report, Front Range Services
3. Discuss Recommended Locations for Re-facing Grants/Dead Zone Abatement –  
Directors Balafas and O'Connell

Director Balafas stated that he and Director O'Connell did not have a chance to meet; however, he met with Integer Group and discussed the possibility of The Great Wall building. Mr. Locantore also reported on his meeting with Integer. Director Balafas inquired with the Board as to what they thought regarding award criteria. Director Pachorek stated she spoke to one of the owners in the same building who mentioned

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crime as an issue, and that they were thinking about leaving Colfax. Discussion followed the process for awarding funds to candidates. Mr. Locantore will report back to the Board on the process that the OED uses, and comparable other community programs. Discussion also took place regarding the possibility of using CBID money as matching funds for projects awarded through OED.

A. Next Steps – Frank Locantore

Mr. Locantore will provide a process to the Board for the Façade Improvement Program.

B. Letter in Opposition of the Homeless Bill of Rights on Behalf of CBID – Ms. Waters

It was reported that this Bill did not survive.

4. Financial Items

A. March 31, 2015 Financial Statements and Cash Position

Ms. Schilling reviewed with the Board. She noted that the bulk of the remaining property taxes due should be coming in June.

Upon a motion duly made by Director Loeffler, seconded by Director Pachorek, and upon a vote, unanimously carried, the Board accepted the March 31, 2015 Financial Statements and Cash Position.

B. Review and Consider Approval of the May 2015 Claims Totaling \$21,234.66 Represented by Check Numbers 2574 Through 2583 and EFT Payments to Century Link and Xcel Energy

Ms. Schilling reviewed the May check detail with the Board. Upon a motion duly made by Director Loeffler, seconded by Director Sharp, and upon a vote, unanimously carried, the Board approved the May 2015 claims and EFT payments as submitted. Discussion followed regarding the banner arms and the process for ordering and budgeting for stolen/broken ones. Mr. Curtin also informed the Board that the trash cans would look much better with a powder coating and that he will check with Maaco Car Painting to get pricing for the powder coating. Mr. Locantore will work with Mr. Curtin to come up with a plan/schedule for doing power washing of the sidewalks (where to start, etc.). Discussion ensued regarding the powder coating and power washing.

5. Community Director Report – Frank Locantore

A. Support Naming the Central Denver Recreation Center after the Late CW Carla Madison / Decision: Letter of Support to Parks and Recreation?

Mr. Locantore reported that there will be a process for naming the recreation center. He is seeking feedback from the Board to determine if they would support naming it after Carla Madison. He will report back to the Board on the process and criteria once it is fully determined. Discussion followed, but there was a mixed reaction whether to name

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the rec center after Carla Madison or Colfax Recreation Center. The Board asked Mr. Locantore to keep them apprised.

B. First Responders Tribute, Safety Expo & Colfax Cruise / Decision: How Do We Support?

Mr. Locantore reported the progress of this event to the Board. He said they are requesting a letter from CBID supporting the event. Mr. Locantore stated he will prepare the letter of support.

C. Clean and Safe Tactics / Update and Feedback

Mr. Locantore made a presentation to the Board regarding Block by Block Safety. He stated that Mr. Gaddis from the City of Denver Department of Law would like to be a part of these meetings moving forward. He walked the Board through the process of what he would like to see take place. Discover, assessment, clean, maintain and sustainability. He noted he would like to do four blocks per week with an August completion goal.

D. Colfax BID's Collaboration / Update and Feedback

Mr. Locantore reported he and Director Loeffler were at a recent meeting that brought together all the BID's related to Colfax, and discussion determining if there was a desire for collaboration. He reported on ten items that were identified as potential collaboration topics. Extensive discussion took place regarding streetscape design work and projects in relation to the City's 2017 Bond Program.

E. Integer + Façade Improvement / Update and Feedback

Previously discussed.

F. CBID-UCCF Identity / Short Discussion to Determine Desire Next Steps

This topic was deferred.

G. St. John's – St. Francis Housing Plan / Update

Mr. Locantore gave a brief update focusing on communication between parties.

H. Life on Capitol Hill AD Addendum / Allow Frank to Add to the AD if There is an Announcement

Mr. Locantore asked the Board if he could work with the newspaper to advertise meetings and events. The Board was supportive.

I. DPD6 Site Redevelopment / Update and Feedback

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Mr. Locantore provided a brief update indicating a good deal of discussion regarding the potential redevelopment. Director Loeffler stated he would encourage an interim use of a parking lot.

6. Other

A. Office Space Update – Director Pachorek

Director Pachorek stated this is still underway.

2015 Denver PrideFest

Deferred.

B. Phase 2 Streetlight Update

Deferred.

C. Map – Hilleary Waters

Ms. Waters provided a brief media update. She noted the old map was six panels wide, and the new map is only four panels wide and uses banner designs.

D. Meeting Location

Upon a motion duly made by Director Balafas, seconded by Director Pachorek, and upon a vote, unanimously carried, the Board approved moving the regular Board meetings that are held the second Tuesday of each month at 10:00 a.m. to the UMB Bank, 1635 E. Colfax Avenue, Denver, Colorado 80218. A new meeting Notice will be posted at the Denver County Clerk's office and the Colfax Business Improvement District office each month located at 1490 Lafayette Street, Denver, Colorado 80218.

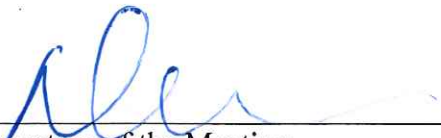
7. Other Public Comments

None.

8. Adjournment

Upon a motion duly made by Director, seconded by Director Loeffler, and upon a vote, unanimously carried, the Board adjourned the meeting at 12:22 p.m.

Respectfully Submitted,

  
Secretary of the Meeting