



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

*Gateway to Grand Junction*

### **Official Minutes**

Board Meeting of the Horizon Drive Business Improvement District

**August 10, 2011**

Spoons at Hospice & Palliative Care, Room 101  
3090 A North 12<sup>th</sup> Street, Grand Junction, CO 81506  
10:00 a.m. to 12:00 noon

#### **Attendance:**

Clark Atkinson  
Jan Rohr  
Bill Milius  
Lynne Sorlye  
Dale Reece

#### **Absent:**

Brenda Brock  
Chuck Keller

#### **Others:**

Peter Icenogle, Blythe Group Co.  
Victoria Patsantaras, representative for District  
Jarrod Pearson, attorney for District

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

**Welcome:** Welcome and introduction of guests.

**Consent Agenda:** The consent agenda, consisting of emailed documents: Treasurer's Report for July 2011, representative's report of August 2011 and Minutes of July 13, 2011 meetings (Board meeting and workshop) were received by all board members. Bill Milius requested two additions to the July 13, 2011 Workshop notes. No other questions were raised. Jan Rohr moved for approval of the consent agenda, with the changes suggested by Bill Milius, Lynne Sorlye seconded the motion and it was unanimously approved.

**VISIT THE DISTRICT**

[WWW.HORIZONDRIVEDRIVEDISTRICT.COM](http://WWW.HORIZONDRIVEDRIVEDISTRICT.COM)

**970.985.1833**

**P.O. Box 4191 Grand Junction, CO 81502**

## **Routine Business:**

1. Lightning Round. The Board chairman requested each person present, including our guests, introduce him or herself and give a short comment or update on the District and related matters.

2. Info and updates.

a. City Council workshop. The Chair reminds those present that the District will share the concepts of the improvement plans at the August 15, 2011 City Council workshop. Board members present indicate their willingness to attend.

b. Meeting on September 14, 2011. The next board meeting, in September, will be held at the conference room at Cups Coffee Shop.

## **New Business:**

1. Wild Horse Mosaic. As discussed in past meetings, the Parks Department has requested financial assistance from the District for extraordinary maintenance of this art feature at the I-70 underpass. Parks will provide the labor and maintenance work, including traffic control, for this project, if the District will reimburse the cost of material. The estimates, provided by Parks for material needed for cleaning, caulking and stain (for the dark red colored cement above and below the mosaic tiles) total \$2,315.00. The cost of the clear sealer is yet to be determined. Lynne Sorlye moves, Jan Rohr seconds and the motion unanimously passes that the District reimburse the City Parks Department for the initial request for reimbursement, totaling \$2,315.00.

2. 2011 Projects. Lynne Sorlye requests the Board consider initiating a project or two in the remaining months of 2011 to increase the District's visibility and show constituents that the District is here now as well as planning for the future. Discussion ensues on two ideas – the first, monument signs to identify the District and second, recycling stations that can be branded with the District's logo. The sign idea was discussed, but in light of the future street project that would include permanent signs, temporary signs may not be the best use of funds. The recycling stations generated more interest and approval, with the Board discussing ideas on quantity (4), look, cost and long term integration with the street project. Further research is needed.

Victoria added that a few well placed communication projects should be considered before the end of the year. Plans for distributing the Economic Impact Study, on which Mesa State is nearing completion, should be revisited. Additionally, the Strategic Plan, once approved by the board, could be printed, and made web-accessible, as a tool that would engage the District stakeholders. Victoria also encourages that the corridor design plans be placed on web and all stakeholders notified via email blast, perhaps with a survey, as soon as City Council input is received. Discussion follows.

The Chairman requests the Board members arrive September 14, 2011 prepared to discuss in detail the Strategic Plan draft.

3. Budget for 2012. The 2012 Budget needs to be finalized at the September 14, 2011 meeting. Any additional comments or changes to the draft Budget will be incorporated prior to September 14, 2011. The Operating Plan to accompany the 2012 Budget will be created following input on the Strategic Plan draft.

The minutes taken by Victoria Patsantaras are concluded at approximately 11:00 a.m. Minutes of further proceedings are recorded by Jarrod Pearson.

### **Executive Session.**

After a short break for refreshments, The Board entered an executive session pursuant to § 24-6-402(3)(a)(2), C.R.S., to discuss with legal counsel the Board's obligations under the Colorado Open Records Act with respect to discussions on potential office space leasing and District representation. At approximately 11:20 a.m., the Board exited the executive session and reconvened the regular meeting.

### **New Business, continued:**

4. Office Lease. The Board discussed whether the needs of the District justified leasing office space, and if so what the requirements were. After discussion, Clark Atkinson moved, Dale Reece seconded and the motion passed unanimously that the Board: 1) authorize Bill Milius to direct a commercial real estate broker to look for office space within the District; 2) authorize Victoria Patsantaras to place an advertisement in the paper seeking available office space with the District; and 3) have the results of both searches reported to the Board in time for the September meeting.

5. District Representative. Clark Atkinson asked the Board what the needs of the District with respect to a representative or executive director were. Also asked was whether such a position should be filled by an employee or an independent contractor. Discussion followed, and the topic was tabled until the September meeting.

Jan Rohr moved, Lynee Sorlye seconded and the motion unanimously passed to adjourn the meeting at 12:03 p.m.

The next Board Meeting will occur on September 14, 2011, 10:00 a.m. to 12:00 noon, at Cups Coffee.

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Horizon Drive District

By: \_\_\_\_\_

Chuck Keller, Secretary

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