

MAIN STREET BUSINESS IMPROVEMENT DISTRICT BOARD

REGULAR MEETING

November 18, 2011 – 11:00 AM

Main Library – Meeting Room A

MINUTES

The meeting was called to order at 11:04 a.m. Roll call:

Members present: Matt Gabbert
 Gary Gaspar
 Susan Scott
 Matt Smith (Chair)

Members absent: Tom Bosch

Approval of May 13, 2011 Meeting Minutes

Motion by Gaspar, second by Gabbert, to approve the May 13, 2011 meeting minutes. Motion passed 3 yes, 0 no.

City of Sioux Falls Report

City staff noted that the committee created in May met in June and formulated two recommendations. The first being a request that the City at its council look at changes to the BID regarding underlying zoning and making sure the BID zoning provision was consistent with state statute. The second was to conduct a detail examination of the BID after the 2011 assessment roll was considered by the council.

It was noted that the recommendation on zoning provisions was taken to the City Council in October and approved.

DTSF Report

Jason Dennison of DTSF, Inc. gave an update on the items the organization's use of funds in 2011. Dennison listed several activities occurring under marketing and communications, events and promotions, and programs. Dennison also noted that the district has seen significant improvements since its inception in 1989, and that DTSF, Inc. uses other sources of revenue to supplement the BID revenue at a 4:1 ratio. Dennison stated that the organization intends to implement its Strategic Plan in 2012, which identifies new priorities for DTSF and includes Business Retention and Recruitment, as well as Parking Education and Awareness Programs for the betterment of downtown.

Recommendation on 2011 Assessment Roll

Three property owners, Rick Gourley, Roger Mack, and Steve Tinklenberg, spoke in favor of the assessment roll and that the district has been a significant asset to downtown and downtown development. They noted they felt the amount of assessment was fair, it has help improve downtown significantly, they strongly support renewal of the roll.

One property owner, Sheri Shier, opposed the assessment. She stated that her property does not receive the benefit of the district, her property value has not risen significantly despite personal investment, and that her property has not received the items previously promised as part of the BID.

Motion by Gaspar, second by Scott, to recommend the City Council approve the 2011 assessment roll as presented. Motion passed 3 yes, 0 no.

2012 Board Activities

As part of the committee's recommendation to continue an evaluation process of the BID, the board discussed options and timeframes for this evaluation. It was decided the committee would convene in January, 2012 with the goal of having a report ready for the full board by March, 2012. At that point, the board would take additional steps to work with property owners and make any final recommendation to the City Council.

Other Business / Open Discussion

A meeting of the board is tentatively to be schedule for March, 2012.

Adjourn

Motion by Gaspar, second by Gabbert, to adjourn. Motion passed 3 yes, 0 no.