



ST. JOSEPH
Downtown
COMMUNITY IMPROVEMENT DISTRICT

Annual Report 2015-2016

St. Joseph Community Improvement District
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Message from the Director:



The St. Joseph Downtown Community Improvement District continues to enhance the viability of the downtown community by making investments to create a district where it is a pleasurable experience to live, work and visit.

The District was formed on September 6, 2011 as a special taxing district to improve the downtown area. Funding for the District is derived by a half cent sales tax and a property tax equivalent to fifty cents per one hundred dollars of property valuation. The total tax generated in the fiscal year that ended on June 30, 2016 was \$126,990.

The investment is paying off! More and more community members and visitors to our downtown are commenting on the great progress that we are making toward having a resplendent downtown area once again. In the year 2015-2016, the District contributed \$100,689 toward the cultural and economic activities that are prevalent today.

The progress continues! Walk down the streets of historic downtown St. Joseph and discover all the beautiful architecture that is being brought back to life. Interact with the numerous residents who have made the area their home and be entertained with all the events, unique shops and marvelous 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 2015-2016.

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

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 provided funding to support downtown events, services and economic development.

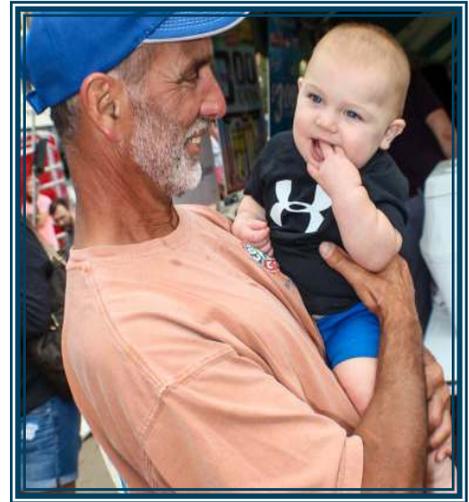
Christmas at the Square: Lots of family entertainment is incorporated into the annual Christmas at the Square Festival. The St. Joseph Downtown Community Improvement District contributed \$2,250 toward the event to pay for marketing and promotion. Christmas at the Square offered free carriage rides, refreshments, pictures with Santa, crafts and entertainment to welcome the holiday season. Many of the unique downtown shops were open late with great gift ideas!



Discover Downtown: The largest parade of the year, the Apple Blossom Parade has been held the first Saturday in May since 1924. Since 2014, Discover Downtown, a festival promoting local businesses and entrepreneurs, has kept parade attendees downtown by offering crafts, live music, great food, and kids activities including face painting and storytelling, plus entertainment for the entire family to enjoy. The St. Joseph Downtown Community Improvement District provided \$1,000 toward marketing the event.



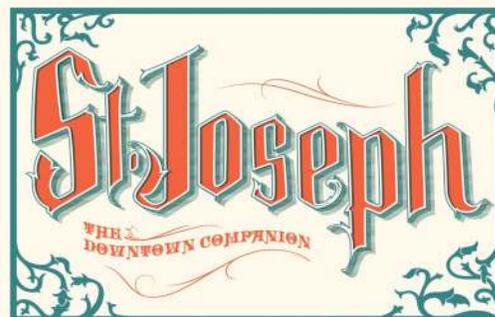
“Sounds of Summer” Concert Series: Coleman Hawkins Park at Felix Street Square rocks in the summer with live music concerts. The “Sounds of Summer” concert series is in its eighteenth year and the St. Joseph Downtown Community Improvement District assisted with the cost of the concerts by contributing \$1,200 as a platinum sponsor!



Sculpture Walk: The St. Joseph Downtown Community Improvement District is a supporter of public art . The District is the platinum sponsor of the 2016 –2017 Sculpture Walk, and contributed \$15,000 to this project. This is the third year that the St. Joseph Allied Arts Council has coordinated the popular walk. Seventeen new sculptures from artists across the United States have made St. Joseph their home. The new artwork is on display for one year, and a permanent piece from the collection will be purchased in June, 2017. With continued support from the community, a new group will be on display next year.



The Downtown Companion Business Maps: The Downtown Companion business maps were designed to help tourists and local individuals navigate our ever growing downtown business community. The St. Joseph Downtown Community Improvement District invested \$1,627 to design and print 10,000 maps for distribution through the Convention and Visitors Bureau, downtown businesses, museums and hotels.



Mural: The downtown community partnered with Missouri Western State University to host the Griffon Edge Day of Service, a community service day for incoming freshman students. Approximately 700 students were downtown for a day to do projects. The Community Improvement District contributed \$3,000 to pay an artist to create a paint by number mural for the students to paint. The mural added a lot of color to the wall around the parking lot of the Joyce Raye Patterson Center and the students had a lot of fun contributing to the community.



Traffic Box: Another cultural piece to which the Community Improvement District contributed was the Allied Arts Council's traffic box art project. This creatively painted traffic box is located at the corner of 6th and Edmond St., and the cost for this project was \$1,635.



Planters: The St. Joseph Downtown Community Improvement District is committed to making downtown an attractive place to live, work and visit. With this goal, the District invested in several large planters several years ago and the District pays about \$2,000 per year to have them planted and maintained every summer.



Trash Pick-up: In keeping with the theme that the downtown area should be attractive, the Community Improvement District pays about \$3,000 per year to have trash collected. The District also invested \$1,200 for another trash can to be located at 6th and Edmond Street.

Gateway Park Maintenance: First impressions are important and that is why the District pays for the maintenance of the Gateway Park. This park was constructed in 2004 and is located in one of the major gateways into downtown as travelers enter the community from I229 north. The St. Joseph Downtown Community Improvement District invests approximately \$3,000 a year to maintain the park.



Grants: The St. Joseph Downtown Community Improvement District initiated a grant program last year. The purpose of the program is to provide gap financing for property owners making substantial improvements to their properties. The District awarded two \$10,000 grants for property development this year. One was to John Spencer for improvements to his property at 518 Felix St. This was a major rehab project that included interior as well as exterior upgrades to build out second floor offices and a mural on the east side of the building to compliment the other murals downtown. The other was to Caldwell-Smith Enterprises for their project at 517/519 Felix Street. Their rehab project included an upscale modern living space on the top floor and commercial space on the ground floor, now home to the Tiger's Den Bar.



Concessions and Restroom Building: Mosaic Life Care built a new concessions and restroom building on a city owned lot at 7th and Felix Street. This is a wonderful addition for the live music events and festivals that take place at Coleman Hawkins Park at Felix Street Square. After completion of the building, it was donated to the City of St. Joseph. The Community Improvement District entered into a lease with the City to maintain the costs associated with operating the facility. To date the District has contributed \$1,000 for ice bins, \$1,910 for security cameras, and \$4,000 for utilities and maintenance.

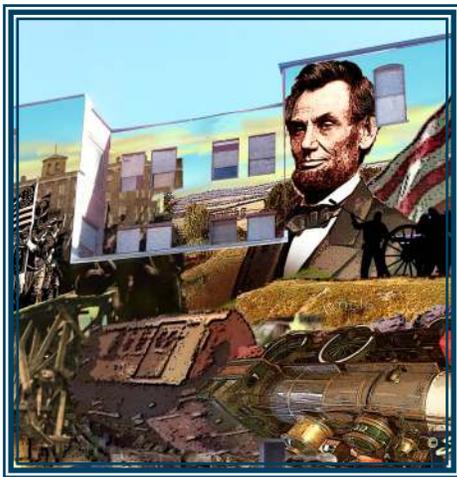


St. Joseph Downtown Partnership: The St. Joseph Community Improvement District partners with the City of St. Joseph, the St. Joseph Chamber of Commerce, Mosaic Life Care, Buchanan County and the Downtown Association to fund an office and staff to work on common goals for downtown. The office is located at 713 Edmond St. next to the historic Missouri Theater and the District pays \$24,500 to help fund this organization.



Think Big Study: Small business development is a key to making downtown thrive. The St. Joseph Community Improvement District partnered with the St. Joseph Chamber of Commerce and other businesses to do a study to determine if a co-working space for entrepreneurs would work in the community. Young entrepreneurs would use the space for their business. By combining a group of eclectic businesses together, they could use each other as resources. This concept has worked well in other communities and the study will determine if it will work in St. Joseph. The District's contribution was \$5,000.

Marketing: In an effort to better communicate what is happening downtown, the District maintains a website downtownstjoemo.com. Maintenance of the site is approximately \$3,000 per year. The District also has a facebook page and publishes a quarterly newsletter.



Downtown St. Joseph is changing. Individuals and companies are investing millions of dollars to rehabilitate the unique architecture that makes us unique as a community. The arts and entertainment district continues to develop with locally owned businesses, restaurants and great entertainment options. Downtown is truly the 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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