

MAIN STREET AREA BUSINESS IMPROVEMENT ZONE
BOARD OF DIRECTORS MEETING
MINUTES
July 25, 2023, 8:00 AM
Zoom Meeting

BOARD MEMBERS PRESENT: ROGER AHN; JIM BEUCHE; JON CARLSON; JIM CURTIS; JEFF HARSHE; KATIE MAREK; MICHAEL WATTS

BOARD MEMBER ABSENT: RON DANKERT; RICHARD MITCHELL; TOM MURRAY; EDWARD SHAFFRAN; MIKE VAN PATTEN

OTHERS PRESENT: ROB SPEARS, BETSY JACKSON; LILIANNE WEBB

1. **Call to Order:** Treasurer Jeff Harshe called the meeting to order via Zoom, at 8:03 a.m. A quorum was present.
2. **Public comments:** Lilianne Webb, of Ann Arbor Area Transportation Authority introduced herself and discussed the intersection of the AAATA’s goals and the work of the BIZ.
3. **Approval of Minutes:** MOTION to approve the minutes of May 23, 2023 was made by Mr. Roger Ahn. SECONDED by Mr. Michael Watts. CARRIED by unanimous vote.
4. **Financial Report:** Mr. Rob Spears reported that, to date, the BIZ has \$221,112.32 in savings and \$3,478.36 in checking. The County has made the BIZ whole regarding any outstanding unpaid assessments. FY2022/2023 closed out with roughly \$9,000 in reserves, lower than projected due to a recent payment to Heritage Lawn Care. Mr. Spears reminded the board that it had voted to forego the Summer 2023 assessment, requiring an amendment to the FY2023-2024 budget, which will be presented to the board for approval at the September meeting. MOTION to receive the financial reports for May and June was made by Ms. Katie Marek. SECONDED by Mr. Jon Carlson. CARRIED by unanimous vote.
5. **New Business:**
 - a. 2023 Annual Meeting Minutes (motion to receive). MOTION to receive the Minutes for the 2023 Annual Meeting was made by Mr. Jim Curtis. SECONDED by Ms. Marek. CARRIED by unanimous vote.
7. **Discussion Items:**
 - a. BIZ Renewal. Ms. Betsy Jackson presented ideas and issues that need to be discussed in order to move forward with the state-mandated BIZ renewal in 2024, including decisions regarding Zone boundaries; services; budget, formula, and rate; and steps to successful completion. Mr. Carlson had volunteered to participate in a subcommittee to move the project forward; Ms. Marek and Mr. Ahn volunteered to join him. Discussion included questions about strategies for renewal, including an “as-is” option or an “optimal” option for the next ten years. No action taken.
 - b. Changes to BIZ enabling law. Ms. Jackson and Mr. Jim Beuche discussed recent changes to the state law governing the formation and renewal of business improvement zones. Most of the changes restore the BIZ approval process of voting that was in place when the MSA BIZ was originally formed. The changes do not take effect until 90 days after the close of the current legislative session, which likely puts the effective date into early 2024, thereby affecting the process of renewal going forward. No action was required.
 - c. Board membership and Executive Committee appointments. Ms. Jackson reported that the current complement of board members is less one member; Ms. Kathy Macdonald’s has not been refilled. Likewise, the Executive Committee is down two members – The Vice Chair (due to the resignation of Mr. Mike Martin) and the Secretary (due to Ms. Macdonald’s resignation. Ms. Jackson urged the board to put forward candidates for all three positions, as the organization goes into the BIZ renewal process. No action was taken.
8. **Adjournment:** MOTION to adjourn the meeting was made by Mr. Beuche. SECONDED by Mr. Jeff Carlson. CARRIED by unanimous vote. The meeting was adjourned at 8:37 a.m.

Respectfully submitted by Betsy Jackson, assistant to the BIZ board