

Superior Business Improvement District
Annual Meeting

Wednesday, February 18, 2009, 4:30 pm
Historic Old Post Office, 1401 Tower Avenue, 3rd Floor

Agenda:


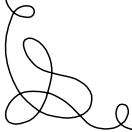
- I. Call to Order, Tim Sauter, Chair
- II. Election of Officers
- III. Introduction of Board Members & Staff
- IV. Approval of 2008 Annual Report
- V. Presentation of plaques to outgoing Board Members
- V. Any other business that may legally come before the board
- VI. Adjournment

Following the Annual Meeting there will be a social hour with beverages and desserts from LeBistro



*Mission Statement of the
Superior Business Improvement District*

The Superior Business Improvement District represents property owners for the purpose of sustaining, promoting and enhancing a vibrant commercial business district.



Superior Business Improvement District

2009 Board of Directors - Terms

2009

Michael Colclough - President

M&I Bank
1425 Tower Avenue
394-8840
michael.colclough@micorp.com

2010

Tony Johnson

National Bank of Commerce
1127 Tower Avenue
395-2581
tjohnson@nbofc.com

Dave Miller

Northwest Outlet
1814 Belknap Street
392-1122 (cell) 940-2936
dmiller@nwoutlet.com

Gary Banker - Sec/Treas

1107 East 3rd Street
Home: 392-2149
gcbanker@aol.com

Parrish Jones

Knudson, Gee & Torvinen
1507 Tower Avenue
394-7751
parrishjones@gmail.com

Alan Jaques

Belknap Lounge & Liquor
130 Belknap Street
394-3616
belknapliquor@chartermi.net

2011

John Conway - Vice President

Superior Glass/Blaine Business Center
823 Belknap Street
399-3182
jconway@superiorglass.us

Scott Davis

AMSOIL, Inc
925 Tower Avenue
392-4883
sdavis@amsoil.com

Jim DeMeyer

DeMeyer Capital Management
1615 Winter Street
395-9725
dcm@charterinternet.com

Julie Nelson

Trends Salon & Spa
823 Belknap Street
398-5868
trendssalon@charterinternet.com

Steve Knauss

Thirsty Pagan Brewery
1623 Broadway Street
394-2500
steve@thirstypaganbrewing.com

Staff:

Kaye Tenerelli, Executive Director
1401 Tower Avenue, Ste 302
394-3557
tenerellik@superiorbid.com

Jodi Rochon, Administrative Assistant
rochonj@superiorbid.com

Kim Bleskan, Special Projects Assistant
bleskank@developmentassociation.com

Board Chair Report

Tim Sauter

Sauter Fairchild Insurance

As I write this report for the last time, it causes me to reflect on the time I have spent on the BID Board. During that time, I have seen tremendous positive changes within the BID. Those changes have been showcased in previous year end reports and are too numerous to outline again. Current projects are highlighted throughout this report. I am especially excited to see the redevelopment of the Washington Building. The increase in residential may be just what we need! In what are considered tough economic times, all of these developments are welcome improvements to our community and the owners of these properties should be proud and receive our heartfelt thanks for a job well done.

The completion of the Market Study brings one more tool to our community which can be used to promote additional improvement to not only the BID but the entire city. Thanks to Fariba Pendleton and the UW Extension, the BID Board (both past and present), Kaye, Jodi & Kim of the BID staff, and a large number of community members whose active participation made this a reality. The recent Board retreat used much of the information generated by this study to help set the future direction of the BID. Please take the time to visit the BID's website where you can review the entire study. A link can be found on the BID's home page at www.superiorbid.com

In spite of all of the positive changes, we are still faced with many challenges that must be met head on to assure continued vitality to not only the BID but to the community as a whole. I am disappointed that we were not able to establish the sub-committee for the core downtown during my tenure as Board Chair. I know that this has been identified by your incoming Board as a continued need and I am willing to be a part of it but it will need the support of a broad group of our citizens to be successful. Please consider volunteering to serve on this extremely important sub-committee. The challenges facing the core downtown have never been greater. The upcoming rebuild of Tower from Belknap to N. 3rd Street gives us an opportunity to have input that will have an impact on the next 100 years but we must be involved to make that happen! Many of the concerns that were raised in the Market Study regarding improvements that are needed within our core downtown can be addressed in this sub-committee. The make-up of this committee needs to include citizens from throughout the community because the downtown belongs to the entire community so please step forward.

With that, I will bid you all farewell. It has been a rewarding experience for me and I encourage anyone to become part of this organization. I want to thank Kaye Tenerelli, Jodi Rochon and Kim Bleskan for the great work they do for the BID. I wish all the best to Michael Colclough, the incoming Board Chair from M & I Bank, and to all of the newly elected Board Members. The continued success of the BID is in very capable hands.

Tim Sauter,
Sauter Fairchild Insurance
1401 Tower Avenue

Superior Business Improvement District **2008 Annual Report**

The Superior Business Improvement District presents the 2008 Annual Report.

Board of Directors:

The Board elected Parrish Jones, Attorney with Knudson, Gee & Torvinen and Alan Jaques, owner of Belknap Plaza and Belknap Liquor and Lounge to the board of directors.

Officers:

The Board of Directors elected the following officers for 2008:

| | | |
|---------------------|-------------------|-----------------------------------|
| President | Tim Sauter | Sauter Fairchild Insurance Agency |
| Vice President | Michael Colclough | M & I Bank |
| Secretary/Treasurer | Bob Jansen | Main Club |

BID Funding Sources:

| | |
|----------------------------|--------------|
| Property Owner Assessments | \$132,666.00 |
| City of Superior: | 70,000.00 |
| Grant Administration Fee | 7,000.00 |
| Interest Income | 750.00 |
| Donations: | 500.00 |
| Total | \$210,916.00 |

Grant Programs:

The BID funds grants from two sources. The Community Development Block Grant Fund is used for the BID Commercial Building Restoration Matching Grant and the BID Architectural Matching Grant. The BID funds from its budget the BID Matching Sign Grant, the BID Matching Landscape Grant and the BID Design Grant.

Grants Awarded:

| | | |
|---|----|-------------|
| BID Commercial Building Matching Grants | 6 | \$36,705.00 |
| BID Architectural Matching Grants | 2 | \$ 1,850.00 |
| BID Matching Sign Grants | 11 | \$ 8,830.00 |
| BID Matching Landscape Grant | 1 | \$ 1,836.00 |
| BID Matching Design Grant | 1 | \$ 500.00 |

BID Reinvestment Loan Program:

Four local banks, Community Bank, M & I Bank, National Bank of Commerce and Superior Savings Bank, continued their funding of the BID Reinvestment Loan Program. There was loan activity in 2008 however due to the confidential nature of the loans, the recipients and loan amounts are not identified.

Business Openings/Closings:

| | |
|---------------------------------|----|
| Businesses Opened | 14 |
| Businesses Closed | 6 |
| Businesses Moved Outside of BID | 2 |

Promotions:

The BID sponsored or assisted with the following promotions:

| | |
|----------------------------|---|
| Silent Sweeper Awards | 13 th Annual Business Plan Competition |
| BID Blossoms | Fourth of July Car Show |
| Dragon Boat Race | Holiday Celebration & Tree Lighting |
| Superior Taste Surprise | Santa Holiday Retail Promotion |
| 100 Years and Going Strong | |

Streetscape & Outside Maintenance:

The BID, through a grant from the Duluth Transit Authority and the City of Superior, purchased four additional bus shelters on Tower Avenue. The planters were removed in the fall for easier snow removal and placed back in the Spring by a private contractor. Outside maintenance was handled by a private contractor and two part time BID employees.

BID Market Analysis:

The BID's market analysis was completed in September. The full report is available at Superiorbid.com. The report will be used for retention, recruiting and concerns identified within the report.

North Tower Avenue Reconstruction Project:

The BID, the City Public Works and Planning Departments began meeting with the Wisconsin Department of Transportation on this project scheduled for 2013. The BID Design Committee has begun reviewing the streetscape options for the project.

Center City Park:

The City Council, at the recommendation of Mary Morgan, Superior's Parks and Recreation Director, approved funds to revamp Center City Park. The first phase of the project was completed in late November.

Pedestrian Safety:

The BID is part of a task force established by Police Chief Peters to identify and search for short and long term solutions to pedestrian safety concerns within the City. The BID is working with the Police Chief and the Department of Transportation on a temporary program on North Tower Avenue.

Washington Building:

This building was purchased by Metro Plains Development Corporation for restoration and redevelopment into Senior Citizen Apartments. Interior work began in November. This is the same firm who redeveloped the New York Building.

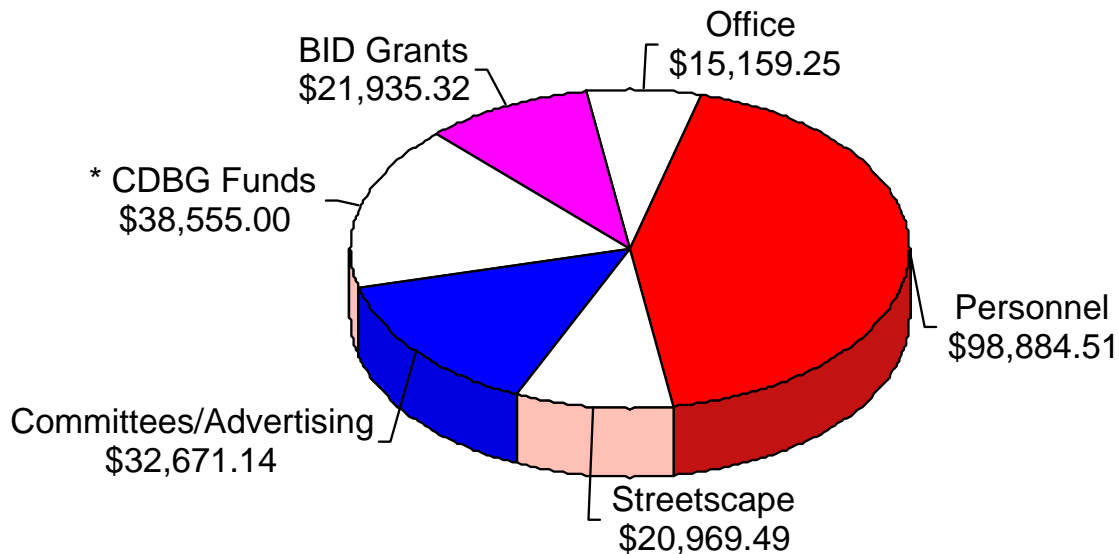
Wisconsin Downtown Action Council:

The Board of Directors of this state wide downtown organization visited the Superior BID in October. Program presentations were the Redevelopment of Center City Park, the Blaine Business Center and the New York Building.

Superior Business Improvement District

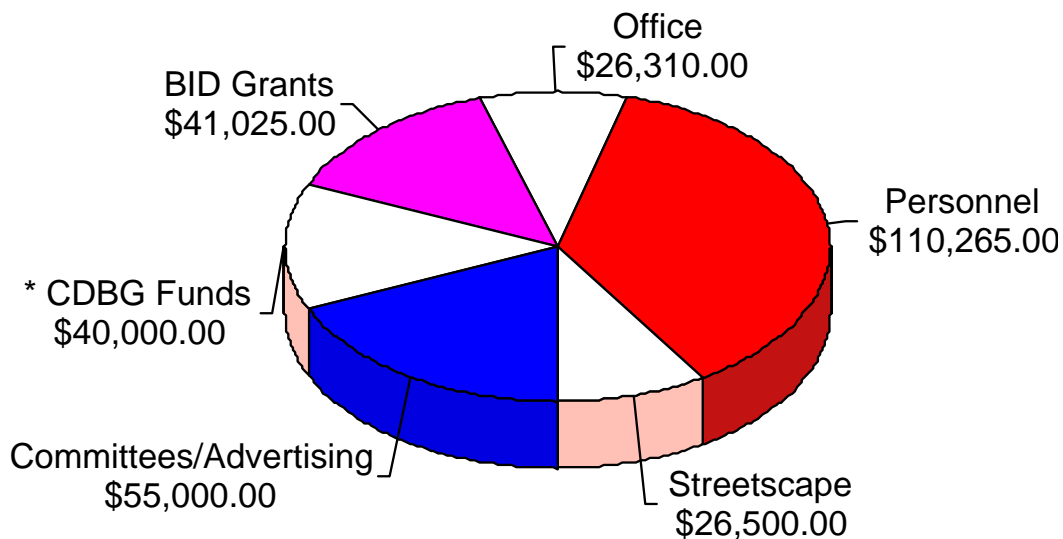
2008 Budget - \$243,755.00

(\$33,049.00 * Restricted Funds)



2008 Expenditures \$228,174.71

Superior Business Improvement District 2009 Budget



Total: \$259,100.00
(\$40,000.00* Restricted Funds)

Superior Business Improvement District

Board of Directors 2009 Schedule of Meetings

All meetings of the Superior Business Improvement District Board of Directors take place the fourth (4th) Thursday of each month unless otherwise posted. Meetings begin at 3:00 p.m. at the Old Historic Post Office, 1401 Tower Avenue, 3rd Floor Conference Room.

Board of Directors Meeting Schedule:

- C January 22nd
- C February 18th - Annual Meeting (Wednesday)
- C March 26th
- C April 23rd
- C May 28th
- C June 25th
- C July 23rd
- C August 27th
- C September 24th
- C October 22nd
- C November - No meeting
- C December 3rd (after meeting there is a BID volunteer holiday gathering)

Executive Committee meets the 1st Monday of each month, 3:30pm at the BID Office.

Promotion Committee meets the 2nd Tuesday of each month, noon, at the BID Office.

Design Committee meets the 1st Thursday of each month, 3:00pm at the BID Office.

Questions call Jodi at 394-3557
or email rochonj@superiorbid.com