

DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT
BOARD MINUTES
THURSDAY, APRIL 14, 2016
437 COLORADO AVENUE
7:30 A.M.

PRESENT: Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Jodi Coleman-Niernberg, Dan Meyer, Les Miller, Duncan Rowley

ABSENT: Stephan Schweissing, Robin Brown, Tim Moore

STAFF: Vonda Bauer, Allison Blevins, Kathy Portner

GUESTS: John Shaver (City Attorney), Bennett Boeschstein (City Councilmember)

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

APPROVAL OF MINUTES:

Meeting of March 10, 2016

Shane made a motion to approve the minutes of the March 10, 2016 meeting; Kirk seconded the motion. The minutes were approved unanimously.

LEADERSHIP COMMITTEE POLICY (attachment)

The 2016 BID Leadership Committee Policy was distributed via email prior to the board meeting. The policy included the BID's mission, 2016 Goals, Scope & Authority, Composition, Criteria & Governance, Leadership Roles & Responsibilities, and Committee Member Roles & Responsibilities.

City Staff Attorney, Shelly Dackonish, reviewed the Leadership Committee Policy and recommended that at least one, but no more than two, committee members be a member of the Board of Directors of the BID. John Shaver indicated that the policy was looked at structurally referring to Allison's questions in terms of participation and the question of open meetings. John stated that if more than two board members attend the meetings, it constitutes an open meeting in which the statute states that a notice must be posted 24 hours prior to the meeting at your designated posting location. The DDA designates annually, by resolution, where the physical location of the notice is to be posted which is the DDA/BID office front window. Marty recommended that City legal staff review the policy again.

There were concerns that the Downtowners Meetings should be posted. John stated that depending on the purpose of the meeting is what determines a notice. There is a social exception under the law. If the structure of the meetings were to change from social meetings to business meetings which include making decisions, his advice would be to comply with the open meetings law and post the meetings. Recording meetings or keeping records is discretionary.

Allison stated it is important to have a policy that will provide a more formal structure and, hopefully, a better commitment from the committee members. Committee members are limited to business owners, property owners, or an assigned representative. BID members interested in serving on the Leadership Committee must fill out an application. The BID Co-Directors and the Leadership Committee will determine eligibility and submit approved candidates to the BID Board of Directors for approval.

Les stated that representation of the 200 block as well as the 700 and 800 blocks were excluded in the policy. Shane suggested changing the sentence to read "The Leadership Committee shall include no more than two representatives from each block of Main". He also suggested including the 200, 700, and 800 blocks.

Under Leadership Roles & Responsibilities it includes a Chairperson, Vice Chairperson and a Secretary. Jason indicated that the board needs to evaluate if this is the direction the board wants to go and if a formal policy should be established. Jason stated that there were other items in the policy that also need to be revised.

After discussion, the consensus of the board was to move forward with the plan and send any recommendations and changes to Allison.

750 MAIN STREET

The property at 750 Main Street, which is currently owned by Mesa County, is under contract to purchase. Allison previously asked Mesa County staff if this property would petition into the BID, however, the Mesa County Commissioners preferred to allow the new owners to make that decision. Allison met with the potential buyer, Aaron Young (Owner of Kaart Group, LLC) and he is in favor of petitioning into the BID, and will most likely apply for a Façade Grant. Allison stated that when 750 Main Street petitions into the BID, R-5 and the Museum of Western Colorado should be petitioned into the BID at the same time.

Allison met with Peter Booth (Executive Director of the Museum of Western Colorado), and he had concerns that their organization has been excluded from the BID. Allison informed Peter that they would be happy to extend the benefits of the BID to their organization.

SLOW SALES DOWNTOWN

Allison met with some Downtown business owners and they indicated their sales were down as much as 50%. Allison will pursue a shop local campaign. Some business owners would like to meet with the BID Board to discuss this situation. Allison has called Downtown Colorado Inc. to see if they would provide assistance to our downtown, however, she has not received a response yet.

UPDATES:

Downtown Music Festival

Everything is going well for the Downtown Music Festival.

Farmers' Market

There were no updates.

Sponsorships

The Farmers' Market title sponsorship has been sold.

Out & About Page

A Downtown page will be published once a month in the "Out and About". Kirk commented that this is a great way of advertising for the downtown.

ADJOURN:

Les made a motion to adjourn; Kirk seconded the motion. The meeting adjourned at 8:01 a.m.