



KENOSHA LAKESHORE BUSINESS
IMPROVEMENT DISTRICT

THURSDAY, September 17, 2015
KENOSHA AREA BUSINESS ALLIANCE
5500 6TH AVENUE, SUITE 200
8:30 AM

CALL TO ORDER/ROLL CALL

- I. Approval of Minutes of June 18, 2015
- II. Chairman Comments (5 min.)
- III. DKI Main Street Updates (20 min.)
- IV. Budget & Direction for 2016 (20 min.)
- V. Open Items & Discussion (10 min.)
 - a. Open Items
 - b. Next meeting / Agenda items

ADJOURNMENT

KENOSHA LAKESHORE BUSINESS
IMPROVEMENT DISTRICT

2015 BOARD MEETING DATES

3rd Thursday, Quarterly

8:30 am

Kenosha Area Business Alliance

KABA Board Room

5500 6th Ave, Suite 200

~~*March 19 2015*~~

~~*June 18 2015*~~

September 17 2015

December 17 2015



THURSDAY, June 18, 2015
KENOSHA AREA BUSINESS ALLIANCE
5500 6TH AVENUE, SUITE 200
8:30 AM

Meeting Minutes

PRESENT: Maria Caravati, Kevin Ervin, Mark Johnson, Zohrab Khaligian, Paul McDonough, Lou Molitor, Ray Roberts

GUESTS: Christopher Naumann

CALL TO ORDER/ROLL CALL

The meeting was called to order at 8:39am by Chairperson Paul McDonough. A quorum was present.

1. APPROVAL OF MINUTES OF MARCH 19, 2015

A motion was made by Zohrab Khaligian to approve the March 19 meeting minutes, seconded by Lou Molitor. Motion passed.

2. CHAIRMAN COMMENTS

Paul McDonough presented an update on the Streetcar Expansion, the #1 major recommendation of the Downtown Strategic Development Plan. WE Energies. Like they did in Milwaukee, provided a rough estimate of possible utility relocation costs of over \$5.5 MM. This includes over \$1.5 MM related to moving utilities for the existing 18 year old streetcar line. It is believed that the Kenosha streetcar expansion project is exempt under the existing WI state statue due to the project having been approved and budgeted before the statue was approved. The legality of statue is also being contested in court by the City of Milwaukee. Utilities, typically have to move or relocate utilities for

any municipal project, in exchange for having had and continuing to have a utility easement within the city streets.

Our City Council voted this week to remove the streetcar expansion project funding from the capital Improvements budget. This would be a significant blow to our downtown revitalization effort. This was the #1 major recommendation of the Plan, and a proven economic development tool that attracts NEW construction and developer investment. The 80% matching Federal grant funding expires in October of 2016.

3. DKI MAIN STREET UPDATES

Downtown Director Christopher Naumann presented committee updates and shared his Main Street tracking sheets. These tracking sheets are standardized across the Main street program, and track investment, volunteer hours, etc. We will have a great comparison to other Main street communities. Christopher also announced that he will have a student intern this summer who will create a downtown building inventory. The inventory will include space available and lease rates.

BID sponsorships of other events was also discussed. The BID, and now DKI, have consistently sponsored the Bowls & Books event for \$1000 every year and this year, for the first time, is sponsoring the Classic Car Show for \$250. However, we have received additional requests for sponsorships, from a for-profit event, and discussion about future sponsorships were discussed. A motion was made by Lou Molitor to end all future sponsorships and to phase out existing sponsorships of Bowls & Books and the Classic Car Show, seconded by Maria Caravati. Discussion included that the BID, and now DKI, as a non-profit should not be financially contributing to for-profit events and although Bowls & Books has been worthy of our support that we need to focus on our own fundraising and soliciting sponsorships. Instead of sponsorships, the BID, and now DKI, can provide great marketing and ambassador support. Motion passed.

4. BY LAWS REVIEW & DISCUSSION

After a second consecutive reading, a motion was made by Zohrab Khaligian and seconded by Lou Molitor to finalize the following by By law changes:

Article I Offices

Change the BID address from 616 58th Street to: "5500 6th Avenue Suite 200"

Article IV Membership Meeting

First sentence amended to read: "*A general membership meeting shall be held annually in the month of December in the City of Kenosha, Wisconsin, at a time and place determined by the Board of Directors.*"

Second sentence amended to read: "*General membership meetings shall be noticed at least five (5) days prior to the scheduled meeting*"

Add at the end of this article: "*An annual report, which shall include the approved budget for the following fiscal year, shall be presented at the general membership meeting in December*"

Article V Board of Directors

Delete the following from the first sentence: "*, each whom is a Member of the organization*".

Article VIII Financial

add at the end of this article. The Board of Directors shall obtain an independent certified audit and post a copy of the completed audit on the downtownkenosha.org website"

Motion passed. The by law amendments will be presented at the June 18, 2015 meeting for final approval.

5. OPEN ITEMS & DISCUSSION

There were no open items and discussion.

Meeting was adjourned at 9:32am.