

Minutes

December 4, 2019

A meeting of the St. Joseph Downtown Community Improvement District board of directors was held on Wednesday, December 4, 2019 from 8:35 am to 9:45 am at the Allied Arts Council conference room, 128 S. 8th St. Directors present were: Ron Barbosa, Joe Houts, Teresa Fankhauser, Brett Carolus, Pat Dillon, John Spencer, Bobbi Jo Hausman and Rhabecca Boerkircher. Also present was Dr. Mark Laney, Chief Executive Officer for Mosaic Life Care.

Call to Order: Chairman, Ron Barbosa called the meeting to order at 8:35 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. John Spencer questioned why property taxes were so low in 2018. Rhabecca Boerkircher stated that she thought that it was because the hotel had not paid their taxes. After discussion, John Spencer made a motion to approve the financial report. Brett Carolus seconded the motion and the board voted in favor (7-0).

Office Lease: Ron Barbosa told the board that he has signed a contract to continue the lease on the office space on a month to month basis. There is a 30 day cancellation policy that can be utilized by either the CID or the city to cancel the lease.

Concession Building Management Agreement: Ron Barbosa informed the board that he has requested that the city contract with the St. Joseph Downtown Association directly to lease the concessions building and let the CID out of the current lease.

Discussion with Dr. Laney: Dr. Mark Laney, CEO of Mosaic Life Care spoke with the board about the future of downtown with the demise of the St. Joseph Downtown Partnership. He stated that Mosaic Life Care has thirty nine and a half million dollars invested downtown and they have a need to protect that investment. Downtown has experienced tremendous growth but some of the individuals have lost sight of the goal. Mosaic Life Care will assist in filling that gap and will hire someone as a downtown advocate/liason. Anyone that wishes to work with this new individual will be welcome. Mosaic Life Care has the resources to assist this person with a lot of things. They have a marketing department, legal staff and a variety of other professionals to assist with the continued growth of downtown. They currently have a commitment from the Downtown Association and possibly the Chamber of Commerce to assist with funding this position. They are seeking an individual with a service mindset and with this in mind they have developed a job description that was posted last night. He said that if the CID wanted to be a partner in funding this position, they would be part of the interview process for the position.

Mosaic Life Care has an unwavering commitment to the downtown and hopes to have a person in place sometime in January. Ron Barbosa inquired if there would be a contract for services provided by this individual similar to the contracts from the Downtown Partnership. Dr. Laney stated that there will be no board of directors and that they will meet with the funding partners as needed to develop consensus for common goals. This will certainly be a pay to play and services will only be administered to groups that fund the position. Mosaic Life Care has their own set of goals for downtown that include but not limited to the establishment of a grocery store, developing the west campus and rehabilitation of the former Shooter's building. Teresa Fankhauser inquired about the possibility of more marketing and Dr. Laney was amenable to the suggestion. Joh Spencer said that perhaps the CID might pull back and not do as much stuff as they previously had done. Dr. Laney said that it is important to determine common ground. Both the city and county are supportive but they have not indicated a willingness to be a funding partner at this time. Pat Dillon said that this person will work with all groups, go to council meetings and work toward the betterment of downtown. Dr. Laney said that this person will be community oriented. John Spencer made a motion to pursue negotiations for a contract to utilize the services of the new employee. Joe Houts seconded the motion and volunteered to assist in the negotiations. Ron Barbosa stated that he will assist as well. The board voted in favor (6-1), Pat Dillon abstained.

Canopies: Teresa Fankhauser made a motion to table the agenda item. John Spencer seconded the motion and the board voted in favor.

Other Business:

Meetings: The board decided to leave the meetings on the fourth Thursday of the month at this time.

Gates: The board discussed the fact that the gates are not working correctly. They also talked about whose responsibility it will be to put them up, take them down and notify the merchants about the street closures. It was the consensus of the board that this should not be their responsibility.

Holidays Downtown: The board discussed the event on December 14th which is the weekend that they sponsored. The Winter Princess will be there and the board decided to purchase movie tickets and Frozen toys to give away. Bobbi Jo Hausman volunteered to purchase the toys and Rhabecca Boerkircher will get the movie tickets.

Grant Application: Joe Houts told the board that they have a grant application for \$20,000.00 to assist with funding for the sculpture walk next year. John Spencer made a motion to approve \$12,500 now for the project. Bobbi Jo Hausman seconded the motion and requested that it be put on the agenda for the February meeting. The board voted in favor (6-1), Teresa Fankhauser abstained.

Downtown Monument: Joe Houts told the board about the possibility of a downtown monument. He said that architect, Ron Auxier is looking at it now and there will be more information at a later date.

Adjourn: John Spencer made a motion to adjourn at 9:45 am. Bret Carolus seconded the motion and the board voted in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rhabecca Boerkircher". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

Rhabecca Boerkircher
Executive Director