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 10, 2026 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:

Economic Development	1. Business support & business attraction 2. Investor and consumer marketing 3. Advocacy for transportation and housing improvements 4. Ratepayer communications
Enhanced Safety	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
Physical Improvements & District Identity	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
Advocacy	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 2027) 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 2027 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 2027 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 2027.

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 2027 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

