

<Daniel.Sexton@coloradosprings.gov>; Jennifer Ivey <jivey@isp-law.com>

**Subject:** Re: Catalyst Campus BID - Board of Directors

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Trevor,

For convenience, I am answering your questions below in red. Please let me know if you need any additional information.

Lance J. Ingalls

Of Counsel

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**From:** Gloss, Trevor D <[Trevor.Gloss@coloradosprings.gov](mailto:Trevor.Gloss@coloradosprings.gov)>

**Sent:** Thursday, July 17, 2025 10:12 AM

**To:** Lance Ingalls <[lingalls@isp-law.com](mailto:lingalls@isp-law.com)>

**Cc:** Greenberg, Rebecca <[Rebecca.Greenberg@coloradosprings.gov](mailto:Rebecca.Greenberg@coloradosprings.gov)>; Walker, Kevin

<[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; Stocker, Allison D <[Allison.Stocker@coloradosprings.gov](mailto:Allison.Stocker@coloradosprings.gov)>; Sexton,

Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>; Jennifer Ivey <[jivey@isp-law.com](mailto:jivey@isp-law.com)>

**Subject:** RE: Catalyst Campus BID - Board of Directors

Hi Lance,

For due diligence purposes and compliance with the statute, would you please provide:

1. How the proposed member is an elector of the district per CRS 31-25-1203. Is the provided address his primary dwelling place and in the district?

Mr. O'Neil is an eligible elector of the District by means of his contractual leasehold interest in the property. A copy of the contract is attached. Mr. O'Neil does not live within the boundaries of the Business Improvement District (no one does) as its purposes are currently intended to be limited to commercial, non-residential uses. We believe he is eligible to serve as a BID Director pursuant to Section 31-25-1203((4)(a)(III), C.R.S. as an owner of taxable property within the District.

2. Whether the proposed member, and/or more than half of the other board members together, are affiliated with one particular owner or lessee of taxable real or personal property in the district.

The property within the BID remains developer controlled at this time as it is in the early stages of development. As such, there are not multiple entities or businesses to select from that have any interest in the property. Over time, that is anticipated to change. For now, all of the Directors have a connection to the development group, as does Mr. O'Neil.

3. Whether the proposed board member will have a leadership position (e.g. president, secretary, etc.).

Mr. O'Neil may have a leadership position on the Board although at this time he is not an elected officer on either of the related Metropolitan Districts' Boards of Directors and is not anticipated to hold an office on the BID either.

4. The dates for the term of office for the proposed board member.

Mr. O'Neil would be appointed to fill a vacancy in office on the BID Board created by the resignation of Scott Lamphear and would serve the remainder of the open term. Our records indicate that the term is the same as the terms in office for the related Metropolitan Districts and Mr. O'Neil was appointed to fill vacancies which terms expire in May 2027, we would request he fill the same term on the BID.

5. Whether there are any foreseen conflicts of interest with transactions in the area.

Conflicts of interest could occur from time to time due to the property still being developer controlled. For this developer and for the related Metropolitan Districts and BID, conflicts of interest, when they may potentially occur, are reported to the Secretary of State's office pursuant to Sections 24-18-109(3)(b), 24-18-201(1)(b)(V), and 18-8-308 C.R.S. in advance of the meetings and in advance of any decisions being made. So, while the potential for conflicts of interest cannot be avoided at this stage of development of the BID, procedures are in place to ensure disclosure.

Sincerely,

*Trevor Gloss*

*Senior Corporate Attorney*

*Office of the City Attorney*

*City of Colorado Springs*

*He/His*

*Office: (719) 385-6408*

*Email: [trevor.gloss@coloradosprings.gov](mailto:trevor.gloss@coloradosprings.gov)*



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**From:** Lance Ingalls <[lingalls@isp-law.com](mailto:lingalls@isp-law.com)>  
**Sent:** Thursday, July 17, 2025 9:24 AM  
**To:** Gloss, Trevor D <[Trevor.Gloss@coloradosprings.gov](mailto:Trevor.Gloss@coloradosprings.gov)>  
**Cc:** Greenberg, Rebecca <[Rebecca.Greenberg@coloradosprings.gov](mailto:Rebecca.Greenberg@coloradosprings.gov)>; Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; Jennifer Ivey <[jivey@isp-law.com](mailto:jivey@isp-law.com)>; Stocker, Allison D <[Allison.Stocker@coloradosprings.gov](mailto:Allison.Stocker@coloradosprings.gov)>; Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>  
**Subject:** Re: Catalyst Campus BID - Board of Directors

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Thanks Trevor,

His name and address is:

Kevin O'Neil

690 Mission Hill Way

Colorado Springs, CO 80921

And he is a qualified property owner within the district. Please let me know if you need more information. Thank you

Lance J. Ingalls

Of Counsel

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