

**MAIN STREET AREA BUSINESS IMPROVEMENT ZONE  
BOARD OF DIRECTORS MEETING**

**April 28, 2015, 8:00 AM**  
DDA Office, 150 S. Fifth Ave #301

**BOARD MEMBERS PRESENT:** JIM BEUCHE; JIM CURTIS; RON DANKERT; ALAN FREEDMAN; JEFF HAUPTMAN; JEFF HARSHE; JOAN LOWENSTEIN; MIKE MARTIN; TOM MURRAY; RENE PAPO; EDWARD SHAFFRAN

**BOARD MEMBERS ABSENT:** KATHY MACDONALD; MICHAEL WATTS

**OTHERS PRESENT:** BETSY JACKSON; ROB SPEARS

1. **Call to Order:** Chairman Ed Shaffran called the meeting to order at 8:01 a.m. Roll was called; a quorum was present.
2. **Approval of Minutes of February 24, 2015:** MOTION to approve the minutes was made by Mr. Ron Dankert and SECONDED by Mr. Rene Papo. CARRIED by unanimous vote.
3. **Public comments:** No public comments.
4. **Report of Operations:**
  - a. Financial Report – Mr. Rob Spears reported checking and savings balances totaling approximately \$129,000 and assessment delinquencies of approximately \$28,000. He also pointed out that, to date, \$105,000 of the budgeted \$133,000 had been spent on snow removal services, leaving a probably balance of approximately \$28,000. It is anticipated that the County will make the BIZ whole for the delinquent assessment revenue. MOTION to receive the financial reports for February and March 2015 was made by Mr. Jim Beuche and SECONDED by Mr. Jeff Harshe. CARRIED by unanimous vote.
5. **Old Business:**
  - a. Landscape Committee Report – Ms. Betsy Jackson reported for Landscape Committee Chair Macdonald that members of the committee made a ‘walk-around’ with DDA staff to further identify maintenance needs and potential landscape enhancements. She further reported that tree replacement by the DDA is scheduled for this spring. Mr. Jim Curtis asked that the committee look into mulch options that do not dislodge during strong winds. No further action was taken.
  - b. Board Nominations – Chairman Ed Shaffran announced that Mr. Alan Freedman would be stepping down from the board and that, to date, no candidate with Mr. Freedman’s unique qualifications had been found to run in his place. MOTION to present for re-election to the board the names of Mr. Jeff Harshe, Mr. Rene Papo, and Mr. Ron Dankert for three-year terms ending June 30, 2018 was made by Mr. Jeff Hauptman and SECONDED by Mr. Alan Freedman. CARRIED by unanimous vote. A follow-up MOTION was made by Mr. Beuche to formally thank Mr. Freedman for his service during the Annual Meeting in May; SECONDED by Mr. Harshe. CARRIED by unanimous vote.
6. **New Business:**
  - a. Draft 2014-2015 Annual Report – MOTION to accept the draft version of the Annual Report for presentation at the Annual Meeting was made by Mr. Mike Martin and SECONDED by Mr. Dankert. CARRIED by unanimous vote.
  - b. Draft 2015-2016 BIZ Budget – MOTION to forward the draft budget for a vote at the Annual Meeting was made by Mr. Beuche and SECONDED by Ms. Joan Lowenstein. CARRIED by unanimous vote.
  - c. Proposed 2015-2016 BIZ Assessment – Mr. Shaffran reported that the BIZ Executive Committee recommends initiating the two-percent (2%) increase in assessment allowed by state law. Such an increase will change the rate to \$22.19/linear foot and \$.09/commercial square-foot. MOTION to forward the proposed increase for a vote at the Annual Meeting was made by Mr. Martin and SECONDED by Mr. Freedman. CARRIED by unanimous vote.
  - d. Agenda for Annual Meeting – MOTION to approve the Annual Meeting Agenda, as amended to include formal recognition for Mr. Freedman’s service, was made by Mr. Martin and SECONDED by Mr. Curtis. CARRIED by unanimous vote.
  - e. Alley Maintenance – Mr. Shaffran reported that Ms. Lowenstein brought concerns about the conditions of the alleys to the attention of the Executive Committee. After some discussion, it was agreed to form an ad hoc committee to meet with the City and the Downtown Development Authority to explore options. Mr. Curtis, Mr. Murray, Mr. Shaffran, and Ms. Lowenstein volunteered to sit on the committee. No further action was taken.
7. **Adjournment:** MOTION to adjourn was made by Mr. Hauptman and SECONDED by Mr. Harshe. CARRIED by unanimous vote. The meeting was adjourned at 8:40 a.m.

Respectfully submitted,  
Ronald Dankert, MS BIZ Secretary