

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: April 17, 2025

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjBjOTA3NTUtOWExNy00Nzc5LWI1MWMtM2I4MDg3YjlkYzI5%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

To attend via telephone, dial 720-547-5281 and enter Conference ID: 237 190 054#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2027
Eric Smith	Secretary	May, 2027
Donald Hunt	Treasurer	May, 2027
Vacant	Director	May, 2025
Vacant	Director	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 21, 2024 regular Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Visitor Center Funds:
 - 1. Amendment No. 2 to Professional Consulting Services Agreement between the District and SWCA Environmental Consultants for Driving Tour Map in the amount of \$5,875.00 (enclosure).
 - 2. Agreement between the District and YESCO for Vinyl Letter Study on Existing Pylon Sign W1 in the amount of \$1,300.00 (enclosure).
 - 3. Agreement between the District and YESCO to Remove Black Perf on Existing Pylon Sign W4 in the amount of \$1,050.00 (enclosure).
- B. Acknowledge Fourth Amendment to Department of the Air Force Site Development Lease at the U.S. Air Force Academy Colorado Springs, Colorado (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of March 31, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Review and consider approval of requisitions (enclosure).
- D. Consider approval of 2024 Audit (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).

V. LANDSCAPE MATTERS

VI. MANAGER MATTERS

VII. DIRECTOR MATTERS

- A. Construction and contract updates.
- B. Update regarding status of proposed Intergovernmental Agreement with Air Force for Landscape Operation and Maintenance of Visitor Center Property.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The next regular meeting is scheduled for July 17, 2025 at 9:00 a.m. via Microsoft Teams.