



Annual Meeting of the Property Owners Minutes

May 29, 2007, 5:30 p.m.

Connecticut Culinary Institute
85 Sigourney Street
Hartford, Connecticut 06105

I. Welcome

Michael Zaleski, Executive Director, welcomed everyone to the Annual Meeting of the Hartford Business Improvement District. He thanked the property owners for attending the annual meeting and noted that the meeting is required by the organization's bylaws, the municipal ordinance and the State Statutes. He thanked the Connecticut Culinary Institute and Brooke Baran and the Baran family for hosting the meeting.

He briefly reviewed the history of the HBID including the referendum that established the BID in October of 2006. He stated that the board was elected in November and has been busy developing the organization and its program of work. Zaleski stated that there would be a brief program and then property owners would have an opportunity to ask questions and provide comments.

II. Welcome from Board and Review of of HBID Progress to Date

Zaleski introduced Bert Kaplowitz, Chair of the board of HBID. Kaplowitz welcomed the property owners to the Annual Meeting. She talked about the work of the board over the past 6 months. The board established priorities for the District and focused their attention on developing safe and clean programs. Kaplowitz reviewed the make up of the board and stated that there is representation from all different levels of property owners including the City and civic organizations. She noted that the board takes its fiduciary responsibility seriously and the property owners should hold the organization accountable. She thanked the property owners for their support and encouraged them to stay involved.

III. Review of Proposed 2007/2008 Budget

Kaplowitz introduced Beth Judd, the Treasurer of HBID to review the proposed 2007/2008 budget. Judd gave an overview of the revenue and expenses anticipated in the next fiscal year. She stated that the 1 mill assessment will generate almost \$900,000. She noted that the vast majority of the expenses have been dedicated to 'safe and clean' program operations.

IV. Review of Organizational Priorities Included in Budget

Security Ambassador Program – As Mike Algieri, chair of the public safety committee was delayed in getting to the meeting, Michael Zaleski provided the review of the Security Ambassador Program. There will be 9 Security Ambassadors on the street that will provide an additional security presence. They are meant to be an authoritative presence on the street that will serve as additional eyes and ears for the Hartford Police Department. The SA program will make routine foot, bike and van patrols of the entire district. They will work later hours on the weekends and will be deployed so that they are visible when people are out on the streets. The HBID is working with the Hartford Guides to provide these security services. Zaleski asked the two Security Ambassadors who were present at the meeting to come up to the front of the room and be introduced.

Cleaning Ambassador Program – Stathis Manousos, chair of the Cleanliness and Beautification Committee, provided a review of the clean streets program. Block by Block, the company hired to implement the clean streets contract for the HBID will employ 6 cleaning ambassadors to clean up litter and debris, remove graffiti, pull weeds and do other streetscape improvement projects. The Cleaning Ambassadors will work seven days a week and will use a litter vacuum, powerwashing system and other equipment to accomplish their work. Manousos invited the two Cleaning Ambassadors and Block by Block's Operations Manager to introduce themselves.

Beautification – flower planter program – Manousos also reviewed the beautification program that has been set up to distribute 200 flower planters around the district. The planters have been grown at a local greenhouse and will be maintained daily by the Knox Parks Foundation.

Marketing & Promotion – Holly DeYoung provided the marketing and promotion report as Chair of the Advocacy and Marketing Committee. The committee recognizes that the primary target audience for the BID is the property owners. Materials including a newsletter and a website are being developed to properly communicate with the owners. DeYoung also stated that the board recognizes that the HBID must work on the perception issues that exist among residents of Greater Hartford and Connecticut. The committee is reviewing how best to work on changing attitudes about Hartford and helping drive people into the Downtown and Asylum Hill neighborhoods.

V. Opportunity for Questions and Comments

Prior to inviting questions and comments from the owners, Zaleski introduced the HBID commissioners who were in attendance. There were several questions from the property owners and a lengthy discussion ensued about organizational priorities and areas of focus. There was discussion about the sunset provision that the HBID has and the reauthorization vote that will take place in 2009. The HBID needs to be accountable to the owners. One owner suggested that hospitality be a priority of the ambassadors. The ambassadors in attendance talked about the training that they had gone through recognizing that they are ambassadors for the city. There was discussion about putting on events and festivals that will bring people in to the city on weekends and evenings. Safety was another major topic of discussion. The relationship with Hartford Police was emphasized. Additional presence on the street in partnership with HPD will help. The cleanliness of businesses and buildings was also brought up as an important factor in the city's success.

VI. Adjournment

The meeting was adjourned at approximately 6:30 p.m.

Respectfully submitted,

Michael O'Connell
Secretary

Quorum achieved - State Statutes state that a quorum is achieved at the Annual Meeting of the Property Owners when more than 50% of the assessed value of property is represented. Representatives of seven of the top ten property owners were present at the meeting totaling more than 54% of the District's assessed value. It is estimated that approximately 64% of the assessed value of the District was represented at the meeting. Attendance sheet attached.