

**Downtown Business Improvement District (DBID)
Draft of Meeting Minutes
January 25, 2007**

Attendees: Joseph Bateman, Curtis Christensen, Bridget Hadley, Bernard in den Bosch, Brian Magee, Marc Nichols, Paula Steenson, Valerie Abbott
Recorded By: Andrea Fox and Fred Licon

Topic	Discussion	Action
Meeting called to order	<ul style="list-style-type: none"> ▪ Meeting called to order at 8:30 am 	
Approval of Minutes	<ul style="list-style-type: none"> ▪ October meeting minutes were not approved, no quorum. 	
Old Business	<ul style="list-style-type: none"> ▪ Discussion of drafts of election proceedings and recruitment of board nominees 	
New Business	<ul style="list-style-type: none"> ▪ Introduction of Andrea Fox as Staff Administrator ▪ City clerk, Buster Brown, will function as election commissioner ▪ Discussion of schedule 	
Status of Special Assessment (Presented by Bernard in den Bosch)	<ul style="list-style-type: none"> ▪ On January 6th, the City Council considered any protests to the assessment table manufactured by the city. No one appeared to protest. ▪ The assessment is now in ordinance form and will be submitted to the County Clerk for three readings. ▪ Readings take place on Jan. 30th, Feb. 2nd at the public hearing, and Feb. 13th for passage. ▪ If passed, 15 days after approval the ordinance goes into effect. Property owners then have 50 days to pay the assessment without interest (65 total days after approval). After that period, interest will accrue at a rate of 14%. ▪ This will make an estimated \$300,000 available for the Downtown Business Improvement District (DID) by April 10th allowing the entity to be up and running. 	
DID Formation and Election	<ul style="list-style-type: none"> ▪ DID will function in accordance with the NE non-profit Corporation Act and will be a 501(c)(6) organization under federal tax law. ▪ There will be 18 elected and 5 appointed positions on the DID. Nominees are tenants and property owners. ▪ Candidates must complete the appropriate forms and submit to City Clerk. ▪ The election schedule is flexible, 70-90 day process. ▪ Suggestions for possible candidates made and discussion of the various property owners in the four wards took place. 	<p>Assemble a list of nominees.</p> <p>Nomination forms need to get on website.</p> <p>Identify possible candidates and contact to run.</p>
DID Functions	<ul style="list-style-type: none"> ▪ DID will meet more frequently in early stages. ▪ DID will hire a program administrator or management company. ▪ This will not be a passive job, but an active position for members. 	

Public Comment	<ul style="list-style-type: none"> ▪ Discussion of District getting involved with light rail or trolley projects but MAT can serve in the interim. ▪ Union Pacific and City agreement-Union Pacific will pay max on two buildings. ▪ Omaha World Herald will only pay on the Qwest building, the press and storage buildings are not in the BID area. 	Schedule a time with Buster Brown, Curtis Christensen, and Bernard in den Bosch for the reimbursement of the City Clerk's Office for services
Next Meeting	February 22, 2007 8:30 am Jesse Lowe, Omaha/Douglas Civic Center	