

Downtown Business Improvement District  
Board of Directors  
Regular Meeting  
April 27, 2006

Minutes

The April 27, 2006 Board of Directors meeting was held in the Jesse Lowe Conference Room of the Civic Center, at 1819 Farnam, and began at 8:30 A.M.

A. Roll Call/ Introduction

Members Present:

Curtis Christensen  
Christian Christensen  
Joe Bateman  
Jeff Jorgensen  
Brian Magee  
Marc Nicols

Mayor's Staff:

Ayesha Graves

City of Omaha Planning Department:

Bridget Hadley

Public:

A. Approval of Agenda

Motion to approve the minutes from the March 23<sup>rd</sup> and 29<sup>th</sup> meeting made by Christian Christensen, second by B. Magee, passed.

B. Old Business

Brad Segal will facilitate the public meetings on Monday, May 15<sup>th</sup> at 5:30 P.M. and on Tuesday, May 16<sup>th</sup> at 7:30 A.M.

Check to see if hotel will provide a projector and podium

Presentation will compare the old plan with the new plan and show key differences.

J. Jorgensen will forward the Power Point presentation used in the OMA meeting.

There will be an addition to the presentation of large, medium, small properties to show approximate cost. They will also show residential property and focus on the assessment-funded work making the value of property go up.

Federal properties will pay in-lieu-of assessments per contract with the District

Budget Cap – will not raise more than the \$300,000 from assessment. Amounts from grants and other non-assessment sources may support a larger budget and more ambitious programs and projects.

J. Jorgensen wants Brad to ask group if they would vote no, what changes would make them vote yes?

### **City Council Meetings**

J. Bateman reported regarding meetings with City Councilmembers.

J. Jorgensen stated that the groups needs to point out to the Council that it is not a tax, it is an assessment that does not go into a general fund and it goes directly to benefit Downtown property owners and other stakeholders.

Curtis Christensen will coordinate outreach with Downtown stakeholders with the primary assistance of B. Magee.

### **DOI Meeting**

Curtis Christensen and Marc Nicols reported on their presentation to DOI about the District's formation.

### **OMBA and residents**

J. Jorgenson reported on his presentation to OMBA and Old Market Residents Association.

### **Developers**

Christian Christensen reported on his and T. Heistand's meeting with developers active in the downtown and answered many questions.

Discussion ensued regarding further contacts and outreach efforts to Stakeholders.

B. Hadley reminded the DBID that there is a May 15<sup>th</sup> deadline for information for Planning Board meeting and that supporters are needed to attend the Planning Board and City Council meetings.

### **C. New Business**

Curtis Christensen discussed the need to encourage supporters of the District to contact and correspond with Planning Board and City Council members

Need to work out final changes, if any, in proposed assessment formula

Will send out post cards for public meetings

No public comment

D. Adjourn

The meeting was adjourned at 9:47 a.m.