



Official Minutes

Board Meeting of the Horizon Drive Business Improvement District

November 10, 2010

Grand Junction Regional Airport Authority

2828 Walker Field Drive, Suite 301, Grand Junction, Colorado 81506

Attendance:

Clark Atkinson
Jan Rohr
Bill Milius
Chuck Keller
Lynne Sorlye
Brenda Brock
Dale Reece

Others:

Victoria Patsantaras, representative for District
Jarrod Pearson, attorney for District
Teri Cavanagh, Cobb & Associates
Rex Tippetts, Director of Aviation, Grand Junction Regional Airport Authority

Call to Order: The meeting was called to order at 9:32 a.m. by Clark Atkinson. Minutes were taken by District's representative, Victoria Patsantaras. Minutes of the executive session [10:20 to 10:35] were taken by Jarrod Pearson. A quorum (4) of Board Members is present.

Webpage committee update: Lynne Sorlye, chair of the webpage committee, provided the Board with a committee update. Thereafter, Lynne requested input from the Board relative to three questions, which were outlined in a memo she prepared and that was emailed to the Board on November 1, 2010. The questions are: 1) Who is our target site visitor? 2) What is the purpose of the website and 3) How do we want the site to be used?

Input was offered by each board member and some topics were discussed in more detail than others. The confirmation received/guidance offered to the committee included:

Agreement on our target site visitor being 1. Owner/taxpayers; 2. "boots on the ground" tenants and managers; 3. Other entities that support our District such as GJEP, City of Grand Junction, etc. There was consensus that the site should be kept current by the representative, have the flexibility for future enhancements and reinforce our mission statement. There was discussion of the virtual office concept and promoting the site as a communication tool with our stakeholders.

Lynne Sorlye thanked the Board for its input and advised the committee members she would be in touch by email to schedule the next meeting of the committee.

Consent Agenda: Chuck Keller moved for approval of the consent agenda, consisting of the October 13, 2010 minutes, Treasurer's report and Representative's report. Dale Reece seconded the motion and it was unanimously approved.

Routine Business: Year end 2010 accounting. Bill Milius requested Board input on the recently received proposal from Chadwick, Steinkirchner & Davis Co., to perform the 2010 audit for the District. After brief discussion, Jan Rohr moved to approve the hiring of Chadwick, Steinkirchner & Davis Co., to perform the 2010 audit for the District, at CS&D's normal, hourly rates, not to exceed the cost of the 2009 audit. Brenda Brock seconded the motion and it was unanimously approved.

Economic Impact Study. Clark Atkinson and Victoria Patsantaras updated the Board regarding the next steps for the economic impact study. A meeting is scheduled with Dr. Redifer of Mesa State College for November 23, 2010 at 2 PM. Dr. Redifer will moderate the meeting, which will be held in Room 223 of the new College Center. Each board member wishing to attend was provided a parking pass.

Press contacts. The Board provided input regarding the press release/year end retrospective drafted by Victoria and modified by Clark. Discussion occurred relative to the content and minor edits were suggested. The press release will be updated and then returned to Clark Atkinson for final approval. Thereafter, Victoria may release it for media consumption and place it on the website. Discussion then occurred relative to having a readily accessible Board member designated "press responder". Clark Atkinson moved that Lynne Sorlye be the designated media contact. Jan Rohr seconded the motion and it passed unanimously.

Corridor / Overlay Plan. The Board inquired of Victoria and discussion occurred relative to the ongoing draft of the Corridor Plan for the District. Clark Atkinson suggested tabling the discussion until the following meeting, due to the full agenda and the anticipated arrival of the Board's guest, Rex Tippetts, at 10:30. Clark requested the Board be prepared to discuss the draft Corridor Plan in specific detail at the next Board meeting, December 8, 2010. There will be no other business on the agenda.

At approximately 10:20 a.m., Victoria Patsantaras stepped out of the meeting, to allow the Board to discuss the status of her contract with the District. Jarrod Pearson provided the following minutes for this executive session:

Discussion occurred relative to the job duties and time requirements for Victoria Patsantaras' position. Chuck Keller moved to renew the current contract with Victoria Patsantaras for a two-year term and double the guaranteed hours per week. Jan Rohr seconded the motion and it passed unanimously.

At approximately 10:40 a.m., Victoria Patsantaras rejoined the meeting and continued recording of the minutes.

Guest discussion: Rex Tippetts, Director of Aviation, Grand Junction Regional Airport Authority, joined the meeting at approximately 10:40.

Clark Atkinson thanked Rex Tippetts for hosting the meeting at the Airport and compliments the Airport on the improvements and impressive change to the visual appearance of the Airport. Clark then provided a brief overview of the District, its' recent listening and enlistment plans within the community and the District's efforts at creating a corridor/overlay plan. Thereafter, Rex Tippetts shared the Airport's prepared slideshow, which includes information regarding the governing body of the Airport, the basis of revenue for the Airport (passenger fees, no taxes), the 2009 Economic Impact Study for the Airport and the 10 year Capital Improvement Plan for the Airport.

Rex Tippetts suggests that he would like to see pedestrian connectivity of the Airport with the Horizon Drive District. He also suggests that the "gateway" aspect of Horizon Drive is very important, and that whether a guest arrives via the Airport or the Interstate, Horizon Drive is the first impression of Grand Junction. Make the area more beautiful and functional, while retaining the uniqueness and feel of a small town.

Rex explains that throughout the five years that he was been at the Airport, they have never stopped planning. His Board sets the policy and lets the operations people carry it out. Rex explains that they never outpaced and did not 'balloon up' during the boom years - kept the same number of employees today as five years ago. The planning is always on going, always open and everyone knows what the Airport is doing, now and ten years from now. Because of that planning and communication, the Airport has been in a position to exceed expectations with funding and bonding and has done well, even during the recession.

The Board and Mr. Tippetts 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 Clark Atkinson at 12:00 noon.

Horizon Drive District

By: _____
Chuck Keller, Secretary

Date: _____