

**Business Loop Community Improvement District  
Board of Directors Annual Meeting Minutes**

601 Business Loop 70 West #128  
Thursday, August 18, 2017 8:00 am

**Present:**

Paul Land  
Dave Griggs  
Cris Burnam  
Lili Vianello

James Roark-Gruender  
Vicki Kemna  
Carrie Gartner  
Daniel Huaco  
Sara Huaco  
Valorie Livingston

Griggs opened the meeting. Vianello moved to accept the minutes, Land seconded. Motion passed unanimously. Gartner reviewed financials, noting the first payment for Corridor Planning as well as expenditures for the 2017 Annual Report. Gartner also addressed a question Vianello had asked about paying down the remainder on the line of credit and then using that credit line to pay the final installment for the consultants. Gartner had presented a debt repayment plan to the board earlier in the year that addressed outstanding debts while still maintaining enough cash flow. The board reviewed that plan, the amount remaining on the line of credit, the monthly interest payments, and the anticipated revenues and recommended maintaining the current course. Gartner reminded the board that assessments will arrive beginning December and so it's simply a matter of months before the final debt can be addressed. Roark-Gruender moved to accept financials, Kemna seconded. Motion passed unanimously.

**Old Business**

**Planning Committee Update**

Roark-Gruender and others gave a quick overview of the most recent Planning Committee meeting. This was an opportunity for the consulting team to test a number of ideas prior to moving forward with more extensive design work for the next public meeting. A significant part of the meeting was dedicated to expanding public green space and rethinking access. Eliminating unused or duplicate driveways, using side streets as access points, and making u-turns easier (since MODOT requires medians around intersections) were all discussed. Also discussed were branding and identity efforts (banners, landscaping, amenities, art) that could begin earlier. Once they have some specific designs based on this feedback, we will work on scheduling the next public meeting.

**New Business**

**Annual Report**

Griggs gave an overview of the 2017 Annual Report including a 12% increase in property values over the previous year and a 1857% increase in new construction. Sales tax revenues were also higher than anticipated, with generally consistent month-to-month sales and a yearly total 52% above initial estimates. This is encouraging—not only does it mean The Loop is a stronger retail corridor than anticipated, it means we have more funding to invest back into the street.

**Annual Assessment Rate**

Griggs explained the property assessment rate and process by which it is set. It's currently at .4778 per \$100 of assessed valuation and there is no current plan to increase it. Lili moved to accept the current rate, Land seconded. There was no public comment. Board voted unanimously to approve.

**Directors Report****Annual Report Distribution/Community Outreach**

Gartner gave a quick overview of how the Annual Report was distributed including mailings to all property owners, business owners, and residents; mailings to stakeholders such as elected officials, neighborhood associations, and the like; an email newsletter to members and the public; an online, downloadable version posted on the website and social media platforms; multiple news stories with the Tribune, the Missourian, KOMU, KMIZ, and KBIA. Next step will be providing copies to banks (commercial lenders, specifically) and commercial realtors.

**Public Comment**

Valorie Livingston of the Boys and Girls Club attended and gave an update on their expansion, including a new gym abutting the Business Loop. They are adding a half circle drive, some landscaping, a new sidewalk, and additional lighting. A grand opening is planned for either October or November.