


**RESOLUTION NO. 2018-15**

**A RESOLUTION OF THE DOWNTOWN COMMUNITY  
IMPROVEMENT DISTRICT APPROVING MINUTES OF  
THE BOARD OF DIRECTORS MEETING HELD  
OCTOBER 2017**

**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 October 2017.

Passed this 14th day of November 2017.

  
\_\_\_\_\_, Chairman of the Board of  
Directors

(SEAL)

Attest:

  
\_\_\_\_\_, Secretary of the Board of Directors

**EXHIBIT A  
TO RESOLUTION NO. 2018-15**

**October 2017 Meeting Minutes**

**Community Improvement District  
Board of Directors Meeting  
October 10, 2017  
11 S. Tenth Street**

**Present:**

Steve Guthrie, Landmark Bank  
Nickie Davis, Muse  
Marti Waigandt, 808 Cherry St.  
Mike McClung, Dungarees/ Resident  
Blake Danuser, Bingham's  
Mike Wagner, Central Bank of Boone County  
Ben Wade, Guitarfinder

Kevin Czaicki, Centurylink  
Tom Mendenhall, The Lofts at 308 Ninth  
Andy Waters, 100 North Providence  
Adam Dushoff, Addison's  
Kenny Greene, Monarch Jewelry  
Deb Sheals, Historic Preservationist  
David Parmley, The Broadway Hotel

**Absent:**

Tony Grove, Grove Construction, LLC

**Guests:**

Eric Hughes, CPD  
Carol Rhodes, City of Columbia  
Mike Matthes, City Manager  
Fred Parry, Boone County Commissioner

Val DeBrunce, Citizen  
Drew Brooks, City of Columbia  
Brian Coley, Coley's  
Allen Moore, Moore & Shryock appraisals

Meeting called to order at 3:30 pm by Mike McClung, Chair.

Introductions were provided around the table of board members and guests.

**Approval of Minutes**

Motion by Mendenhall, second by Danuser, all approved.

**Approval of Financials**

Essing provided a financial overview and reported that the CID came in under budget for FY2017.

**Police Report**

Hughes discussed that the CPD is currently working to spread awareness about underage drinking. He said that a new state law passed and someone may call the police to get help for a friend who is under the influence, no one involved in the incident is to become under arrest. Hughes also reported that there had been an increase in citywide shootings and the CPD is providing more staffing in high population areas downtown.

**City Report**

Rhodes reported that the current sidewalk closure fees have accrued to \$4,884.00 and public inconvenience fees were \$9,124.80. There is no official plan as to how the fees will be allocated. Sheals noted that the street closure near Coley's restaurant should have some signage to show they are open for business. Parmley agreed and added that part of the inconvenience fee allotment could be spent on a newspaper ad stating Coley's was still open.

Brooks shared that there is a public hearing in six days regarding the installation of gate arms in the parking garages. Parmley inquired about time frame and, Sheals asked how the project was being marketed and Wade expressed interest about funding. Brooks answered that the projected completion would be spring, the

marketing would primarily be done via social media and that the parking budget has had money set-aside for several years for the project. Mendenhall moved to approve the project, Sheals seconded and all were in favor.

## **New Business**

### **Proposed Local Use Tax**

Parry further explained the previously discussed local use tax. He explained that the purpose of the use tax is to level the playing field so that use tax applies to out of town vendors as well as local vendors. The hope is that people will do more local shopping rather than buying online. Mendenhall moved to support the tax and Guthrie seconded. Dushoff abstained. Czaicki, McClung, and Danuser opposed. The majority approved so the motion carried.

### **Board and Committee Application Process- Update**

Essing reminded the Board that applications are due Friday, November 3<sup>rd</sup> at Noon.

### **Broadway Phase Two – TIF Update**

Essing shared that the next TIF public hearing would be October 30<sup>th</sup> at 6pm.

### **CVB Letters of Support for MSHAA Events Bid**

Essing inquired about providing a letter of support for the CVD's bidding for hosting next year's MSHAA (Missouri State High School's Activity Association) events. Sheals motioned to support, Waigandt seconded and all approved.

### **Stakeholder Communication and Outreach System**

Essing shared that the previously explained stakeholder communications system will be implemented by the end of the year. The database will have a better way of targeting specific groups and individuals.

## **Committee Reports**

### **Operations**

Waters provided an update on the downtown lighting project. He shared that there was a motion from the committee to approve \$30,000 from the FY2018 budget and \$10,000 from FY2017 to assist in the implementation of streetlights. Sheals seconded and all approved. Waters also shared that there was still \$30,000 in FY2017 budget left over for the grease grant project. Waters motioned to continue the project for another year, Waigandt seconded and all were in favor.

### **Economic Development & Solid Waste**

Moore provided an update that the committee has been discussing food waste in The District. Trash pickup and food truck locations have also been discussed.

### **Marketing**

Wade shared that the committee's decisions on budget allocation for the season's media buys. He discussed upcoming events and that the committee has approved new holiday banners. The CID is working on constituent workshop planning.

### **Search and Review**

There was no meeting.

### **Gateways- MOU With City for Gateways Plaza**

Waigandt shared that there was a motion from the committee to support the MOU with hopes of completion by 2021. There was concern over funding after phase one. McClung suggested adding that there could be changes to the suggested phases to the motion. Mendenhall motioned to approve the change, Sheals seconded and all were in favor.

#### DLC Report

Wade discussed the progress of the Business Loop CID Corridor planning.

#### Staff Report

Essing discussed the success of The Districts Roots N Blues N BBQ events due to the planning of the marketing committee.

#### Public Comment

Brian Coley of Coley's restaurant sought insight as to how to handle the City's street closure near his business. He had genuine concern for the profit loss he incurred and wanted advice on how to change the street closure process when initiated by the City of Columbia. There was discussion about the responsibility of the City for proper notification of street closure and work being done in a timely fashion. Parmley motioned for the CID to write a letter with the aforementioned recommendation, Waigandt seconded and all were in favor.

#### Adjournment

Meeting adjourned at 5:04 pm. Waigandt motioned to adjourn, Waters seconded and none were opposed.

The next meeting is **Tuesday, November 14<sup>th</sup>**, at 3:30 p.m.

**Community Improvement District  
Economic Development and Solid Waste Meeting  
October 17, 2017  
11 S. Tenth Street**

**Present:**

Mike Wagner, Central Bank of Boone County  
Blake Danuser, Bingham's  
Allan Moore, Moore & Shyrock Appraisals

Adam Dushoff, Addison's  
Andy Waters, 100 North Providence  
Tony Grove, Grove Construction, LLC

**Guests:**

Molly Borgmeyer, Substance Abuse Advisory Commission  
Steve Hunt, City of Columbia  
George Nichols, Lilly's Cantina  
Adam Boisclair, The Penguin

Val DeBrunce, Citizen  
Kurt Mirtching, Shakespeare's Pizza

Meeting called to order at 3:30 pm by Allan Moore, Chair.

**Solid Waste District**

Trash and Dumpster Compactors

-Proposed Master Plan (Steve Hunt)

Hunt discussed the downtown trash master plan. He shared that he met with the City Manager to inquire about Sunday trash pickup. He was informed that in order to do so, the City would need to employ three additional staff and there would be a 15% rate increase for the CID. Danuser and Moore suggested surveying The District's constituents to determine if there is a need for Sunday trash pick up. The discussion is to be continued at the November committee meeting. Dushoff inquired about possibly placing the responsibility of grease disposal on the City. Hunt responded that private companies are currently taking care of it. It was discussed that there would be more consistency and better trash patrolling if the responsibility were under one umbrella. DeBrunce shared that he has a meeting with the grease company, Mahoney tomorrow and when he met with company, RTI, they stated that they believe that it's a public, restaurant issue.

-Food Waste

DeBrunce provided an update on the food waste collection process. He is starting with restaurants that prep vegetables first and then moving down with level of interest. He shared that many places are composting their food waste. He is going to begin making phone calls next week.

**Economic Development**

Food Trucks

Nichols shared the three locations he wishes for three new food truck locations in The District. They are by the courthouse, Ernie's restaurant and City Hall. Danuser motioned to support the said locations and Moore seconded. Mirtching expressed his concern and opposition. He shared that brick and mortar restaurants pay a lot of money for real estate and the added competition makes things unfair. He said that if there were a level playing field and food trucks paid the same as brick and mortars, he wouldn't mind the trucks. The rest of the committee was in favor of Danuser's motion so it carried.

Proposed Alcohol Ordinance

Borgmeyer gave an overview of the Substance Abuse Advisory Commission's goal to limit drink specials in town. The commission would like to eliminate bottomless cup deals as she feels they lead to excessive drinking. She also wants to limit the hours all drink specials are offered. Dushoff pointed out that Addison's has a late night happy hour and inquired if his operations would be effected by the ordinance. The committee agreed that most local establishments don't abuse drink specials and that they shouldn't be penalized because of the few places that aren't as careful. Borgmeyer shared that the commission's goal wasn't to limit restaurant/ bar sales, but rather to promote responsible drinking.

**Adjournment**

Meeting adjourned at 5:03 pm. Waters motioned to adjourn, Wagner seconded and none were opposed.

The next meeting is **Tuesday, November 14**, at 3:30 p.m.

**Community Improvement District  
Operations Committee Meeting  
October 19, 2017  
11 S. Tenth Street**

**Present:**

Kevin Czaicki, Centurylink  
Kenny Greene, Monarch

Andy Waters, 100 North Providence

**Absent:**

Deb Sheals, Historic Preservation  
Tom Mendenhall, The Lofts at 308 Ninth

John Ott, Alley A Realty  
David Parmley, The Broadway Hotel

**Guests:**

Ryan Williams, City of Columbia  
Chad Gooch, CPD

Val DeBrunce, Citizen  
Jay Hasheider, Columbia Water and Light

Meeting called to order at 3:32 pm by Andy Waters, Chair.

Introductions were made around the room.

**Updates and Discussion**

**Downtown Lighting Update – Ryan Williams, City of Columbia**

Williams provided an update that he shared the CID's discussion regarding new downtown lighting with the Water and Light Advisory Commission. Essing stated that the next step is to determine light pole locations. Hasheider asked if the program would continue to cost money down the road. Czaicki said that it was a possibility depending on future lighting needs, as lighting is important for safety. Waters shared that the money already budgeted would cover most of the areas of most need. Time was spent determining all 100 locations, with the input of CPD.

**Sidewalk Dining Ordinance**

There was more discussion about Room 38's sidewalk café and whether or not it was in compliance with the City's ordinance. Essing shared that based on the research she conducted since the previous meeting that the patio expansion was in fact in compliance with the City. She asked if the committee wanted to move forward and provide any recommendations to the City regarding concerns. It was unanimously decided no because they went through the proper channels and had permission.

**Grease Storage Tank Program**

Essing shared the updated grease grant interest downtown. The CID has approved providing 100% of funds to install interior grease systems up to \$10,000 on a first come first serve basis. Flat Branch has taken advantage of the grant program and received \$2000.

**Parking**

Essing shared that the new arm system in the parking garages would be in place by April 2018.

**Adjournment**

Meeting adjourned at 4:55 pm. Greene motioned to adjourn, Czaicki seconded and none were opposed.

The next meeting is **Thursday, November 16**, at 3:30 p.m.



**Community Improvement District  
Marketing Committee Meeting  
October 24, 2017  
11 S. Tenth Street**

**MEETING CANCELLED DUE TO LACK OF QUORUM**

The next meeting is **Tuesday, November 28<sup>th</sup>** at 8:30 am

**Community Improvement District  
Gateways Committee Meeting  
September 28, 2017  
11 S. Tenth Street**

**MEETING CANCELLED DUE TO LACK OF QUORUM**

The next meeting is **Thursday, November 9<sup>th</sup>** at 3:30 pm

**Community Improvement District  
Executive Committee Meeting  
November 7<sup>th</sup>, 2017  
11 S. Tenth Street**

**Present:**

Adam Dushoff, Addison's  
Ben Wade, Guitarfinder

Mike McClung, Dungarees/ Resident  
Marti Waigandt, 808 Cherry St.

**Absent:**

Mike Wagner, Central Bank of Boone County

Meeting called to order at 3:32 pm by chair, Mike McClung.

**November Board Meeting Agenda**

Essing distributed the drafted November Board of Directors agenda, which was discussed and approved by the group.

**Stakeholder Research and Communication Systems**

Essing shared that Delta was on track with the CID's stakeholder communication network and that phase one should be completed by the end of the year.

**Board Recruitment**

Essing shared that Board recruitment was over and that the CID received a total of 12 applications. There will be a vote during next Tuesday's Board of Directors meeting to fill the five seats.

**Adjournment**

Meeting adjourned at 4:31 pm with motion by Waigandt, second by Wade and all approved.

The next meeting is **Tuesday, December 5** at 3:30 p.m.