

GRAND JUNCTION DOWNTOWN BUSINESS IMPROVEMENT DISTRICT
BOARD MINUTES

Thursday, October 26, 2006
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Jim Doody, Bill Wagner, Steve Thoms, Bill Keith, Harold Staff

ABSENT: Doug Simons

GUESTS: Donia Moore, Randy Greathouse

CALL TO ORDER: Scott called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: A motion was made by Harry to approve the minutes of the previous meeting; Karen seconded; motion carried.

2007 BID ASSESSMENT – This board acts as the yearly assessor for the BID. During this first year, the property owners of the condominium buildings asked us for a clear policy regarding their assessments. John Shaver and Harold decided to assign the assessment to one unit in each building. There were also a few property changes and parcel number changes along with a yearly 5% increase and a 2% collector fee. Harry wondered why the assessment was not prorated to individuals in the condominium buildings. Harold explained that it is very complicated to assess common areas and parking spaces. Karen asked about monitoring future changes in ownership. Harold explained that the City GIS map has the property changes. Somehow this year, the Valley Office Supply building was not assessed, so the DDA has agreed to voluntarily pay its assessment. Harold also talked about parcels changing their use from non-profit to commercial. He added that the BID should consider having a policy in place concerning this issue. Harry asked about the assessment of the new parking garage. Harold explained that the City and the DDA together own the “common parcel” of the parking garage and would need to pay a voluntary assessment. However, there are private owners that would be assessed. Bill W. pointed out that the assessment is based only on the ground floor, and would not apply to the private parking garage owners. He then asked why it was determined that the assessment applied only to the ground floor. Harold explained that the consultants felt that most of the retail space was on the ground level and chose that scenario. Karen asked if we had heard from the County regarding their assessment. Harold explained that we have been trying to negotiate with them all year and feels it is time to send them a bill. Harry made the motion to approve the 2007 BID assessment with a 5% increase; Karen seconded; motion carried. Scott thanked Harold for all of his hard work on this project.

3rd QUARTER FINANCIAL UPDATE – Harold distributed the 3rd Quarter BID financial report and the proposed 2007 BID budget. The DTA board has approved this budget and should present the budget to you, but Mike Bell couldn't be here today. We have collected most of money for this year from events as well as assessments. Harry asked about the \$5,000 contribution from the DTA. Harold explained that the DTA receives a cash contribution at the beginning of the year from the Daily Sentinel toward advertising, and at the end of the year, the DTA gives it back to the BID. Harry asked to see the DTA budget. The Car Show is under revenue because of the snow storm this year. The Spooktacular has a \$2,500 sponsor. The holidays are an estimate based on the prior year. Farmers' Market income is up because of the \$15,000 American National Bank sponsorship. Leigh also has a possible \$10,000 sponsorship lined up for Farmers' Market entertainment. Sponsorships have increased to nearly \$50,000 in the last two to three years. The Fourth of July parade will be in conjunction with the City's 125th Anniversary. Scott inquired about the Event Masters contract for next year. Harold feels their price will increase, but it's worth it! Harold is projecting a surplus for the year and would like to build up a \$50,000 reserve over the first three years of the BID. Bill K. made a motion to approve the 3rd quarter financial report and the 2007 BID budget; Peggy seconded; motion carried.

Harold stated that the 2007 BID budget needs to be submitted along with a 2007 BID Annual Report. He distributed and the Board read the 2007 Annual Report. Harry made a motion to accept the 2007 BID Annual Report; Peggy seconded; motion approved.

BID MARKETING COMMITTEE APPOINTMENTS – Scott, Harold and Steve interviewed four applicants for two positions on the BID board. The applicants were: Mike Bell, Donia Moore, Janet Brink, and Patti Hoff. Mike Bell and Janet Brink were selected by the committee to serve on the BID board. Bill K. made the motion to approve the appointment of Janet Brink for the rest of Roxie's term (60 days) and then another 3-year term and to reappoint Mike Bell for another 3-year term; Steve seconded; motion carried. The Annual Dinner will be held January 12 and the new board terms will begin then. Harry congratulated Harold on the smooth transition to the BID.

HOLIDAY PARKING PLAN – The DTA recommends that the free holiday parking plan be the same as the last two years. The BID will make this recommendation to City Council who will direct Jodi Romero who administers parking. Harry made a motion to approve the holiday parking plan as it has been carried out in the past; Bill K. seconded; motion approved.

2007 EVENTS SCHEDULE – The DTA looked at surveys from merchants and vendors over the past year and had a special workshop to determine the event season for next year. The recommendations are that the Art and Jazz Festival will be held Mothers' Day weekend and the Farmers' Market will be shortened by two weeks. This year the First Friday Art Hop had little support from the artists, so the DTA decided to table that event and see if there is any response. Randy felt the surveys were very helpful and provided a lot of information. Scott would like to see an event that would benefit the retailers directly. Harold distributed a copy of the 2007 event schedule to be submitted to the City calendar.

ADJOURN – A motion was made by Karen to adjourn; Bill W. seconded; the motion carried and the board adjourned at 8:36 a.m.