

GRAND JUNCTION DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

BOARD MINUTES

Thursday, October 25, 2007

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Harry Griff, Scott Howard, Patti Hoff, Bonnie Beckstein, Bill Wagner, Steve Thoms, Bill Keith, Harold Staf

ABSENT: Peggy Page, Scott Holzschuh

GUESTS: Randy Greathouse, Kathy Dirks, Laurie Kadrich

CALL TO ORDER: Bill W. called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES: Scott asked to strike the sentence after "Leigh has a lot to offer" from the July minutes. With that correction, Scott made a motion to approve the minutes of the previous meeting; Patti seconded; minutes were approved.

Q3 FINANCIAL REPORT – The "fixed" income from the special assessment is what was expected. The "event" income is above budget. The expense side is at or less than projected. Our expenses have been managed very well. After two years, we should have a \$100,000 fund balance.

BID OPERATING PLAN/2008 BUDGET – Our operating budget is modeled on the current year actuals with a few differences. Events such as the Annual Dinner and the Art Hop are undecided. Art and Jazz and Farmers Market budget has been increased to bring in more entertainment. Security has become an issue for Farmers Market. We have increased the advertising budget by \$10,000. We are also looking at a sound system along Main Street for winter events. Harold commented that we have never had such support for these events but we could lose a sponsor and we would be in trouble. Randy added that we should be cautious about adding events and expenses. We will need to relocate Cinco de Mayo and Octoberfest after the hotel construction has begun at 3rd and Main. Scott asked about the salary expense. Harold explained that we added Kathy to part time staff.

Harry made a motion to approve the Annual Report, Operating Plan and 2008 Budget; Patti seconded; motion carried.

HOLIDAY PARKING – Harold stated that the process to establish free holiday parking is that the DTA makes a recommendation to the BID; the BID then makes a recommendation to City Council. The DTA board would like holiday parking to remain the same as in past years, but also including the first floor of the parking garage. PMAG would like to see free parking in the parking garage and 3rd and Main only. The merchants feel we need a competitive edge during the holidays. Harry made a motion to adopt the DTA's recommendation to keep Downtown parking free including the first floor of the parking garage; Bill K. seconded. Scott doesn't want to revisit this every year. Harold explained that this is revisited by the city every year. Motion carried.

ADJOURN – Scott made a motion to adjourn; Bill K. seconded; the board adjourned at 8:30 a.m.