

Downtown Business Improvement District

Board of Directors
Regular Meeting
June 23, 2005

The June 23,2005 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/INTRODUCTIONS

Members Present:

Curtis Christensen, Chair
Brenda Dooley
Christian Christenson
Brian Magee
Todd Heistand
Jeff Jorgensen
Dee Dee Spetman
Paula Steenson
Chris Apperle
John Yochum

Mayor's Staff:

Sheryl Lindau
Silas Clarke

City of Omaha Law Department:

Bernard in den Bosch

City of Omaha Planning Department:

Bridget Hadley
Kenneth Johnson

Public:

Jim Prouty
Roger Holthaus

B. APPROVAL OF AGENDA

A quorum was not present at the meeting until 8:40 A.M.

C. APPROVAL OF MEETING MINUTES FROM 5-12-05 and 5-26-05

A motion to approve the minutes from the last two meetings was made by D. Spetman, second by B. Magee and passed.

D. OLD BUSINESS

- a. Deanna Hughes from DOT.COMM presented a preview of the work that has been done on the Website to date. They will be ready to provide the content management training for the site by mid July. A power point presentation from the consultant's visit last fall will be sent to all Board members.

Discussion followed centered Brad Segal's recommendation that the Board not spend too much time developing the website at this point in time. Logo has yet to be designed. DOT.COMM is at a stopping point until they receive more content for the site. The website should be up by mid July.

- b. Fundraising update: \$12,600 cash in hand. \$14,000 pledged to date, with a total amount needed by Nov/Dec \$36,000.
- c. Report on the conference call with Brad Segal by B. Magee. Brad Segal, President of Professional Urban Management Associates will visit Omaha. He will arrive on the evening of July 11th, and depart on the afternoon of July 13th. This visit will be an opportunity for Brad to become reacquainted and to tour the district. The Embassy Suites Hotel will provide an in kind donation of rooms for Brad's visit. The Chair signed a contract with Brad to complete two stages of the project with the understanding that we will not proceed further until all the funding is in place.

E. NEW BUSINESS

B. Magee began with a discussion of the itinerary for Brad Segal's visit. Brad wants to meet individually with the appropriate stakeholders during this visit. Sheryl will keep a calendar of his appointments. She has scheduled a meeting for Brad with the Mayor, three council members, Paul Landow, and Steve Jensen from the Planning Dept. for July 13th at 9:00 a.m. Further meetings need to be scheduled for him during the day on Tuesday and Wednesday morning. The BID Board will meet with Brad Segal at 12:30p.m. on Wednesday, July 13th for a brown bag lunch at a location to be determined. At that time Brad will recap his visit for the Board and can discuss the plans for the next phase of the project. Phase two begins in late July or into August and would include focus group meetings, meetings with larger groups of stakeholders, and further

refining the concepts that will ultimately be included in the final business plan.

J. Jorgensen indicated that Brad should meet with members of DOI, Old Market Business Ass'n, and Old Market Resident's Ass'n, as well as those individuals who had concerns with the previous BID plan.

Brad Segal's wish is to meet with the various groups and/or individuals for about 45 minutes and allow 15 minutes for travel time.

Bridget Hadley questioned whether Brad would be meeting primarily with key City officials and representatives of stakeholder groups during this visit. This is the consensus of the Board.

A dinner meeting on Tuesday night with a group of stakeholders and possibly a few Board members was also discussed.

The Board wants Brad Segal to be exposed to all viewpoints, whether positive or negative towards the BID while he is here.

The Board meeting schedule for the summer was discussed. It was decided to leave the regular Board meeting on the schedule for the 4th Thursday in July. Following the special meeting on July 13th at 12:30 p.m. the Board can assess whether a second meeting during July will be necessary.

F. PUBLIC COMMENT

Roger Holthaus spoke to the group saying we need to continue to expand the group and seek further support from entities like Creighton University.

Bridget Hadley added that she hoped that Brad Segal will be very impressed as she is with all the recent development in the downtown area with the new condos etc. She hoped that this Board will be able to capitalize on the many positive things that are happening in the downtown area. Curtis Christensen added that the BID can be the entity that attempts to knit all these activities together into a cohesive unit.

Roger Holthaus mentioned that legislation will be introduced in the next legislative session to bring Nebraska's condominium conversion laws up to date.

John Yokum talked about leveraging dollars to attract grant funding for the BID through a unique partnership with the Chamber of Commerce as has been done in other cities.

Jeff Jorgensen mentioned some of the comments made by the Old Market residents who participated in the recent Place Games activity conducted by Omaha By Design. There was concern expressed about the gaps in cleanliness and maintenance when walking from one part of the downtown area to another. The need for a small park where children could play was expressed to encourage families with children to move back into the area. These are all areas that would be appropriate for the BID to address.

A concern was also expressed regarding the homeless in the area and what was being done to address that problem. Sheryl mentioned Mayor Fahey's initiative to provide day services to the homeless population is an effort to address concerns raised by the downtown stakeholders.

G. ADJOURN

A motion to adjourn the meeting was made by P. Steenson, seconded by T. Heistand, and passed.