

**NOTICE OF SPECIAL JOINT MEETING  
CREEKWALK BUSINESS IMPROVEMENT DISTRICT  
AND CREEKWALK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Boards of Directors of the CREEKWALK BUSINESS IMPROVEMENT DISTRICT AND CREEKWALK METROPOLITAN DISTRICT, City of Colorado Springs, County of El Paso, Colorado, will hold a special joint meeting at 2:30 p.m. on November 18, 2024, in person and via video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Boards.

The meeting is open to the public.

**BY ORDER OF THE BOARDS OF DIRECTORS:  
CREEKWALK BUSINESS IMPROVEMENT  
DISTRICT AND CREEKWALK METROPOLITAN  
DISTRICT**

By: /s/ Danny Mientka  
Board President

**AGENDA  
SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS  
CREEKWALK BUSINESS IMPROVEMENT DISTRICT  
AND CREEKWALK METROPOLITAN DISTRICT**

DATE: November 18, 2024  
TIME: 2:30pm  
LOCATION: Equity Group, 90 S. Cascade Ave, Ste 1500, Colorado Springs  
<https://spencerfane.zoomgov.com/j/1609384793?pwd=W6d11KZXLQNbcDIHGIAWYrHrEnOgrV.1>  
Meeting ID: 160 938 4793  
Passcode: 696041  
DIAL-IN 669-254-5252

**BOARDS OF DIRECTORS**

Danny Mientka, President, (BID/MD 2023-2027)  
Rebecca Mientka, Vice President/Asst. Secretary (BID 2023-2027) (MD 2022-2025)  
Melissa Harrison, Treasurer (BID/MD 2022-2025)  
Deirdre Aden-Smith, Secretary, (BID 2022-2025) (MD 2023-2027)  
Kelly Nelson, Asst. Secretary (BID/MD 2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda

4. Public Comment
5. Consider for Approval Minutes of the Joint Meeting held July 2, 2024 (Continued July 10, 2024), Minutes of the BID Meeting held September 16, 2024, and Minutes of the MD Meeting held November 1, 2024
6. Financial Matters
  - a. Ratify Approval of previous Claims
  - b. Acceptance of Financial Statements
  - c. Approval of 2024 Audit Engagement Letter
  - d. Approval of CliftonLarsonAllen LLP Statements of Work
  - e. Approval of CliftonLarsonAllen LLP signing the DLG-70
  - f. Approval of Forecast Engagement with CliftonLarsonAllen LLP (BID)
7. Budget Hearings
  - a. Conduct public hearing on the amendment to the 2024 budgets, if required
    - i. Consider for approval resolutions amending the 2024 budget, if required
  - b. Conduct public hearing on the budget for the fiscal year 2025
    - i. Consider for approval resolutions adopting the 2025 budgets, approve the appropriation of funds, and authorize tax levies to be certified by the District for collection in fiscal year 2025
8. Bond Items
  - a. Consider for approval (i) the Limited Tax Supported and Special Revenue Refunding and Improvement Senior Bonds, Series 2024A (“Series 2024A Bonds”) in a maximum aggregate principal amount not to exceed \$60,000,000; and (ii) the Limited Tax Supported and Special Revenue Refunding and Improvement Subordinate Bonds, Series 2024B (“2024B Bonds”) in a maximum aggregate principal amount not to exceed \$15,000,000, with the maximum aggregate principal amount of the 2024A Bonds and 2024B Bonds not to exceed \$65,000,000
  - b. Discussion and possible action of Creekwalk Marketplace Business Improvement District to make a final determination to issue indebtedness through the issue of the Bonds by the Adoption of a Parameters Resolution and other documents including the Capital Pledge Agreement
  - c. Discussion and possible action of Creekwalk Metropolitan District to make a final determination to approve the Capital Pledge Agreement and to approve the Resolution Concerning the Approval of a Capital Pledge Agreement
  - d. Such other matters as may be necessary or appropriate in connection with the bond issuance
  - e. Identify and authorize a District Representative to approve and execute documents and other items related to the proposed issuance of Bonds
  - f. Consider for approval the proposed Post Issuance Tax Compliance Policy related to the proposed bond issuance and identify a responsible person
  - g. Consider Approval of First Amendment to Agreement for PIF Collection
  - h. Consider Approval of PIF Covenants
  - i. Consider Approval of Second Amendment to Cooperation Agreement (CSURA Creekwalk Marketplace BID)
9. Attorney Items
  - a. Consider Approval of Conflict Waiver

- b. Consider Approval of Intergovernmental District Facilities Construction and Service Agreement
  - c. Consider Approval of 2025 Annual Administrative Matters Resolution
  - d. Consider Approval of Exclusion from Worker's Compensation Coverage Resolution
  - e. Consider Approval of Colorado Open Records Act Requests Resolution
  - f. Consider Approval of 2025 Election Resolution
- 10. Director Items
  - 11. Other Business
  - 12. Executive Session - pursuant to Colorado Open Meeting Law C.R.S. § 24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, as necessary
  - 13. Continuation/Adjournment

Dated: November 15, 2024