

**Columbia Special Business District  
Board of Directors Meeting  
April 10, 2007, 4:00 p.m.  
11 S. Tenth Street**

**Present:**

Mary Wilkerson, Boone County National Bank  
Skip Walther, Walther, Antel, Stamper & Fischer, PC  
Mike Vangel, Vangel Marketing Communications  
Rosie Gerding, Gerding, Korte, & Chitwood  
Carrie Gartner, Executive Director

Leigh Lockhart, Main Squeeze  
John Ott, The Tiger-Downtown  
Mark Timberlake, Timberlake Engineering  
Chuck Wilms, Engagement Ring Center  
Leslie Gale, Assistant Director

**Absent:**

Blake Danuser, Bingham's

**Guests:**

Kevin Coleman, Columbia Daily Tribune  
David White, Missouri Theatre  
Axie Hindman

Richard King, The Blue Note, CCA Board  
Kevin Gibbons, First National Bank  
Barbara \_\_\_\_\_, Columbia PD

**Call to Order**

Ott called the meeting to order.

**Special Presentation**

David White, Missouri Theatre – White presented the board with an overview of the plan to restore the historic Missouri Theatre. He made note that it is a central part of *The District*, and that it is home to many local organizations. The updated Missouri Theatre is set to open in June of 2008 and will be the permanent home of the Missouri Symphony Society and the Columbia Art League Gallery. Axie Hindman and Kevin Gibbons, co-chairs of the capital campaign, both emphasized how beneficial the renovated theatre will be to *The District* and how important it is that it be renovated. Wilkerson asked if they had plans for the current marquee and White stated that King of The Blue Note has already expressed interest in it. Gerding asked if the architects had budgeted unexpected expenses into the plan, and White answered that they had. Gartner asked how much had been raised and needs to be raised still. Gibbons answered that while the silent campaign exceeded its goal, the public campaign is still on-going and they also received more money in tax credits than they expected. Wilson stated that several grants are still out, but they expect answers soon, and then they will know the exact dollar amount they still need to raise. He is in the middle of a door-to-door campaign currently. White asked the SBD board for its official endorsement.

**Wilkerson made a motion that the board enthusiastically endorse the Missouri Theatre in their restoration effort. Vangel seconded the motion and it passed unanimously.**

**Approval of minutes**

**Walther made a motion to accept the March minutes. Wilms seconded the motion and it passed unanimously.**

**Financial Report**

Gartner reported that SBD received a small amount of money in fees from taxes. She noted that the printing line item is considerably over-budget, but with all the mailings SBD did for the sign ordinance, it was expected and she will be watching other items to make sure the budget as a whole does not go over. Also, phone rates have gone up, and that will be noted in next year's budget. Until then, SBD will just under spend on other line items to keep things even.

**Gerding made a motion to approve the March financials. Wilkerson seconded the motion and it passed unanimously.**

**Old Business**

SBD Retreat – Gartner asked for clarification of the agenda and whether they wanted to include the CCA Board. They said that yes, they would like the CCA Board in attendance. The location for the retreat was then moved to the Orr Street Studios to accommodate more people. They also restated that they would like to have an outside facilitator for the retreat. Wilkerson stated that as far as an agenda goes, it is best to know what your expected outcome is when beginning a meeting like this. Gartner asked what time period the board would like to look at – long term or short term, and how the visioning process fits into their goals. They stated that they would like to have long term goals set out, and then identify short-term goals from that and prioritize them. Gartner asked if they want to

discuss internal or external goals, and Wilkerson stated that internal goals should develop as an extension of external ones.

Public Safety – Lockhart asked what the progress was on bench removal and other goals of the public safety committee. Gartner reported that the City removed one of three requested benches, and that she has resubmitted the request for the removal of the other two. She also reported that she, in partnership with the PD, is in the process of following the plan of action suggested by County Prosecutor Dan Knight. As weather begins to warm, business owners will most likely see an upswing in vagrant presence, and she will be giving them materials and instructions for what to do. Also, the Real Change not Spare Change campaign will be given another boost.

### **New Business**

City Visioning Review – Gartner reported that the goals and ideas that were included in the boards' packets (see attached) show three groups that have a lot to do with *The District*. She stated that many people from the SBD and CCA boards are on different Visioning committees, which is good because all of the groups have some part of them that affects *The District*. She noted that the Downtown group, which she is on, is the only one that is defined by a geographic area. She reported that a lot of good ideas are coming out of the group, and that most of them are things the SBD board is already working towards.

Rezoning Request – Timberlake stated that he is requesting the rezoning of his property just north of the Orr Street Studios from M1 to C2, and asked for the board's support. He stated that it is already in *The District* and that he plans to develop it similarly to the Orr Street Studios. He will be taking this rezoning request to Planning & Zoning on April 19<sup>th</sup>. **Lockhart made a motion that the board support his rezoning request. Gerding seconded the motion and it passed unanimously.**

Wayfinding Signs – Ott stated that the new Wayfinding signs, maps, and kiosks look great, and he expressed concern that they would soon be graffitied. He asked if anyone would be willing to go before the City Council to request that they fulfill their duties to keep city property clear of stickers and graffiti. Gartner stated that in the past, the reason stickers don't get taken off is because the City does not have the man power. Walther suggested that instead of going straight to Council, the board ask Paula Hertwig-Hopkins what can be done to ensure this. The board agreed that this was the best way to approach the issue, and directed Gartner to contact Hertwig-Hopkins.

### **CCA Report**

Spring into Style – Gartner reported that CCA's newest event, a women's retail event, is set to happen this Saturday, April 14. RSVPs have been coming in, and the event should be well attended. Vangel asked how CCA planned to track the effectiveness of the event, and Gartner answered that there will be a survey which asks the amount of money women spent that day, and that the office will be asking participants to track sales and then compare them to another similar day to see the difference.

Twilight Festival – Gartner reported that after meeting with CCA membership, it was clear that people do not want Twilight Festival to go anywhere, but to be improved instead. With the CCA Board's approval, we will be making some changes to the 2007 Festival, including closing Courthouse Square and using 9<sup>th</sup> Street as the Concert Series location. Also, she created a website for the Twilight Festival with all the application and volunteer information, which programs and events will be added to as they are prepared.

### **Director's Report**

Wayfinding Signs – Gartner reported that the directional signs are completely up, and kiosks, maps, and street signs will be going up soon.

Bike Parking Plan – Gartner reported that she met with people from PedNet, and they are planning on adding new bike racks around *The District*.

NCCNA Overlay – Gartner asked for anyone interested to be on the committee. Ott, Walther, Timberlake, and Wilms all agreed to be on the committee.

### **City Update**

### **Public Comment**

### **Adjournment**

The next meeting is Tuesday, May 8.