

**Downtown Community Improvement District  
Exec Committee Meeting  
May 2, 2023  
11 S. 10th St.  
3:30pm**

**Present**

Nickie Davis-CID  
Kathy Becker-CID  
Ellen Nimmo-CID  
Deb Rust-Tellers/Sake  
Lara Pieper-Bloom Bookkeeping  
Mike McClung-Dungarees  
Aric Jarvis-The Broadway  
Russell Boyt-Russell Boyt Realty  
Kathy Murphy-Commerce Bank

**Absent**

**Guests**

Kenny Greene – local artist

Rust called the meeting to order at 3:31 pm

**Approval of Agenda**

Pieper moved to approve agenda, Jarvis seconded. All approved.

**Social Summit**

Davis gave a short reminder of her and Rust's trip out to Social Summit in NYC. They are planning a presentation and would like to see that in the May Board agenda.

**IDA Signup**

International Downtown Association, this year the conference is in Chicago. Davis would like to gauge interest in attendance. Dates are October 3-7 and Leadership conference is September. Jarvis suggested we email dates to the Exec Board to gauge the interest and availability of the Exec group and move out from there. Davis said she would send that out.

**Solid Waste Sub-Committee**

Idea for a Sub-Committee for the Solid Waste project from the Ops Committee due to the scope of the Solid Waste billing project. Becker and McClung gave a few citations of how the Solid Waste billing system for The District is outdated and unreliable.

There's a meeting with the City scheduled and after that meeting a final decision on if, when, how, who to include in sub-committee can be decided.

### **May Board Agenda Creation**

- Roger Johnson, Boone County Prosecutor Q&A - Davis stated having Johnson in attendance at the next Board meeting should be a great opportunity to get questions answered and any that are prepared ahead of time we can send to him.
- Budget FY24 Update – Davis stated this will be gone over in detail during the Board meeting. Becker said The District is approaching the 1M mark for spending which is a milestone that needs to be taken into account when making decisions about future budget decisions as prices and taxes continue to rise.

Becker stated The District received a notice that we did not pay Employer Tax during a the time when MoreSource was doing The District's payroll. Becker is working on this.

### **Public Comment**

Greene stated that NVAD hosted Missouri Arts Council and NVAD was celebrated as a model for community Civil Arts. Some grant monies available for more projects and they are planning some site visits to get inspired.

McClung motioned to adjourn at 3:52pm. Pieper seconded. All approved.

**Downtown Community Improvement District  
Board Meeting  
May 9, 2023  
11 S. 10th St.  
3:30pm**

**Present**

Nickie Davis-CID  
Ellen Nimmo-CID  
Deb Rust-Tellers/Sake  
Lara Pieper-Bloom Bookkeeping  
Aric Jarvis-The Broadway  
Russell Boyt-Russell Boyt Realty  
Sarah Johnson – The Basement Reef  
Dimetrious Woods – Essential Bodega  
Kathy McMurphy – Commerce Bank  
Mike Nolan – Blue Note  
Danielle Little – Columbia Real Estate  
Jose Caldera – Smith Lewis LLP  
Mikel Fields – Cracked-Up Mobile  
Kathy Becker – CID via Zoom

**Absent**

Mike McClung – Dungarees  
Charles Bruce – CoMO Magazine  
Rachel Norden – Missouri Symphony  
Morgan Wright – Gunter Hans  
Van Hawxby – DogMasters Distillery

**Guests**

Officer Wright  
Officer Rowland  
Officer Dutton  
Tom Mendenhall  
Kenney Greene  
Tanner Ott  
\*another guest  
Lisa Driskel-Hawxby  
Roger Johnson from Boone Co. Prosecutor's office  
Heather McGee via Zoom

Rust called the meeting to order at 3:32 pm

### **Approval of Agenda**

Jarvis moved to approve the agenda, Pieper seconded. All approved.

### **Approval of Minutes**

Jarvis motioned to approve. McMurphy seconded. All approved.

### **Approval of Financials**

Pieper read out the Financials, highlights, comparisons for previous year, etc.

Rust motioned to approve financials. Jarvis second. All approved. Motion carries.

### **Police Report**

A word of appreciation from Officer Wright to The District and to Prosecutor Johnson. Officer Wright stated that safety issues with parking garages are ongoing but being addressed. Officer Wright continued by stating that they would like to encourage any business owner or resident to give full reports to Officers if they are experiencing things such as harassment. Anyone upset or concerned with a particular person or issue is able to follow up on reports which are open to the public via CaseNet.

Wright added, concerns of individual community members expressed directly to the court can be extremely effective, so, any citizens troubled by a particular person or case are free (and encouraged) to come voice their concern directly to the court/judge.

### **City Report**

Nothing.

## **REDI Report**

Lisa Driskel-Hawxby stated on the economic development front in Boone County, the City is conducting an impact study which is underway on the Colt Railway which the City owns. Also underway is Black Mastermind Program, scholarships will be available, as well as more Minority Business Enterprise Grants coming back. City Board Meetings are open to the public, lunch is served, and there is an educational element. Interested parties can reach out to get signed up and/or get added to receive their e-newsletter.

## **CVB Report**

Nothing.

## **New Business**

- Boone County Prosecutor Q&A Johnson/Wright

Prosecutor Roger Johnson stated that the health of downtown affects the health and development of the entire community. It's a hub for many of our community's most consistent and hard to solve problems within broader society. I.E. – issues of homelessness, mental health, and substance abuse. R. Johnson stated the collaboration with Officer Wright to identify persons of concern as it relates to safety downtown has been helpful.

Prosecutor Johnson continued - major challenges with this process: (include but are not limited to) bond issues. Judges often do not know that many of the offenders are repetitious in nature. Prosecutor's office is working with the Commissioner to include resources for those suffering from mental health issues as well as working to find solutions on case-by-case (individual by individual) basis for these complex societal problems. This process, as well as some of the proposed solutions, can be costly in nature.

Prosecutor Johnson stated goal: What can we do better? What are some questions or ideas you have?

Officer Wright stated that their goal, as officers, is to address these issues with compassion. Adding that many of these issues are made more complex with the mental health aspects of disturbances downtown.

Prosecutor Johnson stated that focusing on gaining public input and public support on things like providing mental health resources, especially as it relates to the court, is crucial. Advocating for a just position with the resources available is their goal. Working to identify priorities and address concerns by discerning the difference between nuisance vs. safety concern.

Question from Little regarding the closing of camps north of town and its effect on downtown. Officers' response was generally not much (direct) impact to the downtown area that has been seen at this time.

Davis asked whether part of the influx of these types of issues is caused from folks outside Boone County, who may be coming here to access resources (i.e. – hospital care, mental health services, etc) and are subsequently not returning to their hometown(s). Prosecutor responded that he has heard those comments as well but does not have data on whether that is indeed happening or how much it is happening.

Woods expressed concern over access to affordable healthcare for some people that he has spoken to lately near his business.

Murphy asked about state statute regarding a responsibility for people outside county to return to their home once they receive the care they came for. Officer Dutton responded that their understanding is the request must come from the person who is receiving health care. Because City of Columbia is known for having good resources, this is potentially why there's an influx of folks from other areas of the state/country coming to receive care.

Question regarding Treatment Court as requirement for persons suffering from substance abuse was voiced. Officer Wright's response: Begins with Probation and Parole; they have the jurisdiction, but the individual must be willing to receive these resources. Officer Dutton added that participation is key and you can't force participation, which other officers echoed. Officer Wright also added that often there aren't enough facilities to help the people that need those resources, and the process for getting someone through these programs is lengthy.

Question from Little regarding the process for individuals wanting to voice their concern to the court/judge directly. Officer Wright offered to help with that process, as did R. Johnson, stating, if there are people/cases an individual is concerned about, please reach out and they will help anyone navigate voicing concerns in court. Letters to the court are also acceptable.

In response to a comment about (lack of) funding R. Johnson added that funding for many of these processes is just enough to do O.K. Their office has looked at examples in other counties (Johnson and Douglas) and how they've been able to get more funding through grants for things such as crisis centers, quick handoffs from law enforcements, and other streamlined processes to address underlying issues such as mental health and substance abuse.

Prosecutor Johnson stated action items to consider (big priorities) – changing the way they divide up cases, increase salaries for officers, increase staffing, camera purchases, and education of community members. R. Johnson thanked the group and would like to continue the conversation with members of The District and the community.

- Social Summit Review

Davis and Rust went to the Responsible Hospitality Social Summit Conference in NY. They offered a condensed version of the notes they took during their time there. Rust said anyone that wants to do a more in-depth dive into what they learned, please reach out and they will find time to go over this. Davis stated they are setting up meetings regarding a few action items they came away with.

A few general notes from their time there:

Nightlife experience was a big theme for this conference and felt very relevant to The District. In example, using a "Nightlife Managers," a direct contact person to be involved with anything going on in the nightlife of city. Bouncers, police force, restaurants and bars, and so on.

A few questions about liability/responsibility were raised by the group regarding a position like that. Caldera stated that from a liability standpoint (financial risk) if the position is advisory in nature, risk seems low. But the question remains, is it an effective approach?

Block by Block has ambassadors who help with a lot of these nightlife issues. However, their jurisdiction is limited and their presence is expensive.

Jarvis asked how positions like these are funded. Davis said most she had heard of were funded by City. Concern with the scope of the problem was expressed.

Woods gave some examples of bigger cities' use of a person who 'bridges gap.' Essentially, a liaison between the city, CPD, downtown businesses, and the community. Davis said the position (Nightlife Manager) in NY, as an example, had buy-in from the community (city, business owners, police, etc) which was extremely key in its effectiveness.

Rust restated that she and Davis would be available to take a more in-depth dive with anyone that wants to talk more about what they learned at the conference.

Davis stated a meeting with the police chief to take information and questions to is in the works.

## **Old Business**

- FY24 Budget

Pieper stated the budget covers what The District's budget was in 2022, 2023, and proposed in 2024, adding that the biggest change is Sharp's End add-in the budget, which was approved last month. Sales tax being the largest revenue stream. Everything else is as it has been or moderate increases to keep up with price hikes for services.

Jarvis motioned to approve. Little seconds. All approved. Motion carries.

## **Committee Reports**

### Operations

Jarvis stated the biggest topics for Operations as of late: Solid waste, solid waste billing, and positions of dumpsters in The District. This project was requested by the City. Due to the scope of this project, may be looking for a sub-committee to help execute this analysis of the solid waste in The District. When ready to make said committee a request for interested parties will be sent out.



Some conversation regarding planters downtown. Hiring Helmi's, expect them to begin planting mid-May with the permission of Parks and Rec for one year.

### Economic Development

Nolan stated this meeting was rescheduled. No new reports.

### Marketing

Norden (absent) stated the marketing committee did not meet. Davis stated the Media Buy date is scheduled for (all day) May 25<sup>th</sup> –any comments or notes regarding the Media Buy day should be sent to Davis or Norden.

### **DLC Report**

Hawxby absent. Davis stated DLC did not meet.

### **Parking Commission Report**

McClung absent. No report given.

### **Orr Street Park Committee**

Davis stated she requested an update and stated that Gabe sent: A 1.25 agreement has been made and they expect it to be approved at City Council on June 19<sup>th</sup>. Parks and Rec has meetings set up with relevant parties. Once these three meetings happen, they expect a public meeting during either June or July.

### **Staff Report**

Ellen Nimmo added to The District team as Office Assistant (info@discoverthedistrict)

### **Comments from Board, Staff, and/or Public**

Comment from community member that Gateway is looking great.

Jarvis motioned to adjourn at pm. Pieper seconded. All approved.

**Downtown Community Improvement District  
Economic Committee Meeting  
May 16, 2023  
11 S. 10th St.  
3:30pm**

**Present**

Nickie Davis-CID  
Kathy Becker-CID  
Ellen Nimmo-CID  
Mike Nolan – The Blue Note  
Adam Dushoff – at Large  
Dimetrious Woods – Essentialz Bodega  
Russell Boyt - Russell Boyt Realty  
Jose Caldera – Smith Lewis LLP

**Absent**

Mikel Fields – Cracked Up Mobile

**Guests**

Deb Rust – Tellers/Sake  
Kathy Murphy – Commerce Bank  
Colin Munro – managing director of MIconex

Nolan called the meeting to order at 3:32 pm

**Approval of Agenda**

Dushoff moved to approve the agenda; Boyd seconded. All approved.

**Downtown Gift Cards**

Munro opened by addressing the questions about Visa Cards being used anywhere in US. EML payments program is based in Australia and that “rule” applies to any of Visa’s programs, since the (potential) District Gift Cards would be considered a private label card, transactions are able to be restricted to certain areas, in this case The District boundaries. Munro stated that many of their clients i.e. - shopping malls, governments, CIDs, etc use this as an option.

Caldera asked about the number of local governments that utilize this type of service through MIconex. Munro said he is able to provide a list of those clients for review.

Munro stated one condition written into their contracts would be if a vendor were to misuse Visa GC rules then the vendor would be subject to fine. To his knowledge this has never happened.

Munro continued, overspend data is legal and available in the US through 'initial request amount.' Munro stated there is no conversion fee with these cards because these cards are bought and used within the US. Meta bank is the issuing bank.

Caldera stated if CID gets to the contract stage of this process, certain requirements (which he will outline at that time) must be met to satisfy Missouri law.

Murphy asked a question about how charge disputes are handled. Munro stated it would be between the merchant and the customer at that point.

Caldera expressed concern over the public benefit of such a program. The group agreed that is a valid concern, but this being more of a marketing cost rather than a profit earnings program, they felt it was good to keep exploring.

### **Wayfinding Sign Update**

Becker stated we are waiting to hear back from Columbia Signs and potentially partnering with CDB on cost.

### **Interactive Public Art**

Davis stated she has met with T/F art installation team to gain some insight since they install interactive artwork every year for T/F, utilizing local artists.

First step is finding a feasible location. Some options to consider: Sharp's End area, NVAD, 8<sup>th</sup> street. T/F folks had a few spots they were excited about: The rooftop at Missouri Theater (facing 8<sup>th</sup> street), CenturyLink building, Hall Theater, BofA lot. Boyd made another suggestion on 10<sup>th</sup> and Walnut.

Some questions to consider: Do we want to partner with T/F? What sort of art? I.E. – projected art or something else? Options will be provided and voted on at the next meeting.

### **Public/Staff Comment**

Boyd motioned to adjourn at 4:51pm. Woods seconded. All approved.

## **Downtown Community Improvement District**

**Operations Committee Meeting**  
**May 18, 2023**  
**11 S. 10th St.**  
**3:30pm**

**Present**

Nickie Davis-CID  
Kathy Becker-CID  
Ellen Nimmo-CID  
Kathy Murphy – Commerce Bank  
Danielle Little – Columbia Real Estate  
Aric Jarvis – The Broadway Hotel  
Morgan Wright – Gunter Hans  
Chris Kelly – At Large  
Tom Mendenhall – At Large  
Van Hawxby – Dogmaster Distillery

**Absent**

Jon Ott – At Large

**Guests**

Sarah Johnson – Basement Reef  
Alison Anderson - Public Works  
Mike Snyder - Parks and Rec

Jarvis called the meeting to order at 3:30 pm

**Approval of Agenda**

Murphy moved to approve the agenda; objection from Johnson due to date on agenda being incorrect (17<sup>th</sup> vs 18<sup>th</sup>), Mendenhall seconded approval with the adjustment of the date. All approved.

**City Planters Update**

One idea for replacing the planter on 10<sup>th</sup> and Broadway location involves permeable concrete which utilizes stormwater to water the tree. Follow up with the developer. Mendenhall motioned to move forward. Murphy seconds. All approved.

Davis stated we are ready to move forward with Helmi's on the remaining planters. Snyder said P&R will work on removing dead plants from planter outside Commerce Bank.

#### **4A Change Update**

The breakdown of the 4A Change bill is essentially any call from The District or its business owners.

#### **Camera Grant Update**

Jarvis asked how many grants have been paid out so far. Becker said close to half are finished. Davis stated we are still fielding interest for cameras, his can potentially be re-added to next year's budget when the time comes (August). Becker read out a list of business locations that are expecting camera installations which in all different areas of The District.

#### **Block by Block Update**

Currently BbB has three employees and Bill. They are still experiencing understaffing. They are starting power washing some areas. The City has picked up the recycling at the bins that were overflowing. They (the City) also monitor the compactors to make sure all is working well, etc. Davis stated it's nearly time to go back to the City for funding for Block by Block.

#### **Solid Waste Master Plan**

Board did decide to take this to another committee. Davis stated this will be open to some folks not on our Board, but that are very concerned with this matter. Davis continued that she is planning to ask the City if the old BofA parking lot (cherry street) could be used as a potential compactor lot.

Jarvis stated The District met with The City to discuss billing. It seems like they are eager to get this resolved as well and we got some questions answered, helpful. If anyone wants to be on this committee let Davis or Jarvis know and they will get you added.

#### **Public/Staff Comment**

Murphy motioned to adjourn at 4:04 pm. Mendenhall seconded. All approved.