

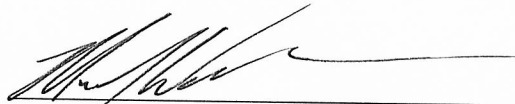
RESOLUTION NO. 2016-27

**A RESOLUTION OF THE DOWNTOWN COMMUNITY
IMPROVEMENT DISTRICT APPROVING MINUTES OF
THE BOARD OF DIRECTORS MEETING HELD JUNE
2016**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN
COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:**

The Downtown Community Improvement District (the "District") hereby approves of the meeting minutes for the meeting of the Directors held June 2016.

Passed this 12th day of July 2016.



_____, Chairman of the Board of
Directors

(SEAL)

Attest:



_____, Secretary of the Board of Directors

**EXHIBIT A
TO RESOLUTION NO. 2016-27**

June 2016 Meeting Minutes

**Community Improvement District
Board of Directors Meeting
June 14, 2016
11 S. Tenth Street**

Present:

Adam Dushoff, Addison's
Tom Mendenhall, The Lofts at 308 Ninth
Allan Moore, Moore & Shryock Appraisals
Deb Sheals, Historic Preservation
Blake Danuser, Bingham's

Mike Wagner, Central Bank of Boone County
Mike McClung, Carharts
John Ott, Alley A Realty
Marti Waigandt, 808 Cherry St.
Andy Waters, Columbia Tribune

Absent:

Skip Walther, Walther, Antel, Stamper & Fischer
Steve Guthrie, Landmark Bank
Ben Wade, Guitarfinder

Tony Grove, Grove Construction, LLC
Christina Kelley, Makes Scents

Guests:

Krista Shouse-Jones, CPD
Chad Gooch, CPD
Carol Rhodes, City of Columbia
Mark Farnen, Strategy Consultant
Paul Land, Plaza Commercial
Brian Toohey, Columbia Board of REALTORS
Mike Grellner, Plaza Commercial

Jerry Dowell, Chamber of Commerce
Kenny Green, NVAD
Chris He, Downtown CID Intern
Jodie Jackson, Tribune

Approval of Minutes

McClung motioned to approve the minutes, Dushoff seconded and none were opposed.

Financial Report

Essing provided an overview of financials and current budget status. Spending is on track for 2016. McClung motioned to approve the financials, Waigandt seconded and none were opposed.

City Report

Rhodes provided update on Parking Task Force, which has been approved by City Council. Downtown CID will have two representatives. Danuser motioned to appoint Mike McClung and Deb Sheals to the Parking Task Force. Dushoff seconded and none opposed.

Police Report - Gooch

Sgt. Gooch provided update on new schedule and crime trends for downtown area. Overall recommendation for businesses to lock/secure their locations, based on recent incidents.

New Business

Budget Process

Essing reviewed budget process and the final draft of the 2017 budget. Dushoff motioned to approve the final draft of the budget as is. Sheals seconded and no one opposed. Essing will submit the approved budget to City Council on Monday, June 20, 2016.

Independent Testing of Proposed Development Code

Winter and Co. presented their findings after the Downtown CID hired the consultant group to run four test case scenarios of the current proposed new development code.

The case studies ran through full block, half block and smaller developments. Overall, consultant Nore Winter told the CID board the form-based code was the right tool for the city's new development code and it needs to be "calibrated" correctly. Winter reported they found the codes as written worked best with large scale projects but might significantly increase the cost of smaller projects or building renovations.

Several guests asked questions regarding specific tested scenarios. Questions concerning building line regulation, adding 25 percent or more to the square foot area of an existing property and achieving the required percentage of open area for small(er) projects were the main points of discussion.

Essing asked all board members to review the report and give any comments/feedback directly to her. Essing said she will assemble all submitted comments and changes, along with the draft report from Winter and Co., to Planning and Zoning on June 23. Essing will schedule a special meeting at 9:00 am Monday, June 20, to finalize the comments and allow the board to vote whether to accept the documents and bring them forward to P&Z on the 23rd.

Committee Reports

Operations

No new business

Economics

No new business

Marketing

The committee will vote to accept a new voting member at the next meeting. Currently there is one vacancy.

Gateway

The bid is out to hire a construction team for installation of the first three light hubs. The right of use permit will be in front of City Council at their upcoming meeting.

DLC-Wade

Wade was absent. Will report next month.

Infrastructure Task Force – Grove

Grove was absent. Will report next month.

Staff Report

Essing provided update that interviews ongoing for open Office Manager position.

Adjournment

The next meeting is **Tuesday, July 12**, at 3:30 p.m.

The meeting on **Tuesday, August 9th**, will be the annual meeting required by the bylaws.

**Community Improvement District
Special Board of Directors Meeting
June 20, 2016
11 S. Tenth Street**

Present:

Tom Mendenhall, The Lofts at 308 Ninth
Allan Moore, Moore & Shryock Appraisals
Deb Sheals, Historic Preservation
Mike Wagner, Central Bank of Boone County
Skip Walther, Walther, Antel, Stamper & Fischer
Steve Guthrie, Landmark Bank
Ben Wade, Guitarfinder

Mike McClung, Carharts
Marti Waigandt, 808 Cherry St.
Andy Waters, Columbia Tribune

Absent:

Adam Dushoff, Addison's
John Ott, Alley A Realty

Blake Danuser, Bingham's
Tony Grove, Grove Construction, LLC
Christina Kelley, Makes Scents

Guests:

Kelly Veach, State Farm

Meeting Agenda:

Winter and Company Independent Testing Report and Downtown CID Letter to Planning and Zoning

- Discussion regarding drafted letter to P&Z. Request to add comments to regulating plan, if the document has not yet been updated. Discussed street wall requirements. Request to add further exemption for historic properties.

- Motion to update letter and sent to P&Z, with report, by Sheals. Seconded by Wade. Unanimous vote.

**Community Improvement District
Economic Development Meeting
June 21, 2016
11 S. Tenth Street**

Members:

John Ott, Alley A Realty
Marti Waigandt, 808 Cherry St
Allan Moore, Moore & Shryock Appraisals

Tony Grove, Grove Construction, LLC
Christina Kelley, Makes Scents
Blake Danuser, Bingham's

Meeting cancelled due to lack of quorum.

The next meeting is **July 19**, at 4:00 p.m.

**Community Improvement District
Operations Committee Meeting
June 16, 2016
11 S. Tenth Street**

Present:

Deb Sheals, Historic Preservation
John Ott, Alley A Realty
Adam Dushoff, Addison's

Mike McClung, Carharts
Andy Waters, Columbia Tribune

Absent:

Ben Wade, Guitarfinder
Tom Mendenhall, The Lofts at 308 Ninth

Guests:

Chad Warren, Ameren
Richard Stone, City of Columbia
Barbara Buffaloe, City of Columbia
Drew Brooks, City of Columbia

Discussion

Ameren Electric Meters – Guest Chad Warren

- Review of Ameren request to bring meters above sidewalks along Broadway. Committee asked Ameren to review alternative solutions, such as meters on roof or additional maintenance of sidewalk pits.

Pilot Parking Program – Guests Richard Stone and Drew Brooks

- Update that Parkmobile is able to offer discounted rates, if Downtown CID would like to fund a “Buy 3, Get 1 Free Month promotion”.

Traffic Light Pole Repainting – Guest Richard Stone

- Downtown poles to be repainted this summer.
- Update on Broadway repaving project, to occur week of June 27.

Sustainability Projects – Guest Barbara Buffaloe

- Discussion on potential sustainability programs, such as white roof rebates or grease container incentive to relocate grease containers out of alleys.

Power and Light Projects

- Update that City is testing LED street light options this summer. Additionally, City will be testing the “enhanced lighting system” for project to enhance downtown lighting at bar closing time.

Stormwater Tree Project

- Update on installation of tree planter and 10th and Broadway, to be completed this summer.

RHI HZA Report

- Update on panhandling campaign and Phoenix outreach program.

Adjournment

The next meeting is **July 21** at 3:30 p.m.

**Community Improvement District
Marketing Committee Meeting
June 28, 2016
11 S. Tenth Street**

Present:

Christina Kelley, Makes Scents
Ben Wade, Guitarfinder
Lisa Klenke, Calhoun's

Steve Guthrie, Landmark Bank

Absent:

Lili Johnson, Poppy
Andy Waters, Tribune

Guests:

Barbie Banks, Citizen Jane
Van Hawxby, Dogmaster Distillery

Marketing Committee Voting Member Position

Corissa Ray has resigned, due to no longer owning a business within The District. Application for replacement open through June 24. Vote conducted on June 28, with unanimous approval of Van Hawxby.

Citizen Jane 2016

Barbie Banks, Executive Director of Citizen Jane, provided update on this year's event to be held the first weekend in November. Venues will include Stephens College, Tiger Hotel, PACE and TBD downtown locations. 6,000 attendees expected for weekend events. The theme of the event this year is "Glitch – Overcoming Obstacles".

Dog Days Sidewalk Sale

Review of event collateral, marketing and social media campaign for annual event to be held the last weekend in July. Custom spot will be recorded for cable television flight. Discussed ideas for next year, to include "dog mascot" contest and partnership with Central Missouri Humane Society.

Media

Discussion of 2017FY media budget of \$62,500. Essing to send out request for proposals for media buying agency. Will add options to extend additional two years (2018FY and 2019FY)

Flatbranch Park Mural Project

Update on Parks and Rec and CARE Gallery Flatbranch Park mural project, which will be painted in July by the community.

Holiday Décor

Discussion on FY2017 budget of \$40,000 for holiday décor. Group favors repeating the "Snowflakes on Broadway" and Magic Tree on Broadway between 8th and 10th streets. Essing to review options to add décor at N/S/E/W entrances to downtown.

RHI HZA Report

Update on Stakeholder meeting on June 28 at 3 pm.

Adjournment

The next meeting is **July 26** at 8:30 a.m.

**Community Improvement District
Gateways Committee Meeting
June 23, 2016
11 S. Tenth Street**

Present:

Deb Sheals, Historic Consultant
Christina Kelley, Makes Scents
Richard Perkins, Stephens
Blake Danuser, Bingham's
Tooti Burns, NVAD

Absent:

Heiddi Davis, MU
JJ Musgrove, OCA
John Glascock, City
Clyde Ruffin, Second Baptist Church
Cliff Jarvis, Columbia College
Amy Schneider, CVB

Guests:

John Baker, CFCM

Tooti Burns joining Gateway Committee.

Capital Campaign Update

John Baker provided overview of fundraising basics, with ideas on improving capital campaign.

Three Light Hubs Update

Right of Use permits submitted to City Council for review during July 5 and July 18 meetings.

Artists continue to fabricate first three globes.

Proposals being accepted for Construction of Globes through July 8, 2016.

Adjournment

The next meeting is **July 28** at 3:00 p.m.

**Community Improvement District
RHI Hospitality Zone Assessment Stakeholder Meeting
June 28, 2016
REDI – 500 East Walnut Street**

Present:

Mary Wilkerson, Central Bank of Boone County
Kim Dude, University of Missouri
Ben Wade, Guitar Finders
Allan Moore, Moore and Shyrock
Chad Gooch, CPD
Eric Hughes, CPD
Krista Shouse-Jones, CPD
Megan Gotcher, City of Columbia
Megan Schaffner, Chamber of Commerce
Andrea Quiroz-Jira, CVB
Mike McClung, Tonic
Bryan Sappington, Columbia College

Agenda Items

Discussion of RHI HZA Report.

- Update on Homeless/Panhandling Initiative
- Report on MU/Columbia College “STEP UP” program, to be launched in fall. Program encourages students to look out for one another, and say something when intervention is needed. The goal is to create a culture of caring. Discussion regarding expanding campaign throughout downtown, such as collateral in bars/restaurants/stores/apartments.
- Update on Alcohol Awareness Month in October. Campuses continuing to push STRIPES/Cheers programming for designated drivers. A bar/entertainment venue meeting will be held in late summer.
- Discussion on Busker/Street Performer programming and current ordinance. Update from CPD that issues arise when street performers play past designated hours.

Adjournment

The next meeting is **Tuesday, August 23**, at 3:00 p.m.

**Community Improvement District
Executive Committee Meeting
July 5, 2016
11 S. Tenth Street**

Present:

Mike Wagner, Central Bank of Boone County
Mike McClung, Dungarees/Resident

Marti Waigandt, 808 Cherry St.
Adam Dushoff, Addison's

Absent:

None

Agenda Items

Discussion of July 12 Board Meeting agenda.

Reviewed Conflict of Interest Policy, and added to July 12 Board Meeting for discussion and vote. Essing to follow up with Attorney Hollis regarding when directors should abstain from board votes.

Discussion of RHI Hospitality Zone busker programming.

CLOSED MEETING

Discussion of compensation package for Office Manager role.

Adjournment

The next meeting is **Tuesday, August 2**, at 4:00 p.m.

