

# **SW DOWNTOWN BUSINESS IMPROVEMENT DISTRICT**

## **NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** October 28, 2020

**TIME:** 9:30 a.m.

**LOCATION:** **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 MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

You can attend the meetings in any of the following ways:

1. To attend via Microsoft Teams video conference use the below link:

### **Join Microsoft Teams Meeting**

**ACCESS:**

[https://teams.microsoft.com/join/launcher/launcher.html?url=2F%20%2F%2Fmeetup-join%2F19%3Ameeting\\_N2U1YIUzYjQrNjY4Ny00YTFiLWl0YWEtZDgzMjUxNzg3OWMy%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522aaa468e-93ba-4ec3-ab9f-6a247aa3ade0%2522%252c%2522Oid%2522%253a%25225ach2ee9-0c6a-434f-b826-75c988c2cad0%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=8abeefa1-0ac0-463c-80d6-5159da6e8624&directDl=true&mstLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/join/launcher/launcher.html?url=2F%20%2F%2Fmeetup-join%2F19%3Ameeting_N2U1YIUzYjQrNjY4Ny00YTFiLWl0YWEtZDgzMjUxNzg3OWMy%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522aaa468e-93ba-4ec3-ab9f-6a247aa3ade0%2522%252c%2522Oid%2522%253a%25225ach2ee9-0c6a-434f-b826-75c988c2cad0%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=8abeefa1-0ac0-463c-80d6-5159da6e8624&directDl=true&mstLaunch=true&enableMobilePage=true&suppressPrompt=true)

2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 776 837 494#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Christopher S. Jenkins	President	May, 2023 (e)
David D. Jenkins	Secretary	May, 2023 (e)
Delroy L. Johnson	Treasurer	May, 2023 (e)
Russell T. Tutt IV	Assistant Secretary	May, 2022 (e)
Jeffrey Finn	Assistant Secretary	May, 2022 (e)

### **I. ADMINISTRATIVE MATTERS**

#### **A. Call to Order**

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#### **B. Declaration of Quorum/Director Qualifications/Disclosure Matters/Approval of Agenda**

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- C. Review and Approve Minutes the July 22, 2020 Special Meeting (enclosed) (pg.)

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- D. Community Comments (limit to 5 minutes per person)
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## **II. FINANCIAL MATTERS**

- A. Review and Ratify Previous Claims and Approve Current Claims (enclosed) (pg. )
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- B. Review and Consider Acceptance of the September 30, 2020 Unaudited Financial Statements (enclosed) (pg.)
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## **III. LEGAL MATTERS**

- A. Review and Consider Approval of the PIF Collection Agreement (enclosed) (pg.)
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## **IV. MANAGER MATTERS**

- A. Review and Consider Ratification of the Land Lease Agreement with CSJ No. 7, LLC and Urban Properties No. 4, LLC (enclosed) (pg.)
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- B. Review and Consider Ratification of the Service Agreement with Basis Partners for Construction Management Services (enclosed) (pg.)
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- C. Review and Consider Approval of Change Order No. 14 (enclosed) (pg.)
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- D. Review and Consider Ratification of Management Agreement with SP Plus Corporation (enclosed) (pg.)

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- E. Review and Consider Approval of the Proposal from BrightView for Maintenance of the Vermijo & Sierra Madre Project and Snow Removal Services (enclosed) (pg.)

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- F. Review and Consider Approval of the Proposal from BrightView for Block 1 Pavers for the Vermijo & Sierra Madre Project (enclosed) (pg.)

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- G. Review and Consider Approval of the Service Agreement with Timberline Landscaping Inc. for Snow Removal Services at the Public Parking Lot (enclosed) (pg.)

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- H. Review and Consider Approval of the Security Services Agreement with Mercurial Security Solutions (enclosed) (pg.)

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**V. OTHER BUSINESS**

- A. Confirm Quorum for November 17, 2020 Special Meeting and Budget Hearing

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**VI. ADJOURNMENT**

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