

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

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Mineral Business Improvement District (the “District”), of City of Littleton, Colorado, will hold a special meeting at 12:00 p.m., or as soon as thereafter possible, on September 12, 2024, via telephone and video conference, 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: September 12, 2024
Time: 12:00 p.m.
Location: Via Teleconference
Video: [Zoom Meeting Link](#)
Call-In Number: 1/669-254-5252
Meeting ID: 160 953 6719
Passcode: 993087

AGENDA

BOARD OF DIRECTORS

Grant Nelson, President, (2023-2027)
Kien Arnold, Secretary (2023-2027)
Michael Gunter, Treasurer (2023-2027)
Wes Stites, Assistant Secretary (2023-2025)
Andy Buettner, Assistant Secretary (2023-2025)

1. Call to Order
2. Attendance/Declaration of Quorum, and Posting of Meeting Notice
3. Disclosure of Potential Conflicts of Interest
4. Consider Approval of Agenda
5. Consider approval of the August 7, 2024 Special Meeting Minutes
6. Public Comment. Comments will be limited to three (3) minutes per person
7. Financial Items
 - a. Approval of transition of District Accounting Firm

- b. Review and consider Approval of Engagement Letter for Accounting Services with CLA
 - c. Review and consider Master Service Agreement with Statement of Work and Statement of Preparation from CLA for District Accounting Services
 - d. Review and consider Approval of Engagement Letter for Financial Forecasting Services with CLA
 - e. Review and consider Statement of Work from CLA for PIF Services
 - f. Review and consider PIF Collection Agreement with CLA
 - g. Consider the approval of the proposed Post Issuance Tax Compliance Policy related to the proposed bond issuance and identify a responsible person
 - h. Review and consider for approval Continuing Disclosure Agreement and Bond Purchase Agreement
 - i. Identify and authorize a District Representative to approve and execute documents and other items related to the issuance of the Series 2024A and Series 2024B Bonds.
 - j. Other
8. Attorney's Items
- a. Legislative Memorandum
 - b. Ratify Approval of Agreement for Professional Valuation Services with Chrysalis Valuation Consultants LLC.
 - c. Review and consider for approval Subdivision Improvement Agreement
 - d. Review and consider for approval PIF Covenants
 - e. Review and consider for approval PILOT Covenant
 - f. Review and consider for approval Tract B Purchase and Sale Agreement with RIG Mineral LLC
 - g. Review and consider for approval Temporary Construction Easement Agreement with Embrey Builders, LLC and RIG Mineral LLC
 - h. Review and consider for approval Temporary Construction Easement Agreement with Costco Wholesale Corporation and RIG Mineral LLC
 - i. Review and consider for approval Temporary Construction Easement Agreement with RIG Mineral LLC
 - j. Review and consider for approval Integrated Project Delivery Contract with Saunders Construction, LLC

- k. Other
- 9. Director Items
- 10. Other Business
- 11. Executive Session (if necessary)
- 12. Adjournment/Continuation