



A meeting of the St. Joseph Downtown Community Improvement District (CID) board of directors was held on **Thursday, May 28, 2026**, from 8:41 am to 9:40 am at 111 S. 7th Street. The following minutes were created by Christy George, Downtown Liaison.

Call to Order: Ron called the meeting to order at 8:41 am.

Roll call: The CID meeting was held at 111 South 7th Street. Ron Barbosa, Pat Dillon, Pat Modlin, and Joe Houts were present. Absent: Kathy Sadoun, Bobbie Jo Hughes, Brett Carolus.

Approval of Meeting Minutes: ***Pat M. made a motion to approve the meeting minutes; Joe seconded the motion. Motion carried unanimously.

Financial Report: Pat M. gave a review of the financial reports, and a copy of these reports will be kept on file in accordance with the retention requirements. ***Motion made by Pat D. to approve the financial report and claims. Motion seconded by Joe; motion approved unanimously. It was brought up that several businesses that historically remitted CID sales tax payments on a monthly basis have not submitted payments for over a year. Christy contacted the city to inquire about the missing revenue and was directed to contact the MO Dept. of Revenue. A request for a callback has been submitted, and Christy will report her findings and any updates to the board at the next meeting.

CID Grant Application Review: Date set for June 10th at 10 am to review and update the CID grant applications.

Grant Requests:

- **716 Felix, Fox Creek Design:** ***Pat M. made a motion to approve \$12,000 toward the 716 Felix grant request. Joe seconded the motion, and all approved. During discussion, board members expressed interest in touring The Madison project. Christy was asked to coordinate a tour for the board at a future date.
- **Wild West Sloppy Joe Fest Sponsorship for Main Street Saint Joseph:** ***Ron made a motion to approve the grant request for \$2,000 while making the condition that the CID be recognized as the Hayride sponsor. Joe seconded the motion and all approved.
- **Centennial Celebration Series for the Friends of the Missouri Theatre:** ***Pat M. made a motion to approve \$2,000 toward the Centennial Celebration grant request. Joe seconded the motion, and all approved.
- **2026 – 2027 Sculpture Walk from Allied Arts:** *** Pat M. made a motion to approve \$15,000 for Sculpture Walk. Pat D. seconded the motion, and all approved.

Tuckpointing Quote: Christy presented a bid for tuckpointing the wall adjacent to the concession building in order to facilitate repairs to the mural located on that wall. ***Pat M. made a motion to obtain bids for tuckpointing work on all downtown mural walls and to contact Sam Welty, the original artist, for bids related to mural touch-up and restoration work. Joe seconded the motion, and all approved.

Memorial Tree: Christy informed the board that plans are underway for a memorial tree honoring Terri Modlin in Coleman Hawkins Park. She provided an overview of the project and advised that a fundraising letter will be distributed soon to the organizations and groups Terri was involved in, inviting them to participate in supporting the project through donations.

Grant Updates:

- **Community Missions, 24 Hour Shelter:** An additional \$10,000 will be issued in June of 2026.
- **107 S. 6th Street** (Rick Gilmore): \$6,500, repair work on brick exterior.
- **813 Francis Street**, Palmers Ice Cream & Desserts: \$10,000 to be paid when certificate of occupancy is obtained. ***Joe made a motion to approve payout; Pat M. seconded the motion. Motion carried unanimously.

Other Business:

Adjourn: Ron ended the meeting at 9:40 am.