

# TRUE NORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

Formerly known as  
US Air Force Visitors Center 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, October 13, 2022

**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:

**ACCESS:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Mjc0OWQ1NGYtYjA3Yy00MzViLTlhYjgtMzc0N2ViNzY3YzY4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2281e8b39c-ecfb-40d0-8d14-5bbc8b13c78d%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Mjc0OWQ1NGYtYjA3Yy00MzViLTlhYjgtMzc0N2ViNzY3YzY4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2281e8b39c-ecfb-40d0-8d14-5bbc8b13c78d%22%7d)

2. To attend via telephone, dial 1 (720)-547-5281 and enter the following additional information:

Conference ID: 327 744 969#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2023
Donald Hunt	Treasurer/Assistant Secretary	May, 2025
Eric Smith	Secretary	May, 2023
Vacant		May, 2023
Vacant		May, 2023

**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 August 11, 2022, regular Board meeting (enclosure).
- F. Consider adoption of the Resolution Regarding 2023 Annual Administrative Matters (enclosure).
- G. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2023 (District Transparency Notice).
- H. Discuss and consider approval of 2023 insurance renewal. Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool or T. Charles Wilson Risk Management and authorize membership in the Special District Association (to be distributed).

**II. ACTION ITEMS**

- A. Consider adoption of Resolution Calling a Regular Election for Directors on May 2, 2023, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 25, 2023. Discuss need for ballot issues and/or questions.
- B. Consider approval of CliftonLarsonAllen LLP statement(s) of work (enclosure).

**III. FINANCIAL MATTERS**

- A. Conduct Public Hearing to consider amendment of the 2022 Budget. If necessary, consider adoption of Resolution to Amend the 2022 Budget (enclosure).
- B. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money (enclosures).

- C. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- D. Appointment of Board member to sign the DLG70 Certification of Tax Levies.
- E. Approval of requisitions (to be distributed).
- F. Consider acceptance of Cash Position (to be distributed).
- G. Approve and/or ratify approval of payment of claims (to be distributed).
- H. Review and consider acceptance of September 30, 2022 Unaudited Financial Statements (to be distributed).
- I. Consider appointment of District Accountant to prepare 2024 Budget.
- J. Consider approval of the engagement letter to prepare the 2022 Audit (to be distributed).
- K. Other.

**III. LEGAL MATTERS**

- A. Consider approval of the Operating Plan.
- B. Other.

**IV. MANAGER MATTERS**

- A. Other.

**V. DIRECTOR MATTERS**

- A. Development update.
- B. Update regarding Infrastructure Construction Agreement.
- C. Other.

**VI. OTHER BUSINESS**

- A. Other.

**VII. ADJOURNMENT**

**The next regular meeting is scheduled for November 10, 2022 at 9:00 a.m.**