

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
719-635-0330

<https://www.truenorthcommonsbid.org>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, May 16, 2024

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

You can attend the meetings in any of the following ways:

1. To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTgxZDA4ODQtMzYxMi00ZWJLTgwNmYtMjQ5MzE0NzM3NzU5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

ACCESS:

2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 952 707 474#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2027
Donald Hunt	Treasurer	May, 2027
Eric Smith	Secretary	May, 2027
Vacant		May, 2025
Vacant		May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

E. Review and consider approval of minutes from the March 21, 2024 regular Board meeting (enclosure).

II. CONSENT AGENDA

A. Ratify approval of the following documents for Series 2022B Visitor Center Funds:

1. Change Order Request No. 013 to Agreement between the District and GE Johnson Construction Company, Inc. for various items in the amount of \$63,235.00.
2. Change Order Request No. 014 to Agreement between the District and GE Johnson Construction Company, Inc. for various items in the deductive amount of -\$1,905.00.

B. Ratify approval of the following documents for Series 2022C Infrastructure Funds:

1. Change Order No. 29 to Agreement between the District and Wildcat Construction Co., Inc. for various items in the amount of \$409,177.77.
2. Change Order No. 30 to Agreement between the District and Wildcat Construction Co., Inc. for handrail, lighting and additional Maxcell costs in the amount of \$160,196.78.

III. FINANCIAL MATTERS

- A. Review and consider acceptance of March 31, 2024 Unaudited Financial Statements (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position (enclosure).
- C. Consider ratification of past claims and approval of current claims (enclosure).
- D. Review and consider approval of requisitions (enclosure).
- E. Review and consider acceptance of 2023 Audit (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).

V. MANAGER MATTERS

VI. DIRECTOR MATTERS

- A. Construction and contract updates.
- B. Review and approve (or ratify) Second Amendment to GE Johnson Construction Agreement (to be distributed).
- C. Update regarding status of proposed Intergovernmental Agreement with AF for Landscape Operation and Maintenance of Visitor Center Property (enclosure).

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for July 18, 2024 at 9:00 a.m. via video conference.