

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 17, 2026

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

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

<https://teams.microsoft.com/meet/225276018764302?p=eOFQ3cn2ExUGNhITaC>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 285 782 01#

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 April 16, 2026, regular Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Infrastructure Funds:
 - 1. Change Order No. 4 to the Standard Short Form Agreement between the District and Wildcat Construction Co., Inc. for erosion control in the amount of \$84,325.16 (enclosure).
 - 2. Change Order No. 5 to the Standard Short Form Agreement between the District and Wildcat Construction Co., Inc. for retail utilities in the amount of \$294,638.02 (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of Schedule of Cash Position, Property Tax Reconciliation and PIF Revenue (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Review and consider approval of requisition (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).
- B. Ratify PILOT Prepayment Agreement with Provident (enclosure).
- C. Review 2026 Legislative Update Memorandum (enclosure).
- D. Review and consider approval of 2027 Operating Plan (enclosure).

V. MANAGER MATTERS

VI. DIRECTOR MATTERS

- A. Construction and contract updates.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The Budget Hearing meeting will be held on Tuesday, November 3, 2026 at 10:00 a.m.