

**NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CHAMBERS COMMERCIAL CENTER BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Chambers Commercial Center Business Improvement District (the “District”), of Douglas County, Colorado, will hold a special meeting at 3:00 p.m., or as soon as thereafter possible, on Monday, December 2, 2024, via telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: December 2, 2024
Time: 3:00 p.m.
Video: [Zoom Meeting Link](#)
Call-In Number: 833 568 8864
Meeting ID: 160 772 6128
Passcode: 373311

AGENDA

BOARD OF DIRECTORS

Josh Brgoch, Director (term expires May 2027)
Tom Clark, Director (term expires May 2027)
Dalton Horan, Director (term expires May 2027)
Grant Nelson, Director (term expires May 2025)
Vacancy, (term expires May 2025)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval the Minutes of the February 13, 2024, Organizational Meeting
6. Financial Matters
 - a. Claims
 - b. Accountant’s Reports
7. 2024 Budget Amendment, if required
 - a. Conduct Public Hearing on an Amendment to the 2024 Budget, if required
 - b. Consider for Approval the Resolution to Amend 2024 Budget, if required

8. 2025 Budget
 - a. Conduct Public Hearing on the Budget for the Fiscal Year 2025
 - b. Review and Consider for Approval the Resolution to Adopt 2025 Budget, Appropriate Sums of Money, and Authorize the Certification of the Tax Levy
9. Director Items
10. Attorney Items
 - a. Review and Consider Approval of Resolution Providing for Exclusion from Worker's Compensation Coverage
 - b. Review and Consider Approval of 2025 Annual Administrative Matters Resolution
 - c. Review and Consider Approval of CORA Resolution
 - d. Review and Consider Approval of May 2025 Election Resolution
 - e. Review and Consider Ratification of 2025 Operating Plan
 - f. Consider Updates to Developer Funding and Reimbursement Agreements and Related Promissory Notes, as Needed
 - g. Legislative Update
 - h. Consider Ratification of Past Actions
12. Other Business
13. Continuation/Adjournment