GSF BUSINESS IMPROVEMENT DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 11, 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/261331472543450?p=Ndn3Xqv0NdkzJO0POD

To attend via telephone, dial 720-547-5281 and enter Conference ID: 434 526 362#

Board of Directors	Office	Term Expires
Christopher S. Jenkins	President	May, 2029
Delroy Johnson	Secretary	May, 2027
David D. Jenkins	Treasurer	May, 2027
Timothy Seibert	Assistant Secretary	May, 2029
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 23, 2026, special Board meeting (enclosure).

F. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

G. Review and consider approval of CLA Statements of Work for 2027 for management services and accounting services (enclosure).

II. FINANCIAL MATTERS

A. Review and ratify approval of previous claims in the amount of $4,170.16 (enclosure).

B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (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 (enclosure).

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. Review and acknowledge Cash Access and Internal Controls Memorandum from CLA (enclosure).

III. 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).

IV. MANAGER MATTERS

A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

B. Discuss obtaining or excluding workers' compensation coverage for 2027.

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.