

Business Loop Community Improvement District

Board of Directors Annual Meeting Minutes

601 Business Loop 70 West #128

Thursday, Feb. 23, 2018 8:00 am

Present:

Paul Land

Dave Griggs

Lili Vianello

Gary Ennis

James Roark-Gruender

Dave Griggs

Cris Burnam

John Stafford

Carrie Gartner

Griggs opened the meeting.

Old Business

Griggs asked the board to develop a specific charge for the Planning Committee as they move forward with the planning process, including clear directions for the committee and established board expectations.

Board members in attendance at the last meeting outlined public comments regarding the plan. The bulk of the discussion revolved around the proposed roundabouts at Rangeline and at Garth. Concerns included:

- 1) Whether the Conley Rd. extension would increase traffic enough to require improvements, particularly at Rangeline.
- 2) Whether a roundabout was the best option or if a larger intersection with an additional right turn lane would suffice.
- 3) How to help ensure protections as MODOT moved forward with any improvement plans.
- 4) How to ensure that impacted property owners and businesses were informed of the process and understood the rationales for the improvements.

Gartner presented a staff report requested at the last meeting regarding the economic impacts of roundabouts. Research from similar streets showed that sales increased up to 60% after roundabouts (as part of a larger improvement plan) were constructed. Case studies also demonstrated slower traffic speeds and easier access into businesses. Roundabouts did not prove to be a deterrence for investment and new construction.

The consensus among the board was that the section on the roundabouts should instead present a number of options (including roundabouts) with the understanding that MODOT would be taking the lead on any intersection improvement project and that it would be based on the traffic study planned for spring/summer.

The board also decided against sending the full plan back to the Planning Committee and instead decided to move forward with two member meetings with the consulting team to ensure that everyone understood the traffic data and the various options. Any changes to the plan would come from those meetings

Public Comment

Stafford stated that he was not against roundabouts but wanted to ensure that the CID was working on behalf of the business community. He did state that any roundabouts should be large enough. Stafford said many of his concerns were addressed and that he was still concerned about fairness to property owners. He also cautioned against doing anything trendy. He wanted to prioritize undergrounding.