

Downtown Business Improvement District

Board of Directors
Regular Meeting
May 26, 2005

The May 26, 2005 Board of Directors meeting was held in the Jesse Lowe Conference Room of the Civic Center, at 1819 Farnam, beginning at 8:30 A.M.

Minutes

A. ROLL CALL/INTRODUCTION

Members Present:

Curtis Christensen, Chair
Brenda Dooley
Jeff Jorgensen
Marc Nichols
Paula Steenson
Brian McGee
Chris Apperle

Mayor's Staff:

Sheryl Lindau
Silas Clarke

City of Omaha Planning Department:

Bridget Hadley

City of Omaha Law Department:

Bernard in den Bosch

City of Omaha Parks Department:

Joan Baillon

Public:

Jim Prouty
Kelli O'Brien

B. APPROVAL OF AGENDA

A quorum was not present to conduct official business.

C. OLD BUSINESS

The consulting service proposal received from Brad Segal, President of Progressive Urban Management Associates was discussed. Brad Segal is proposing a four step process to assist in the formation DBID. Each step is assigned a fee with the total consulting fees including travel and expenses estimated to be \$36,650. A committee including Curtis Christensen, B. Magee, B. Dooley, and S. Lindau will consult with Brad Segal by phone prior to the next Board meeting and report back to the group.

Brad Segal is proposing a site visit to Omaha during the week of July 11th. Brad will meet with key stakeholders during this visit, including representatives of the Chamber of Commerce and Omaha By Design.

Discussion of fundraising concerns followed on how the consultant will be paid. Curtis Christensen reported on the fundraising effort so far. To date, approximately \$25,000 has been raised and others are contemplating making donations. It is anticipated that hotel rooms for the consultant visit will be received as an in kind donation.

J. Jorgensen said the Old Market Business Association is very interested in this process, and they should receive a fundraising letter from the Board. The letter should make it easy to give and include an invoice, where to send the check, and Fed Tax ID number, so that it is tax deductible.

The Outreach Committee will coordinate the fundraising mailing.

B. Magee added that hiring a consultant does not guarantee that a BID will be formed, but it will increase the chance for success.

J. Jorgensen reiterated the need to seek the input of the City Council.

The Website Committee will meet next week to discuss content for the site.

D. NEW BUSINESS

B. Magee will compose a fundraising letter for Curtis Christensen to approve. The BID purpose statement will be included in the mailing. It was suggested to reword "purpose statement" and instead to say "issues that have been raised".

The DBID Board meeting schedule was discussed. It was decided to change to one monthly meeting during the summer and to stress the importance of attendance at meetings. Beginning in June the Board will meet only on the 4th Thursday of the month during June, July, and August.

Committees will continue to meet regularly during this interim period. All Committee reports should be sent to Sheryl. The meeting change information will be sent to all Board members and interested parties.

J. Jorgensen suggested that an update of Board activities be sent to stakeholders during this interim period. Everyone agreed. The mailing would be sent to all property owners, condo owners, business owners, and residential owners in the proposed district.

E. PUBLIC COMMENT

Jim Prouty told the group that the opposition to the BID is still out there. The opposition will need more time with the consultant when he visits in July than they had during his previous visit last Fall.

Joan Baillon spoke on behalf of the Downtown Parking Committee, expressing a willingness to work with the Board on Downtown issues and possibly becoming part of the BID Program of work in the future.

F. ADJOURN

The meeting was adjourned at 9:30 A.M. The next meeting will be held at 8:30 A.M., June 23rd in the Jesse Lowe Conference Room #310 at the Civic Center.