

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 3, 2026

TIME: 10:00 a.m.

LOCATION: Via Microsoft Teams

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

<https://teams.microsoft.com/meet/249271979508070?p=JYnAM8l2YHDyX2FGhK>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 867 861 143#

Board of Directors

Daniel Schnepf
Eric Smith
Donald Hunt
Vacant
Vacant

Office

President
Secretary
Treasurer
Director
Director

Term Expires

May, 2027
May, 2027
May, 2027
May, 2029
May, 2029

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 September 19, 2026 regular Board meeting (enclosure).
- F. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Infrastructure Funds:
 - 1. Contract for Single Service Trench Natural Gas Underground Mainline between the District and Colorado Springs Utilities in the amount of \$10,551.23 (enclosure).
 - 2. Proposal No. C26-278 for Construction Materials Testing and Observation Services, Site Improvements at True North Commons Retail Pad between the District and Kumar & Associates, Inc. in the amount of \$6,335.00 (enclosure).
 - 3. Change Order No. 6 to the Standard Short Form Agreement between the District and Wildcat Construction Co., Inc. for retail grading, concrete and paving in the amount of \$125,578.25 (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures – Draft Budget and Resolution).
- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties.
- F. Update on engagement letters to prepare the 2026 Audit.
- G. Acknowledge CLA Cash Access Memo (enclosure).

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).
- B. Acknowledge contract tracking logs (enclosure).

- C. Ratify filing of 2027 Operating Plan (enclosure).

V. MANAGER MATTERS

- A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).
- B. Review and consider approval of worker's compensation coverage for 2027 (enclosure).
- C. Review and consider approval of CLA Statement(s) of Work for 2027 for accounting and advisory services, public management services, and public improvement fee services (enclosures).

VI. DIRECTOR MATTERS

- A. Construction and contract updates.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

There are no more regular meetings scheduled for the remainder of 2026.