

## Kendall Yards BOA Meeting

4/18/17      9:01am – Meeting called to order  
                 10:26am – Meeting adjourned

Attendees: Gil Pierce, Crystal Byers, Heidi Sawyer, Tisha Goodman, Jim Frank, Joe Garst, Dana Wall, Laura Carry, Heather Teston, Adam Jones

### Introduction

- Rockwood Property Management
- Business Owners

### BOA Structure and Board Member Roles

- Prior to this we had an advisory committee and Greenstone team members were the board. We decided it was time to form the official board of directors of the nonprofit corporation that is the Business Association. Greenstone will continue to be involved in the BOA for a long time because we own the majority of the building.
- Maple to Monroe we have open space that is owned by the BOA, such as the Nest space and the street art.
- Responsible for maintaining the streets, sidewalks, streetlights, parking lots. The parking lots are owned by a Greenstone entity and leased to the BOA.
- Responsible for business promotion. Advertising, Events, Promotions, etc.
- We should decide how often we want to hold BOA meetings with all the businesses.
  - **Action** – Gil will create a term list so we know when each board members term will expire.

### Financial Review

- March
- 2016-17 Budgets
  - **Action** – Gil will send board members access to our board member documents.
  - **Action** – Gil ask Jennifer if the art should listed as an asset on the balance sheet.
- 2017 budget review –

- Income - \$1 per sq ft is broken out between the Main budget, Parking lot budget and Event/Promotions budget.
- Expenses – Adding additional maintenance team member that will be split 25% HOA and %75 BOA.

#### Marketing/Upcoming 2017 Events

- Add fees to contracts for Maintenance Staff and additional janitorial fees.
- Night market opens May 17th
- We are planning more food truck nights associated with the Night Market
- Rock the Nest concert series – 6 concerts
- The events are updated on the BOA website
- We are going to build on the Winter event to become a two week event. Start it off with a lighting festival and ending it with Artisan Fest.

#### Short Term Parking Spot

- Designated loading zone will be located in front of Bluff building.
- **Action** - Consider making the spots beyond the yards loading zones for longer. We need to talk to Adam about when he is getting his deliveries.

#### Snow Removal/Sidewalks

- We have quite a bit of damage to the sidewalks when freeze thaw happens and when deicer is used.
- **Action** – Gil talk to Ben about grinding down the sidewalk that have damage.

#### New Business

- Look for locations for more Dog Pot stations
  - **Action** – Add fitness center overview to the next meeting agenda
- **Action** – Gil talk to Ben about lighting for trees.
- **Action** – Gil talk to Ben/Joe to be sure all the commercial buildings have roof lights installed.
- **Action** – Add agenda item to next meeting to discuss Winter events.
- **Action** – Follow up with Ben about grading and seeding the area East of the mixed use building.
- New Businesses coming: Fleet Feet, Maryhill Winery, working with a sushi restaurant, working with a fly fishing shop to possibly take over the Monkey Boy space,
- Podium building – Estimating - 140 residential units, 60,000 sq ft office space, 10,000 sq ft of commercial space, 300+ more parking space. It will have a large plaza space that we will use for events.
- **Action** – Schedule next meeting with the board in June and another in October. Schedule an all tenant meeting in July.