

**Downtown Community Improvement District
Executive Committee Meeting
Tuesday, November 2nd 2021
ZOOM & 11 S 10th St**

Present

Nickie Davis - CID
Kathy Becker - CID
Hannah Bilau - CID
Deb Rust
Kenny Greene
Van Hawxby
Aric Jarvis

Guests

Approval of Agenda

Van made a motion to approve the agenda at 3:36pm Deb seconded. All in favor.

Update on Planters

CID staff is setting up a meeting with the city to discuss the planters. We are seeking a partnership with them. Ideally, we would like the city to clean up the non-raised planters and have Helmi's continue to plant the raised beds and have the city water them and maybe cost share. Committee agreed pressure needs to be put on the city.

Update of Curbside Spots

Have had a couple of good meetings with the city. Looking to get them to be permanent 15 min spots. Staff is writing up the proposal to take to the parking commission which will then move to the council. Offered to pay for new signage for the spots.

Budget Updates

Sales tax income is "through the roof". Kathy thinks we need to find ways to use this extra income within the district. Want to go back through the budget and reallocate it to put it back into the community. Increased alley power

washing, a Night Mayor, planters, a trash study, and lighting upgrades were all suggestions. The Convention Center study was another option. Kathy is going to work on a revised budget. Might include placeholders based on when retreat is/the project decision is.

Board Visioning/Retreat

Because we have excess funds and are no longer saving for Gateway, Nickie thinks we as a board need to figure out what our next big project will be. Thinks the board needs dedicated time to have a retreat to brainstorm ideas. Will bring this up with the full board next week. Nickie is going to look into having a closed meeting.

November Board/Agenda Creation

- **Budget Updates** - discussed in the budget update section
- **Convention Center Update** - Reviewing bids for survey companies
- **Board Member Applications**
 - Went over the applications received. Discussed agenda items for the Search + Review committee.

Member/Staff/Public Comment

Adjournment

Van made a motion to adjourn at 4:01 pm. Deb seconded the motion. So moved.

**Downtown Community Improvement District
Search and Review Committee Meeting
Monday, November 8th 2021
820 E Broadway, Columbia, MO 6520**

Present

Nickie Davis - CID
Hannah Bilau - CID
Kathy Becker - CID
Deb Rust
Van Hawxby
Mike McClung
Munir Mohammad
Adam Dushoff
Kenny Greene

Approval of Agenda

Mike approved the agenda at 9:05 am. Adam seconded. So moved.

Term Limits Discussion

Nickie introduced the term limit idea. Adam asked if this was one person who had been vocal about term limits or multiple people. Van mentioned that he had been vocal about it, and had heard other people were interested in enacting it as well. Adam voiced that he is also pro adding a term limit. Munir asked what is the longest someone has been on the board. Adam and Mike let the committee know they have been on the board since the beginning. Deb mentioned that she knows former board members have willingly stepped down because of their commitment to term limits. Mike mentioned the only con against term limits is that there have been years without quality new applicants. Mike also brought up that voting by roll call creates built-in nepotism, because you have to look in someone's eye and say you're voting against them. Committee discussed changing the vote to be ballot only and making a contingency in the new bylaw to create options for term extensions in rare cases. Also discussed exemptions for project leads - but there are ways around it by serving as an at-large member on a committee. Mike mentioned that if he rolls off the board he cannot be at large on the parking commission. Discussed the on-off time of the limits. Discussed 2 terms on 2 years off. Also brought up that the first 2 years are a lot of learning, and not being

comfortable with speaking up - which only gives 4 years of active membership with a 6-year term. Mentioned exceptions for people with leadership positions (executive committee specifically) and changing the term length. Can't change the term length because it's in the petition. Kenny mentioned that he wants to emphasize more education on officer positions and creating a mentee/mentor relationship. Discussion about 1 year off versus 2 years. Discussion on where the exception on term limits will fall - Mike brought up Search and Review being a "checks and balances" stop for exemptions/applications.

Van proposed a motion for term limits that Board members can stay on the Board for 2 full terms, then need to be off for at least 1 year - but during this off year can still serve as an at large member on Committees. Any exemptions to this rule would be made by the Search and Review committee to be sent to the full board for approval. Adam seconded the motion. All in favor, no opposed. No abstentions. Motion carried.

Search and Review Committee makeup

Committee discussed whether or not there is a need to change how Search and Review members are selected. Realized that things are fine as they stand. No motion made.

Adjournment

Adam made a motion to adjourn the meeting at 9:52 am. Van Seconded. Moved.

**Downtown Community Improvement District
Board of Directors Meeting
Tuesday, November 9th 2021
ZOOM & 11 S 10th St**

Present

Nickie Davis - CID
Kathy Becker - CID
Hannah Bilau - CID
Deb Rust
Mikel Fields
Kenny Greene
Tom Mendenhall
Lydia Melton
Lara Pieper
Jose Caldera
Kalle LeMone
Van Hawxby

Guests

Carol Rhodes - Assistant City Manager
Sarah Johnson
Russell Boyt
Charles Bruce
Rachel Norden
John Ott
Geoff Jones + Command Staff of CPD
Chase Sparks
Kathy Murphy
Charlie Smith
Danielle Little

Introductions

Approval of Agenda

Tom moved for the agenda to be approved at 3:32 pm Mike seconded.

Approval of Minutes

Tom moved for the minutes to be approved. Lara seconded

Approval of Financials

Mikel went over the financials for month 1. 50% through sales tax season, and we are at 58% of collection. Sales Tax numbers are higher than anticipated. Done as far as spending is considered on the Plaza. Mike moved for the financials to be approved. Tom seconded. All in favor.

Police Report

Chief Jones and Nickie Davis went over their meeting yesterday to discuss recent shootings. Deb and Kenny joined them in that conversation. Discussed issues and solutions. Chief Jones offered suggestions for potential ordinances we could enact. Also discussed updating street cameras so they are working again. Tom voiced support for cameras. Chief Jones has been talking with public works and IT to work on the cameras and lighting. Chief Jones would also like an automatic license plate reader. In their meeting yesterday, they also discussed alcohol safety and getting a traffic detail downtown at night to help curb reckless driving. Discussed recent shootings. Confirmed that most of the shootings have been targeted and done by folks who are not Columbia residents and/or domestic violence situations. Mentioned that 2 of the shootings that have happened have been in the presence of CPD. In the most recent instance the officer did return fire - but no one was harmed. Tom asked if there was a resolution the CID needed to make - Chief Jones said that he did not believe that was necessary. He would prefer to work with the City.

John Ott asked if the amount of shots fired/shootings happening in town was isolated to the CID. Chief Jones said this is not isolated to downtown Columbia, but shots being fired downtown is a concern to them.

Overservice/service to minors is a contributing factor to a lot of the nightlife safety concerns happening downtown. Chief Jones is going to work with the city council to combat this issue.

Lydia asked if the Show Me ID app worked and was accurate for identifying fakes. Chief Jones highly recommended it.

City Report

Carol was hoping she would be able to provide an update on the street light project - has not yet heard back from Dave Sorrel on how that project is going. Would like to expedite it as much as possible.

Redi Report

Chase let the committee know that the NextGen building at Mizzou is incredible and highly recommended checking it out. Redi's priority right now is workforce development. Have been partnering with the Chamber and the State on ways to drive folks to open jobs. Asked the board to reach out regarding their successes and failures in filling open positions.

CVB Report

No report.

New Business

- Term Limit Discussion

- Nickie went over Search and Review's discussion from yesterday regarding enacting term limits. Went over the proposed resolution - 2 full terms on the board then a required year off before reapplying (with exceptions made by Search and Review on a case by case basis). Tom mentioned that two terms does not feel like enough time to get your feet wet or see things through - which is something the Search and Review committee mentioned. Adam voiced his support for the policy and provided insight on why he voted for it yesterday. Mentioned that if the policy doesn't end up working out we can always vote to change it. Mike went over how important he views institutional knowledge to be, but also why he ended up supporting term limits.
- Adam proposed the amendment. Munir seconded.
- Everyone but Tom voted in favor. Tom abstained.

- New Board Member Slate

- Ballots were passed out and explained. Applicants introduced themselves and why they applied to the Board and why they wanted to get involved.

- Convention Center Feasibility Study

- There are 3 quotes for the study in Dropbox for the Board to review. 50k is the minimum. Highest is 57k. Kathy's favorite was

50k. The study will be both market research related to the district as a whole and the economic impact of the convention center.

- **Budget Update**

- Sales tax is up. The money we have already put into Gateway we will get back (around 150k). Kathy mentioned that our checking accounts are really building up - so we have money to put towards new projects.

- **CID Visioning**

- Nickie wants the board to consider what our next big project is. The Gateways was a part of our master plan and there are some more things we can do there if we would like. Nickie presented some options including -
 - Working with the city to take over cleaning the alleys and hiring a new BBB ambassador to clean them and on game days. Would like to split the cost with the City or have them cover the cost entirely.
 - Adding more money to the Gift Card program
 - Updating raised planters on Broadway
 - Convention Center
 - Curbside parking spot signage (Munir mentioned that the 15 minute spots are prime for tickets because people abuse them)
 - Revisiting District Gift Cards
 - Public Art
 - Repair District Cameras
 - A match program for curb and sidewalk repair
- Mike mentioned that he prefers projects that have a lasting impact over time instead of what appears cheaper and is an annual expense.
- Adam commented on the last time the cameras were installed the CID paid for the cameras but not the maintenance. Also mentioned that the City should be taking care of the Alleys and it's not the CID's responsibility to pick up their slack. If they need to raise rates to hire someone they should raise rates to hire someone.
- Had some conversation about cameras, broken window theory, decorative lighting, license scanners, making things look nicer

and clean as a crime deterrent. Mentioned the option of private security for Downtown.

- Nickie will send out some surveys to figure out the board's top priorities so we can figure out how to amend the budget. Tom brought up having listening sessions for folks Downtown to figure this out. Jose recommended that when she does the survey to make sure it does not feel/appear like a vote.

Old Business

- **Gateway Plaza Final Unveiling** - cut for time

Committee Reports

- **Operations** - Aric is out
- **Economic Development** - Mikel went over the conversation Den of Kings had with Econ and offered a diverse range of events in The District.
- **Marketing**
- **Gateway**

DLC Report

COMO 200 Report

Parking Commission Report

Staff Report

Public Comment

Lost quorum at 5:00 PM - Mikel made a motion to adjourn. Tom Seconded. All in favor.

**Downtown Community Improvement District
Economic Development Committee Meeting
Tuesday, November 16th 2021
ZOOM & 11 S 10th St**

Present

Nickie Davis - CID
Kathy Becker - CID
Hannah Bilau - CID
Deb Rust
Mikel Fields
Adam Dushoff
Lydia Melton
Lara Pieper

Guests

Kathleen Murphy
Sarah Dresser

Approval of Agenda

Mikel amended the agenda to move the Alley Gallery discussion to the beginning of the agenda. Adam seconded. All in favor. Approved.

Bar Safety in The District

Last month, we had a chat with the Bar Safety Network. Nickie asked if we wanted to become involved in this training - whether it's getting the resources to businesses or paying for trainings. Nickie isn't interested in being a solicitor for paid services for district businesses. Had some conversations regarding recent drugging allegations. Chief Jones has stated that everyone who was tested for a potential drugging tested negative. Believes the problem is with overservice. Mayor Treece reached out to Nickie about a potential training with Bar Owners and Managers.

Alley Gallery

Sarah Dresser from the Office of Cultural Affairs joined the committee to help the committee make a decision on the first round of Alley Gallery Murals. Nickie asked Sarah for suggestions on how to make the best decision. Went through the submissions and gathered committee's comments and

suggestions. Sarah liked Ken's concept of creating a "window" that looks through the building. She also liked the colors and vibrancy of Lisa's. Deb and Lydia also voiced preference for Ken's. Mentioned that all of the artists could be chosen for future rounds. General consensus is that Ken worked with the location the best. Would like a version without shop logos. Preferred the option he sent over that did not have grass - fit more within the concept of a "window". Have had more landlords reach out about being a location for future rounds.

District Gift Cards

When Nickie went to the IDA conference she met with 3 different companies that run gift card programs in other downtowns. Will be doing research and gathering quotes to get these programs running. Adam voiced some concerns about getting a mastercard style gift card that can be used outside of the cid. Nickie also mentioned a QR style card that has no startup or investment fees from the businesses that opt in. No action needed currently. Just wanted to keep the committee informed.

Public Staff Comment

none

Adjournment

Adam made a motion to adjourn at 4:11pm. Lara seconded.

**Downtown Community Improvement District
Operations Committee Meeting
Thursday, November 18th 2021
ZOOM & 11 S 10th St**

Present

Nickie Davis - CID
Kathy Becker - CID
Hannah Bilau - CID
John Ott
Tom Mendenhall
Aric Jarvis

Guests

Kathleen Murphy
Chris Kelly

Approval of Agenda

Tom moved for the Agenda to be approved at 3:32pm. John seconded.
Passed.

Night Mayor and Downtown Security

Nickie introduced the concept of hiring a Night Mayor/Ambassador. We would need to put out an RFP if interested, but we have received a quote from Block By Block. This person would be a community figure that is an ambassador for nightlife that has knowledge and respect for all of our businesses to provide light security/offer crowd control/provide some resources that CPD legally cannot provide. CPD does not think they could provide the same level of crowd control even if a law was passed without force. This is more of a community engagement position.

We have had groups (paid/and unpaid) reach out about offering training for bouncers and bartenders. The main question is figuring out what the CID wants to do and figuring out our zone.

We paid the City \$30,000 for flood daylight bulbs to come on after bar closing, but it's looking to be 13 more months before that can be accomplished. Tom is going to reach out to Dave Sorrel to see if we can get this project expedited.

The City has replaced 28 burned-out lights in front of bars and atm's in the meantime, which helps - but is not the solution we paid for.

John and Tom chatted about public safety. John brought up the lack of enforcement for open containers. Tom would like to see a sales tax increase to fund a raise for existing/incentives to hire more police officers. He would like to reach out to the Mayor and City Manager to see if they would endorse such a measure. Nickie brought up that there has been officers at several of the shots fired incidents - is not sure if having more officers would create a difference.

John brought up that being proactive earlier in the night with enforcing existing ordinances would be a quick solution.

Nickie brought up that CPD has brought up that they believe increased training and installing updated security cameras would be the most beneficial. We will be asking the board to endorse supplying CPD with the funds to make the necessary upgrades to the Camera systems.

Committee thinks the CID needs to receive direct reports from CPD about all incidents of violence within our boundary. It's hard to react to problems if we do not have a clear picture of what is occurring.

Tom asked Nickie to call CPD to receive an exact email on how much the camera upgrades would be. The CID is ready to fund these upgrades, we just need to know how much it would be and when it would be installed.

Nickie also brought up the option of creating a match program for private businesses to install their own street-facing cameras. Tom liked this idea. Tom also mentioned that there is an existing ordinance that requires convenience stores to have security cameras. He thinks having a similar one passed for bars would be beneficial. Aric brought up the point that cameras are great for catching someone after a crime has happened or identifying problem individuals, but doesn't do much to prevent problems. Agreed that in order for it to be preventative there would need to be someone monitoring a live feed of video footage.

Committee also voiced concerns that groups gathering in large numbers on corners or in cars after closing or even throughout the night is a huge risk factor. Brought up curfews as a possible solution.

Nickie reiterated that we have gone to the Chief of Police multiple times to ask what they would like to receive/what would be the most beneficial to them, and they have consistently asked for cameras. Nickie would like to listen to them and what they say they need.

The Committee reiterated that the City operates on a triage system. They typically require a complaint before action is taken.

Short Term Curbside Parking

Nickie thinks that this is the same update as has been provided in the past. Looking at 23 permanent curbside parking spots. These would be paid 15 minute spots at the ends of blocks. We currently have 33 free parking spots, but the parking utility is on board with 23 paid spots moving forward. The Parking Commission might be taking this to the City Council. The only cost would be signage and paint. Would like the updated signage to be more visible. Parking Utility will not enforce the spots on Sundays, would be up to the CID to enforce if there happens to be a complaint on Sundays. Committee was overwhelmingly in favor of the change.

Trash

Had a meeting with the trash utility last week. Number 1 complaint we get currently is related to trash in the alleys. Kathy received a quote from Block By Block for a staff member whose full job responsibility is taking care of alley trash. Would like to partner with the city to cover the costs. Part of the benefit for the city is that when complaints come to us they can stay with the CID instead of passing it along. City seemed somewhat receptive to it. Waiting to see what Dave Sorrel and Steve Hunt say before bringing it to the board. Ideally we would like the city to cover the costs. Tom will reach out to

If zoning passes the demolition of the US Bank building there will be an issue with the location of the trash compactor by sake - it will need to find a new home.

Other Discussion Items

John asked about curbs, he's been grabbing hunks of broken concrete himself to prevent folks from getting hurt. Asked for an update. Passed the updated design standard for new/replaced curbs, but does not deal with existing ones. Tom asked if we could get a bid for how much it would cost to fix them and then send that bid to the city so they could act on it.

John also mentioned that we need to be having conversations with the Mayoral candidates to see how they feel about Downtown and the CID in general. Nickie would like to be a part of a Mayoral debate, maybe not host it, but be involved. Also brought up the idea of having a meet and greet with the candidates and the board.

Public Comment

None

Adjournment

John made a motion to adjourn the meeting at 4:20pm. Tom seconded. Approved.