

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SW DOWNTOWN BUSINESS IMPROVEMENT DISTRICT
(THE "DISTRICT")
HELD
JULY 14, 2021

A special meeting of the Board of Directors of the SW Downtown Business Improvement District (referred to hereafter as the "Board") was convened on Wednesday, July 14, 2021, at 12:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The board and consultants were present at 111 S. Tejon Street, Suite 222, Colorado Springs, Colorado 80903 with all other attendees attending via telephone or video conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Chris Jenkins, President
David Jenkins, Secretary
Delroy Johnson, Treasurer
Jeffrey Finn, Assistant Secretary
Russell T. Tutt IV, Assistant Secretary

Also, In Attendance Were:

Russell W. Dykstra.; Spencer Fane, LLP.
Krista Baptist, & Carrie Bartow; CliftonLarsonAllen LLP
Robert Huls; Nor'Wood Development Group

ADMINISTRATIVE MATTERS

Call to Order and Approve Agenda: Director Chris Jenkins called the meeting to order at 12:01 p.m.

Following discussion, upon a motion duly made by Director D. Jenkins seconded by Director C. Jenkins and, upon vote, unanimously carried, the Board approved the agenda, presented.

Declaration of Quorum/Director Qualifications/Disclosure Items: Mr. Dykstra discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements had been be filed for each of the Directors with the Secretary of State at least three days prior to the meeting. In addition, Mr. Dykstra noted that each director is to verbally reveal his/her potential conflicts of interest to the Board prior to beginning the discussion in which a conflict may arise.

Community Comments: None.

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Minutes from May 26, 2021 Special Meeting: Following discussion, upon a motion duly made by Director D. Jenkins, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved the May 26, 2021 Special Meeting Minutes as presented.

FINANCIAL MATTERS

Other: None.

LEGAL MATTERS

Acceptance of Public Improvements: Mr. Dykstra presented the cost certification to the Board. Following discussion, upon a motion duly made by Director Finn, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved the cost certification and accepted the public improvements.

Service Agreement with Kings III of America: No action was taken at this time. This item was tabled.

West Landing Easement Agreement: No action was taken at this time. This item was tabled.

Greater Downtown Colorado Springs Business Improvement District Memorandum of Understanding: No action was taken at this time. This item was tabled.

Parking Lot Leases: Discussion ensued regarding parking lot leases. No action was taken at this time.

MANAGER MATTERS

Other: None.

OTHER BUSINESS

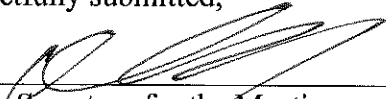
Confirm Quorum for the Next Regular Meeting: Ms. Baptist noted that District Management would reach out to confirm quorum as necessary.

ADJOURNMENT

There being no further business to come before the Board the meeting was adjourned the meeting at 12:17 p.m.

Respectfully submitted,

By


Secretary for the Meeting