

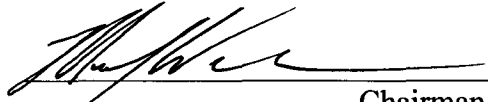
**RESOLUTION NO. 2016-27**

**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

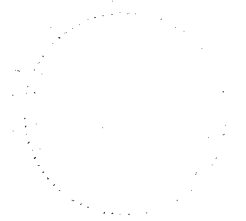
(SEAL)

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 23<sup>rd</sup>.

### **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 9<sup>th</sup>**, 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 10<sup>th</sup> 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 8<sup>th</sup> and 10<sup>th</sup> 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  
Meagan 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.