

**Community Improvement District Executive Committee Meeting 11 S. Tenth St.
April 4, 2023
3:30 pm**

Present

Nickie Davis-CID
Kathy Becker-CID
Nikki Reese-CID
Deb Rust-Tellers/Sake
Kathy Murphy-Commerce Bank
Lara Pieper-Bloom Bookkeeping
Mike McClung-Dungarees
Kenny Greene-Monarch Jewelry

Not Present

Aric Jarvis-The Broadway
Russell Boyt-Russell Boyt Realty

Rust called the meeting to order at 3:33pm Approval of the Agenda

Pieper made a motion to approve the agenda. Murphy seconded the motion, all in favor. Agenda approved.

Shops at Sharp End

Davis provided info on the Shops at Sharp End. REDI needs an answer on whether we will support the program. Costs are:

\$15,000 start up fee, covers marketing, graphics, branding for first year.

\$10,000 every year after.

We would handle social media for the first year, then they would hire an individual to take it over.

Davis asked if it could put it to a vote at the full board meeting next week. All agreed to put it on the April Agenda..

April Board Meeting Agenda Creation

Davis went over the April Board Meeting Agenda. All members agreed with the agenda as discussed.

Member, Staff and Public Comment

Davis let the committee know that Nikki Reese has accepted the Events & Business Coordinator position. She said that they are still working toward replacing the Office Assistant position and are still accepting resumes.

Adjournment

Pieper made a motion to adjourn the meeting. McClung seconded the motion. All in favor. Meeting adjourned at 3:49pm.

**Downtown Community Improvement District
Economic Development Committee Meeting
11 S. Tenth St.
Monday April 10, 2023
3:30 pm**

Present

Nickie Davis-CID
Kathy Becker-CID
Nikki Reese-CID
Ellen Nimmo - CID
Mikel Fields-Cracked Up Mobile
Deb Rust-Tellers/Sake
Mike Nolan-The Blue Note
Kathy Murphy-Commerce Bank
Adam Dushoff-Addison's
Dimetrious Woods - Essentialz

Not Present

Russell Boyt

Nolan began the meeting at 3:31 pm.

Approval of the Agenda

Dushoff made a motion to approve the agenda. Fields seconded the motion. Motion Carried.

Downtown Gift Cards

Davis shared the concerns and questions on the Downtown Gift Card Program. Murphy further discussed her findings, including her research on the company EML Solutions of Australia. They discussed the red flags that she thinks might require more research. Davis presented that she has contacted three different places in the USA that are using the gift card program. Nolan and Davis agreed to table this topic until we get Caldera, the CID attorney to review the contract and all other issues regarding this program. Becker will make sure Caldera has the contract and other correspondence received on this issue.

Wayfinding Signage Update

Davis reported that we went around and looked at signs. Waiting on the CVB to let us know what the pricing will be and how much they will contribute to pay.

Minority Business Grants Update

Davis reported that Bellevation/Cam's Sport Fitness will be leaving The District. We will prorate their grant for the months they are in The District after March of 2023. Any funds left over will be put back into the next round of Minority Business Grants. Since all grants for FY2023 have been awarded any leftover funds will be awarded in

Fiscal Year 2024 Economic Development Budget

Becker discussed the highlights of the proposed Economic Development budget budget.

Business Recruitment/Retention- \$7,000

Placier-\$10,000

Combine all art to one category -\$38,000

Trash Compactor Art-part of total art program

Safe Ride Home-Davis is looking at LYFT to get a code

Gift Card purchase \$30,000

Magic Tree-work with marketing may use art funds

\$100,000 for Convention Center Savings

\$100,000 for Orr Street

Funding for Gateway-Davis let's look at the previous costs compared to now and see how many globes we want to add from our budget.

Becker also will make sure funding for the Sharp End project is put into the budget if it is approved by the Board.

If the Gateway Committee Economic Development may take over the Gateway Project.

Public, Staff, Board Comment

None

Adjournment

Fields made a motion to adjourn. Dushoff seconded the motion. All were in favor. Motion passed. Meeting adjourned at 4:16pm.

**Downtown CID
Board of Directors Meeting
Tuesday April 11, 2023
11 S. Tenth St.
3:30 pm**

Present

Nickie Davis-CID
Kathy Becker-CID
Nikki Reese-CID
Mikel Fields-Cracked Up Mobile
Rachael Norden-Missouri Symphony
Deb Rust-Tellers/Sake
Dimetrious Woods-Essentialz
Mike Nolan-Blue Note
Lara Pieper-Bloom Bookkeeping
Aric Jarvis- The Broadway Doubletree
Kathy Murphy-Commerce Bank
Van Hawxby-Dogmaster
Jose Caldera-Smith, Lewis, LLP
Mike McClung-Dungarees
Sarah Johnson-The Basement Reef

Not Present

Charles Bruce-Como Magazine
Morgan Wright-Gunter Hans

Guests

Carol Rhodes-COMO
Stacey Button-REDI/COC
Lisa Driskel Hawxby-REDI
Kenny Greene-Monarch Jewelry
Paul Land-Plaza Real Estate
Randy Minchew-District Storage

Rust called the meeting to order at 3:33pm.

Introductions

- Storage Units within The District
Randy Minchew gave a brief talk about his new storage units available to rent in The District.

Approval of the agenda

Jarvis made a motion to approve the agenda. Pieper seconded the motion. All in favor. Motion carried.

Approval of the Minutes

McClung made a motion to approve the minutes. Pieper seconded the motion. All in favor. Motion carried.

Approval of the Financials

Pieper reported on the current financials. All accounts are as expected.

McClung made a motion to approve the financials. Murphy seconded the motion. All in favor. Motion carried.

Police Report

Wright reported that when it warms up, the calls go up. We have a higher number of homeless currently. Mizzou will be ending session and the locals will start taking over the city again. Still one officer down until mid-May.

City Report

Rhodes reported that the update on the Wabash trash compactor will be end of April. Meyers electric is doing the work. Concrete enclosure is not going to happen at this time.

REDI Report

Driskel-Hawxby reported that there is a new podcast called I AM REDI, it's 25-35 minutes and only on Soundcloud. She encouraged the Board to go listen to it.

CVB Report

No report was presented

New Business

Davis reported that they are looking into a new system for Director Dashboards. Many systems are too expensive. Looking at Gmail and doing packets with all the information.

Old Business

Davis reported that the Shops at Sharp End is wanting our support to get going.

Collaboration:

The District, REDI, MWBC, CMCA

Asking \$15,000 up front for first year

\$10,000 each additional year for media buy only

District role is for marketing only

Shops at Sharp End will provide workshops, training, retail start ups, allow any new entrepreneur to prove their concept, then they move onto a brick and mortar.

Allowing new entrepreneurs to join in the Shops at Sharp End.

They are asking for a MOU. Davis thinks this will be a great opportunity to build that part of the District up again. She would like to see a vote on this as soon as possible.

Jarvis asked how they get involved with Shops at Sharp End.

Button-anyone with a new idea or plan can join. They are looking to have a goal space of 51% minority owned businesses.

Jarvis asked, are there any requirements?

Button-they have to have sales of some sort, in person or online.

Caldera-is the city approval needed, can I get in touch with them to verify?

Button- space is approved with REDI and she will share contact information.

McClung-how have you identified individuals who need this space, is it attainable?

Buttons-we have 127 Hub clients with start ups and 40 retail start ups waiting. Also have Refugee & Immigrants, Afghan and Ukranian businesses wanting to use this.

Nolan asked if there are term lengths?

Davis- specified lengths & pop ups are available.

Jarvis asked how we know it will be successful?

Buttons-we have three years to get the space ready and will watch it for that time to judge it's successes and issues.

Johnson- do they have employees?

Buttons-they can have employees, if they have 3-5 employees, then they are considered established and don't belong.

Murphy asked can they use ARPA funds.

Button-yes

Murphy-is there a plan if it doesn't work?

Button-yes, planning to be presented tomorrow.

McClung moves to supports the \$15,000 for two years

Caldera stepped in- asks if he and Nickie can finish the fine details before making a motion.

Nickie will finalize details to sign the MOU.

Fields made a motion to finalize the MOU in support of the Shops at Sharp End. Nolan seconded the motion. All in favor. Motion passed.

FY 2024 Budget

Becker went over the budget.

Committees

Operations

Jarvis reported that they are still looking at planter options, they met with LoCo Motion.

Public bathroom survey went out and they are reviewing. Solid Waste Master Plan is still looking at dumpsters and waste. Gift Card are successful may add more.

Economic Development

Nolan reported that they met with MICONEX about The District gift card program. It has been tabled by concerns. Setting up second meeting with MICONEX, Caldera & Murphy.

Wayfinding signs are on hold until they find out who is paying what.

Minority Business Grants, only 1 left, rolling it to next year.

Budget, added money for art.

Marketing

Davis reviewed the numbers for unexpected successful Wedding Stroll. Proposal for Andrea Lynn Event has been tabled for now. Magic Tree has to be renamed. Shop Hop coming up, Restaurant Month in June, Media Buy day is coming up.

DLC Report

Hawxby reported that they did not meet.

Parking Commission Report

McClung reported that they meet tomorrow, nothing to report.

Orr Street Park Commission

Davis reported that it is \$1.25 million dollars, taking longer than expected.

Staff Report

None

Public Comment

Paul Land from Plaza Real Estate went over a market report that they just completed. Showed that The District and Downtown Columbia Missouri are in really good shape.

Comments from Board, Staff

Davis explained the new business packets that we are handing out as a refresher for our merchants.

McClung made a motion to adjourn the meeting. Pieper seconded the motion. All in favor. Motion passed. 4:30pm.

**Downtown Community Improvement District
Operations Committee Meeting
April 20, 2023
11 S. 10th St.
3:30pm**

Present

Sarah Johnson - Basement Reef
Kathy Murphy – Commerce Bank
Aric Jarvis - The Broadway Hotel
Van Hawxby - Dogmaster Distillery
Tom Mendenhall - The Lofts
Kathy Becker - CID
Ellen Nimmo – CID

Absent

Danielle Little-Columbia Real Estate
Morgan Wright-Gunter Hans

Guests

none

Jarvis called the meeting to order at 3:32 pm

Approval of Agenda

Murphy moved to approve the agenda, Hawxby seconded. All approved.

City Planters Update

Discussion on who to hire to help with current planters. As soon as we get approval from Parks and Rec we will start planting the above ground planters. On the 10th and Broadway planter discussion on what type is preferred was discussed. Further clarification and discussion from the City is needed. Becker stated she will invite Public Works and Parks and Rec to the next meeting. .

4AChange Update

Some discussion about a man that has been repeatedly threatening and harassing folks downtown. Hawxby talked about representative(s) from CID visiting Madison, WI to see how their downtown has worked to address the homeless population. The feeling of the group was this would be something CID would like to be a part of.

A few comments about the positive helpfulness of 4AChange since its implementation.

Block by Block Update

Becker mentioned that not all the contracted hours have been billed. Block by Block will provide The District with a rebate for those hours. The group feeling was that the alleyways are looking better.

Camera Grant Update

Still waiting on some to install cameras. After they are installed and they send us receipts we will be done with this fiscal year's camera grant.

Comment from Jarvis that we'd want to decide whether to continue this in the future or not.

Solid Waste Master Plan

Becker stated that we are looking at the District's billing for Solid Waste. Part of the issue seems to be: What is the definition of "customer" according to the city's ordinance?

A meeting will be scheduled so that all are on the same page when it comes to how all in The District are billed. It is our hope that we can solve some of the inconsistencies and missed billing that seem to be happening concerning trash billing within The District.

Group agreed that this is a large-scale project. Next steps would be to meet with the City to see what can be done to rectify the gaps in billing. The potential of a separate Solid Waste Committee was discussed.

FY24 Operations Budget

Banner budget will likely go over. Prices have gone up as well as demand. Getting some new banners next year and adding for both sides of the street (Broadway).

Planting budget went up after the last Board retreat.. Concerns were voiced that once the budget goes up the expectation is set for future years and there was some concern over the quality (standard) of planters/flowers.

Cleaning and maintenance with Block by Block, Supplies, Equipment, and Rent all went up.

Gateway maintenance upkeep prices are also going up. A few of the budget items fall within the Economic Committee.

Group agreed to extend the Camera Grant if the demand for it is there, the Board will vote on this when they meet on budget.

Jarvis asked the group if there was anything else Operational ought to consider adding to the Budget, no hard additions were made.

Public Comment

Hawxby motioned to adjourn at 4:07 pm. Murphy seconded. All approved.