

**GSF BUSINESS  
IMPROVEMENT DISTRICT**

121 S. Tejon St., Suite 1100  
Colorado Springs, CO 80903  
Phone: 719-635-0330  
www.gsfbid.com

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** October 23, 2024

**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\\_OGQwY2EwNzctMDRIMC00OGEvLWE3MDctNWExMm12MDEwNzY1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGQwY2EwNzctMDRIMC00OGEvLWE3MDctNWExMm12MDEwNzY1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d)

To attend via telephone, dial 720-547-5281 and enter Conference ID 331 875 297#:

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Christopher S. Jenkins	President	May, 2025
Delroy Johnson	Secretary	May, 2027
David D. Jenkins	Treasurer	May, 2027
Timothy Seibert	Assistant Secretary	May, 2025
Jeffrey Finn	Assistant Secretary	May, 2027

**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 September 4, 2024, special board meeting (enclosure).

- F. Consider adoption of the Resolution Regarding 2025 Annual Administrative Matters (enclosure).

**2025 Meeting Dates:**

4<sup>th</sup> Wednesday of September & October @ 9:00 a.m.

**Physical Posting Location within the District's Boundaries:**

108 S. Prospect Street

- G. Discuss 2025 insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime. Obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and authorize membership in the Special District Association (enclosure).

- H. Consider approval of CliftonLarsonAllen LLP Statement(s) of Work (enclosures).

**II. FINANCIAL MATTERS**

- A. Review and consider approval of interim claims (enclosure).
- B. Review and consider acceptance of September 30, 2024 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- D. Conduct Public Hearings on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget, Appropriate Sums of Money and to Set Mill Levies (enclosures).
- E. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2024.
- F. Appointment of Board member to sign the DLG-70 Certification of Tax Levies.

**III. LEGAL MATTERS**

- A. Discuss and consider the adoption of Resolution Regarding Colorado Open Records Act Requests (enclosure).
- B. Discuss and Consider the adoption of Resolution Calling the May 6, 2025 Regular Election for Directors (enclosure).

**IV. MANAGER MATTERS**

- A. Authorize Board member or committee to work with district staff to transition website to ADA compliant hosting platform (enclosure).

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

**There are no scheduled meetings remaining in 2024.**