

GRAND JUNCTION DOWNTOWN BUSINESS IMPROVEMENT DISTRICT
BOARD MINUTES
Thursday, January 28, 2010
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Harry Griff, Scott Holzschuh, Peggy Page, Steve Thoms, Bill Keith, PJ McGovern

ABSENT: Kevin Reimer, Bill Wagner, Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart, Arvan Leany, Jeff Leany

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Bill K. made a motion to approve the minutes of the October 22 meeting; Scott seconded; minutes were approved.

2009 YEAR END FINANCIALS – Heidi corrected the agenda to read “2009” Year End Financials. The DTA budget has not been presented to the DTA board since their January meeting was canceled. The income statement for the DTA shows that the total income was higher than budgeted and expenses came in lower. A deficit was budgeted and the DTA actually ended up with a profit. The balance sheet reflects the income for 2009. The DTA fund balance is just over \$50,000. Budgets will be reviewed and revised, if needed, starting in July.

The BID budget performance report shows special assessments and voluntary contributions from government entities. The City has not transferred their voluntary assessment yet, so that number will go up. Special Assessments came in over budget but a lot of them came in late in the year. Interest income is low and might be adjusted with year-end adjustments. There was some misallocation at the beginning of the year in the salary line item that has been corrected. An increased BID transfer to the DTA was approved by the Board, but the budget was not changed through the City; this process has now been clarified to avoid future confusion. The BID budget will be presented to the DTA board in February.

Harry added that in the future the budget should not be balanced by continuing to increase the assessment automatically; this should be done thoughtfully and with regard to the impact on the property owners.

REQUEST FOR EXEMPTION FROM BID – The public hearing was opened at 7:55 a.m. for consideration of exemption from the Downtown Business Improvement District. This request was filed by the owner of the property at 337 South 1st Street, Mr. Arvan Leany. This is the second public hearing held on this issue at the request of the City Council.

Steve explained that Mr. Leany feels he is not getting any direct benefit from belonging to the BID and feels it is an unfair financial burden for his business.

PJ asked what the assessment is for Pufferbelly and the Amtrak station. Mr. Leany thought it was about \$1,200-\$1,500 per year (*Note: Assessment was \$1,058.06 in 2009 and 2008.*). Peggy asked if Mr. Leany attended the BID meetings. He did not. Steve asked if Mr. Leany voted on the BID. He did not. Heidi explained the difference between the BID and the DDA and the various benefits of membership in the BID such as KAFM interviews, bulk mail rate, advertising opportunities, a listing on the website and posting information in the kiosks downtown. Steve pointed out the community benefits of being a member.

There was discussion among board members.

Steve asked if the applicant like to add anything to the written request on record. Mr. Leany responded no.

Steve asked if anyone else present would like to speak to this request. There were no other comments.

PJ made a motion to approve the request to exempt Mr. Leany's parcels from the BID; Scott seconded; motion passed. Harry was opposed. The matter will go to City Council.

The public hearing was closed at 8:20 a.m. The Leanys were thanked for their attendance.

ADJOURN – PJ made a motion to adjourn; Scott seconded; the board adjourned at 8:24 a.m.

APPROVED_____ DATE_____

SENT TO CITY CLERK_____ DATE_____