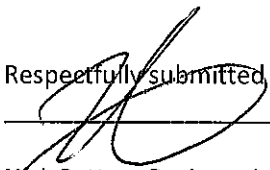


Downtown BID Board  
City of Rapid City, South Dakota  
512 Main Street, #980  
Destination Rapid City  
Conference Room  
Wednesday, Oct. 26<sup>th</sup> 7:30 a.m.

1. Call to Order  
President Jerry Schmidt called the meeting to order at 7:34 a.m.
2. Roll call and determination of a quorum  
Member's Present: President Jerry Schmidt, Dan Tribby, and Rick Denherder  
  
Guests Include: Domico Rodriguez, Main Street Square; Maja Marsh, Main Street Square; Carla Cushman, City of Rapid City.
3. Approval of June 2021 meeting minutes. Tribby motioned to approve Second by Denherder. Motion carried.
4. Adoption of agenda. Tribby motioned to approve Second by Denherder. Motion carried.
5. Public Comments  
Welcome Carla Cushman to the BID Meeting as our new Assistant City Attorney. She has replaced Wade Nyberg.
6. Main Street Square Lease Discussion: Domico, Carla and Pauline S. met to discuss the MSS lease. Cushman explains the previous 10-year lease ended in Dec. of 2020. and was between the City and the Downtown BID Board. There was also a sublease for alcohol permits. This agreement could be renewed by City Council. We will need to work through the process and review options. Options include leasing from City to MSS or City or BID Board and then the BID can lease to MSS. Tribby explains that Main Street Square was not constructed at the time of the last lease which is why it was leased to the BID Board. Rodriguez adds that DRC has since been absorbed by MSS. Cushman states both options are okay. Rodriguez suggests a 5 year agree. Schmidt agrees a 5 year agreement, through BID with automatic renewals, unless changes are requested by both parties. Tibby suggests a 10 year agreement for security and adds that staff changes will happen but the BID Board will remain a constant. Cushman states that the agreement can be written to include a notice of at least 6 months of conclusion. Denherder states he agrees with Tribby. Cushman states she can write an agreement and the agreement will need to be presented to council in Dec. Impact should be minimal. Tribby states 5 year agreement with a minimum of 3 automatic renewals. Schmidt agrees as this will allow the board the opportunity to discuss terms before each renewal. Tribby requests that electric and water be included in the agreement. Cushman states the lease is only for the square and will need to include the alley, Visitor Information Center and restrooms. She will need to look at property lines to ensure it correct. Jerry confirms a 5 year agreement with discussion every 4.5 years.
7. BID Assessment Discussion: Desmet & Biggs has made some mistakes on the assessment. Rodriguez inquires if it is okay to search for an alternative company to complete the assessment. Schmidt states that is a management function. All agree.
8. Capital Improvement: Rodriguez states MSS applied for vision funding and may not need all of the previously requested funds for capital improvements. Verifies that there were two separate requests; one for MSS and one for DRC. Schmidt advises we will discuss if/once final funds have been awarded.

9. Member Terms: Tribby, Denherder, and Schmidt all agree to re-appointment. Tribby states he will only re-appoint for one more term. Cushman advises Rodriguez to take re-appointments to the Mayor. From there the mayor will present to council.
10. New Business: Rodriguez adds that Downtown Ambassadors did well and may go year-round. Schmidt states Black Hills Federal Credit Union is a major Monument sponsor and that is exciting. Tribby inquired about financials. Rodriguez advises there has been no changes since last meeting.
11. Adjournment: President Jerry Schmidt adjourned the meeting at 8:17 a.m.

  
Respectfully submitted, Maja Marsh, Downtown BID Board Administrative Secretary Signed

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Nick Patton, Business Improvement District Board Secretary