



**HORIZON DRIVE**  
**District**  
*Gateway to Grand Junction®*

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## **Official Minutes**

**Board Meeting of the Horizon Drive Business Improvement District**

**September 8, 2010**

**Spoons at Hospice & Palliative Care, Room 101  
3090 A North 12<sup>th</sup> Street, Grand Junction, CO 81506**

### **Attendance:**

Jan Rohr  
Bill Milius  
Chuck Keller  
Lynne Sorlye  
Brenda Brock  
Dale Reece  
[Board Members absent: Clark Atkinson]

### **Others:**

Victoria Patsantaras, representative for District  
Jarrod Pearson, attorney for District  
Heidi Hoffman Ham, Executive Director, Grand Junction Downtown Partnership

**Call to Order:** The meeting was called to order at 10:00 a.m. by Jan Rohr. Minutes were taken by District's representative, Victoria Patsantaras. A quorum (4) of Board Members is present.

**Consent Agenda:** The Treasurer's Report and the Representative Report were pulled from the consent agenda, as needing further discussion. The consent agenda, consisting only of the August 11, 2010 minutes, was approved by motion, seconded and unanimously approved.

**Routine Business:** The Treasurer's Report was distributed at the beginning of the meeting, along with a draft copy of the 2011 Budget. Because of the recent August 31, 2010 work session, and the work that occurred therein, a Representative Report was not prepared for this meeting. Ms. Patsantaras requested that she be allowed to give a verbal update.

**Treasurer's Report.** Note: completion of the report (which is based on prior month bank statements, mailed at the end of the month), will occasionally be too close to the meeting to allow timely email to the Board prior to the meeting. In such instance, the report will be pulled from the consent agenda, distributed at the meeting and discussed.

Bill Milius explains that he reviewed the August invoices and signed checks just prior to the meeting. Nothing is out of the ordinary. The form of the P&L statements have been modified by Grand Mesa CPAs to better reflect the layout of the 2010 budget, and the \$57,000 capital debt payment to the City of Grand Junction is now shown as 'other expense' rather than professional service.

Bill Milius also explains that the 2011 Budget draft shows a 'fund balance' that is different than the bank account balances shown on the Treasurer's Report.

2011 Budget. Detailed discussion occurred regarding the data supplied by Grand Mesa CPAs for the draft 2011 Budget 'fund balance'. It was decided that this specific data requires further inquiry, and Bill Milius and Jarrod Pearson are to further inquire and clarify the fund balance before submitting the 2011 Budget to the City at the end of September.

After receiving explanation and confirmation from Mr. Pearson regarding the estimated tax revenue and temporary rate reductions required for the year 2011, and after further detailed discussion, the Board agreed that the details related to calculation of the temporary rate reductions shall be outlined in Resolution dated September 8, 2010. A copy of said Resolution, approved by the Board, is attached hereto.

It was thereafter moved by Jan Rohr that the 2011 Budget draft presented at the September 8, 2010 meeting be approved as to: revenue, expenditures and reserve fund and that Bill Milius confirm the fund balance prior to submittal of the Budget to the City of Grand Junction. Bill Milius is to make adjustment to the fund balance shown on the 2011 Budget as necessary with the advice from the accountants. This motion was seconded by Lynne Sorlye and unanimously passed.

Representative update. Victoria Patsantaras updated the Board that she made contact with the third entity, Development Research Partners, who Clark Atkinson has suggested as another company to bid the economic impact study. Ms. Patsantaras will speak with the principal of DRP on Friday, September 10.

Ms. Patsantaras further requested confirmation from the Board that they wished to use the October 13, 2010 meeting to interview the three candidates for the economic impact study. Receiving this confirmation, the Board was advised that in order for them to prepare questions for the interview, the resumes, references and additional data for these three entities will be forwarded with her Representative Report in early October.

Ms. Patsantaras then updated the Board that she spoke with Teri Cavanagh of Cobb & Associates and that several dates were provided for the first meeting of the webpage subcommittee. Lynne Sorlye, as chair of the committee, had already narrowed the list of proposed meeting dates and Victoria asked the subcommittee members to check their calendars in September for specific dates before September 22. After reviewing the dates, no consensus was reached. Lynne Sorlye expressed the desire to have a meeting in the month September. Lynne requested Victoria obtain Teri's availability for September 28, 29 and 30.

**Guest discussion:** Heidi Hoffman Ham, Executive Director, Grand Junction Downtown Partnership, joined the meeting at 10:30 and thanked the Board for the opportunity to meet with them.

Ms. Ham explained the entities that make up the Downtown Partnership, the entities' responsibilities and oversight, the chairperson of each entity and her role with the entities. Ms. Ham also explained the revenue stream and the strategic planning process, as well as her and her staff's methods of meeting constituents, maintaining website, obtaining grants and carrying out the most visible activities of the Downtown Partnership, such as the Uplift Project (capital improvement) and events such as Farmer's Market, Arts & Jazz and Parade of Lights.

Ms. Ham suggests that the District keep in mind the long term nature of change, that "nothing happens overnight" but shows over time. For example, the Downtown changes began in the 1960s, and have not stopped. She also suggested that merchants/members of a District like to have an affiliation token, such as a door decal or window decal, and that the District remember to 'toot its own horn' on the projects that it undertakes. People need to know about the District.

Ms. Ham's suggestion for the District would be partnering on way-finding. Right now the Downtown Partnership is installing specially fabricated signs from Horizon to Main. Perhaps exploring a way to have signage from Main to Horizon would be possible. Also, working toward making Horizon Drive safer for users, such as people who work there and want to walk or bike to the restaurants. Ms. Ham concurs that the suggestion of a trolley between Downtown and Horizon is a topic that merits further discussion.

The Board and Ms. Ham engaged in question and answer discussion on a variety of topics, not all of which are mentioned above, until approximately noon.

There being no further business, with thanks to all, the meeting was adjourned by Jan Rohr at 12:00 noon.

Horizon Drive District

By: \_\_\_\_\_  
Chuck Keller, Secretary

Date: \_\_\_\_\_