

Business Loop Community Improvement District

Board of Directors Annual Meeting Minutes

601 Business Loop 70 West #128

Thursday, May 17, 2018 8:00 am

Present:

Dave Griggs

Lili Vianello

Gary Ennis

James Roark-Gruender

Ryan Euliss

Jeff Spencer

Linda Schust

Carrie Gartner

Griggs opened the meeting. Vianello moved to accept the minutes, Schust seconded. Motion passed unanimously, with Roark-Gruender abstaining due to absence from the meeting. Gartner presented April financials. Euliss said that later on, we can review investment options for our fund balance but at this point, the return would be minimal. Roark-Gruender moved to accept the financials, Vianello seconded. Motion passed unanimously.

Old Business

Mizzou North

Gartner presented a draft letter to Gary Ward regarding Mizzou North which underscored the importance of a smart development project on the property and offered the organization's assistance with putting together a request for proposals. The board directed Gartner to send the letter.

Preliminary Budget Discussion

Gartner presented a staff report outlining budget options for the various threshold projects recommended in the Corridor Plan. The Board recommended moving forward with the Pop Up Festival Lot, a pop up space adjacent to the Bike Boulevard, sidewalk/intersection elements, some limited landscaping, traffic box art, and an environmental graphics package to be used in a range of projects. Gartner will continue working with Roark-Gruender and Euliss on the budget draft for review and approval next month.

Preliminary Budget Discussions

Gartner will begin researching options for threshold projects in anticipation of the larger budget discussion. In addition to the projects outlined in the Corridor Plan, the board recommended researching the following year-one projects: trash cans, festival lot, landscaping, banners, painted sidewalks/crosswalks, and weed management along the medians.

New Business

Conflict of Interest Policy

The Board reviewed several samples of policies and made some recommendations. The updated draft will be distributed for review at next month's meeting.

Stormwater

Euliss explained that Boone Electric will be required to create a detention pond should they ever move to redevelop a portion of their property, even if it is just a gravel walking trail for employees. He said this would be a good springboard to a long-range, district-wide stormwater plan. The board recommended beginning with a small committee (possibly including the Corridor Plan engineers ES & S) and then expanding to a larger planning group. This will require city staff participation.

Office Lease

Griggs had run the lease by Paul Land and found that rates were within reason. Gartner and Griggs will work on some changes to the proposal, if possible. Gartner said she had sent out a notice about available spaces but that the street itself has virtually no vacancies.

Director's Report

Gartner gave a quick update on the public outreach about the plan. Roark-Gruender and Griggs took the lion's share of the press visits and did a fantastic job. Gartner and Roark-Gruender are moving into the next stage by speaking with Council members, neighborhood associations, and other community groups and other board members will be scheduled based on their interests or connections.

Public Comment

There was no public comment.