



## **HORIZON DRIVE** **District**

*Gateway to Grand Junction*

### **Workshop Notes re: draft Budget 2012** Horizon Drive Business Improvement District

**July 13, 2011**

Spoons at Hospice & Palliative Care, Room 101  
3090 A North 12<sup>th</sup> Street, Grand Junction, CO 81506  
12:00 noon – 1:00 p.m.

**Attendance:**

Clark Atkinson  
Jan Rohr  
Bill Milius  
Chuck Keller  
Lynne Sorlye

**Absent:**

Brenda Brock  
Dale Reece

**Others:**

Victoria Patsantaras, representative for District  
Jarrod Pearson, attorney for District

**Call to Order:** This workshop commenced at 12:05 p.m., following adjournment of the Official Board Meeting and a short break. Notes taken by District's representative, Victoria Patsantaras.

The purpose of the meeting was to review the draft 2012 Budget, prepared by Treasurer Bill Milius with input by Victoria Patsantaras and Jarrod Pearson.

Expected revenues. Jarrod Pearson prepared a variety of worksheets with estimates for revenues. Without the Assessor's finalized valuations (expected August 25, 2011) the most conservative estimates are utilized, which reflect a 30% valuation drop for revenue of \$177,000.00 for 2012.

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Future revenues. Clark Atkinson requested those present consider the five year view of future expected revenues. Within this context, Jarrod Pearson informed the Board concerning the aspects of TABOR and how it and the anticipated decreased valuations in 2011 may affect future revenue.

Fund Balance. The year-end balance on the draft budget was unknown at the time, pending input from the accountant in September. Adjustments were suggested by Jan Rohr, based on expenditures to date and balance in the accounts. Fund balance at year end should be near \$450,000.

Expenditures. Bill Milius outlined the expenditures, based on past year estimates and current year to date expenditures. The new category is “repair” as the District has experienced the need to assist with the extraordinary expense of the Wild Horse Mosaic at the interchange. Total overall expenditures are in the range of \$102,000.

Generally, expenses are forecast in the range of the 2011 budget. Clark Atkinson again requested those present consider the five year view of future expenditures. Consensus generally on the range of total overall expenditures increasing slightly, but then remaining constant at or near \$110,000.

Statements were made regarding renting an office space for the District within the District’s boundaries and other aspects relating to the work of the representative. Board members had varying views on the subject. Those present have no opposition to including the items in the draft budget, with the topics discussed and voted on apart from the 2012 Budget.

Constant reserve. Bill Milius suggested that a reserve of two years’ expense be maintained constantly in the District’s fund account. For purposes of rounding, \$200,000 was allocated to the “constant reserve”.

Contribution / Funding concepts for improvements. Relative to the contribution that the District anticipates and would propose as a funding concept to City Council, the amount is approximately \$75,000 annually. This figure is reached after allocation of the above expenses.

The past partnership with the City had obligated the District in the range of a 20% contribution, with the City funding the remaining cost of the project. With respect to the current designs, the project estimates are in the range of \$5 to \$6 million. The District discussed both funding options: (1) a large, one time initial contribution, with annual contributions for a set number of years or (2) set annual contributions.

Those present agreed that the next discussion should focus on the consensus reached at this meeting, which includes \$250,000 for an initial contribution in 2012, with \$75,000 annually thereafter until the 20% of project cost is reached. Those present agreed that this was a good concept to use in discussion with City Council on August 15, 2011.

Clark Atkinson asked that the draft 2012 Budget be revised as outlined above and circulated for discussion at the next Board Meeting on August 10, 2011.

There being no further discussion at this time on the draft 2012 Budget, with thanks to all for staying late, the meeting was adjourned at 1:40 p.m.

Horizon Drive District

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

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