

**Community Improvement District  
Board of Directors Meeting  
December 8, 2015  
11 S. Tenth Street**

**Present:**

Christina Kelley, Makes Scents  
Marti Waigandt, 808 Cherry St.  
Adam Dushoff, Addison's  
Tom Mendenhall, The Lofts at 308 Ninth  
Mike McClung, Carharts  
Allan Moore, Moore & Shryock Appraisals

Deb Sheals, Historic Preservation  
Andy Waters, Columbia Tribune  
Ben Wade, Guitarfinder  
Tony Grove, Grove Construction, LLC  
Blake Danuser, Bingham's

**Absent:**

John Ott, Alley A Realty  
Mike Wagner, Central Bank of Boone  
County

Skip Walther, Walther, Antel, Stamper &  
Fischer

**Guests:**

Carol Rhodes, City of Columbia  
Paul Land, Plaza Real Estate  
Steve Guthrie, Landmark Bank

Chad Gooch, CPD  
Alicia Stice, Tribune  
Krista Shouse-Jones, CPD

**Approval of Minutes**

Mendenhall motioned to approve the minutes, Waigandt seconded and none were opposed.

**Financial Report**

October financials were reviewed; November's financials will be presented at the January meeting. Mendenhall motioned to approve November minutes, Dushoff seconded and none were opposed.

**City Report**

Rhodes stated that in regards to the Strategic Plan, the Social Equity staff will present their 3 selected neighborhoods at an upcoming Council meeting. The city has also asked for the CID's feedback regarding the Smart Growth Report.

**Police Report**

The CPD gave an overview of the past month.

**New Business**

**Board of Director Election**

Three submitted applications. Ballots were passed out as the meeting continued. Steve Guthrie was elected to the Board.

**Blind Boone Home Update**

Ruffin presented an update on the Blind Boone Home renovation. There are still several projects that need to be completed. Ruffin asked if the CID could possibly contribute. Mendenhall motioned to allocate funds not to exceed 6K to complete the fence, Sheals seconded and none were opposed.

**Development Code Draft Feedback**

The greatest concern discussed was the idea of approving a module without it being tested. The board decided that they would like to request more time to test the module before providing feedback of the code. Mendenhall motioned for an additional 6 months to form an opinion on testing. After discussion the motion was amended. Waigandt motioned that before the code

goes to Planning and Zoning to allow at least one year of testing. Sheals seconded. After voting the motion was approved. Mendenhall was opposed.

#### Smart Growth Report Feedback

The Executive committee motioned to write a letter in support of forming a parking commission and include a suggested slate. Sheals motion to approve the letter with a suggested slate, Waigandt seconded and none were opposed.

### **Committee Reports**

#### Operations

Presented street lighting project with proposed \$10k in funding to upgrade City lighting project to allow street lighting levels to increase during bar closing hours. Due to lack of quorum, this discussion item will be tabled until January.

#### Economic

Discussion on the Responsible Hospitality Institute Hospitality Zone Assessment draft. Facilitator Jim Peters stated that he will assist with the redraft of the report at no charge, and will visit Columbia in a few months to assist in moving projects forward. The Downtown CID would be responsible for his travel expenses only.

#### Marketing

True Media is carrying forward with 2016FY media buy.

#### Search and Review

Sheals motioned to approve the 2016 committee slates, Waters seconded and none were opposed.

#### **DLC Report**

The DLC is pushing for the city to adapt the latest zoning codes as soon as possible.

#### **Staff Report**

Essing would like to host a board retreat in January. Interviews for the open marketing position will begin soon.

#### **Adjournment**

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

**Community Improvement District  
Economic Development Meeting  
December 15, 2015  
11S. Tenth Street**

**Present:**

Tony Grove, Grove Construction, LLC  
Allan Moore, Moore & Shryock Appraisals  
Marti Waigandt, 808 Cherry St.

Mike Wagner, Central Bank of Boone  
County  
John Ott, Alley A Realty

**Absent:**

Christina Kelley, Makes Scents

**Guests:**

Cynthia Mitchell, Solid Waste

**Hospitality Zone Assessment Report**

After discussion, the committee established three goals to focus on from their section of the report. Jim Peters is willing to come back to meet with the CID regarding the report.

**Solid Waste**

Mitchell discussed possible locations to place the compactor back into the Broadway Brewery Alley. There has been no progress on the Neidemeyer and Bank of America locations for compactor placement. There is concern that the new Shakespeare's location will have dumpsters along the alley as opposed to the internal compactor discussed at the last Econ meeting.

**Additional Weekend Pickups**

Discussed proposed pricing options from the City to add weekend service and solid waste location clean up. The potential additional expense would be rolled into the solid waste fees paid by users, if approved. Waigandt motioned to enact the Weekday Alley Cleanup Option, Wagner seconded and none were opposed. Proposal will be reviewed at the January Board Meeting.

**Grease**

There is no update at the moment. John Conway is still working on it but the process is slow.

**Adjournment**

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

**Community Improvement District  
Marketing Committee Meeting  
December 2, 2015  
11 S. Tenth Street**

**Present:**

Christina Kelley, Makes Scents  
Ben Wade, Guitarfinder  
Andy Waters, Tribune

Lisa Klenke, Calhoun's  
Corissa Ray, Bluestem

**2016 Events**

Spring Shop Hop: Saturday, April 16  
Dog Days: July 28-July 31  
T/F March 3-6  
Artrageous: April 8-10  
Buskers: July/August  
Halloweenie: Friday, October 30  
Holiday Shop Hop/Tree Lighting: Saturday, November 5  
Shop Small: Saturday, November 26  
Living Windows: Friday, December 2

**Hospitality Zone Assessment**

An overview of the process was reviewed as well as the discussion of the goals for specified sections of the report.

**Calendar**

Essing will work with Waters regarding getting calendar events added to the Columbia Daily Tribune.

**Adjournment**

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

**Community Improvement District  
Operations Committee Meeting  
December 17, 2015  
11 S. Tenth Street**

**Present:**

Deb Sheals, Historic Preservation  
Ben Wade, Guitarfinder  
John Ott, Alley A Realty

Tom Mendenhall, The Lofts at 308 Ninth  
Adam Dushoff, Addison's  
Andy Waters, Columbia Tribune

**Absent:**

Mike McClung, Carharts

Mike Wagner, Central Bank of Boone  
County

**Guests:**

Krista Shouse Jones, CPD  
Chad Gooch, CPD  
Gabe Huffington, Parks and Rec  
Mike Snyder, Parks and Rec

**Power and Light FY16 Projects**

There was no quorum and proposal will be presented at the January board meeting for vote.

**Flatbranch Lighting**

The committee discussed several issues regarding the park including: lighting, renovating phase 1 and phase 2 of the park, and vagrancy. The Parks department will work to review park lighting levels. Per the CPD in regards to vagrancy, the biggest gap in resolving the issue is the lack of medical detox beds. The committee will reach out to Mike Trapp and invite him to the next meeting to help with some creative solutions.

**CPD Update**

The downtown unit will be transferred to a patrol unit Feb 28. The unit is staying intact however reporting under patrol command. There are still two open positions.

**Janitorial Update**

Block by Block has been focusing on high traffic areas.

**Adjournment**

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

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

**Present:**

Mike Wagner, Central Bank of Boone  
County  
Marti Waigandt, 808 Cherry St.

Adam Dushoff, Addison's  
Mike McClung, Carharts

**Absent:**

None

**Agenda Items**

Upcoming Board Meeting Agenda

Discussed and finalized the agenda for the January 12, 2016 Board Meeting.

Reviewed proposal from the Economic Development/ Solid Waste Committee for the City to add a part-time employee to clean trash and recycling locations downtown. Requested additional information on overall Solid Waste budget to assist in decision-making.

Discussed the 2017FY Budgeting Process, which will begin in March. Essing will check with accountant to determine if a contingency reserve may be budgeted. In addition, Board will discuss providing committees with approval authority on approved budget line items within a specified dollar amount.

Essing provided update on upcoming January 27 Board Retreat, which will be held at the Blind Boone Home from 3 – 5 pm, with a social following at Shiloh.

**Adjournment**

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