

COLFAX AVE

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)
HELD NOVEMBER 12, 2024

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, November 12, 2024, at 9:15 a.m., at the offices of UMB Bank, 1635 E. Colfax Ave., Denver, Colorado 80218. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Alex Barakos, Vice President
Christopher Bishop, Treasurer
Jenny Neuhalfen, Secretary
David Bentley, Director
Andy Baldyga, Director
Rebecca “Bex” Schimoler, Director

Director Austin was absent and excused.

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP (“CLA”)
Frank Locantore, Denon Moore & Mitch Freund; CBID Staff
Aaron Mripol; Urban Land Conservancy

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 9:15 a.m. by Director Barakos. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Neuhalfen, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Quorum, Posting of Meeting Notice:

The presence of a quorum was confirmed. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District’s boundaries have been received.

Aaron Miripol, ULC’s CEO, “TED Talk” on community development:

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Mr. Miripol provided a presentation to the Board on community development.

CONSENT AGENDA

Minutes of September 10, 2024 Regular Board Meeting:
September 2024 Debit Card, Claims and EFT payment to CenturyLink and Xcel totaling \$76,085.23 and October 2024 Debit Card, Claims and EFT payment to CenturyLink and Xcel totaling \$:93,384.06:

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

FINANCIAL ITEMS:

September 30, 2024 Unaudited Financial Statements and Cash Position Report:

Director Bishop reviewed with the Board. Following review, upon a motion duly made by Director Bentley, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board accepted the September 30, 2024 Unaudited Financial Statements and Cash Position Report.

ACTION ITEMS

Ratify 2025 KG Facility Services Agreement:

Mr. Freund reviewed the Facility Services Agreement, process and results of RFP with the Board. Following discussion, upon a motion duly made by Director Bentley, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board ratified the 2025 KG Facility Services Agreement.

Discuss & Consider Approving Collaborative Holiday Party:

Ms. Moore noted the holiday party will be held on December 10th at Buddy's. Donations are requested to support Warren Village. She stated that the collaborative party will be held with other community organizations including YIMBY Denver, Denver Bicycle Lobby, DPD w/CBID sponsorship of \$400. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board approved the collaborative holiday party.

CliftonLarsonAllen LLP 2025 Statement of Work:

Mr. Carlson reviewed the Statement of Work with the Board. Following discussion, upon a motion duly made by Director Neuhalfen, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Statement of Work.

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Review & Consider Approval of 2025 insurance renewal (public officials' liability, general liability, workers' compensation, comprehensive crime. Consider adoption of documents need to obtain or maintain insurance coverage through Colorado Special Districts Property and Liability:

Mr. Carlson reviewed with the Board. Following discussion, upon a motion duly made by Director Bishop, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the 2025 insurance renewal (public officials' liability, general liability, workers' compensation, comprehensive crime. Consider adoption of documents need to obtain or maintain insurance coverage through Colorado Special Districts Property and Liability.

Property Exclusion for Property in Adjacent BID:

Mr. Locantore reviewed a memo from Mayfair BID and requested Board consideration of drafting a letter of support of Mayfair BID to City Council. Following discussion and review, upon a motion duly made by Director Neuhalfen, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the drafting of a letter in support of Mayfair BID regarding property exclusion.

PROGRESS UPDATES

Maintenance:

Mr. Freund provided an update to the Board regarding the transition to the new contractor. He stated that the holiday décor is being added.

Business Support:

Ms. Moore provided an update to the Board noting that upcoming events including the tree lighting is on 11/30/24 from 6:00 p.m.- 9:00 p.m., the holiday party at Pete's Satire on 11/12/24 from 5:00p.m. – 7:00 p.m. Ms. Moore stated she is active sharing BRT related news with business owners and sharing the DURA grant opportunities with businesses.

Mr. Locantore noted that CBID is also working with Fax Partnership and BIO fund for business support grants in an administrative capacity as a subcontractor.

Street Experience (*Safety + Streetscape*):

Mr. Locantore provided an update to the Board stating that the kiosk locations are being adjusted and kiosk fabrication will follow the BRT schedule. Bike corrals are in the permitting process with six new locations coming. The Ogden Street coordination efforts and designs are underway, and the DPD 6 Police Station rebuilding is underway. Mr. Locantore is coordinating contract with the DPD.

Organizational:

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Mr. Locantore provided an update noting that staff has been busy with Colorado Gives Day, strategic plan implementation and guest speaker alignment.

Other/Ad Hoc:

None.

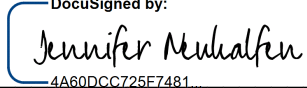
PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Neuhalfen, seconded by Director Bishop and, upon vote, unanimously carried, the meeting was adjourned at 11:23 a.m.

Respectfully submitted,

By  _____
Secretary for the Meeting

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Jennifer Neuhalfen
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In Person Signer Events	Signature	Timestamp
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Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/23/2025 3:17:42 PM
Certified Delivered	Security Checked	1/23/2025 6:46:41 PM
Signing Complete	Security Checked	1/23/2025 6:46:47 PM
Completed	Security Checked	1/23/2025 6:46:47 PM
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