

**MAIN STREET AREA BUSINESS IMPROVEMENT ZONE
ANNUAL MEETING
MINUTES
September 23, 2021**

PROPERTY OWNERS PRESENT: JIM BEUCHE*; JON CARLSON*; JIM CURTIS*; JEFF HARSHE*; KATHY MACDONALD*; MIKE MARTIN*; EDWARD SHAFFFRAN*; MICHAEL WATTS*;

PROPERTY OWNERS PRESENT BY PROXY: RON DANKERT* (JOE PALMS)

OTHERS PRESENT: BETSY JACKSON; TOM MURRAY*; ROGER AHN*

* Members of the BIZ Board of Directors

1. Call to Order/Welcome: Chairman Ed Shaffran called the meeting to order at 8:01 a.m. The Chairman asked everyone in attendance to introduce themselves.

2. Presentation of the 2019-2021 Main Street Area Business Improvement Zone Annual Report:

Given the postponement of BIZ board meetings during the COVID shut down, Chairman Shaffran presented the two-year annual report, noting that services continued unabated during the COVID crisis and the Summer 2020 assessment was waived as a means of offering some relief to property owners. MOTION to accept the 2019-2021 Annual Report was made by Mr. Mike Martin and SECONDED by Mr. Jeff Harshe. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Ed Shaffran – yes
- Jim Curtis – yes
- Joe Palms for Ron Dankert – yes
- Jon Carlson – yes
- Kathy Macdonald – yes
- Mike Martin – yes
- Michael Watts – yes
- Jeff Harshe – yes
- Jim Beuche – yes

With no votes in opposition to the motion, and with the yes votes representing a majority of the eligible properties present at the annual meeting, the motion was CARRIED.

3. Public comments: There were no public comments.

4. 2021-2022 BIZ Budget and Assessment Rate: Treasurer Harshe presented the 2021-2022 BIZ budget, as approved by the BIZ board of directors at their August meeting. Mr. Harshe noted that BIZ operations for 2020-2021 ran a deficit, with overages covered by BIZ retained earnings. He also pointed out that the assessment rate for 2021-2022 has been increased by 1%, to \$22.41/linear foot (Direct Benefit) and \$.091/commercial square foot (Common Benefit). MOTION to support the 2021-2022 BIZ budget and assessment rate as presented was made by Mr. Jim Beuche and SECONDED by Mr. Roger Ahn. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Ed Shaffran – yes
- Jim Curtis – yes
- Joe Palms for Ron Dankert – yes
- Jon Carlson – yes
- Kathy Macdonald – yes
- Mike Martin – yes
- Michael Watts – yes
- Jeff Harshe – yes
- Jim Beuche – yes

With no votes in opposition to the motion, and with the yes votes representing a majority of the eligible properties present at the annual meeting, the motion was CARRIED.

5. Election of Board Members: Mr. Shaffran presented for re-election to the BIZ Board of Directors the names of Ms. Karen Farmer, Ms. Kathy Macdonald, Mr. Richard Mitchell, and Mr. Tom Murray to terms ending June 30, 2023. Chairman Shaffran then presented for re-election to the BIZ Board of Directors the names of Mr. Jeff Harshe, Mr. Ron Dankert, and Mr. Jon Carlson to three-year terms ending June 30, 2024. MOTION to re-elect Ms. Farmer, Ms. Macdonald, Mr. Mitchell, and Mr. Murray to the BIZ Board of Directors was made by Mr. Jim Curtis and SECONDED by Mr. Michael Watts. MOTION to re-elect Mr. Harshe, Mr. Dankert, and Mr. Carlson to the BIZ Board of Directors was made by Ms. Kathy Macdonald and SECONDED by Mr. Roger Ahn. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Ed Shaffran – yes
- Jim Curtis – yes
- Joe Palms for Ron Dankert – yes
- Jon Carlson – yes
- Kathy Macdonald – yes
- Mike Martin – yes
- Michael Watts – yes
- Jeff Harshe – yes
- Jim Beuche – yes

With no votes in opposition to the motion, and with the yes votes representing a majority of the eligible properties present at the annual meeting, the motion was CARRIED.

6. Old Business: Approval of Minutes of the 2018-2019 Annual Meeting: MOTION was made by Mr. Martin to approve the minutes as submitted. Mr. Harshe SECONDED the motion. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Ed Shaffran – yes
- Jim Curtis – yes
- Joe Palms for Ron Dankert – yes
- Jon Carlson – yes
- Kathy Macdonald – yes
- Mike Martin – yes
- Michael Watts – yes
- Jeff Harshe – yes
- Jim Beuche – yes

With no votes in opposition to the motion, and with the yes votes representing a majority of the eligible properties present at the annual meeting, the motion was CARRIED.

7. New Business: Chairman Shaffran announced that the ten-year renewal of the BIZ is scheduled for 2024; the board and/or committee will begin work on the renewal process in FY2023. Mr. Shaffran and Mr. Tom Murray updated the meeting about the status of the Social District ordinance. As of the meeting, downtown businesses were waiting for City Council approval of the management plan, and submission of the application to the State. No action was required.

8. Adjournment: MOTION to adjourn the 2021 Annual Meeting of the Main Street Area Business Improvement Zone was made by Mr. Curtis and SECONDED by Mr. Carlson. CARRIED by unanimous voice vote. The meeting was adjourned at 8:32 a.m.

Respectfully submitted,
Kathy Macdonald, MSA BIZ Secretary