



Minutes
April 19, 2016

A special meeting of the St. Joseph Downtown Community Improvement District board of directors was held on Tuesday, April 19, 2016 from 2:33pm until 3:59pm at the Allied Arts Council Conference room, 128 S. 8th St. Directors present were: Royce Balak, Ron Barbosa, John Spencer, Teresa Fankhauser, Lee Sawyer and Rhabecca Boerkircher. Also present was: Greg Bigham, Chad Hammond, David Peppard and Lance Taylor. Directors absent were: Pat Dillon and Bobbi Jo Hughes.

Call to Order: Chairman, John Spencer called the meeting to order at 2:33pm.

Insurance Bids: The board received two bids on insurance for the concessions building. After discussion, John Spencer made a motion to approve the bid from Colman Insurance if it is approved by the city per the lease agreement. Teresa Fankhauser seconded the motion and the board voted in favor (5-0).

Security Bids: The board reviewed the security bids submitted for the concessions building. After discussion, the board decided to table the agenda item until the next meeting. The board requested that all the companies that bid on the security systems be extended an invitation to the next meeting.

Management Agreement, Rental Agreement and Rates: The board discussed the details of the management agreement with the members of the Downtown Association that were in attendance. The Downtown Association will open a separate account for concession stand expenses and provide the CID a financial report every month. The utilities for the building will be in the name of the CID and paid out of the Association account. There needs to be some revisions on the dates and names in the document. The rates will be \$150 for not-for-profit groups and \$250 for profit. The Rental Agreement and deposit amount will be determined by the Downtown Association. The revisions will be made to the Management Agreement and sent to the board in their April 28th meeting packet for final vote at that meeting.

Adjourn: Lee Sawyer made a motion to adjourn at 3:59pm. Royce Balak seconded the motion and the board voted in favor (5-0).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rhabecca Boerkircher". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rhabecca Boerkircher
Executive Director