

Business Improvement District Board Minutes  
Noon, January 18, 2022  
Country Traditions 303 N. Main Street, Fremont NE 68025 and via Zoom

Board Present: Tom Coday, Vince O'Conner, Richard Register, Brenden Murray, Howard Krasne, JJ Bixby, Daniel Cech, Berta Quintero and Sam Heineman

Absent: Bill Parks, Kevin Main, Jerry Johnson, Roxie Kracl and Ginger Rosenthal

Guests: Jody Sanders, Loren Paquette, Mayor Joey Spellerberg, Collin Spilinek and Amy Vermeline

1. Meeting was called to order by Chairman Coday at 12:00 pm. Roll call was taken. Daniel Cech arrived at 12:10. It was noted that a copy of the Open Public Meeting Act was posted and available in the room.
2. Election of officers – A motion was made by Vince O'Conner and seconded by Howard Krasne to elect Tom Coday as Chairman, JJ Bixby as Vice-Chairman and Roxie Kracl as Secretary. Motion carried by unanimous roll call vote 8/0.
3. Motion was made to approve the minutes of the December 21, 2021 meeting by Howard Krasne and seconded by Vince O'Connor. It was noted by Vince O'Connor that the BID agendas and minutes have always been posted on the City's website. Motion carried by unanimous roll call vote 8/0
4. Comments from Public – Richard Register stated that Bob Missel's wife Michelle was in the hospital and volunteered to collect donations for flowers.
5. After mailing out a request for bids on the maintenance of the five parking lot green spaces Purple Ribbon was the only bid submitted. The board discussed the frequency of visits needed to control the weeds and decided to have Purple Ribbon lined up for 8 visits and the Bid Maintenance committee would increase visits as needed. A motion was made by Sam Heineman and seconded by Howard Krasne to approve expenditures of up to \$1320.00 for Purple Ribbon to care for the five parking lot green spaces. Motion carried by unanimous roll call vote 9/0.
6. Newsletter – Amy Vermeline reported that the newsletter content was ready to publish and the news letter will be mailed next week. Amy will e-mail the board members and see what time and date a board meeting can be scheduled in the evening during March or April so that more of the general public can attend.
7. Office Rent – A motion was made by Vince O'Connor and seconded by JJ Bixby to reimburse MainStreet for \$2000 in office rent for the year. Motion carried by unanimous roll call vote 9/0.
8. Marketing – Howard Krasne stated that MainStreet should be the marketing arm for BID and that BID can contribute to the marketing campaigns as needed.
9. Reimbursing the City for installation and removal of the flags, banners and Christmas decorations. - No action was taken but after discussion the City agreed to hang the banners and Christmas decorations during the next two years but the BID will look into renegotiating at the next BID renewal.

10. Committee Reports

Financial- Tom Coday reported on amount in account remaining of \$100550.63. There are four outstanding invoices yet to be paid.

Projects Committee – Sam Heineman reported that they are investigating several projects to get cost estimates and the viability of each project. The current projects are:

Free Wi-Fi for the downtown area

Snow removal of sidewalks

Financial Assistance to current and future restaurants (or other direct investments in current and future businesses that are important for downtown to succeed.)

Expansion of the downtown white lights during the Christmas Season

PA system for downtown (we are exploring costs saving options as well as additional revenue sources to help offset the cost to the BID)

Outdoor gathering places/bump out beautification

Equalization Committee – Daniel Cech reported that the committee was investigating options in higher taxes for the core properties and less for those outside the core as well as possibly changing the BID district boarders.

Maintenance- Tom Coday reported that the awning covers over the stairways on the Kavich Parking lot look to be in poor condition and he will work with the city to investigate repair options.

Future Projects- no report

Design/Christmas Decorations- Some repair and or replacements will be needed for the current Christmas decorations. Amy Vermeline is working with MainStreet to find solutions for the repairs.

11. MainStreet- Amy Vermeline reported that MainStreets next fund raiser will be The Cannonball Classic which is indoor golf and will be scheduled in March.

12. Chairman Coday said the next BID Board meeting will be February 15, 2022 at 12:00 pm at Nebraska Quilt Company.

A motion to adjourn was made by Vince and seconded by Daniel Cech. Motion carried by unanimous roll call vote 9/0

Respectfully submitted,