



REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, November 11, 2025

9:15 a.m., Art Gym Denver, 1460 Leyden Street, Denver, Colorado 80220

1. Call to Order
2. Disclosure of Potential Conflicts of Interest (2 min)
3. Administration (5 min)
 - a. Approval of Minutes (October 14, 2025)
 - b. 2025 Board Attendance Review
4. Finance (20 min)
 - a. Public Hearing on 2026 Annual Assessments
 - I. Open Hearing
 - II. Presentation of 2026 Assessment Roll
 - III. Board Discussion
 - IV. Public Comment (*limited to three minutes per speaker*)
 - V. Close Hearing
 - b. Annual Budget Process Update
 - c. Resolution Freezing Assessor Data for 2026 Assessments
5. Economic Development (5 min)
 - a. Denver's Business Support Grants
6. Marketing (10 min)
 - a. Events
 - I. Elm Station Arch Rising: Monday, November 24, 7:00 – 9:00 p.m.
 - II. Holiday Sip & Stroll: Saturday, December 6, 2:00 – 6:00 p.m.
 - b. Annual report
7. 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 Meetings

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



**REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES**

Tuesday, October 14, 2025

9:15 a.m., Art Gym Denver, 1460 Leyden Street, Denver, Colorado 80220

1. Call to Order

The meeting was called to order at 9:05 a.m.

Board Members Present: Nathan Beal, Dan Murray, Taylor Woodward, Candace Wickstrom

Board Members Absent: Barbara Macfarlane

Staff Present: Hilarie Portell, Deana Miller

Guest: Heather Noyes, Studio CPG

2. Disclosure of Potential Conflicts of Interest

None

3. Administration

a. Approval of Minutes (September)

Motion to approve: Taylor Woodward, Second: Candace Wickstrom. Approved 4-0

b. Resolution setting assessment hearing date on Tuesday, November 11, 2025

Motion to approve: Candace Wickstrom, Second: Nathan Beal. Approved 4-0

4. Economic Development

a. BRT Construction

- The BID is sending an e-newsletter to ratepayers ; BRT team is going door-to-door this week.
- Station construction starting at Hudson Street station later this month, Krameria Street in December, and Monaco Street in January.
- Each station area will be under construction for six months in the center of the street; one lane of traffic on each side; on-street parking will remain available except for those at the station area construction block. After station area construction is complete, the streetscape team will work in each area for 3-4 months. This will include flat work and streetscape installation.
- 62 businesses have applied for the assistance grant.
- Staff is working with BRT to plan the Elm Station Rising event, date to be determined.

b. Maintenance Discussion

Heather Noyes presented the maintenance model, based on general estimates from vendors that specialize in special district maintenance.

5. Clean & Safe

- a. District Cleanup
- b. 5524 E Colfax/Holly Cleanup
- c. 6200 E Colfax

Walgreens is now closed. The BID is working with property management and surrounding businesses on safety actions.

6. Public Comment

None

Meeting Adjourned at 10:31 a.m.

Upcoming Meetings

November 11: Regular Board Meeting and Public Hearing

November: Elm Station Rising Event (date pending construction schedule), The W Denver

December 6: Holiday Sip & Stroll Event, various sites, check in at Marczyk Fine Foods

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

COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT
RESOLUTION NO 25-5

A RESOLUTION SETTING THE DATE, TIME AND LOCATION OF
THE PUBLIC HEARING ON THE 2026 SPECIAL ASSESSMENTS

WHEREAS, the Colfax Mayfair Business Improvement District (the "District") provides or will provide certain services to commercial properties within its boundaries; and

WHEREAS, the Board of Directors of the District (the "Board") intends to consider approval of the imposition of a special assessment for collection in 2026 on commercial real property located within the boundaries of the District in order to defray the costs of providing said services; and

WHEREAS, Section 31-25-1219(2), C.R.S., requires the Board to adopt a resolution setting a date, which shall be not less than twenty days nor more than forty days after the adoption of the resolution, a time, and a location for a hearing on the question of the imposition of such special assessment and the benefit to be derived by the property upon which such special assessment is to be imposed; and

WHEREAS, the Board has determined to hold the public hearing required by Section 31-25-1219(2), C.R.S. on Tuesday, November 11, 2025, at 9:15 a.m., at The Art Gym, 1460 Leyden Street, Denver, CO 80220; and

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

Section 1. The public hearing required by Section 31-25-1219(2) is hereby scheduled for Tuesday, November 11, 2025, at 9:15 a.m., at The Art Gym, 1460 Leyden Street, Denver, CO 80220.

Section 2. Notice of the public hearing shall be given in substantially the form attached hereto as **Exhibit A** and incorporated herein (the "Notice").

Section 3. The Notice shall be published once in The Daily Journal, a newspaper of general circulation within the District, in accordance with the provisions of Section 31-25-1219(2)(a), C.R.S..

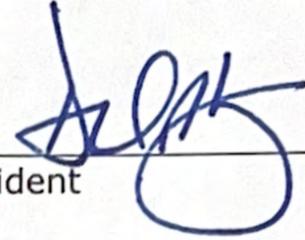
Section 4. On behalf of the Board, and in accordance with the provisions of Section 31-25-1219(2)(a), C.R.S., Colfax Mayfair Business Improvement District staff shall also cause a copy of the Notice to be mailed by first-class mail to each owner of the property to be subject to the proposed 2026 assessment at each property owner's last-known address, as disclosed by the tax records of the City and County of Denver, Colorado.

Resolved this 14th day of October, 2025.

COLFAX MAYFAIR
BUSINESS IMPROVEMENT DISTRICT

By:

President



ATTEST:



Secretary

EXHIBIT A

NOTICE OF INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON REAL PROPERTY LOCATED IN THE COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT, CITY AND COUNTY OF DENVER, FOR THE PURPOSE OF FUNDING SERVICES TO BE FURNISHED BY THE SAID DISTRICT, AND OF A PUBLIC HEARING THEREON

1. All owners of real property hereinafter described, and all persons generally, are hereby notified that the Board of Directors of the Colfax Mayfair Business Improvement District, City and County of Denver (the "BID"), may adopt a Resolution to impose special assessments to defray the cost of services to be furnished by the BID against the property specially benefited by such services, all as more particularly set forth herein.

2. The Board of Directors will hold a PUBLIC HEARING for the purpose of considering the desirability of and the need for providing the services and imposing the assessments therefor and determining the special benefits to be received by the properties to be assessed, on **Tuesday, November 11, 2025 at 9:15 a.m.**, at The Art Gym, located at 1460 Leyden Street, Denver, Colorado.

3. The property on which the assessments are to be levied consists of the real property classified for property tax purposes as commercial within the boundaries of the BID, which is described as follows: The area along both sides of Colfax Avenue from Eudora/Elm Street to Monaco Parkway and the Mayfair Town Center area between Kearney and Leyden from Colfax Avenue south to 14th Avenue as more specifically shown on the map of the District boundaries included herein. The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, C.R.S. § 31-25-1203(2).

4. The purpose of the special assessments is to defray the cost of services furnished by the BID, which may include the following:

<u>Economic Development</u>	<ol style="list-style-type: none"> 1. Business support & business attraction 2. Investor and consumer marketing 3. Advocacy for transportation and housing improvements 4. Ratepayer communications
<u>Enhanced Safety</u>	<ol style="list-style-type: none"> 1. Communications with businesses, owners and police 2. Advocacy for adequate police patrols and other security measures 3. Advocacy for abatement and mitigation of nuisance crimes and nuisance properties
<u>Physical Improvements & District Identity</u>	<ol style="list-style-type: none"> 1. Provide ratepayer information and advocacy regarding installation of bond-funded pedestrian safety and streetscape improvements, as well as Bus Rapid Transit improvements 2. Manage existing streetscape elements—trash cans, bike racks, planter pots 3. Manage regular and spot maintenance
<u>Advocacy</u>	<ol style="list-style-type: none"> 1. Have a unified voice among stakeholders to promote activities, investment and policies that will result in the overall betterment of the area 2. Liaison to city economic development, public safety, public works, planning, city council as well as neighborhood groups

The Board of Directors of the BID may amend program activities within the general categories of improvements and services authorized by state law. Final programs and budgets will be subject to the annual review and approval of the Board of Directors of the BID.

5. The proposed method of assessment is set forth in the table below and is generally described as follows: Both land square footage and useable building square footage are utilized as assessment variables to equitably distribute the costs of the services to be provided by the BID. The following proposed assessment rates (for 2026) apply

to property within the BID and have been calculated based on data supplied by the Denver Assessor and Geographic Information System (GIS) technology. Proposed 2026 annual assessment rates are as follows:

	Per sq. ft. of Commercial Lot*	Per sq. ft. building above grade area	Per sq. ft. building below grade area
Colfax Mayfair Commercial Properties	\$0.0830	\$0.0830	\$0.0415

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

The proposed 2026 annual assessment rates have not been increased. The BID will conduct a public hearing described above to consider the desirability of and the need for providing the services set forth in its Operating Plan and Budget, and imposing the special assessment set forth above to fund the same. The BID will also determine the special benefits to be derived from the properties upon which the assessment will be imposed, if any, for the fiscal year 2026.

In order to provide adequate funding for the costs of providing its services in subsequent years, the BID is authorized to increase its total assessments each year by a rate not greater than inflation plus local growth, on a cumulative basis. The assessments in 2026 will be collected by the City Treasurer of the City and County of Denver, Colorado (the "Treasurer") pursuant to an agreement by and between the BID and the Treasurer. At this point, it is expected that the Treasurer will collect the assessment in all subsequent years that the BID remains in existence.

In any year in which the assessments are assessed by the BID, the same will be due and payable without demand in one installment, the installment being due on or before the last day of February. Any amount 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. §5-12-106(2) and (3) from the date of delinquency until paid in full. Delinquent amounts may be certified to the Treasurer for collection as provided by state law. The assessments shall constitute a perpetual lien in the amount assessed against each lot or tract of land until paid in full.

The owners of property to be assessed shall have the right to file a remonstrance petition pursuant to C.R.S. § 31-25-1219(2)(b).

COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICT
/s/ Barbara Macfarlane, Secretary

DISTRICT BOUNDARIES

