

COLFAX AVE

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLFAX AVENUE BUSINESS IMPROVEMENT DISTRICT (THE “DISTRICT”) HELD FEBRUARY 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, February 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
Jenny Neuhalfen, Vice President
Christopher Bishop, Treasurer
Rebecca “Bex” Schimoler, Secretary (via telephone)
David Bentley, Director
Andy Baldyga, Director

Director Len Austin was absent and excused

Also, In Attendance Were:

Anna Jones; CliftonLarsonAllen LLP (“CLA”)
Frank Locantore, Denon Moore & Mitch Freund; CBID Staff
DPD District 6 Officer Kayla Knabe
Esther Lee Leach; Mayor’s Office
Members of the Public; David Scarbeary (Fractional CFO Function) and Jamie Starring (Cheba Hut)

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Director Barakos called the meeting to order at 9:17 a.m. The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Neuhalfen, seconded by Director Bentley and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Public Comment:

Jamie Starring introduced himself as a potential Board member.

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CONSENT AGENDA

Minutes of January 14, 2025 Regular Board Meeting: **January 2025 Debit Card, Claims and EFT payment to CenturyLink and Xcel totaling \$29,316.12:**

Director Barakos reviewed the Consent items with the Board. Following review, upon a motion duly made by Director Bentley, seconded by Director Baldyga and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as presented.

FINANCIAL ITEMS:

December 31, 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 December 31, 2024 Unaudited Financial Statements and Cash Position Report, as presented.

ACTION ITEMS

Consider increase to LV Events & PR budget for business support:

Following discussion, upon a motion duly made by Director Baldyga, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved the increase to LV Events and PR budget for business support.

Mr. Locantore then asked the Board to consider moving some of the already allocated safety line item budget to their safety related services offered by Denver Dream Center.

Upon a motion duly made by Director Bentley, seconded by Director Neuhalfen and, upon vote, unanimously carried, the Board authorized moving the safety line budget item.

Consider approving a switch to Justworks for payroll and health benefits:

Following discussion, upon a motion duly made by Director Bentley, seconded by Director Bishop and, upon vote, unanimously carried, the Board approved to switch to Justworks for payroll and health benefits.

Mr. Locatore further asked about capping the employee / employer contribution amount to the stipend amount. The Board discussed and determined Directors Bentley and Neuhalfen will work with staff to bring back a recommendation to the next meeting.

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PROGRESS UPDATES

Safety – Feedback on security patrols, cameras and Denver Dream Center:

Officer Knabe reported on the recent incident at Colfax and Downing. No action taken.

Maintenance – Feedback for fee-for-service \$ to support micro-grants:

Mr. Freund provided an update on re-locate services and fees for service. No action taken.

Ratepayer Services:

Ms. Moore provided details of the efforts currently underway. She indicated there is an average of a 33% reduction in sales from restaurants and bars.

Streetscape:

Director Baldyga provided an update that there is a new streetscape member on the committee, resident Andrew Algar.

Director Baldyga further reported the bike corrals are being fabricated, kiosks will be installed and signage is contemplated for 14th and 16th to direct traffic to Colfax once BRT is complete.

Director Bentley inquired about the 17th Avenue route for the Pride Parade in June.

Organizational:

No report provided.

Other/Ad Hoc:

No other business reported.

EXECUTIVE SESSION

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

The Board entered into Executive Session at 10:42 a.m.

Upon a motion duly made by Director Bentley, seconded by Director Baldyga and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 11:07 a.m.

No action was taken.

ADJOURNMENT

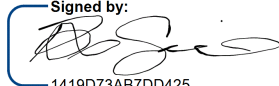
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Confirm Quorum for March 11, 2025 Board Meeting:

The Board confirmed a quorum for the March 11, 2025 Board meeting.

There being no further business to come before the Board at this time, upon a motion duly made by Director Bentley, seconded by Director Baldyga and, upon vote, unanimously carried, the meeting was adjourned at 11:08 a.m.

Respectfully submitted,

By  Signed by:
1419D73AB7DD425...
Secretary for the Meeting

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3/12/2025 11:40:12 AM

Certified Delivered

Security Checked

3/12/2025 4:41:52 PM

Signing Complete

Security Checked

3/12/2025 4:44:23 PM

Completed

Security Checked

3/12/2025 4:44:23 PM

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Status

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