



Minutes  
April 28, 2016

A meeting of the St. Joseph Downtown Community Improvement District board of directors was held on Thursday, April 28, 2016 from 8:34am until 9:40am in the Allied Arts Council conference room, 128 S. 8<sup>th</sup> Street. Directors present were: Pat Dillon, Ron Barbosa, Bobbi Jo Hughes, Lee Sawyer, Royce Balak, John Spencer, Teresa Fankhauser and Rhabecca Boerkircher. Also present was Nick Smith, Brian Myers, Amy Heath, Chris Coffman, Kenny Ruff, Ryan McGregor, Bobby Combs, Chad Hammond, Lauren Black, Jeremy Eaton and David Peppard.

Call to Order: Vice Chairman, Ron Barbosa called the meeting to order at 8:34am.

Approval of Meeting Minutes: Teresa Fankhauser made a motion to approve the meeting minutes as written. Bobbi Jo Hughes seconded the motion and the board voted in favor (7-0).

Financial Report: After discussion by the board, Pat Dillon made a motion to approve the financial report. Ron Barbosa seconded the motion and the board voted in favor (7-0).

Management Agreement: John Spencer informed the board that Mosaic Life Care has not officially transferred the new concessions building to the city. The city's legal team is preparing a Deed of Gift that will need to be accepted by the city council. This will take two readings of council. Therefore, Mosaic and the CID will need to prepare an indemnification agreement to be able to open the building prior to the official transfer of the property to the city when the lease agreement will take effect. John Spencer made a motion to accept the insurance bid from Colman Insurance if the city approves it. Royce Balak seconded the motion and the board voted in favor (6-0, Pat Dillon abstained). Pat Dillon made a motion to approve the management agreement with the St. Joseph Downtown Association. Lee Sawyer seconded the motion and the board voted in favor (7-0).

Security Systems: Royce Balak informed the board that MTI will donate the alarm system for the new concessions building. Ron Barbosa made a motion to accept the gift. Lee Sawyer seconded

the motion and the board voted in favor (6-0, Royce Balak abstained). The board discussed the addition of cameras and received feedback from the security professionals present. After discussion, the board decided to wait to make a decision on this issue until they have a better understanding of what Mosaic plans to do with the security on the German American building.

Grant Request: Brian Myers presented the request from Chris Coffman and First Saturday's to fund a map of downtown businesses. The board discussed the possibility of adding the Sculpture Walk and/or the murals as well. They also discussed how grants should not be the entire amount of a project. Chris Coffman said that the first round of maps cost \$532 and the funding was from anonymous donors. John Spencer made a motion to approve the funding. Pat Dillon seconded and the board voted in favor (6-1).

News-Press Restructuring: Lee Sawyer commented that the News-Press is restructuring their business operations and that they are moving their circulation department to their Mitchell-Woods facility.

Mosaic Update: Pat Dillon gave the board an update on the Mosaic projects downtown. He told the board that the German American building is going well. The parking garage project will begin this summer.

Felix Street Square: Rhabecca Boerkircher gave the board an update on the plans to redesign Felix Street Square. The committee working on the project is waiting for project budget numbers to come back from the architect. Once they have obtained the budget numbers they plan on sharing the information with the city council.

Adjourn: Bobbi Jo Hughes made a motion to adjourn the meeting at 9:40am. Ron Barbosa seconded the motion and the board voted in favor (6-0).

Respectfully submitted,



Rhabecca Boerkircher  
Executive Director