

# COLFAX AVE

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”)  
HELD MARCH 11, 2025

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, March 11, 2025, 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, President  
Christopher Bishop, Treasurer  
Rebecca “Bex” Schimoler, Secretary  
Andy Baldyga, Director  
Len Austin, Director

Directors Jenny Neuhalfen and David Bentley were absent and excused.

### Also, In Attendance Were:

Anna Jones; CliftonLarsonAllen LLP (“CLA”)  
Frank Locantore, Denon Moore & Mitch Freund; CBID Staff  
DPD District 6 Officers Kayla Knabe, Glenn Main & Sgt. Austin  
Dawn Schilling; Schilling & Co., Inc.  
Members of the Public; David Scarbeary (Fractional CFO Function) and Jamie Starring (Cheba Hut) and Shellie Martinez (Salon on the Parkway)

## ADMINISTRATIVE MATTERS

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

Director Barakos called the meeting to order at 9:18 a.m. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Bishop, seconded by Director Austin and, upon vote, unanimously carried, the Board excused the absence of Directors Neuhalfen and Bentley.

Upon a motion duly made by Director Bishop , seconded by Director Austin and, upon vote, unanimously carried, the Board approved the Agenda, as amended to include a letter of support from Colorado Housing and Finance Authority (CHFA).

### **Public Comment:**

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Shellie Martinez introduced herself as a presumed Board member.

## CONSENT AGENDA

### **Minutes of February 11, 2025 Regular Board Meeting: February 2025 Debit Card, Claims and EFT payment to CenturyLink and Xcel totaling \$179,923.30:**

Director Barakos reviewed the Consent items with the Board. Following review, upon a motion duly made by Director Austin, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as presented, noting that the designed logo does not match the logo presented on the February Minutes.

## FINANCIAL ITEMS:

### **January 31, 2025 Unaudited Financial Statements and Cash Position Report:**

Director Bishop reviewed with the Board. Following review, the Board accepted the January 31, 2025 Unaudited Financial Statements and Cash Position Report, as presented.

## ACTION ITEMS

### **Consider Dazzio & Associates PC Representation Letter:**

Ms. Schilling reviewed the representation letter with the Board. Upon a motion duly made by Director Austin, seconded by Director Baldyga and, upon vote, unanimously carried, the Board approved the Dazzio & Associates PC Representation Letter, as presented.

### **Consider approval of Draft 2024 Audit:**

Following discussion, upon a motion duly made by Director Austin, seconded by Director Baldyga and, upon vote, unanimously carried, the Board approved the 2024 Audit to be signed by Frank Locantore and filed with the City and County of Denver by April 1, 2025, as presented.

### **Consider approval of the employee contribution to health benefits:**

No action was taken and this item will be for discussion at the April meeting.

### **Other – Colorado Housing and Finance Authority Letter supporting attainable housing development at Colfax and Williams:**

Mr. Locantore reviewed with the Board. Following review and discussion, upon a motion duly made by director Austin, seconded by Director Bishop, with Director Baldyga abstaining from the vote, the Board approved the Colorado Housing and Finance Authority Letter supporting attainable housing development at Colfax and Williams, as presented.

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## PROGRESS UPDATES

### **Safety:**

The officers reported on the recent crime activity noting that crime has decreased 22% year over year from January to February. There is an increase in robberies, burglaries and weapon violations, decrease of 41% of assaults, and drug use violations are down 46%.

The officers also provided other general updates including enhanced cooperation with the Gathering Place.

### **Operations:**

Mr. Freund provided an update on the new vendor, KG Facility Solutions.

### **BRT:**

Mr. Locatore and Ms. Moore reported on the progress to-date including construction progress, street closures, business impacts and BIO grants.

### **Ratepayer Services:**

Ms. Moore provided details of the upcoming events.

### **Streetscape:**

Director Baldyga provided an update regarding the bike corrals, the Ogden Street design and Gathering Place. He will coordinate regarding the safety lights.

### **Organizational – Review of the 2024 Annual Report:**

Mr. Locantore reviewed the 2024 Annual Report items with the Board.

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

No other business reported.

## ADJOURNMENT

### **Confirm Quorum for April 8, 2025 Board Meeting:**

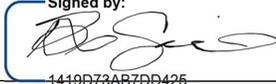
The Board confirmed a quorum for the April 8, 2025 Board meeting.

There being no further business to come before the Board at this time, upon a motion duly made by Director Bishop, seconded by Director Austin and, upon vote, unanimously

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carried, the meeting was adjourned at 10:57 a.m.

Respectfully submitted,

By  Signed by:  
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Secretary for the Meeting

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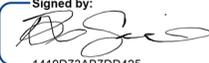
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/9/2025 5:51:53 PM
Certified Delivered	Security Checked	4/15/2025 11:14:00 AM
Signing Complete	Security Checked	4/15/2025 11:14:14 AM
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