



Annual Report 2016-2017



St. Joseph Downtown Community Improvement District
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Message from the Director:



Downtown St. Joseph continues to see remarkable improvements every year! The St. Joseph Downtown Community Improvement District continues to assist in changing the viability of the district by making investments to create a downtown area that the whole community can be proud of. Downtowns are the heart of the city and therefore it is important to have a healthy downtown for the benefit of the entire community.

The St. Joseph Downtown Community Improvement District was formed on September 6, 2011 as a special taxing district to provide funding for capital improvements, beautification, marketing and business assistance in the downtown area. Funding for the St. Joseph Downtown Community Improvement District is derived by a half cent sales tax and a property tax equivalent to fifty cents per one hundred dollars of valuation on downtown property. The total tax that was generated in the fiscal year that ended on June 30, 2017 was \$112,069.

The board of directors for the district utilized these funds to pay for several projects in the downtown area maintaining the creative and economic atmosphere that is prevalent downtown. In the year 2016-2017, the district contributed \$173,200 toward cultural and economic activities that are contributing toward making a resplendent downtown.

Welcome to downtown St. Joseph, the cultural center of our community. Stroll down the historic streets and marvel at the marvelous architecture that has been or is being brought back to life. Interact with the individuals that have made the urban core of the city their home. Enjoy being entertained with all the events, unique shops and locally owned restaurants that we have to offer.

Thank you for reading about all the great projects funded by the St. Joseph Downtown Community Improvement District in 2016-2017.

Rhabecca Boerkircher

Rhabecca Boerkircher
Executive Director

Our Mission

The mission of the St. Joseph Downtown Community Improvement District is to create and promote economic and cultural opportunities within the district by providing businesses and residents a means to fund new services and capital improvements.

The St. Joseph Downtown Community Improvement District was a supporter of downtown events, services and economic development.

“Sounds of Summer” Concert Series: Coleman Hawkins Park at Felix Street Square has a variety of entertainment options in the summer and fall. The “Sounds of Summer” concert series celebrated it’s nineteenth year of providing live music at the park every Friday night from 5 to 9:30 pm. New this year was an opening act at the new concessions building. The St. Joseph Downtown Community Improvement District was a platinum sponsor of this popular concert series for \$1,200.00.



Holidays at the Square: Holidays at the Square is a fun filled family event. Hosted by First Saturday's, the St. Joseph Downtown Community Improvement District provided \$1,200.00 in financial assistance to the event to pay for marketing and promotion. Holidays at the Square offered free carriage rides, refreshments, Santa, crafts and entertainment to welcome the Holiday Season. Many of the downtown businesses were open late to provide patrons a unique shopping experience!



Celtic Street Faire: This Irish Festival was hosted by the St. Joseph Downtown Association and the Ancient Order of Hibernians. The event featured Celtic music, wine tasting, beer tasting and Irish Whiskey tasting. The St. Joseph Downtown Community Improvement District was a \$1,500.00 sponsor of this cultural event for downtown.

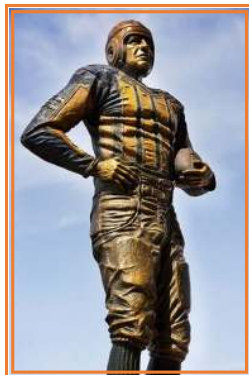
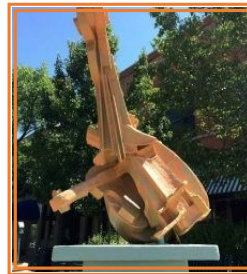
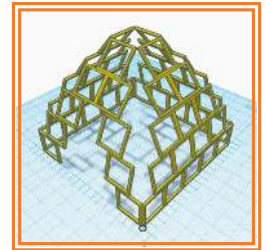
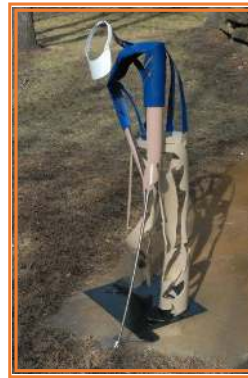


Oktjoeberfest: Another cultural event that the St. Joseph Downtown Community Improvement District sponsored was the Oktjoeberfest German Festival that was held on October 1st. This cultural festival featured German dancers, music, food and beverages. The St. Joseph Downtown Community Improvement District contributed \$800.00 to this event.

Imagine 11 Concert Series: Another popular concert series held downtown is the Imagine 11 concert series that is held on Sunday evenings for eleven consecutive weeks beginning in June. This is a alcohol free family friendly event that features a variety of live music bands, food, refreshments and information from several of the downtown churches and organizations. The St. Joseph Downtown Community Improvement District contributed \$5,000.00 to this event to assist the planning committee comprised of downtown clergy with expenses associated with hosting the festival.

Joestock Festival: The St. Joseph Music Foundation hosts a Joestock Festival every Labor Day Weekend. This three day event features the areas local bands and musicians. The St. Joseph Downtown Community Improvement District contributed \$500.00 to this festival to assist with expenses.

Sculpture Walk: The St. Joseph Downtown Community Improvement District is a supporter of public art. Once again, the district was the platinum sponsor of the 2017-2018 Sculpture Walk and contributed \$20,000.00 to the project. This is the fourth year for the project that is spearheaded by the Allied Arts Council. Seventeen new sculptures from artists across the United States have made St. Joseph their home for one year. Due to the generosity of a private donor, the Allied Arts Council was able to put two sculptures in the permanent collection last year.





Missouri Theater Improvement Project: An ad-hoc group of community volunteers with city advisors initiated a project to upgrade the sound system in the Missouri Theater. The Missouri Theater is the premier entertainment venue for local arts groups and national touring acts. The city has done a remarkable job with the upkeep of the historic asset, however the sound system has not been upgraded since 2002 resulting in poor sound quality in many parts of the theater and requiring local arts groups to rent expensive sound equipment. The project will also help the hearing impaired. The budget of \$486,000.00 also includes the renovation of the dressing rooms and green room that doesn't have adequate ventilation and has been subjected to water damage. The St. Joseph Downtown Community Improvement District provided \$20,000.00 in funding for this vital community project. Work on the project will begin at the end of 2017.

Grants: Two years ago, the St. Joseph Downtown Community Improvement District began a grant program to provide gap financing for property owners making substantial improvements to their properties. This year, the district awarded two \$10,000.00 grants for property development. The first grant was given to Erik Borger for the build out of two restaurants, Ostrea Oyster Bar and Komatsu Ramen. The goal of the businesses was to offer a graceful, high end dining experience downtown. The second grant was awarded to R&M machines, LLC for the final rehabilitation of the property at 107 S. 6th Street. The property currently is the home to Make 12 Church and the Paradox Theater. The final rehabilitation included 12 market-rate apartments.





Open Door Food Kitchen Project: In 1983 a group of individuals from the faith community ask the question “who will feed the hungry”? Under the leadership of Mary Cargill, the Open Door Food Kitchen opened in June of 1984. Originally, the food kitchen served meals at the Salvation Army. In 1990 they purchased the property at 510 Edmond to expand their outreach. The Open Door Food Kitchen serves approximately 200 meals per day, seven days a week, 365 days a year free of charge. For many, it is the only meal that they have during the day. Churches and other organizations volunteer their time and financial assistance to keep the food kitchen operating because they are funded strictly by private donations. To assist the Open Door Food Kitchen with their mission, the St. Joseph Downtown Community Improvement District contributed \$16,930.00 to have the roof repaired and \$1,500.00 for an appraisal to get the building ready to sell so that they can build a new facility to more efficiently serve their clientele. The District has also pledged \$83,070.00 to assist the city with the purchase of the building in the next fiscal year.



Concessions Building: The St. Joseph Downtown Community Improvement District has a lease from the city on the concessions building at 7th and Felix Street. The building is a wonderful asset for downtown festivals and events. Organizations can rent the building for real restrooms for their events and sell concessions to help support their causes. The district spent \$4,000.00 for utilities and maintenance of the building.



The St. Joseph Downtown Community Improvement District is partners with the City of St. Joseph, the St. Joseph Chamber of Commerce, Mosaic Life Care, Buchanan County and the St. Joseph Downtown Association to fund an office and staff to work on common goals for downtown. The office is located at 713 Edmond St. and the District paid \$15,600.00 to assist with funding for this organization.

Downtown Beautification

The St. Joseph Downtown Community Improvement District is committed to making downtown an attractive place to live, work and visit. With this goal in mind, the district invested about \$7,000.00 to have the large concrete planters downtown planted, trash pick up for the area and the maintenance of the Gateway Park.



Marketing: In an effort to better communicate what is happening downtown, the St. Joseph Downtown Community Improvement District maintains a website **downtownstjoemo.com**. Maintenance of the site is approximately \$3,000.00 per year. The district also has a facebook page and publishes a quarterly newsletter.

Downtown St. Joseph continues to evolve and change as individuals and property owners continue to invest in the area. Many of the downtown properties have been rehabilitated or are in the process of being transformed back to the original architecture that has made us unique as a community. The Arts and Entertainment District continues to develop with locally owned restaurants, businesses and a variety of entertainment options. Downtown is becoming viable again and a "fun" place to be!

Leadership Commitment

The St. Joseph Downtown Community Improvement District board of Directors reflects a diversity of professions and viewpoints. Directors either own property or represent a property owner in the district. Board Members are:



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