

Horizon Drive Association Business Improvement District

Service and Operating Plan 2009

Introduction

In the year 2008, the Horizon Drive Business Improvement District began seeing real results from its investment in the District. In cooperation with the City of Grand Junction, the I-70/Horizon Drive interchange has been substantially improved for the benefit of the District and the City.

The Board of Directors continues to operate the District conservatively regarding expenditures for administrative, staff, offices and other non-capital expenses. The District, however, anticipates more improvements to the District, and more activities. This will require substantial management and administrative time. Thus far, the District has relied on the voluntary time of the Board or volunteers. The Board is planning for the additional activity, but feels the District will need to employ staff to handle the anticipated work-load. As such, the District has budgeted for the anticipated additional expenses. Although administrative expenses will increase, the Board remains committed to primary dedication of the District's funds toward direct capital improvements to the District.

In accordance with the Board's stated objectives, the District adopts the following general Service and Operating Plan:

Goals and Objectives:

- Improve communication amongst businesses in the district
- Work together for a common goal
- Beautification
- Signage
- Coordinating holiday presentation
- Improve entrances to Grand Junction
- Serve as an ambassador to the City, County, and other organizations
- Represent the District in decisions that may impact the area

Services and Improvements Offered by the District:

- Liaison for its constituencies to the City of Grand Junction on improvement projects to the District.
- Improve the communications throughout the district.
- Enhance the District with long range planning of improvements.
- Be accessible to constituents for questions on various issues that may arise.

- Represent the District in decisions that may impact the area..
- The district is allowed to make and contemplates a broad range of public improvements including but not limited to: streets, sidewalks, curbs, gutters, pedestrian malls, streetlights, drainage facilities, landscaping, decorative structures, statuaries, fountains, identification signs, traffic safety devices, bicycle paths, off-street parking facilities, benches, rest rooms, information booths, public meeting facilities, and all incidental including relocation of utility lines.

Governance of the District:

- New Board of Directors are appointed by Grand Junction City Council.
- Board of Directors appoints management staff in accordance with District bylaws.

Powers of the District:

- The power to sue and be sued, to enter into contracts and incur indebtedness, to issue bonds subject to statutory authority.
- To consider and, if deemed necessary, provide services within the district including but not limited to:
 - * management and planning
 - * maintenance of improvements, by contract if necessary
 - * promotion or marketing
 - * organization, promotion and marketing of public events
 - * activities in support of business recruitment, management and development
 - * snow removal or refuse collection
 - * provide design assistance
- To acquire, construct, finance, install, and operate public improvements and to acquire and dispose of real and personal property.
- To refund bonds of the district.
- To have management, control and supervision of business affairs of the district.
- To construct and install improvements across or along any public street, alley or highway and to construct work across any stream or watercourse.
- To fix, and from time to time increase or decrease, rates tolls, or charges for any services or improvements. Until paid, such charges become a lien on commercial property in the district, and such liens can be foreclosed like any other lien on real or personal commercial property.
- The power to levy taxes against taxable commercial property.

Partnerships:

- Members of the existing Horizon Drive Association are encouraged to join the Horizon Drive Business Improvement District and provide feedback and opinions based upon their current concerns pertaining to the area.
- Membership to the Horizon Drive Business Improvement District may be based on a dues structure set up by the Board of Directors.

Proposed 2009 Budget:

- See attached Horizon Drive Business Improvement District's 2009 Budget

HORIZON DRIVE BUSINESS IMPROVEMENT DISTRICT

Operating Budget for Fiscal Year 2009

Current Fund Balance 09/30/2007	\$506,078	
Less Reserve For Remaining 2008 Obligations:	<u>(25,000)</u>	
Estimated Fund Balance 12/31/08		\$481,078
2009 Tax Revenues		232,200
Interest Income		<u>10,000</u>
Total Funds Available		723,280
Expenditures		
Administrative		
Insurance	3,500	
Professional Services	20,000	
Clerical/Administrative	50,000	
Office Space	10,000	
Marketing & Communications	24,000	
Miscellaneous Expenses	<u>6,000</u>	(113,500)
Horizon Drive/I70 Improvement Payment**		(57,000)
Reserve for Long Term Planning, Design & Improvement Projects		<u>(542,780)</u>
Ending Fund Balance		<u>\$10,000</u>

**Third of five annual payments to City of Grand Junction for Horizon Drive/I70 Improvements