

**Columbia Special Business District
Board of Directors Meeting
June 12, 2007, 4:00 p.m.
11 S. Tenth Street**

Present:

Mary Wilkerson, Boone County National Bank
Blake Danuser, Bingham's
Mike Vangel, Vangel Marketing Communications
Mark Timberlake, Timberlake Engineering
Carrie Gartner, Executive Director

Leigh Lockhart, Main Squeeze
John Ott, The Tiger-Downtown
Rosie Gerding, Gerding, Korte, & Chitwood
Chuck Wilms, Engagement Ring Center
Leslie Gale, Assistant Director

Absent:

Skip Walther, Walther, Antel, Stamper & Fischer, PC

Guests:

Kevin Coleman, Columbia Daily Tribune
Paula Hertwig-Hopkins, Assistant City Manager
Laura Myers, Columbia Missourian
Robert Tucker, Tucker's Fine Jewelry

Officer Buck, Columbia PD
Charles Taylor, Intern
T.K. Livingston

Call to Order

Ott called the meeting to order.

Special Presentation – T.K. Livingston

Livingston is the owner of multiple properties to the east of the Special Business District, and has come before the board because he is going to redevelop them and would like to be included in the SBD to help with the rezoning process. He has already worked with the City, but is not happy with the zone designation they would give him. His properties are mostly run down housing and he wants to convert them into mixed use residential/retail buildings targeted for college students. What he sees for the property is 6 loft apartments above a retail store similar to a dollar store or "Deals." The development would also include some limited parking behind the building. Gartner asked if he knew that the City is considering incentive programs that would be very beneficial to him, and Livingston replied yes, but it will take much longer than he wants to wait and he is ready to do it now. He stated that he sees his project as a stepping stone for others like it that the City wants to see happen in the future. Ott and Wilkerson asked if the property was contiguous to the current SBD Boundaries, and Gartner stated that it is not. She gave two possible options for how the SBD could expand to include Livingston's properties – 1. That it also be expanded to include the Athena properties and another house in that area, or 2. That the parking lot of First Presbyterian Church be included and then the SBD could perhaps expand diagonally across the street. Gartner also noted that if a C.I.D. is created that would help make this process easier for him, but Livingston stated that he is ready to move on the project now. Ott stated that he thinks a committee should evaluate the situation and present options to the board for them to decide. Gartner stated that she would put together a list of options for a committee and/or the board to consider. Livingston thanked the board for letting him come talk to them, and asked to be kept in the loop as to what is happening.

Approval of minutes

Gerding noted that the word "at" was missing and that the date for the next meeting was incorrect. Wilms noted that Livingston's first name was incorrect. Gale made the appropriate changes.

Wilkerson made a motion to accept the revised May minutes. Danuser seconded the motion and it passed unanimously.

Financial Report

Gartner reported that because of over spending in areas like printing, we have had to be frugal in other areas, and that in next year's budget some adjustments will need to be made for utilities costs.

Danuser made a motion to approve the May financials. Vangel seconded the motion and it passed unanimously.

Old Business

SBD Retreat –

1. Review and approval of minutes – **Gerding made a motion to approve the 5/17 Retreat minutes. Wilms seconded the motion and it passed unanimously.**
2. Next Steps – Gartner stated that the board needs to decide what the next steps will be. Ott stated that he thinks committees should meet to discuss the different topics and then bring their reports back to the whole

board. Gerding stated that she thinks the board should talk to the City and try to determine whose job different things are. Gartner stated that the SBD pays for the City to take care of the planters and landscaping, and even though it is the responsibility of the business owner to keep their sidewalk clean, we pay 2 sweepers to help take care of that. Beyond that, all other maintenance and similar duties belong to the City. Hertwig-Hopkins stated that the SBD and the City need to work together to determine what expectations people have for these services. Lockhart agreed, adding that at the same time we need to see if those expectations line up with the fees people pay. Timberlake stated that he thinks the board should meet one or two more times to determine what action steps need to be taken. Gartner stated that she thinks the whole board should be there again, and asked if they would like Gene Gerke or another facilitator there again. They responded that having a facilitator is good, and since Gerke did the first two, we should ask him again. Gartner also pointed out that the board should not be trying to find a creative solution to the problems, because inevitably the solution is more money – they should look at how to get there. Gerding stated she'd like the CCA Board to be invited again, and Timberlake suggested that Hertwig-Hopkins also be invited to give the City's perspective.

HUB – Next Steps and Broadway Improvements – Gartner reported that she is bringing this before the board because it is important that with so many new board members the final stages of HUB don't fade away. She met with Hertwig-Hopkins to discuss the progress so far and see what needs to be done next. She reminded the board that another phase had to be added due to complications with street lights, and the next two steps deal with 4th & Broadway and 5th & Broadway. With new things the City is doing and other projects that are in the works, the board should reexamine those steps and decide what needs to be done to complete HUB. Danuser talked about the Gateway project, where an entrance was planned at 4th & Broadway, with smaller ones placed at other entrances to The District, and stated that he thinks the board should look at that plan and see what they think of it. Ott stated that he thinks the Broadway/HUB committee should get together to discuss this. Wilkerson stated that she would like to see most of the focus on Broadway since that's where some major changes are happening. Gartner stated that eventually it would be a good idea to bring in Broadway merchants and property owners to talk about it as well, and the board agreed. Gartner will set up a Broadway committee meeting and invite the whole board so they all have a chance to discuss these plans.

Director's Report

NCCNA Overlay – Gartner reported that the staff report on the overlay is going before City Council on Monday. Ott asked if someone from SBD should be there to voice hesitation. Hertwig-Hopkins explained that they are just submitting a report, and that nothing will actually be decided at the meeting. She also noted that as a staff report, it will be on the very end of the agenda. Wilkerson stated that her understanding was that this is just the start of the discussion on the overlay, and Gartner confirmed that, saying that in her correspondence with Tim Teddy, he told her it would open up debate if the Council approves moving forward. Gartner stated that the overlay plan puts the SBD in a tight place because it doesn't leave much room for future growth, which the SBD Board has always expressed interest in. Ott stated that he thinks the board needs more information on the plan and should discuss it more and decide its stance. Gerding pointed out that the main issue at hand is boundaries. Wilkerson stated that very simply, the NCCNA has a plan for an area, and the SBD doesn't yet. Gartner summarized the SBD's concerns that the NCCNA Overlay may restrict future options for the SBD. Ott stated that he would like to see that expressed to City Council and the board agreed. Gartner will communicate the concerns of the board in a letter to Council.

City Visioning – Gartner reported that the Visioning process is going well, and that it's exciting because everything people are saying they'd like to see for downtown is exactly what the board already wants to see happen.

Graffiti Report – Gartner reported that the police are moving forward with new ways they have found to track down suspects, but that she can't give details out at this time. Property owners are also doing a good job of cleaning up the most recent wave of graffiti on their own, which is very good.

FY2008 Budget Overview – Gartner passed out the draft budget for 2008 and reported that she and Gerding will meet to go over it. She reported that in 2008 it will be necessary to make some major office purchases including new computers and a copier. She is working on figuring out the cost of these purchases.

CCA Report

Twilight Update – Gartner reported that the first Twilight went very well with the new changes. The board agreed, saying that there was a nice flow to the Festival, and that everyone seemed to be enjoying themselves.

City Update

Hertwig-Hopkins reported on items that were discussed by Council at their retreat, including putting sidewalk repair cost sharing as a priority and working on downtown landscaping as well. She also reported that she is working with Parks & Recreation to get the tree grates cleaned out.

Adjournment

The next meeting is Tuesday, July 10.