

**MAIN STREET AREA BUSINESS IMPROVEMENT ZONE
ANNUAL MEETING
MINUTES
May 23, 2023**

PROPERTY OWNERS PRESENT: JIM BEUCHE*; JON CARLSON*; JIM CURTIS*; JEFF HARSHE*; RICHARD MITCHELL*; EDWARD SHAFFRAN*; MICHAEL WATTS*;

PROPERTY OWNERS PRESENT BY PROXY: MAIN/WASHINGTON ASSSOC. (KATIE MAREK*); LIBERTY PLAZA ASSOCIATES LLC & OPMHQ LLC (MICHAEL VAN PATTEN*); 208 E WASHINGTON LLC (JOE PALMS); 107 E. LIBERTY (CHERA TRAMONTIN); 221 S. MAIN, 226 S. MAIN & 220 S. MAIN (JON CARLSON*)

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

* Members of the BIZ Board of Directors

1. Call to Order/Welcome: Chairman Ed Shaffran called the meeting to order at 8:03 a.m. The Chairman asked everyone in attendance to introduce themselves.

2. Presentation of the 2022-2023 Main Street Area Business Improvement Zone Annual Report:

Chairman Shaffran presented the annual report; MOTION to accept the 2022-2023 Annual Report was made by Mr. Michael Watts. SECONDED by Mr. Jim Curtis. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Chera Tramontin (proxy) - yes
- Ed Shaffran – yes
- Jim Curtis – yes
- Jon Carlson – yes
- Katie Marek (proxy) - yes
- Michael Watts – yes
- Jeff Harshe – yes
- Jim Beuche – yes
- Joe Palms (proxy) - yes
- Richard Mitchell – yes
- Jon Carlson – yes
- Jon Carlson (proxy) – yes
- Michael Van Patten (proxy) – 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. 2023-2024 BIZ Budget and Assessment Rate: Treasurer Harshe presented the 2023-2024 BIZ budget, as approved by the BIZ board of directors at their August meeting. Mr. Harshe reported that the assessment rate for 2023-2024 has not been increased from the 2022-2023 rate of \$22.41/linear foot (Direct Benefit) and \$.091/commercial square foot (Common Benefit). MOTION to support the 2023-2024 BIZ budget and assessment rate as presented was made by Mr. Jim Beuche and SECONDED by Mr. Richard Mitchell. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

- Chera Tramontin (proxy) - yes
- Ed Shaffran – yes
- Jim Curtis – yes
- Jon Carlson – yes
- Katie Marek (proxy) - yes
- Michael Watts – yes
- Jeff Harshe – yes

Jim Beuche – yes
Joe Palms (proxy) - yes
Richard Mitchell – yes
Jon Carlson – yes
Jon Carlson (proxy) – yes
Michael Van Patten (proxy) – 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 Mr. Dick Mitchell, Mr. Tom Murray, and Mr. Mike Van Patten to serve a three-year term ending June 30, 2026. MOTION to re-elect was made by Mr. Roger Ahn and SECONDED by Ms. Katie Marek. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results were as follows:

Chera Tramontin (proxy) - yes
Ed Shaffran – yes
Jim Curtis – yes
Jon Carlson – yes
Katie Marek (proxy) - yes
Michael Watts – yes
Jeff Harshe – yes
Jim Beuche – yes
Joe Palms (proxy) - yes
Richard Mitchell – yes
Jon Carlson – yes
Jon Carlson (proxy) – yes
Michael Van Patten (proxy) – 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 2021-2022 Annual Meeting: MOTION was made by Ms. Marek to approve the minutes as submitted. Mr. Joseph Palms 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:

Chera Tramontin (proxy) - yes
Ed Shaffran – yes
Jim Curtis – yes
Jon Carlson – yes
Katie Marek (proxy) - yes
Michael Watts – yes
Jeff Harshe – yes
Jim Beuche – yes
Joe Palms (proxy) - yes
Richard Mitchell – yes
Jon Carlson – yes
Jon Carlson (proxy) – yes
Michael Van Patten (proxy) – 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: Ms. Betsy Jackson reported that the BIZ will be conducting a ten-year renewal in 2024. Mr. Beuche noted that, if the BIZ makes no material changes in the current Zone Plan, the renewal process will be relatively simple and straightforward. No action was required.

8. Adjournment: MOTION to adjourn the 2022-2023 Annual Meeting of the Main Street Area Business Improvement Zone was made by Mr. Jim Curtis and SECONDED by Mr. Watts. In accordance with state law, a voice vote of the BIZ property owners present was taken and the results

were as follows:

Chera Tramontin (proxy) - yes
Ed Shaffran – yes
Jim Curtis – yes
Jon Carlson – yes
Katie Marek (proxy) - yes
Michael Watts – yes
Jeff Harshe – yes
Jim Beuche – yes
Joe Palms (proxy) - yes
Richard Mitchell – yes
Jon Carlson – yes
Jon Carlson (proxy) – yes
Michael Van Patten (proxy) – 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. The meeting was adjourned at 8:24 a.m.

Respectfully submitted,
Betsy Jackson, Assistant to the MSA BIZ board