



HORIZON DRIVE

District

Gateway to Grand Junction

Official Minutes

Board Meeting of the Horizon Drive Business Improvement District

July 11, 2012

Horizon Drive District

2764 Compass Drive #205, Grand Junction, CO 81506

10:00 a.m. to 12:00 p.m.

Attendance:

Clark Atkinson

Bill Milius

Dale Reece

Brenda Brock

Jay Moss

Chuck Keller

Jan Rohr

Others:

Victoria Patsantaras, staff member for District

Jarrold Pearson, attorney for the District

Laura Lehmann, Country Inn & Ramada, Owner

Dave Lehmann, Country Inn & Ramada, Owner

Ed Baal, Country Inn & Ramada, Owner

Robert Feeley, Super 8, Owner

Trent Prall, City of Grand Junction

Call to Order: The meeting was called to order at 10:05 a.m. by Clark Atkinson. Minutes were taken by Victoria Patsantaras. A quorum (4) of Board Members is present.

Introductions: Several guests joined the meeting. The chairman requests everyone present introduce themselves.

Consent Agenda: The consent agenda, consisting of emailed documents: Minutes of Board Meeting of May 9, 2012, May 23, 2012 and public forum notes from April 19 and May 23, 2012; Treasurer's Report of May 31, 2012 and June 30, 2012 and Staff report dated July 6, 2012, were received by all board members.

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Approval of the entire consent agenda was moved by Jan Rohr, seconded by Jay Moss and unanimously passed.

Routine Business:

Lightning Round. The meeting chairman requested each person present give a short comment or update on the District and related matters.

The guests present joined in the lightning round, expressing comments generally specific to concerns and questions regarding the District's proposed street improvement plan.

1. Guest comments and request. The chairman thanks the guests for joining the meeting, expressing that it is important that the Board to listen to the concerns and respond to the questions posed.

As the agenda for this regularly scheduled meeting includes two discussion and four new business items, the chairman offers to arrange a separate, individual meeting with these owners at a yet-to-be-determined-time. That meeting will specifically review the street improvement plan and the guests' concerns.

After the guests' assent to continuing the business of this regular board meeting, the Chairman continues through the set agenda topics.

2. 2011 Audit. The Treasurer, Bill Milius, explains the 2011 audit work and meetings with the auditor, Mike Nelson of Chadwick, Steinkirchner and Davis. Bill explains that the audit report now includes a management and discussion letter, which is a summary of the District's financial status. With the inclusion of the management letter, the audit report is complete and ready for filing with the State of Colorado.

The Board members present review the report, sharing copies of the prepared report with the guests. A few questions are posed to Bill Milius. The Board agrees that the report should be filed with the State of Colorado, before the July 30 deadline, and expresses thanks to Bill for taking care of this project.

3. Staff report details. The Executive Director, Victoria Patsantaras, provides a highlight update to the Board and guests from her report. Outline includes update on presentation to Grand Junction Regional Airport in June; Bike to Work Day on June 27, 2012; preparation for and presentation at the City Council on July 9, 2012 and other miscellaneous activities. Victoria reminds the Board that there are additional presentations on the schedule – for example, Grand Valley Transit on July 23 and VCB Board in August.

4. Western States Motel Operations Inc. The information related to this discussion is moved to the end of the meeting, as Trent Prall from City of Grand Junction is not expected to join the meeting until 11:30 a.m.

5. Budget 2013 preparation. The Board acknowledges receiving a packet of information that contains several pages of 2011 and 2012 financial reports, which are background for preparing for the 2013 Budget work session. The Chairman requests that the Treasurer and the ED distill the information and circulate summary copies by email prior to the next board meeting. The August 8, 2012 meeting will include detail work on the budget draft. September is the deadline for preparing a budget for the District.

6. Communication Plan. Jay Moss provides a brief update on his work relative to the District's communication plan. The Board agrees that due to time constraints in this meeting, a full presentation will be delayed. Rescheduled for discussion at the August 8, 2012 meeting.

At approximately 11:15 a.m., Trent Prall, City of Grand Junction, joins the meeting.

7. ED activity, contract and extra hours. Victoria Patsantaras provides a brief update on her work relative to the District's efforts, how it fits within her understanding of her contract with the District, and the extra hours she has worked in June 2012. Following brief discussion, Jarrod Pearson, attorney for the District, suggests that he needs to address the Board in executive session, before the noon adjournment.

8. Guest comments and questions. Additional, informal discussion occurs relative to the street improvement plan and the guests' concerns.

The board directs the ED to schedule a meeting with the property owners who visited the meeting today.

9. Next board meeting. The next board meeting is August 8, 2012. Agenda for the meeting will largely focus on 2013 Budget preparation.

At approximately 11:45 a.m., the Chairman requests that the guests allow the Board to move into executive session. Trent Prall is asked to remain in the building, outside the conference room, until conclusion of the executive meeting.

10. Executive Session. The purpose of the executive session is to receive legal advice, subject to attorney-client privilege, from the attorney for the District, Jarrod Pearson, regarding potential legal actions by private property owners. The executive session is allowed under Colo. Rev. Stat. 24-6-402(3)(a)(1). The executive session is recorded and moderated by Jarrod Pearson, and occurs between 11:45 a.m. and approximately 12:10 p.m.

At approximately 12:10 p.m., the Board adjourns from the executive session and calls Trent Prall back to the conference room to consider the item of business that was moved to the end of the agenda, awaiting Trent's arrival.

11. Western State Motel Operations Inc. Trent Prall, Victoria Patsantaras and Bill Milius quickly update the Board concerning the meetings that have been held with Western State Motel Operations, Inc.:

a. May 24, 2012, at Clarion Inn with: Errett Sechler (property owner), Gary Dean (Shell Gas and vacant south property lessee), Bryan Sims (Design Specialists) and Darshann Ruckman (Clarion Inn general manager) and HDD representatives: Bill Milius, Ted Ciavonne, Victoria Patsantaras and Trent Prall from the City of Grand Junction. [This meeting was arranged at Mr. Sechler's request, as he was unable to arrive in town to attend the May 23, 2012 public forum. Victoria presented the District's power point presentation and Trent Prall and Ted Ciavonne opened dialogue with Bryan Sims concerning the owner's and operators' concerns relative to the Street Improvement project.

b. July 6, 2012, at Shell's corporate office, South 6th Street with: Gary Dean, Bryan Sims and attorney for Western States Motel Operations, Bill Frey and HDD representatives: Bill Milius, Victoria Patsantaras and Trent Prall from the City of Grand Junction. [This meeting was requested by Bryan Sims and included a proposal for ingress and egress for the properties south of Horizon Drive (vacant land in front of Thrifty). Victoria and Bill indicated that they would present the proposal to the Board at the July 11, 2012 meeting.]

After receiving Trent Prall's summary, the Board discusses the proposal. The board directs Trent Prall to prepare a short response that the Board is not prepared to respond, as the street improvement plan is still developing. Victoria Patsantaras will verbally provide Bryan Sims with the response.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting is adjourned at 12:40 p.m.

Horizon Drive District

By: _____
Chuck Keller, Secretary

Date: _____