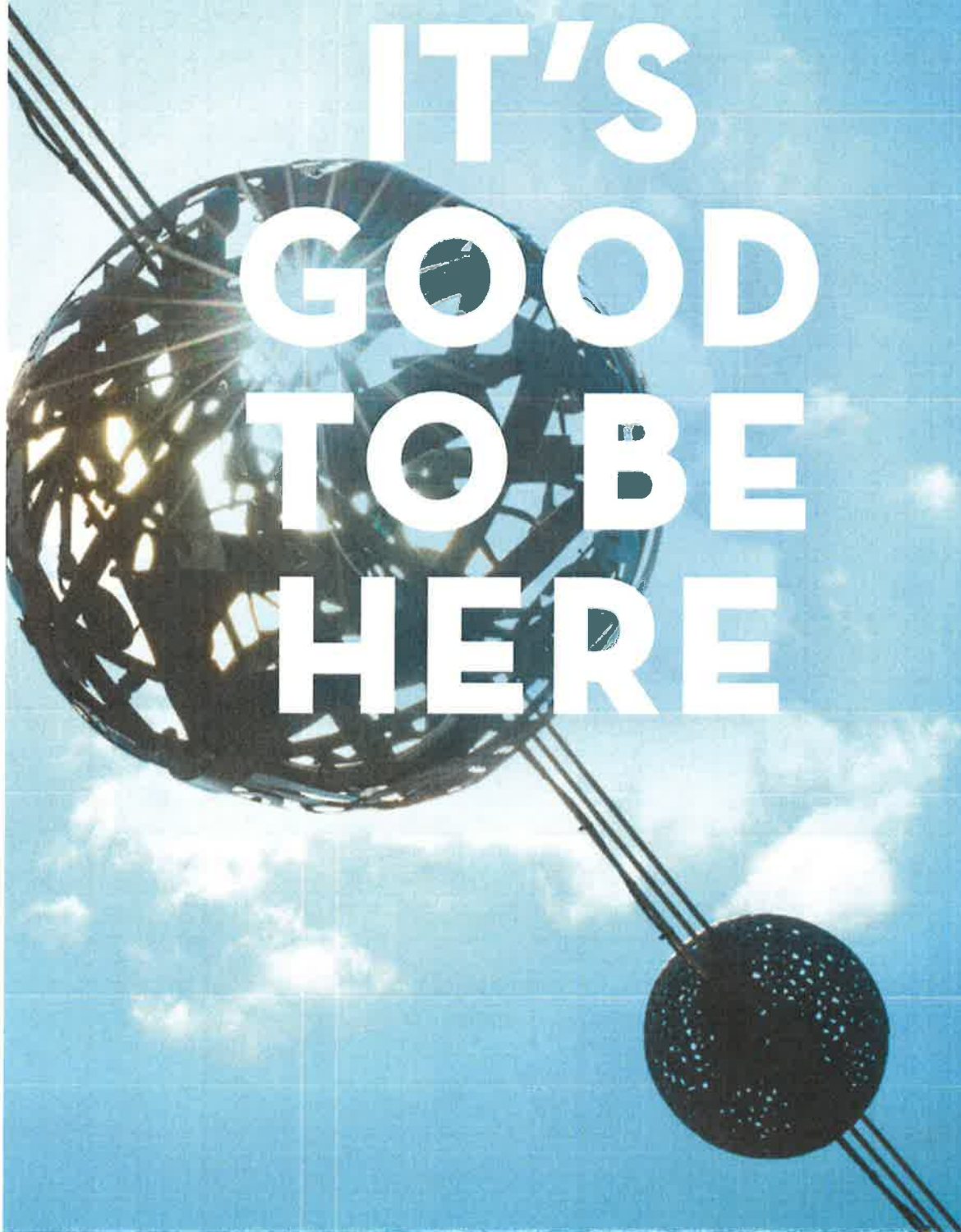
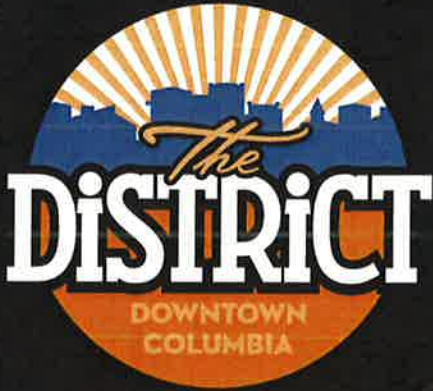


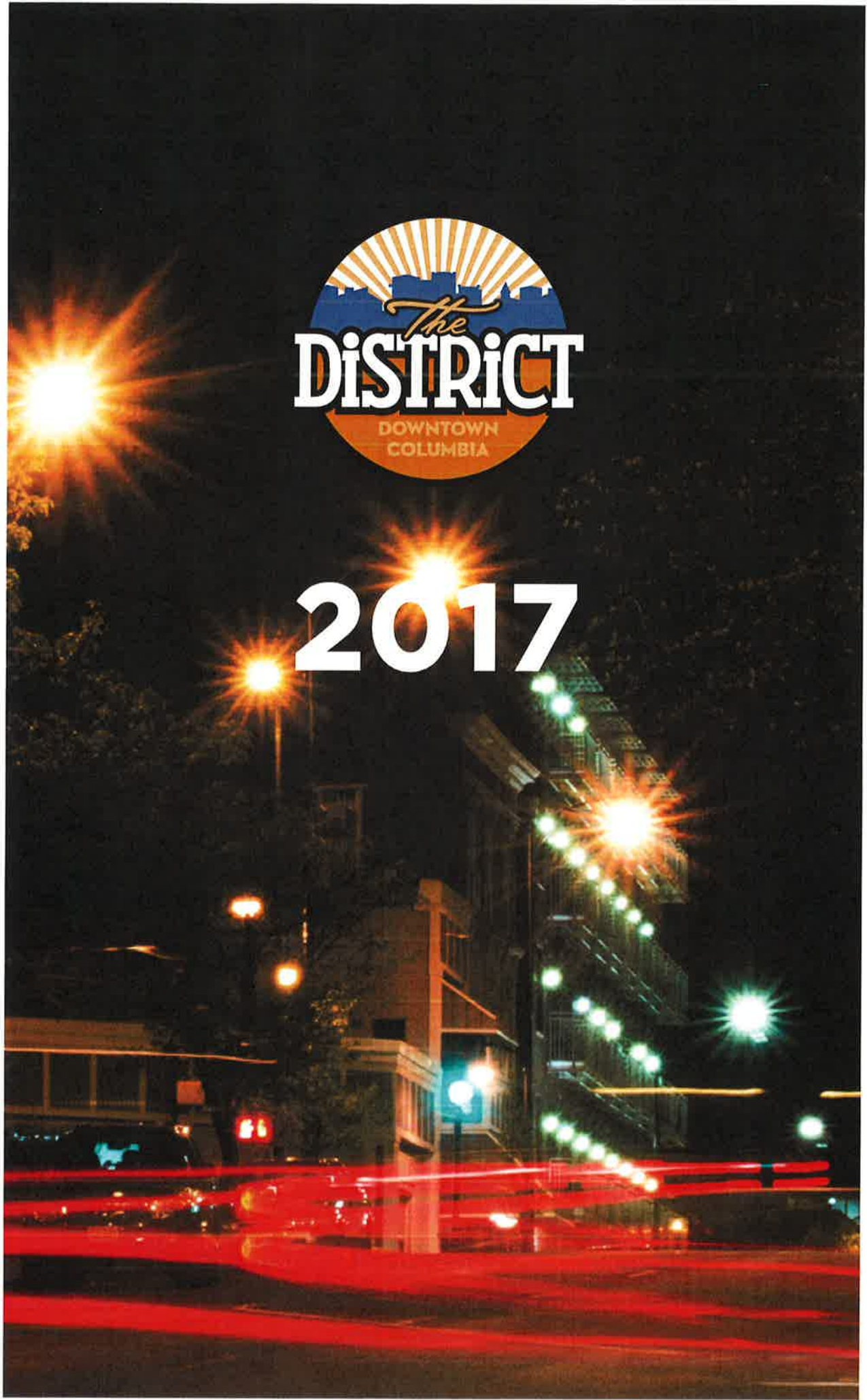
2017 ANNUAL REPORT

IT'S  
GOOD  
TO BE  
HERE





2017



## MESSAGE FROM THE EXECUTIVE DIRECTOR

Our downtown is a vibrant, active community with the best shops, bars, restaurants, entertainment, nightlife, studios, galleries, arts and music in Columbia. In addition, the growing living options within The District have more and more people calling downtown home.

Our goal as a Downtown CID is to enhance the vitality of The District by bridging the gap between the public and private sectors. We are committed to increasing the overall experience and value of our downtown. In addition to working daily to execute our strategic plan and goals set out by our constituents, we have advocated our city leadership for improvements in areas ranging from parking solutions to managing future growth.

As our downtown grows and ever-changes, we work to represent our property owners, businesses and retailers. We are partnering together to address safety issues, improve cleanliness, increase active sidewalks and add entertainment options for all ages. The Downtown CID also strives to make downtown beautiful, by funding holiday décor, landscaping, a parklet, traffic box art and seasonal banners.

The Downtown CID provides funding for a marketing and branding campaign, advertising and events to drive traffic and sales downtown. We are proud to carry on our downtown tradition of hosting signature events, such as Restaurant Week, Dog Days, Shop Hops, Shop Small Saturday and Living Windows. In addition, we support the many events and festivals that draw customers to our downtown, from home football games to Fire in the Sky to the True False Film Fest.

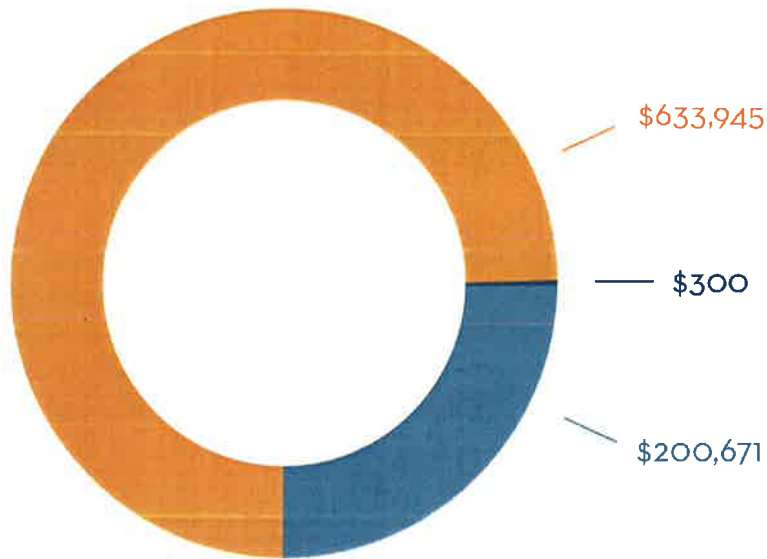
We are grateful for the work of our city, police, organization partners, businesses and property owners and volunteers. From early morning street cleaning to late night council meetings, we are all committed to working side by side to keep our downtown vibrant.

As we continue our work, I invite you to join us. Share your voice as part of the Downtown CID—there are several committees and ways to get involved.



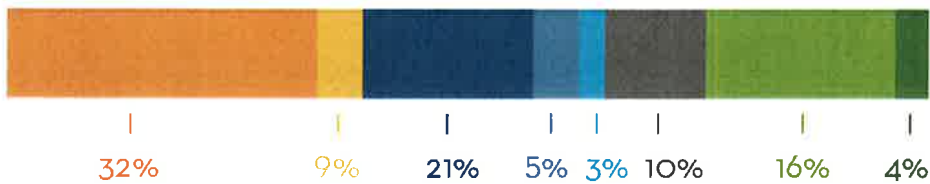
**Katie Essing**  
kessing@discoverthedistrict.com  
(573)442-6818  
discoverthedistrict.com

# FY 2017 BUDGET: \$834,916



## REVENUE

- Sales Tax
- Interest Income
- Property Assessment



## EXPENDITURES

- |  |  |
|--|--|
| <span style="color: #C8513E;">■</span> Program Management<br>\$268,247       | <span style="color: #0070C0;">■</span> Economic Development<br>\$24,500        |
| <span style="color: #F0C040;">■</span> Landscaping/Holiday Décor<br>\$74,000 | <span style="color: #444444;">■</span> Marketing<br>\$84,000                   |
| <span style="color: #003366;">■</span> Cleaning/Maintenance<br>\$175,000     | <span style="color: #669933;">■</span> Beautification/Streetscape<br>\$135,000 |
| <span style="color: #005599;">■</span> Public Safety<br>\$40,000             | <span style="color: #336633;">■</span> Contingency<br>\$35,000                 |

# WHAT IS THE DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT?

The Downtown Community Improvement District (CID) is an independent organization dedicated to keeping Columbia's downtown—The District—vital.

The District is a live/work/play neighborhood that sparks the creative, the eclectic and the local. We're a constantly adapting community of people, with tradition blending harmoniously with high tech and the latest trends in fashion, food and the arts.

The District is bounded by three colleges and encompasses 50 square blocks, more than 300 individual properties, over 300 residences, and over 600 businesses, non-profits and government entities.

## **The Downtown CID strives to do the following:**

- *Encourage a centrally located, live/work/play neighborhood*
- *Create an authentic, dense and sustainable urban space*
- *Cultivate a creative and innovative culture of diverse enterprises*
- *Maintain the local and eclectic flavor of the area*

A 15-member board of directors governs the Downtown CID, representing property owners, business owners and residents throughout The District. The Downtown CID is funded through assessments on properties in The District and through a half cent sales tax.

# FIVE-YEAR PLAN 2015-2019

## Mission

The purposes of the Downtown CID are to:

- Form and govern The District in accordance with the Act and the revised statutes of the State of Missouri
- Provide or cause to be provided, for the benefit of The District, certain improvements and services described below (the Downtown CID Projects)
- Obtain financing for the costs, expenditures and undertakings of The District
- To levy and collect the authorized funding mechanisms authorized by the Act and approved of in the Petition and by the qualified voters as necessary in order to provide a source of repayment for Downtown CID obligations issued to finance the Downtown CID Projects
- To complete the tasks stated in the Petition
- Fulfill other purposes as authorized by the Act

## Operations and Governance

The operations and governance of The Downtown CID shall include, but not be limited to, the following:

- Adopting bylaws, passing resolutions and otherwise governing The District in the manner required by the Act and the revised statutes of the State of Missouri
- Developing funding sources, including the levying of the special assessments necessary in order to pay for the required expenses, costs and expenses of The District in a manner authorized by the Act
- Providing such accountings, reports and communications as are required by the Act
- Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction of the Downtown CID Projects as described in the Petition
- Arranging for the construction of Downtown CID Projects in accordance with approved plans for same
- Complying with the terms and conditions of the ordinance of the city authorizing the creation of the Downtown CID
- Providing such other services as are authorized by the Act

## Improvements and Services

The improvements to be constructed by the Downtown CID and the services to be provided by the Downtown CID may include, but not be limited to, the following:

### *Enhance the Downtown Environment*

- **Capital Improvements**
  - Streetscape enhancements such as landscaping, flowers, street furniture and lighting
  - Cosmetic improvements such as seasonal banners and decorations
- **Enhanced Cleaning and Maintenance**
  - Increased sidewalk cleaning
  - Enhanced maintenance and cleaning of alleys and parking garages
  - Enhanced services that would not be expected from the city, such as power washing

## **Improvements and Services** *(cont'd)*

- **Increased Safety**

- Partnering with the Columbia Police Department to increase/improve safety patrols
- Deploying downtown ambassadors
- Providing additional equipment for safety patrols

### ***Enhance the Downtown Economy***

- **Downtown Economic Development Programs**

- Business recruitment and retention initiatives to broaden and diversify downtown's small business base
- Market research to understand both consumer and investor opportunities for downtown
- Create investor marketing information to educate entrepreneurs on downtown opportunities

### ***Marketing and Events***

- Consumer marketing to reinforce "The District" brand and to generate foot traffic and drive sales
- Enhancement and expansion of "The District" website
- Holiday promotions, programs and events
- Merchant promotions and direct merchant assistance, such as merchandising and assistance to help existing businesses better market their products
- Support of selective special events which leverage marketing efforts to attract customers and investors to downtown
- Public relations, including efforts to improve the regional image of downtown Columbia

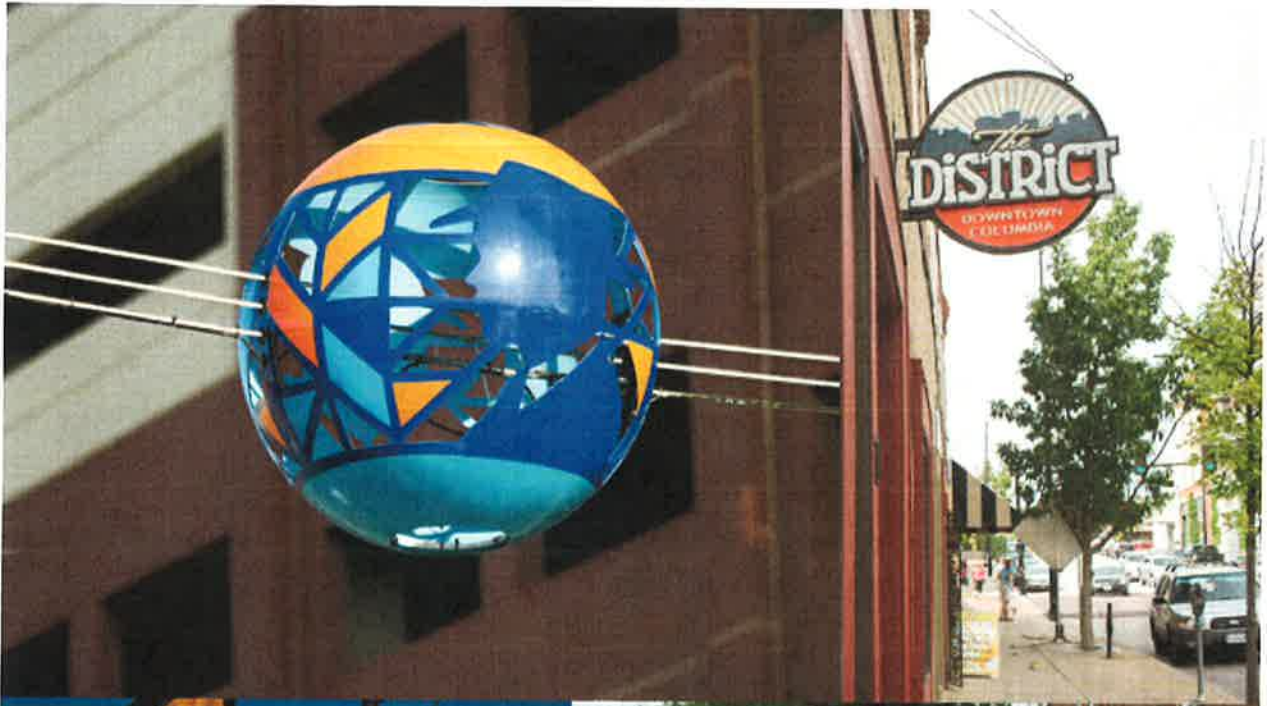
### ***Communications and Advocacy***

- Manage media relations to project a positive image
- Advocate to advance policies and attract additional resources that will improve downtown
- Develop communications tools to reach out to stakeholders and educate ratepayers

**The services and the improvements provided by the Downtown CID are generally referred to herein as the "Downtown CID Project." The services and improvements are of a public benefit nature.**

## **Budget**

The Petitioners submit that the majority of the Downtown CID Projects are ongoing expenses that will be incurred each year the Downtown CID is in existence. The Budget contemplates revenue sources authorized by the Act which will fund and fully pay for the cost of each of the line items contained within the Budget over a period of time not to exceed 20 years, and this, in turn, presumes the establishment of dependable revenue sources for The District. The Petitioners represent and believe that the projected special assessments for the properties located within The District and the revenues generated by the additional sales tax should be sufficient to provide a reliable funding source sufficient to cover the costs of the Downtown CID as depicted in the budget.





# YEAR IN REVIEW

This year, The District welcomed thousands of visitors with fun events, including Restaurant Week, Shop Hop, Dog Days, Not So Frightening Friday, Shop Small Saturday and Living Windows.

The Gateways Project moved forward with the installation of the first three light hubs, located at Flatbranch Park, the North Village Arts District and the Sharp End Neighborhood.

A grease grant program was launched to incentivize restaurants to install interior, enclosed grease storage systems to improve the cleanliness of alleys.

The District contracted with Block By Block to provide janitorial and ambassador services to improve the cleanliness and friendliness of streets and sidewalks.

Beautification efforts also included planters, a mobile "parklet" and the traffic box art program.

We worked to grow our important relationship with the Columbia Police Department, providing a downtown Police Substation and equipment, including funding the downtown camera system and a gator for increased visibility.

Additionally, we partnered with Phoenix Health Programs to provide downtown on-the-street counseling to assist those in need with issues including homelessness, panhandling, substance abuse and food insecurity.

We continued to lead advocacy efforts for downtown Columbia, attending city and county meetings and offering feedback from our constituency on policies that would benefit downtown.

The Downtown CID weighed in on important issues like downtown parking, lighting, trash and recycling and the revised development code impacting The District.

We promoted The District with a vibrant website, external media, social media, videos and branded banners throughout downtown.

The holidays were abuzz in The District this year with the addition of the popular "Snowflakes on Broadway" and a "Magic Tree" at the corner of Ninth St. and Broadway.

## DOWNTOWN CID BOARD OF DIRECTORS

Kevin Czaicki  
*Centurylink*

Blake Danuser  
*Binghams*

Nickie Davis  
*Muse*

Adam Dushoff  
*Addison's*

Kenny Greene  
*Monarch Jewelry*

Tony Grove  
*Grove Construction*

Steve Guthrie  
*Landmark Bank*

Mike McClung, *Chair*  
*Dungarees/Resident*

Tom Mendenhall  
*The Lofts at 308 Ninth*

David Parmley  
*The Broadway Hotel*

Deb Sheals  
*Historic Preservation  
Consulting*

Michael Wagner  
*Central Bank of  
Boone County*

Ben Wade  
*Guitarfinders*

Marti Waigandt  
*808 Cherry Building*

Andy Waters  
*100 N. Providence Road*



## MESSAGE FROM THE BOARD CHAIR

As Chair of the Downtown CID, I am proud of the accomplishments of our organization this year. As a Board, we are committed to strategically executing our Downtown CID's Five-Year Plan, which includes projects to enhance cleanliness, safety and marketing efforts to drive sales and traffic. This past year, the Downtown CID took the lead on several initiatives to improve our downtown.

We have actively engaged in the community-wide process of developing a new form-based code. We invested by hiring Winter & Company, a design consultant, to test several downtown redevelopment scenarios with the proposed code. These test findings were shared with the city and community to provide feedback throughout the code review process.

We have been representatives and partners with the city and community on task forces and commissions, including the Downtown Leadership Commission, the Infrastructure Task Force, the Parking Task Force and the Pedestrian Safety Task Force. We actively work to represent our downtown constituents viewpoints and serve to be a voice at the table.

We recognize that homelessness and panhandling are issues facing both downtown and the overall community. Many issues can be at the root of panhandling including homelessness, behavioral health, substance abuse, and food insecurity. The Downtown CID has partnered with Phoenix Programs to provide an Outreach Team to connect individuals downtown with services and a detox program.

I also would like to highlight our work on The Gateways, a series of iconic downtown landmarks that will enhance our civic identity and let visitors know they've arrived in The District. The Downtown CID is taking the lead in creating this unique visual identity for Columbia. This year, we proudly installed the first three light hubs located in the North Village Arts District, Flatbranch Park and the Sharp End Neighborhood. Learn more about this project by visiting [columbiagateways.com](http://columbiagateways.com).

On behalf of the full Board, I invite you to share your ideas and feedback. Contact us, attend our open meetings and be part of our Downtown CID. Thank you for helping us continuously move projects forward, and for working every day to make our downtown stronger.

It's Good to Be Here!



Mike McClung



The District  
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