

DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT  
BOARD MINUTES  
THURSDAY, OCTOBER 24, 2013  
248 SOUTH 4<sup>TH</sup> STREET  
8:15 A.M.

PRESENT: Jodi Coleman-Niernberg, Les Miller, Martin Chazen, Jason Farrington, Kirk Granum, PJ McGovern, Kevin Reimer, Stephan Schweissing

ABSENT: Shane Allerheiligen

STAFF: Diane Keliher, Aaron Hoffman, Harry Weiss

CALL TO ORDER: Jodi called the meeting to order at 8:30 a.m.

APPROVAL OF MINUTES: Marty suggested approving both sets of minutes together. Kirk made a motion to approve the minutes of the September 26<sup>th</sup> and October 10<sup>th</sup> BID meetings; Les seconded; minutes were approved.

NON-BID MEMBERSHIP: Harry explained that there are businesses located within the BID area but are not included in the BID assessment because they are either not on the ground floor or just outside the boundaries. The question is; do we want non-BID businesses to join the BID. Kirk said he thought property owners could petition to be in the BID. John said that was part of the initial definition. To revise it, you would have to change the BID financial structure; re-plot the BID boundaries; or implement a mechanism to include others in the BID.

Stephan feels we should at least accommodate second floor businesses. Kirk would like to see inclusions be voluntary. Harry needs to check to see if there are any statutory conflicts. John suggested a sliding fee for upper and lower floors. Harry stated this is a long-term planning topic since the BID renewal is in 2016 and everything will be on the table. PJ warned to not "double dip" the DDA/TIF constituents. Marty thinks we need to see what we can do legally. Les reminded the BID board that it's really up to the vote of property owners. Kevin does not want to change the BID structure to that extent.

Stephan would like to see something go forward with business recruitment. Harry has been meeting with the Business Incubator regarding new businesses. The question is; what should be the strategic focus of businesses recruitment for downtown. The DDA could offer support for a whole range of business recruitment, but we need to know the target audience. There will probably be no action on business recruitment until next year. There was discussion of the DDA's conduit project and Wi-fi on Main Street. Marty feels inclusions should be voluntary and that there needs to be a bundle of incentives to join. PJ would like to see a line item in the BID budget for recruitment of new members.

OTHER BUSINESS: PJ has been researching sidewalk cleaning. The machines are not available on the Western Slope! There is a local carpet restoration cleaner that has an attachment that will work on sidewalks. PJ will get a proposal from them and report back. Harry mentioned that there is a machine at the airport that could work. PJ will call the airport staff. Les added that Sam's Club has a machine.

ADJOURN: Jason made a motion to adjourn; Marty seconded; the board adjourned at 8:41 a.m.