

**NOTICE AND AGENDA  
SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MW RETAIL BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the MW Retail Business Improvement District (the “District”) of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting at 9:30 a.m., or as soon as thereafter possible, on October 18, 2024, at 10 Woodmen Lane, Colorado Springs, Colorado, and via Zoom video and telephone conference as shown below. At such meeting the Board of the District will make a final determination concerning the issuance of indebtedness consisting of special revenue bonds pursuant to authorizing resolutions and other documents necessary in connection with the issuance of the Special Revenue Bonds, Series 2024 in an aggregate principal amount not to exceed \$5,000,000. The Board will also address additional matters as set out in the agenda below, as the same may be amended at the meeting, and will conduct such other business as may properly come before the Board.

Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. Per the provisions of Section 32-1-903, C.R.S., as amended by HB21-1278, the District may hold meetings of the Board at a physical location or by telephonic, electronic, or virtual means, or a combination of the foregoing. The meeting is open to the public.

Pursuant to the Supplemental Public Securities Act, at least one individual will be physically present at the meeting location; members of the public may also join the meeting through the teleconference information highlighted below

**Date:** October 18, 2024  
**Time:** 9:30 a.m.  
**Location:** 10 Woodmen Lane, Colorado Springs, CO  
**Video:** [Zoom Meeting Link](#)  
**Call-In Number:** 833-435-1820  
**Meeting ID:** 160 225 2687  
**Passcode:** 349796

**AGENDA**

BOARD OF DIRECTORS

Christopher Poe, President, (2023-2027)  
Megan Poe, Secretary, (2022-2025)  
Anne Wood, Asst. Secretary (2022-2025)  
Martin Klaiber, Asst. Secretary (2023-2027)  
Steven Wood, Treasurer, (2022-2025)

1. Call to order.
2. Disclosure of potential conflicts of interest, acknowledge oaths, and establish quorum.

3. Discuss and approve the Agenda and meeting location.
4. Public Comment (limited to 3 minutes per person)
5. Financial Matters
6. Review and Consider Approval of Claims
7. Consider acceptance and certification of capital infrastructure costs, including bill of sale, affidavit and certifications for public improvements.
8. Review and Consider Approval of Schedio Verification of Costs
9. Consider approval of Resolutions to Reimburse the Developer for public improvements and related expenses.
10. Consider Approval of Authorizing Resolution Regarding the issuance of indebtedness consisting of Special Revenue Bonds, Series 2024 in the aggregate principal amount of up to \$5,000,000 (the “2024 Bonds”), for the purpose of financing and refinancing public capital improvements benefitting the District, requiring the imposition of public improvement fees for the payment of such 2024 Bonds and including authorization, execution, issuance, and delivery of documents necessary to complete 2024 Bonds transaction; making determinations and findings as to matters related to such transaction; authorizing incidental actions; and repealing prior inconsistent actions.
11. Consider approval and/or ratification of the engagement of bond consultants and financial consultants for the issuance of 2024 Bonds.
12. Consider approval of updates to developer funding agreements necessary as a result of the issuance of the Bonds.
13. Director Items
14. Other Matters.
15. Executive Session, if necessary.
16. Continuation/Adjournment.

*The next regular meeting and budget hearing is scheduled for  
9:00 a.m. on Friday, December 13, 2024*