

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, January 18, 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_MjAxNjRkOGYtM2FhNi00ZWQ1LWI1NjUtMWRiYTlkZTkYZTU1%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: 464 671 19#

<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 November 15, 2023 special Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Infrastructure Funds:
 - 1. Amendment No. 3 to Professional Consulting Services Agreement for between the District and Matrix Design Group, Inc. additional services in the amount of \$495,611.25.
 - 2. Change Order No. 24 to Contract for Sitewide Infrastructure between the District and Wildcat Construction Company, Inc. for shoefly for bridge pier construction in the amount of \$11,589.00.
 - 3. Change Order No. 25 to Contract for Sitewide Infrastructure between the District and Wildcat Construction Company, Inc. for Placing GEJ and excavated pond material over site area in the amount of \$23,592.00.
 - 4. Change Order No. 26 to Contract for Sitewide Infrastructure between the District and Wildcat Construction Company, Inc. for silt fence and BMP maintenance at hotel retention pond in the amount of \$3,558.56.
 - 5. Change Order No. 27 to Contract for Sitewide Infrastructure between the District and Wildcat Construction Company, Inc. for 3/4" rock for lift station in the amount of \$5,879.51.
 - 6. Change Order No. 28 to Contract for Sitewide Infrastructure between the District and Wildcat Construction Company, Inc. for shoring rental cost in the amount of \$118,087.22.

III. FINANCIAL MATTERS

- A. Review and consider acceptance of December 31, 2023 Unaudited Financial Statements (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Review and consider approval of requisitions (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).

V. MANAGER MATTERS

VI. DIRECTOR MATTERS

- A. Construction and contract updates.
- B. Discuss turnover of Visitor Center to Air Force.
- C. Discussion and possible action regarding Provident payments to District related to the PILOT and applicable interest rate.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for March 21, 2024 at 9:00 a.m. via video conference.