**REGULAR MEETING OF THE BOARD OF DIRECTORS**
**Tuesday, November 10, 2026**
*9:15 a.m., The Art Gym, Denver, 1460 Leyden Street*

1. **Call to Order**
2. **Disclosure of Potential Conflicts of Interest**
3. **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.)*
4. **Administrative**
   a. Approve Meeting Minutes – September 8, 2026
   b. Review Board Attendance
   c. 2027 Meeting Schedule
   d. Petition for Inclusion in the BID
5. **Finance**
   a. Public Hearing on 2027 Annual Assessment Roll
      I. Open Hearing
      II. Presentation of 2027 Assessment Roll
      III. Board Discussion
      IV. Public Comment *(limited to three minutes per speaker)*
      V. Close Hearing
   b. Resolution 2026-05: Adopting 2027 Assessment Roll
   c. Resolution 2026-04: Freezing Assessor Data for 2027 Assessments
   d. 2027 City and County of Denver Budget Submittal – Deana, timeline and council review
6. **Economic Development**
   a. BRT Construction Update
   b. Mayfair Town Center Improvements
   c. Business Support
      I. BIO Fund Grants

II. Events: 12/5 Sip & Stroll Planning

7. **Placemaking**
   a. DURA STAND Grant
8. **Adjourn**

**2027 Meetings:**

January 12
February 9
March 9
April 13
May 11
June 8
July 13
August 10
September 14
October 12 Budget
November 9 Public Hearing, Assessment Roll, Assessor Data

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

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**MINUTES**

**Tuesday, September 8, 2026**

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

Board Members Present: Nathan Beal, Dan Murray, Vince Howard, Candace Wickstrom, Taylor Woodard

Board Members Absent: Lauren Erb, Barbara Macfarlane

Staff Present: Danielle Kaiser (legal counsel), Deana Miller, Hilarie Portell

1. Call to Order – 9:17 a.m.
2. Disclosure of Potential Conflicts of Interest

   None
3. Administrative
   a. The August 11, 2026 meeting minutes were approved. Motion to approve: Taylor Woodard; Seconded: Nathan Beal. Approved 5-0
4. Finance
   a. Public Hearing: 2027 Preliminary Budget

      Danielle Kaiser opened the Public Hearing on the 2027 Preliminary Budget at 9:31 a.m. No public comment. Danielle closed the Public Hearing at 9:32 a.m.

      I. Consider Resolution 2026-01: A Resolution Approving 2027 Budget

      Resolution 2026-01 was approved. Motion to approve: Nathan Beal; Seconded by Candace Wickstrom. Approved 5-0

   b. Public Hearing: 2026 Budget Amendment

      Danielle Kaiser opened the Public Hearing on the 2026 Budget Amendment at 9:33 a.m. No public comment. Danielle closed the Public Hearing at 9:34 a.m.

      I. Consider Resolution 2026-02: A Resolution Approving 2026 Budget Amendment

      Resolution 2026-02 was approved. Motion to approve: Candace Wickstrom; Seconded: Nathan Beal. Approved 5-0

   c. Consider Resolution 2026-03: A Resolution Setting the Date, Time and Location of the Public Hearing on the 2027 Special Assessments

      Resolution 2026-03 was approved. Motion to approve: Nathan Beal; Seconded by Candace Wickstrom. Approved 5-0
5. Economic Development
   a. Colfax Bus Rapid Transit and Streetscape Improvements

DRAFT

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
    None.
10. Adjournement: 10:05 a.m.

**2026 Upcoming Meetings:**

October 13

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.*

DRAFT

COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT
RESOLUTION NO. 2026-04
A RESOLUTION FIXING THE PROPERTY INFORMATION USED FOR CALCULATING THE 2027 SPECIAL ASSESSMENTS

WHEREAS, the budget of the Colfax Mayfair Business Improvement District (CMBID) will be funded primarily by special assessments applied to taxable commercial property within the CMBID; and

WHEREAS, the Board of Directors of the CMBID is required to hold a public hearing on the proposed special assessments; and

WHEREAS, the Board of Directors of the CMBID has scheduled such public hearing to be held on November 10, 2026; and

WHEREAS, there is a need to finalize the data on taxable commercial lot and building square footage in order to prepare the assessment roll in a timely manner.

NOW, THEREFORE, BE IT RESOLVED BY THE COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT,

1. That taxable commercial lot and building square footage data relating to the CMBID special assessment not be changed for said purposes after such information is finalized by the Assessor of the City and County of Denver or December 5, 2026, whichever is earlier.

2. That the special assessments, if approved by the Board following the public hearing, shall be based on the square footage (area) of the lot and on the net rentable square footage (area) of the building and not the gross building square footage, all as shown in the Assessor's records; provided, however, that the maximum assessment for square footage (area) of the lot shall be capped on the basis of 40,000 square feet and contiguous lots in the same ownership shall be deemed to be a single lot for the purpose of the 40,000 square foot cap.

ADOPTED this 10th day of November, 2026.

COLFAX MAYFAIR BUSINESS
IMPROVEMENT DISTRICT

By: _____
President

ATTEST:

_____
Secretary

# COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT

## RESOLUTION NO. 2026-05

A RESOLUTION AUTHORIZING THE IMPOSITION OF CERTAIN ANNUAL SPECIAL ASSESSMENTS UPON REAL PROPERTY WITHIN THE BOUNDARIES OF THE COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT, CREATING A LOCAL ASSESSMENT ROLL, AND PROVIDING FOR NOTICE OF ASSESSMENT TO BE MAILED TO PROPERTY OWNERS LISTED ON THE ASSESSMENT ROLL

WHEREAS, on October 15, 2026, published notice of a hearing on the imposition of special assessments upon commercial real property located within the boundaries of the Colfax Mayfair Business Improvement District (the "District") was given in The Daily Journal, a newspaper of general circulation within the District;

WHEREAS, the Board of Directors of the Colfax Mayfair Business Improvement District (the "Board") caused notice of the public hearing to be mailed by first class mail to all owners of property within the District;

WHEREAS, pursuant to C.R.S. §31-25-1219(2), on November 11, 2026, the Board held the properly noticed public hearing to consider the desirability of and the need for providing the services identified in the District's 2027 Operating Plan and Preliminary Budget and imposing the assessment therefor, and determining the special benefits to be received by the properties to be assessed;

WHEREAS, at said hearing all interested parties were afforded an opportunity to be heard;

WHEREAS, no remonstrance petition objecting to the special assessments to be imposed by the District was filed with the Board before or at the public hearing; and

WHEREAS, the Board has fully considered the proposed methodology of calculating the special assessments and all testimony and other evidence presented to it in this matter.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Colfax Mayfair Business Improvement District, City and County of Denver as follows:

Section 1. The funding for District services as set forth in the 2027 Operating Plan and Budget will be raised through an annual assessment that will be based upon a combination of commercial land area and commercial rentable building square footage (the "Annual Assessment"). Based upon evidence adduced at the November 10, 2026, hearing, the Board has concluded that the assessment methodology set forth in this Resolution equitably distributes the costs of providing the improvements and services identified in the District's 2027 Operating Plan and Budget and will provide an equitable basis for funding the same.

The following assessment rates shall apply to property within the District and shall be used to calculate the Annual Assessment for 2027:

| | Per sq. ft. of Commercial Lot* | Per sq. ft. of rentable commercial building above grade area | Per sq. ft. of rentable commercial building below grade area |
|---|---|---|---|
| District Commercial Properties | $0.083 | $0.083 | $0.0415 |

*capped at 40,000 sq. ft. of a single lot or of contiguous lots in a single ownership)

Section 2. The Annual Assessment authorized by this Resolution is to be collected by the Treasurer of the City and County of Denver (the "Treasurer"), pursuant to an agreement by and between the District and the Treasurer.

Section 3. The local assessment roll attached hereto as Exhibit A sets forth the Annual Assessment for 2027 for each property within the boundaries of the District. In any year in which an Annual Assessment is imposed by the District, the same shall be due and payable without demand on or before the last day of February. Any assessment not paid when due shall become delinquent thirty (30) days after the due date and shall draw interest at the rate established pursuant to C.R.S. § 5-12106(2) and (3), from the date of delinquency until paid in full. In accordance with C.R.S. § 31-25-1219(2)(d), the collection officer shall certify to the Treasurer the whole amount of the unpaid assessments in the case of a default in the payment of any assessment, together with any penalty interest accrued to date and the Treasurer shall thereafter advertise and sell all such property on which a default has occurred in accordance with C.R.S. § 31-25-1219(2)(d), in order to collect the whole of the unpaid assessment plus penalties and costs of collection. Such advertisement and sale shall be made at the same times, in the same manner, under all the same conditions and penalties, and with the same effect as provided by general law for sales of real estate and default of payment of the general property tax.

Section 4. The Board shall cause the notice required by C.R.S. § 31-25-1219(2)(c), to be mailed to each owner of property specified on the assessment roll.

Section 5. The Board shall review the status of property specified on the assessment roll on no less than an annual basis.

Section 6. Should any one or more sections or provisions of this Resolution be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, the intention being that the various sections and provisions hereof are severable.

Resolved this 10th day of November, 2026.

COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT

By: _____
President

ATTEST:

_____
Secretary

Attachments:
Exhibit A: Local assessment roll of the District for 2027