



ADA/BID Board Joint Meeting Minutes

December 17, 2020 @ 12:00 PM via Zoom

Present: Kelli, Kyle, Shelley, Olaf, Scott, Spencer, Heath, Tiffany, Scott

Guests: None

I. Welcome/Call to Order

- a. President Josh called the Zoom meeting to order.

II. Approval of Minutes

- a. Shelley presented the November minutes as drafted by Kelli.
- b. **Motion by Spencer "To accept the minutes as presented", seconded by Kyle. With no further discussion, President Josh called for a vote, all present voted "Aye". Motion carried.**

III. Financial Review

- a. November ADA financials
 - i. **Motion by Heath "To accept the ADA's November Financials as presented", second by Olaf. With no further discussion, President Josh called for a vote, all present voted "Aye". Motion carried.**
- b. November BID financials
 - i. **Motion by Heath "To accept the BID's November Financials as presented", second by Spencer. With no further discussion, President Josh called for a vote, all present voted "Aye". Motion carried.**
- c. November Workshop financials
 - i. **Motion by Olaf "To accept the Workshop's November Financials as presented", second by Kyle. With no further discussion, President Josh called for a vote, all present voted "Aye". Motion carried.**

IV. Plaza Planning

- a. Continued conversation on how to manage beverage sales during the SSC on the plaza. Heath and Shelley to talk to Brodie and Carly to pitch our ideas.
- b. Keeper of the calendar – this will be something Shelley takes on for the plaza. As part of that a form and processes will be implemented for non-profits that want to host an event there.

V. Board Member Recruitment & Committees

- a. Andy Johnson sent in resignation.
- b. Kelli to invite new board member candidates to an introduction meeting. Candidates include Lindsey Brooks (Arrow Boutique), Patricia Kendall (Dacotah Prairie Museum) and Vitoria Lusk (Avera).
- c. Marketing Committee volunteers largely assembled and include Kristan Morris (Hub City Radio), Megan Kukowski (Bethlehem Lutheran Church), Katie Carlson (ZuntaFi). Kelli to ask one more candidate, Tiffany to ask another.

VI. Building Committee Update

- a. **Motion by Olaf “To refinance the loan on the Workshop through Great Western Bank”, second by Kelli. With no further discussion, President Josh called for a vote, all present voted “Aye”. Motion carried.**
- b. **Motion by Olaf “To retain Heath Johnson to represent the ADA on the sale of the Workshop for a commission rate of 5% unless he represents both buyer and seller than 2.5%”, second by Spencer. With no further discussion, President Josh called for a vote, all present voted “Aye”. Motion carried. Heath abstains.** Heath knows the building and the market well and is willing to accept half the commissions if he represents both sides.
- c. **Motion by Kelli “To make Olaf the point person on building negotiations with any offer being contingent on full board approval”, second by Kyle. With no further discussion, President Josh called for a vote, all present voted “Aye”. Motion carried. Heath abstains.**

VII. Parking Committee Update

- a. 2018 was the last year assessed, to collect money in 2022 a new arrangement needs to be in place by October 2021.
- b. The new tax calculation will require approval by 51% of the building owners, then it goes to a public hearing and then the city council needs to approve it.

VIII. Executive Report

- a. The Workshop – the toilets backed up and Shelley is taking on some of the regular cleaning (not toilet back-up cleaning) to save costs.
- b. Strategic plan – **Motion by Heath, “To take part in the joint strategic plan between the Development Corporate, Chamber of Commerce, CVB, United Way and the Downtown Association with a \$10K commitment by the ADA”, second by Scott. With no further discussion, President Josh called for a vote, all present voted “Aye”. Motion carried. Spencer abstains.**
- c. COVID Relief Grant – Shelley and Olaf have been working on this and are awaiting a response
- d. StartHUB – Knight Foundation awarded the effort a \$6K grant

IX. Adjournment

- a. President Josh declared the BID and ADA boards adjourned at 1:35 PM.