



REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, September 8, 2026

9:15 a.m., The Art Gym, Denver, 1460 Leyden Street

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Administrative
 - a. Approve Meeting Minutes – August 11, 2026
4. Finance
 - a. Public Hearing: 2027 Budget
 - I. Consider Resolution 2026-01: A Resolution Approving 2027 Budget
 - b. Public Hearing: 2026 Budget Amendment
 - I. Consider Resolution 2026-02: A Resolution Approving 2026 Budget Amendment
 - c. Consider Resolution 2026-03: A Resolution Setting the Date, Time and Location of the Public Hearing on the 2027 Special Assessments
5. Economic Development
 - a. Colfax Bus Rapid Transit and Streetscape Improvements
6. Mayfair Town Center Improvements
7. Business Support
 - a. Events: Kearny Pop Up; 12/5 Sip & Stroll Planning
8. Placemaking
 - a. DURA STAND Grant
9. Public Comment (*Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Allotted time may not be combined or shared, and the total time allotted for public comment will be limited to 20 minutes. The Board and individual Board members are not required to respond or answer any questions posed.*)

2026 Upcoming Meetings:

October 13 – *Resolution Setting the Hearing on 2027 Assessments*

November 10 – *Resolution Freezing the Assessor Data for 2027 and Resolution Adopting the 2027 Assessment Roll*

All meetings are held at Art Gym Denver, 1460 Leyden St., at 9:15 a.m. unless otherwise posted.



REGULAR MEETING OF THE BOARD OF DIRECTORS

MINUTES

Tuesday, August 11, 2026

9:15 a.m., The Art Gym, Denver, 1460 Leyden Street

Board Members Present: Nathan Beal, Barbara Macfarlane, Dan Murray, Vince Howard, Taylor Woodard

Board Members Absent: Candace Wickstrom, Lauren Erb

Staff Present: Deana Miller, Hilarie Portell

1. Call to Order: 9:23 a.m.
2. Disclosure of Potential Conflicts of Interest
None.
3. Administrative
 - a. Approved Meeting Minutes – July 14, 2026
Motion to approve: Dan Murray. Second: Barbara Macfarlane.
4. Finance
 - a. 2026 Q2 Budget Report
 - b. 2027 Draft Budget
 - c. 2026 Budget Amendment
5. Economic Development
 - a. Colfax Bus Rapid Transit and Streetscape Improvements
 - i. Station Construction: fall completion
 - ii. Streetscape Improvements: late fall/by year-end
 - iii. Stormwater/Electrical/Bumpouts: Eudora, Hudson, Fairfax, Kearney
6. Mayfair Town Center Improvements
 - a. Procurement Process
 - b. 1445 Kearney Street
 - c. Business Support
 - i. BIO Fund Grants
 - ii. Events

- Pop-Up Event at Viva! Mexican-Coffee-Shop
- Kearney Street Pop-Up
- Sip & Stroll

7. Placemaking

- a. DURA STAND Grant

8. Public Comment

None.

9. Adjournment: 11:05 a.m.

2026 Upcoming Meetings:

September 8 – *Public Hearing & Adoption of 2026 Amended Budget and 2027 Proposed Budget*

October 13 – *Resolution Setting the Hearing on 2027 Assessments*

November 10 – *Resolution Freezing the Assessor Data for 2027 and Resolution Adopting the 2027 Assessment Roll*

All meetings are held at Art Gym Denver, 1460 Leyden Street

Starting at 9:15 a.m. unless otherwise posted.