



September 26, 2019

A meeting of the St. Joseph Downtown Community Improvement District board of directors was held on Thursday, September 26, 2019 from 8:30 am to 9:50 am at the Allied Arts Council conference room, 128 S. 8<sup>th</sup> St. Directors present were: Pat Dillon, Joe Houts, Teresa Fankhauser, John Spencer, Brett Carolus, Bobbi Jo Hausman, Ron Barbosa and Rhabecca Boerkircher. Also present was: Kim Jennings.

**Call to Order:** Secretary/Treasurer, John Spencer called the meeting to order at 8:30 am.

**Approval of Meeting Minutes:** Joe Houts made a motion to approve the meeting minutes as written. Pat Dillon seconded the motion and the board voted in favor (7-0).

**Financial Report:** Joe Houts gave the board a report on the finances of the organization. After Discussion by the board, Ron Barbosa made a motion to approve the financial report. Brett Carolus seconded the motion and the board voted in favor (7-0).

**DTA Restructure:** Kim Jennings informed the board that he has been in the process of trying to recruit funding partners to come forward under the Downtown Association after the Downtown Partnership voted to dissolve. He said that he believes that they have the support of the county but the Chamber said no to the proposition. He asked the St. Joseph Downtown Community Improvement board of directors to pledge \$16,000 next year to fund a new director that will be hired. Mosaic Life Care will fund the downfall in funding. Brett Carolus said that the Chamber board said that it needs to be better organized as the reason that they didn't support it. Ron Barbosa said that it is his understanding that the Downtown Partnership has not dissolved but rather is in limbo for a cooling off period. The question is for how long? He said that someone needs to step up and organize it. Kim Jennings stated that the Downtown Association will adjust their by-laws and will have a director and would share their services with the CID. Mosaic will commit to fund the director. Ron Barbosa stated that they still need to have the structure in place. Pat Dillon made a motion for the CID to commit \$16,000 toward the new organization when an acceptable structure is in place and approved by the CID board. Joe Houts seconded the motion and the board voted in favor (7-0).

**Concession Building:** John Spencer stated that the board may consider terminating the lease with city on the building. The board inquired if the Downtown Association would consider continuing to manage the building. Kim Jennings told them that they would.

**Engel Response:** John Spencer informed the board that he has spoken with Brian Engel, the legal counsel for the St. Joseph Downtown Community Improvement District about a list of what is required from the CID. He has not heard back from him at this point and hopes to have a report at the next meeting.

**Other Business:**

**Arch:** Joe Houts told the board that he would like to explore funding options to get an arch over the rest of the gate columns.

**Request for support for Opera Lofts:** Brian Kimes sent a letter requesting the CID's support for Jeffery Smith Company's project, the Opera Lofts. It was the consensus of the board that they didn't have enough information to issue a letter of support for the project.

**Annual Report:** Teresa Fankhauser made a motion to approve the Annual Report. Joe Houts seconded the motion and the board voted in favor (7-0).

**Closed Executive Session:** Joe Houts made a motion to go into closed executive session to discuss a contract with Rhabecca Boerkircher. Teresa Fankhauser seconded the motion and the board voted in favor (7-0).

**Adjourn:** The meeting adjourned at 9:50 am.

Respectfully submitted,

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

Rhabecca Boerkircher  
Executive Director