



**Greater Downtown Colorado Springs Business Improvement District  
Board of Directors Meeting  
February 21, 2017 at 8 am  
111 S. Tejon Street, Suite 400**

**Board Attendees:** Dave Bunkers, Wylene Carol, Randy Case, Gary Feffer, Jessica Modeer, Bill Nelson, Craig Ralston, and Russ Ware

**Staff:** Susan Edmondson, Tim Archer, Heather Whitworth, and Margo Baker

**Guests:** Hillary Carlson and Mitch Downs

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### **Welcome / Call to Order**

Bill Nelson opened the meeting at 8:02 a.m.

### **Audit**

Mitch Downs and Hillary Carlson, Osborne Parsons & Rosacker, presented audit 2016 findings to the Board. They reported that the audit went well.

Note 7 shows contracts for services which are the biggest expenses. There were no significant difficulties. Year-end adjustments were accruals for payables since the financials have to be ready so early and often invoices have not been sent. One past adjustment was shrubs donated in exchange for use of some warehouse space.

The financial statements were briefly reviewed, including the fund balance sheet, income statement and reconciliation. Ice melt was purchased last year for partial use this year and is a pre-paid expense. The Management's Discussion and Analysis has some required elements and data but is a narrative by BID management. The most important item is that spending does not exceed appropriated funding.

There was a robust Board discussion about future proposed changes to Colorado property and residential taxes and the impact to BID, school districts and the library district.

Craig Ralston moved to accept the 2016 audit, seconded by Dave Bunkers, and approved unanimously.

### **Governance**

Susan Edmondson reported that Board has an open position due to the resignation of Ryan Blanchard from The Antlers, who is taking a position with another hotel outside Downtown. Susan and Bill recommended Colin Christie, advertising manager for 365 Grand, to ensure continuity and representation for those combined properties. Following a review of Colin's bio, Russ Ware moved that Colin join the Board (pending owner Perry Sanders' approval), seconded by Bill, and approved unanimously.

Wylene Carol was presented with a small gift to thank her for her idea that spurred the Haute Chocolate Hop on February First Friday. Board discussed the success of this event. There were 180 tickets sold at \$10 each, the event brought new people to Downtown, and participant surveys showed that more than half have never been to a First Friday event.

### **Public space management**

Susan introduced Tim Archer, Public Space Manager, who started last week. Board introduced themselves to Tim.

Susan reminded Board that there is a Downtown public meeting about roadway projects at 5:30 pm Feb. 22 at Studio Bee.

Randy Case expressed concerns that some of his tenants have with proposed roadway projects on Pikes Peak Avenue related to loading, turn lanes and parking. Board discussed and agreed the improvements are important and continued dedication to ensure they work for a wide variety of patrons is needed.

### **Adjourn**

Meeting adjourned at 8:47 a.m. Board members went to marketing or public space management committee meetings.