

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CERTIFICATION OF MAILING OF NOTICE OF HEARING

PETITION FOR ORGANIZATION OF CATALYST CAMPUS BUSINESS IMPROVEMENT DISTRICT

The undersigned does hereby certify that the NOTICE OF PUBLIC HEARING regarding the Petition for the Organization of the Catalyst Campus Business Improvement District in the City of Colorado Springs, El Paso County, Colorado, and Consideration of an Ordinance Organizing the Catalyst Campus Business Improvement District, Providing for the Election of the Directors Thereof, and Approving the Initial Operating Plan and Preliminary 2021 – 2022 Budget Therefor, as shown in **Exhibit A** attached hereto and incorporated herein by this reference, was mailed by first-class mail on August 17, 2021, to the owner of record of all property within the boundaries of the proposed Catalyst Campus Business Improvement District, as such owner of record is listed on the records of the El Paso County Assessor and shown in **Exhibit B** attached hereto and incorporated herein by this reference.

The undersigned further certifies that Notice of Public Hearing was also published in Colorado Springs *Gazette* on August 17, 2021, as evidenced by the Affidavit of Publication attached hereto as **Exhibit C** and incorporated herein by this reference.

The mailing of the Notice of Public Hearing has been pursuant to Section 31-25-1206, C.R.S.



Chanda Thomsen, Paralegal
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

Subscribed and sworn to before me this 17th day of August, 2021, by Chanda Thomsen, Paralegal.

Witness my hand and official seal.

My commission expires: 03/06/2023

(SEAL)


Notary Public

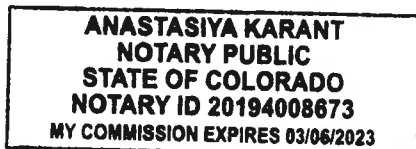


EXHIBIT A
Notice of Hearing on Petition

PUBLIC NOTICE OF HEARING ON

PETITION FOR THE ORGANIZATION OF THE CATALYST CAMPUS BUSINESS IMPROVEMENT DISTRICT IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND CONSIDERATION OF AN ORDINANCE ORGANIZING THE CATALYST CAMPUS BUSINESS IMPROVEMENT DISTRICT, PROVIDING FOR THE ELECTION OF THE DIRECTORS THEREOF, AND APPROVING THE INITIAL OPERATING PLAN AND PRELIMINARY 2021-2022 BUDGET THEREFOR

PUBLIC NOTICE IS HEREBY GIVEN that there was filed in the office of the City Clerk of the City of Colorado Springs, Colorado a Petition for the Organization of the Catalyst Campus Business Improvement District (“Proposed District”) in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. Said Petition is pending the hearing on the sufficiency of said Petition and action on an ordinance to organize the Proposed District by the City Council as the governing body of the City of Colorado Springs, Colorado (the “City”). This Notice of Public Hearing corrects the name of the Proposed District and updates the meeting location options.

Said Petition states, among other things:

(a) A description of the boundaries and service area of the Proposed District, as follows and incorporated herein by reference: the property located southeast of the intersection of E. Kiowa Street and N. Wahsatch Street in the City of Colorado Springs, Colorado. The legal description is available from the office of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado 80203.

(b) The Proposed District shall be empowered to provide all or part of the services and improvements allowed under Colorado law for business improvement districts, including “Improvements” as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S., to the extent set forth in its Operating Plan.

(c) That a five (5) member Board of Directors of the Proposed District will be elected at an election to be held on November 2, 2021 pursuant to Section 31-25-1209(1)(d), C.R.S.

The petition is on file at the office of the City Clerk of the City of Colorado Springs, Colorado, and is available for public inspection.

NOTICE IS FURTHER GIVEN that by order of the Clerk to the City Council, a public hearing on said Petition shall be held at the hour of 10:00 a.m. on Tuesday, September 14, 2021, in the Blue River Boardroom in the Plaza of the Rockies, 121 S. Tejon St, Colorado Springs, CO 80903 at which time and place any interested party may appear and be heard on the sufficiency of the Petition. Please visit coloradosprings.gov/city-council for updated information regarding the public hearing location.

NOTICE IS FURTHER GIVEN that the City Council of the City of Colorado Springs, at the conclusion of said hearing, if it determines that the Petition satisfies the requirements of the Business Improvement District Act, will consider the adoption of a proposed ordinance creating and establishing the Catalyst Campus Business Improvement District, providing for the election of Board members of the District, and approving the Initial Operating Plan and preliminary 2021-2022 budget therefor.

By: City Clerk
City of Colorado Springs, Colorado

EXHIBIT B

Property Owners within the Boundaries of the District & Taxing Entities within a 3-Mile Radius of the District

EL PASO COUNTY
ATTN: FINANCIAL SERVICES
200 S CASCADE AVE, #150
COLORADO SPRINGS, CO
80903

CHEYENNE CREEK METRO
PARK & WATER
ATTN: CONNIE GOODWIN
1530 FOURMILE LANE
CANON CITY, CO 81212

LOWELL METROPOLITAN
ATTN: SEAN ALLEN
2154 E COMMONS AVE #2000
CENTENNIAL, CO 80122

CITY OF COLORADO SPRINGS
ATTN: CITY OF COLORADO
SPRINGS – CFO
P.O. BOX 1575
COLORADO SPRINGS, CO
80901

SOUTHEASTERN COLORADO
WATER CONSERVANCY
ATTN: JAMES BRODERICK
31717 UNITED AVE
PUEBLO, CO 81001

GREATER DOWNTOWN CS
BID
ATTN: SUSAN EDMONDSON,
DOWNTOWN PARTNERSHIP
OF COLORADO SPRINGS
111 S. TEJON ST, #703
COLORADO SPRINGS, CO
80903

HARRISON SCHOOL NO 2
ATTN: SHELLEY BECKER,
CFO
1060 HARRISON RD
COLORADO SPRINGS, CO
80905

GARDEN VALLEY WATER &
SANITATION
ATTN: JEFFREY E ERB, SETER
& VANDER WALL, PC
7400 E ORCHARD RD, #3300
GREENWOOD VILLAGE, CO
80111

SOUTHWEST DOWNTOWN
URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

COLORADO SPRINGS
SCHOOL NO 11
ATTN: LAURA HRONIK
1115 N EL PASO ST
COLORADO SPRINGS, CO
80903

OLD COLORADO CITY
SECURITY & MAINTENANCE
ATTN: CITY OF COLORADO
SPRINGS – CFO
P.O. BOX 1575
COLORADO SPRINGS, CO
80901

GOLD HILL MESA METRO #1
ATTN: CYNTHIA BEYER,
CLIFTON LARSONALLEN, LLP
8390 E CRESCENT PKY, #300
GREENWOOD VILLAGE, CO
80111

CHEYENNE MOUNTAIN
SCHOOL NO 12
ATTN: NATALIE MORIN
1775 LA CLEDE STREET
COLORADO SPRINGS, CO
80905

COLORADO SPRINGS SPRING
CREEK GID
ATTN: CITY OF COLORADO
SPRINGS – CFO
P.O. BOX 1575
COLORADO SPRINGS, CO
80901

GOLD HILL MESA METRO #2
ATTN: CYNTHIA BEYER,
CLIFTON LARSONALLEN, LLP
8390 E CRESCENT PKY, #300
GREENWOOD VILLAGE, CO
80111

PIKES PEAK LIBRARY
ATTN: MIKE VARNET
P.O. BOX 1579
COLORADO SPRINGS, CO
80901

COLORADO AVENUE
GATEWAY SIMD
ATTN: CITY OF COLORADO
SPRINGS – CFO
P.O. BOX 1575
COLORADO SPRINGS, CO
80901

GOLD HILL MESA URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

BROADMOOR FIRE
PROTECTION
ATTN: FIRE CHIEF
750 EL POMAR RD
COLORADO SPRINGS, CO
80906

PLATTE AVENUE SIMD
ATTN: CITY OF COLORADO
SPRINGS – CFO
P.O. BOX 1575
COLORADO SPRINGS, CO
80901

CITY AUDITORIUM BLOCK
URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

STRATMOOR HILLS FIRE
PROTECTION
ATTN: CHIEF SHAWN BITTLE
2160 B STREET
COLORADO SPRINGS, CO
80906

EL PASO COUNTY
CONSERVATION
ATTN: PAMELA DAVISON
5610 INDUSTRIAL PL #100
COLORADO SPRINGS, CO
80916

CITYGATE URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

STRATMOOR HILLS
SANITATION
ATTN: KEVIN NILES
1811 B STREET
COLORADO SPRINGS, CO
80906

GOLD HILL MESA METRO #3
ATTN: CYNTHIA BEYER,
CLIFTON LARSONALLEN, LLP
8390 E CRESCENT PKY, #300
GREENWOOD VILLAGE, CO
80111

CANYON CREEK METRO #1
ATTN: PETER SUSEMIHL
1619 S TEJON ST
COLORADO SPRINGS, CO
80905

STRATMOOR HILLS WATER
ATTN: KEVIN NILES
1811 B STREET
COLORADO SPRINGS, CO
80906

COLORADO SPRINGS
DOWNTOWN DEVELOPMENT
AUTHORITY
ATTN: SUSAN EDMONDSON,
DOWNTOWN PARTNERSHIP
OF COLORADO SPRINGS
111 S. TEJON ST, #703
COLORADO SPRINGS, CO
80903

CANYON CREEK METRO #2
ATTN: PETER SUSEMIHL
1619 S TEJON ST
COLORADO SPRINGS, CO
80905

CANYON CREEK METRO #3
ATTN: PETER SUSEMIHL
1619 S TEJON ST
COLORADO SPRINGS, CO
80905

GSF BID
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

IVYWILD NEIGHBORHOOD
URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

GSF METROPOLITAN #1
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

GOLD HILL MESA
COMMERCIAL AREA URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

GSF METROPOLITAN #2
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

SOUTH NEVADA AVENUE
URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

OGC RE1 LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

CREEKWALK MARKETPLACE
BID
ATTN: RUSSELL DYKSTRA
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

OGC RE3 LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

SW DOWNTOWN
METROPOLITAN #1
ATTN: RUSSELL DYKSTRA
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

OGC RE4 LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

SW DOWNTOWN
METROPOLITAN #2
ATTN: RUSSELL DYKSTRA
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

KO 528 PP LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

SW DOWNTOWN BID
ATTN: RUSSELL DYKSTRA
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

545 PP LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

MUSEUM & PARK URA
ATTN: JARIAH WALKER
P.O. BOX 1575, MC 528
COLORADO SPRINGS, CO
80901-1575

CENTER CITY HOLDINGS LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

STADIUM METROPOLITAN
DISTRICT
ATTN: RUSSELL DYKSTRA
SPENCER FANE, LLP
1700 LINCOLN STREET, SUITE
2000
DENVER, CO 80203

422 VERMIJO LLC
P.O. BOX 1385
COLORADO SPRINGS, CO
80901-1385

EXHIBIT C
Affidavit of Publication

AFFIDAVIT OF PUBLICATION


STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 08/17/2021**
CATALYST CAMPUS

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.


Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 08/17/2021, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.


Sandra King
Notary Public
The Gazette

SANDRA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184014369
MY COMMISSION EXPIRES MARCH 30, 2022

PUBLIC NOTICE OF HEARING ON
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By: City Clerk
City of Colorado Springs, Colorado
Published in The Gazette August 17, 2021.