

**NOTICE OF SPECIAL MEETING  
GOLD HILL NORTH METROPOLITAN DISTRICT NOS. 1 & 2 AND  
GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT**

December 4, 2024, at 2:00 p.m.

142 South Raven Mine Drive, Ste. 200, Colorado Springs, CO 80905

*This meeting will also be held via teleconferencing and can be joined through the link below:*

<https://us06web.zoom.us/j/83355263086>

Meeting ID: 833 5526 3086

Call-In Number: 719-359-4580

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Stephanie Edwards, President	Term to May 2027
Luanne Ducett, Treasurer	Term to May 2027
John Olson, Secretary	Term to May 2025
Barry Brinton, Assistant Secretary	Term to May 2025
VACANT	Term to May 2027

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**AGENDA**

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approve Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
5. Consent Agenda
  - a. Approve Minutes from September 23, 2024 Special Meeting (**enclosure**)
  - b. Ratify Engagement of MuniCap Inc and Financial Advisor (BID) (**enclosure**)
  - c. Approve Public Records Request Policy (BID) (**enclosure**)
  - d. Approve Joint Public Records Request Policy (MD) (**enclosure**)
  - e. Ratify 2023 Annual Report (MD) (**distributed under separate cover**)
  - f. Ratify 2023 Audit Exemptions (MD) (**distributed under separate cover**)
  - g. Ratify 2023 Audit (BID) (**enclosure**)
6. Legal Matters
  - a. Consider Adoption of Annual Administrative Resolution (2025) (BID) (**enclosure**)
  - b. Consider Adoption of Joint Annual Administrative Resolution (2025) (MD) (**enclosure**)
  - c. Consider Adoption of Resolution Regarding Acceptance of Certification of Costs Pursuant to the Infrastructure Acquisition and Reimbursement Agreement, as amended, with Gold Hill Development LLC (BID) (**to be distributed**)
  - d. Consider Adoption of Resolution Regarding Authorization to Finance Mitigation and Remediation Improvements (BID) (**to be distributed**)

- e. Consider Approval of Independent Contractor Agreement with The Connexion Group, LLC for District Engineering Services (BID) (**enclosure**)
  - f. Discuss and Consider Adoption of Resolution Calling Election (BID) (**enclosure**)
  - g. Discuss and Consider Adoption of Joint Resolution Calling Election (MD) (**enclosure**)
7. Insurance Matters
- a. Review Proposal for General Liability Schedule and Limits and Consider Approval of and Authorization to Bind Coverage (BID) (**to be distributed**)
  - b. Review Proposal for General Liability Schedule and Limits and Consider Approval of and Authorization to Bind Coverage (MD) (**to be distributed**)
8. Financial Matters
9. Bond Matters
- a. Consider Adoption of Resolution Authorizing the Issuance of General Obligation Indebtedness Consisting of its: Limited Tax General Obligation and Special Revenue Bonds, Series 2024A, and Subordinate Limited Tax General Obligation Bonds and Special Revenue Bonds, Series 2024B, in the collective aggregate maximum principal amount of \$28,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; authorizing Indentures of Trust, Senior Capital Pledge Agreement, Subordinate Capital Pledge Agreement, Pledge Agreement (Gold Hill Mesa Commercial Urban Renewal Area), Agreement Concerning Property Tax TIF, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Limited Offering Memorandum and other related documents; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (BID)
  - b. Consider Approval of Resolution approving the Senior Capital Pledge Agreement, Subordinate Capital Pledge Agreement, Agreement Concerning Property Tax TIF and Other Financing Documents related to the Issuance by Gold Hill North Business Improvement District, in the City of Colorado Springs, El Paso County, Colorado, of its Limited Tax General Obligation and Special Revenue Bonds, Series 2024A, and Subordinate Limited Tax General Obligation Bonds and Special Revenue Bonds, Series 2024B or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Boards will consider a resolution: authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (No. 1)
  - c. Consider approval of an Agreement Concerning Property Tax TIF by and among the Gold Hill North Business Improvement District and Gold Hill North Metropolitan District Nos. 1 and 2 (District No. 2)

10. Other Business

11. Adjourn