

AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS OF MILLER'S LANDING BUSINESS IMPROVEMENT DISTRICT

Date: Tuesday, April 18, 2023

Time: 2:30 p.m.

Board of Directors

Blake Calvert, Assistant Secretary

Alinio Azevedo

Jill Grabill

Location: Via Webex Video and Teleconference

<https://spencerfane.webex.com/spencerfane/j.php?MTID=m0c9f629f2f0a3e0bd9509810d67ee500>

Dial In Only: 1-650-479-3208, Meeting number (access code): 145 959 0296, Password: VEsJdGWP332

Discussion and possible action on any of the following:

1. Call to Order
2. Approval of Agenda
3. Disclosure of potential conflicts of interest
4. Acknowledge the resignations of Paul Blatnak, Scott Springer, Shawn Temple, and Cheryl Temple from the Board of Directors
5. Acknowledge the Appointments of Alinio Azevedo and Jill Grabill to the Board of Directors
6. Discuss and Consider Appointments of Officers
7. Approve Prior Meeting Minutes for November 15, 2022
8. Financial Items
 - a. Unaudited financial statements
 - b. Payables
 - c. Review and consider approval of Accountant's Reports regarding reimbursable expenditures
 - d. Review and Accept 2022 Audit Report
 - e. Public Hearing and Resolution to Approve Amendment to 2022 Budget
 - f. Other
9. Legal Items
 - a. Discussion and possible action regarding planning, financing and construction of public improvements and provision of BID services

- i. Consider Termination of Project Management Agreement with Renew Development Services
- ii. Authorize District Representative in connection with BID construction contracts, contractors and related matters

b. Other

10. Director Items

11. Project Update

12. Old business

13. New business

14. Adjournment

Next Meeting May 16, 2023, 2:30 P.M.

ECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF MILLER'S LANDING BUSINESS IMPROVEMENT DISTRICT

HELD: November 15, 2022; 2:30 p.m.; Via Webex Video and Teleconference

ATTENDANCE:

A regular meeting of the Board of Directors of Miller's Landing Business Improvement District, Town of Castle Rock, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Shawn Temple, President
Cheryl Temple, Secretary/Treasurer
Scott Springer
Paul Blatnak

Director Calvert was absent and the absence was excused.

Also present were Tom George of Spencer Fane LLP; Jill Grabill and Hampton Barclay of P3 Advisors LLC; and Jason Carroll of CliftonLarsonAllen, LLP.

CALL TO ORDER:

It was noted that a quorum was present and the meeting was called to order at 2:39 p.m.

APPROVAL OF AGENDA:

Following discussion, and upon motion duly made, seconded, and unanimously carried, the Board approved the agenda as presented.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. George reported that disclosure statements of potential conflicts of interest had been filed with the Colorado Secretary of State. There were no additions or changes to the previous disclosures.

MEETING MINUTES:

The Board reviewed the minutes for the October 4, 2022 special meeting. Following discussion, and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes from the special meeting.

FINANCIAL ITEMS:

Unaudited Financial Statement. The Board deferred discussion.

Pay Applications. The Board deferred discussion.

Letter Regarding Reimbursement to CCD Miller’s Landing LLC from Bonds. No action taken.

Engineer’s Report and Certification No. 06 from Ranger Engineering, LLC. The Board reviewed the Engineer’s Report and Certification No. 06 from Ranger Engineering, LLC. Following discussion, and upon motion duly made, seconded, and unanimously carried, the Board approved the report and certification in the amount of \$216,730.37.

Accountant’s Reports Regarding Operating and Business Promotion Expenditures. The Board deferred discussion.

Other. None.

LEGAL ITEMS:

First Amendment to Real Estate Purchase Contract with CCD Miller’s Landing LLC.

Mr. George presented to the Board the First Amendment to Real Estate Purchase Contract with CCD Miller’s Landing LLC. Following discussion, and upon motion duly made, seconded, and unanimously carried, the Board approved the First Amendment to Real Estate Purchase Contract in substantially the form presented, subject to final review and approval by the Board President and legal counsel.

DIRECTOR ITEMS:

None.

PROJECT UPDATE:

Mr. Springer updated the Board that the industrial tributary work is slated to start next week.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

There being no further matters to come before the Board, the meeting was adjourned at 2:53 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced special meeting as was approved by the Board of Directors of the Miller's Landing Business Improvement District.

Secretary of the District