

FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon Street, Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.firstandmainbid.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: September 23, 2026

TIME: 9:15 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:

<https://teams.microsoft.com/meet/266437446275153?p=snKK2QkesUaQPz4pXc>

To attend via telephone, dial +1 612-213-1012 and enter Phone Conference ID:
846 489 262#

Board of Directors

Timothy Seibert
Christopher S. Jenkins
David D. Jenkins
Gregory Barbuto
Delroy L. Johnson

Office

President
Vice President
Secretary
Treasurer
Assistant Secretary

Term Expires

May 2029
May 2029
May 2029
May 2027
May 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting.
- D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of minutes from November 11, 2025 Regular meeting minutes (enclosures).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (enclosures).
- B. Review and consider approval of 2025 Audit (enclosure).
- C. Consider approval of Cost Certification of Public Improvement – Barnes & Noble (enclosure).
- D. Consider approval of Cost Certification of Public Improvement – T-Mobile Shell (enclosure).

III. LEGAL MATTERS

- A. Legislative Memorandum (enclosure).
- B. Review and consider approval of 2027 Operating Plan and Budget, including Preliminary Draft Budget (enclosure).

IV. MANAGER MATTERS

V. OTHER BUSINESS

VI. ADJOURNMENT

The next regular meeting is scheduled for October 28, 2026, at 9:00 a.m. via MS Teams.