



HORIZON DRIVE

District

Gateway to Grand Junction

Minutes

Regular Board Meeting of the Horizon Drive Business Improvement District

November 14, 2012

Horizon Drive District

Conference Room

2764 Compass Drive #205, Grand Junction, CO 81506

10:00am to 12:00pm

Attendance:

Jan Rohr
Bill Milius
Brenda Brock
Clark Atkinson
Chuck Keller
Dale Reece
Jay Moss

Others:

Trent Prall, Engineering Manager, City of Grand Junction
Ted Ciavonne, Ciavonne Roberts & Associates
Sam Suplizio, Bray Commercial Real Estate
Louis Buescher, Buescher Family Limited Partnership
Jere Woldruff, Bray Commercial Real Estate
Bob Feeley, District Property Owner
Bryan Sims, Design Specialists Architects and Planners
Heidi Hoffman Ham, Interim District Representative

Call to Order: The meeting was called to order at 10:04 a.m. by Clark Atkinson. Meeting was recorded by Heidi Hoffman Ham. All Board Members were present.

Consent Agenda: The consent agenda, consisting of emailed documents: Minutes of Board Meeting of October 10, 2012 and Treasurer's Report of October 31, 2012 were received by all board members. Approval of the entire consent agenda was moved by Chuck Keller, seconded by Bill Milius and unanimously passed.

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Lightening Round: The meeting chairman requested each person present give a short comment or update on the District and related matters. Clark Atkinson and Jan Rohr introduced Heidi to the Board as an interim employee. Board members noted their grateful appreciation to Victoria Patsanteras for her years of service to the District.

Discussion and Action Items from Prior Meetings:

1. Corridor Plan Update and Schedule. Clark Atkinson reported that discussions with the City and stakeholders regarding design, process and direction for the project have continued in recent weeks. From a design standpoint, we are at an “interim hold” while the roundabout study by Ourston is completed for CDOT review; this is expected in the next six to eight weeks. The CDOT review could take another four to six weeks. Mr. Prall and Mr. Ciavonne have met with the consultant, and there is an on-site meeting scheduled for later this month. Clark described the pros and cons of the “peanut-about” concept that has been proposed for the area north of I-70. Clark, Bill Milius and Brenda Brock attended a city council worksession about two weeks ago and discussed the city’s comprehensive view for strategic infrastructure development including 22 Road, 24/G Road, 29 Road, Horizon Drive and North Avenue. Due to the readiness and potential economic impact of the Horizon Drive Corridor Plan, there is a great deal of support for the project. The council is considering proposing a ballot initiative for May 2013 that would be a TABOR override for regional infrastructure development which would benefit from a collaborative effort including City Council, Horizon Drive, the Chamber of Commerce and others. Jan Rohr noted the importance of continuing to work on plans in order to be “shovel-ready” when funding becomes available. Clark noted that the corridor improvement is primarily an economic development project with safety and beautification as important but secondary benefits. In terms of direction, a clear take-away from the meeting was a reminder that we need to stay in touch with the Chamber and make sure they know that this is a mutually-beneficial project and that there are quite a few Chamber members in the District; Dale Reece and Clark discussed meeting with Diane. John Shaver will be working on language for the ballot initiative between now and February 2013. Sam Suplizio asked about the options for timing and phasing; Clark responded that these details are still very much under discussion and need to be determined. There is reasonable certainty that the project will not be started before 2014 and will be focused on the shoulder seasons so as to avoid the high tourist season. Dale Reece expressed concern about the safety issues related to traffic backing up onto the interstate especially during winter weather.

New Business:

1. Discussion with Bob Feeley and Bryan Sims Regarding Corridor Plan Options.
Please Note: This item was moved to the first item of New Business as it had been scheduled for 11:00am. At this point, Ted Ciavonne, Trent Prall, Bob Feeley, and Bryan Sims joined the meeting. Sam Suplizio left the meeting.

Mr. Sims presented an updated overlay design for business access options in the corridor plan representing the concerns of the property owners in their group. Clark Atkinson briefly described the Ourston/CDOT roundabout process and timing and noted

that design development was on hold until those findings are known and incorporated. Ted Ciavonne and board members asked questions regarding the addition of u-turns and additional left turns, as well as truck access needs. Bob Feeley expressed appreciation to the board for the opportunity for property owners to participate in the decision-making process. Dale Reece noted that this is good input from the property owners and that it will need to be considered along with the CDOT decisions as the board moves forward.

2. Officer Elections in January 2013. Clark Atkinson urged Board members to consider running for officer positions. Duties and obligations of each position were discussed. Board members expressed appreciation to Clark for his leadership and service particularly with regard to the corridor plan. A tentative slate of officers was created to include: Chuck Keller, President; Brenda Brock, Vice President; Jan Rohr, Secretary; Jay Moss, Treasurer. Heidi will send information about term limits, vacancy information, and the process and requirements for board participation prior to the next meeting. Mr. Woldruff expressed interest in running for the board in the future; Heidi will send him information regarding the City's process.

3. Office Lease Renewal. The current office lease is expiring at the end of the year. Clark Atkinson recommends signing a two-year extension at the current rental rate with the addition of \$15/month for internet access. Approval of the two-year lease extension with changes was moved by Chuck Keller. The motion was seconded by Jan Rohr and unanimously passed. Jay Moss abstained. Bill Milius will sign on behalf of the District.

Jay Moss asked if the District would be sending out any type of progress report as an update. Jan Rohr also noted that the Board had not officially announced the departure of Victoria Pansanteras. Dale Reece noted that he would like to see a public acknowledgement of her contributions to the District. Heidi suggested the creation of a brief year-end update; this was well-received and will be sent out for Board review before distributing to the District. Clark Atkinson noted that the District could host an open house in the spring to update stakeholders and thank Ms. Patsanteras publically.

4. Next board meeting. The next regular board meeting is scheduled for December 12, 2012. Due to additional holiday and end-of-year obligations for Board members, Clark Atkinson asked if the Board would like to meet. After some discussion, Jan Rohr moved to cancel the December meeting. The motion was seconded by Jay Moss and unanimously passed. Therefore the next regular meeting of the Board will be January 9, 2013, 10am to noon.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting is adjourned at 12:05pm.

Horizon Drive District

By: _____
Chuck Keller, Secretary

Date: _____