

**Community Improvement District
Board of Directors Meeting
April 14, 2015
11 S. Tenth Street**

Present:

Christina Kelley, Makes Scents
Allan Moore, Moore & Shryock Appraisals
Andy Waters, Columbia Tribune
Marti Waigandt, 808 Cherry St.
Deb Sheals, Historic Preservation
Adam Dushoff, Addison's
Tom Mendenhall, The Lofts at 308 Ninth

Mike Wagner, Boone County National Bank
Ben Wade, Guitarfinder
Tom Schwarz, Landmark Bank
Skip Walther, Walther, Antel, Stamper &
Fischer
Blake Danuser, Bingham's

Absent:

Mike McClung, Déjà Vu
Tony Grove, Grove Construction, LLC

John Ott, Alley A Realty

Guests:

Carol Rhodes, City of Columbia
Mike Heimos, City of Columbia
Alicia Stice, Columbia Daily Tribune
Chad Gooch, CPD
Krista Shouse-Jones, CPD

Clyde Ruffin, First Ward Councilman
Paul Land, Plaza Real Estate
Ryan Becket
Adam Pashett

Approval of Minutes

Mendenhall motioned to approve February and March minutes, Waigandt seconded and the motion passed unanimously.

Financial Report

There is a 100K surplus from last year's budget and based on estimates, we will have a surplus of 94K this year. After discussion, Walther motioned that the committees come to next month's meeting with proposals of what to do with the surplus, Danuser seconded and none were opposed.

Danuser motioned to approve February and March financials, Dushoff seconded and the motion passed unanimously.

Stormwater Management Presentation

Heimos presented a proposed Tree project program as a way the CID could help with stormwater. The idea is to replace a "tree coffin" with tree installment that would help with runoff. The trees would last longer than, grow larger and would not lose any sidewalk or parking spaces with the new system. The project would be used as an educational/outreach tool and as a way to brand Flatbranch Creek.

Police Report

Police gave an overview of incidents and reports. There is no timeline yet but will be adding two downtown officers. Also, Shouse-Jones will be sending Essing a survey to distribute to the public.

New Business

Proposed City Council Bill 85-15

The Executive Committee recommendation to send a letter to council in opposition to the moratorium was discussed. Waigandt motioned to support the recommendation, Dushoff seconded. Concerns of the wording in the proposal such as "historic district" vs. "historic

structure” were discussed. At the vote, Sheals opposed the recommendation, the motion passed. After further discussion, Walther motioned to send a letter stating that the CID will support an analysis of historic property demolition policy but do not believe that a moratorium is necessary. Dushoff seconded and none were opposed.

FY16 Budget Process

The budget process was discussed including the time line, which will be the following:

Introduction of the budget process/overview presented today

April Committee meetings will be used to work through budget items

The May Board meeting will be a working session for the budget

May Committee meetings will be used to make the final tweaks to the budget

The June Board meeting will be to vote on the budget and submit to City for comments

Committee Reports

Operations

Sidewalk Cleaning: This would be a pilot project to review the effectiveness of power washing the sidewalks. The committee discussed having a one-day test (\$1200) to review the work and then decide if they want to spend the full 10K. Waigandt motioned to approve the test, Mendenhall seconded and none were opposed.

Alley Lighting: This would be a pilot project to install lighting in one, or two depending on cost, alley (s). Essing did a walking tour at night with the CPD to help identify from their perspective where lighting is needed. The pilot project would be for \$5K. Mendenhall motioned to approve the project, Danuser seconded and none were opposed.

Stormwater Management Project: 20K has been budgeted for stormwater. This would be a long-term project for the city but the CID’s contribution would be for a pilot project. Danuser motioned to approve the project, Walther seconded and none were opposed.

Economic

RHI Hospitality Zone Assessment: Budgeted for 30K but the proposal is for \$40K. The Economic Committee will have a surplus of \$10 from other line items in their portion of the budget to cover the difference. Danuser motioned to approve the proposal, Waigandt seconded and none were opposed.

Marketing

Parklet Locations: The following schedule was presented to the Board:

4/15-5/15 9th and Cherry

5/15-6/15 10th and Walnut

8/12-9/12 10th and Walnut

9/12-10/12 9th and Cherry

Mendenhall motioned to approve the schedule, Sheals seconded and none were opposed.

Search and Review

2015 Committees: After discussion of needing a more balanced number of board members on each committee, the recommendation was tabled until next month.

City Report

Council passed a resolution providing support of the Gateway Project.

DLC Report

The meeting was mostly about CVS. They feel that CVS can do more with the design they presented.

Adjournment

The next meeting is **Tuesday, March 10**, at 4:00 p.m.

**Community Improvement District
Operations Committee Meeting
April 16, 2015
11 S. Tenth Street**

Present:

Deb Sheals, Historic Preservation
Tom Mendenhall, The Lofts at 308 Ninth
Adam Dushoff, Addison's

Andy Waters, Columbia Tribune

Mike McClung, Déjà Vu (via phone for vote)

Absent:

Skip Walther, Walther, Antel, Stamper &
Fischer
Ben Wade, Guitarfinder

John Ott, Alley A Realty

Power washing

The Board approved up to 10K for power washing at the last meeting. We are working with Agent Clean for this project. A presentation including before and after pictures was shown to the committee. It will initially be a slower process due to the gum removal and results will probably last about a month.

Professional Janitorial Company

Essing presented the committee with the idea of hiring an outside company to come in and clean up sidewalks, replacing our current clean team. The company would handle everything; hiring, providing equipment, setting the schedule, etc. This would need to go out for bid. Discussion consisted of having this be a one-year pilot project and setting the budget at 150K instead of 200K so that it is only a 40K increase in the total budget line item.

FY16 Budget and Shark Tank proposals

A general overview of the budget was presented as well as the line items that will carry over from last year.

Power-washing

Mendenhall motioned to proceed with the 10K for power washing, Dushoff seconded and none were opposed.

Alley Lighting and Additional Trashcans

Dushoff motioned to set aside an additional 30K to complete alley lighting for the alleys that have been recommended by the police and re-allocate the 36K from this year's budget for additional trashcans. Mendenhall seconded and none were opposed. Both proposals will be reviewed at May Board of Directors meeting.

Adjournment

The next meeting is **May 21**, at 4:00 p.m.

**Community Improvement District
Economic Development Meeting
April 21, 2015
11S. Tenth Street**

Present:

Christina Kelley, Makes Scents
Tony Grove, Grove Construction, LLC
Allan Moore, Moore & Shryock Appraisals

Marti Waigandt, 808 Cherry St.
Blake Danuser, Bingham's

Absent:

Mike Wagner, Boone County National Bank

Tom Schwarz, Landmark Bank

Hospitality Zone Assessment

The first meeting will be taking place before the college students' leave for summer break. The RHI team will be coming in May 6 – 7 to learn about Columbia. RHI requested that the CID form a transformation team for a 2-hour orientation to be held on May 7. They will then be back the first week of June for a seminar. The goal is to conduct six round table discussions, with 12-15 people at each table. The round table groups will meet again the week of July 13. In August (TBA) there will be a leadership summit presentation.

Discussion was had on suggestions for the transformation team. Essing will contact the list of potential people to see who would like to participate.

Solid Waste District

The first read for recycling in The District will be in May. Mizzou students will help brand the recycling program.

Cynthia Mitchell contacted our office to get approval for Shakespeare to close the alley next to their temporary space for a compactor. Essing stated that this was the city's call to make not the CID's. It was only brought up in the meeting for conformation that it is indeed the city's call to make.

It was also discussed to conduct a survey to see if there is any interest from the public in the CID purchasing recycling bins for locations in The District as a way to help promote recycling. This will be revisited at next month's meeting.

Grease Vats

Dave Nichols & John Hancock surveyed all of the grease vats downtown. Only 6 are on public property, the other 13 are on private property. Essing will research what other cities have down regarding grease vats but for now the topic has been tabled.

FY 2016 Budget

The discussion centered on setting money aside to be able to start implementing recommendations from the RHI assessment.

It was also suggested to consider reevaluating the homeless ordinance.

Essing will also putting together a proposal for 3 Gateway Hub Stories as a "shark tank" idea.

Adjournment

The next meeting is **Tuesday, May 19**, at 4:00 p.m.

**Community Improvement District
Marketing Committee Meeting
April 28, 2015
11 S. Tenth Street**

Present:

Christina Kelley, Makes Scents

Andy Waters, Tribune Brandon S., Kaldi's

Jennifer Erikson, CAT TV

Lili Johnson, Poppy

Lisa Klenke, Calhoun's

Guests:

Pablo, Blanc Studio

Carissa, Mustard Seed

Corissa, Bluestem

Shop Hop

A review of the recent Shop Hop event was discussed.

CAT-TV Videos

There is now a video cube on the Tribune's website.

Rural Missouri

The magazine featured Flatbranch as a finalist for favorite restaurant.

Radio Proposal

Ryan Tate from Zimmer Radio Group's proposal was presented. Wright explained the overall advertising. It was discussed testing with Shop Hop.

Holiday Decor

Discussed options for purchasing décor as well as the option of renting. Essing will research cost of renting as well as the process for installation. Décor ideas were discussed as well as potential locations.

Gateway

Essing presented an overview of the project and talked about the Hub Stories as a potential "shark tank" option. Lili motioned to recommend 120K for the hub story concept to the Board, Brandon seconded. Lisa abstained from the vote.

Next Meeting

Panhandling.

Budget Ideas

Adjournment

The next meeting is **May 26**, at 8:30 a.m.

**Community Improvement District
Executive Committee Meeting
May 5, 2015
11 S. Tenth Street**

Present:

Mike Wagner, Boone County National Bank
Marti Waigandt, 808 Cherry St.

Adam Dushoff, Addison's

Absent: Mike McClung, Déjà Vu

Christina Kelley, Makes Scents

Agenda Items

May 12 Board Meeting Agenda

The main focus will be to review the FY16 Budget and Shark Tank ideas. After discussion, Waigandt motioned to set the meeting from 3:30pm to 5:00pm to allow for more discussion, Dushoff seconded and none were opposed.

Essing will send out an email reflecting the updated time. Also, the Police Report and the City Report will be moved to the beginning of the meeting.

FY16 Budget Process

Essing will provide the Board with an overview of the budget process.

Financials Review

The financials have not come back from the accountant. We hope to have them before next week's meeting.

Bylaws

We have the bylaws document back from Hollis. The recommended edits will be added to DropBox and will be placed on the July Board meeting.

Adjournment

The next meeting is **Tuesday, June 2**, at 4:00 p.m.