

Minutes of January 19, 2021, Regular Meeting
Board of Directors of
Downtown Moberly Community Improvement District
Moberly, Missouri

The Board of Directors met at 3:00 p.m. in the Moberly City Hall Conference Room at 101 West Reed Street, Moberly, Missouri, on Wednesday, January 19, 2021.

Brian Crane, Chair, presiding, called the meeting to order at 3:00 PM and asked for roll call. Board Members answering the roll call were Michael Bugalski, Brian Crane, Tom Sanders, Kelsie Jeffries, and Doug Sharp. Absent: Tim Brubaker, City Council liaison. Others present included: Lyndee Rodamaker, Legal Counsel (via Zoom); Michelle Greenwell and Megan Schmidt, Moberly Area Chamber of Commerce; Randy Asbury, Moberly Area Economic Development Corporation.

The Chair then asked for approval of the Agenda. A motion was made by Mr. Sharp to approve the Agenda. Mr. Sanders seconded the motion. Ayes: Bugalski, Crane, Sanders, Jeffries, Sharp. Nays: None. Agenda approved.

HEARING FROM CITIZENS:

The Chair next asked if there were any written communications or comments received or if any person present wished to address the Board. There were no communication or requests.

OLD BUSINESS:

Under Old Business, the Chair called for approval of the December 15, 2021, Regular Meeting minutes. A motion was made by Mr. Bugalski to approve the December 15, 2021 minutes. Mr. Sharp seconded the motion. Ayes: Bugalski, Crane, Jeffries, Sanders, Sharp. Nays: None. Minutes approved.

NEW BUSINESS:

As the only item under New Business, the Chair called for consideration of Resolution No. 2022-01: **A RESOLUTION DIRECTING REIMBURSEMENT IN ACCORDANCE WITH A MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FURTHER AUTHORITY.** The Chair observed that approval of Resolution of 2022-01 would authorize reimbursement to the City of Moberly for earlier payment for legal and administrative services provided to the District. A motion was made by Ms. Jeffries to approve Resolution No. 2022-01. Mr. Bugalski seconded the motion. Ayes: Bugalski, Crane, Jeffries, Sanders, Sharp. Nays: None. Resolution No. 2022-01 adopted.

ITEMS FOR DISCUSSION:

The first item for discussion was "Discussion of Planters in the Downtown" (**Discussion Item "a"**). At the Chair's request Ms. Schmidt explained the issue as wear and tear on and deterioration of planters within the downtown. Ms. Schmidt observed that only a few business owners decorate the planters fronting on their business. Ms. Schmidt noted that the Chamber of Commerce is surveying downtown businesses on the question of whether to keep or remove the planters. Results are expected shortly. Ms. Schmidt reported that in the event planters are to remain that contacts could be made with the Master Gardeners regarding assuming responsibility for upkeep. Further discussion centered on

obtaining those quality plants which also require minimal maintenance. Following discussion, the Board elected to postpone any decision or action on the planters pending the results of the Chamber survey.

The second item for discussion was “Discussion of CGI Banner Project” (**Discussion Item “b”**). The Chair reported that the form of agreement for the CGI banner project has been received. Mr. Sharp noted that some of the poles within the downtown have not been painted yet. Mr. Sanders stated that he will make contact with the painters to complete the task. After further discussion the Board directed Legal Counsel to prepare a resolution to approve the agreement at the next regular meeting.

The third item for discussion was “Discussion of American Flags in Downtown” (**Discussion Item “c”**). The Chair reported that Joan Snodgrass had approached the Board with a proposal to administer American flag replacement in the City’s downtown. Discussion centered on the number of flags currently in the downtown area which are in need of replacement. Mr. Sanders is working on an inventory of the brackets. Mr. Sharp offered that Main Street Moberly would be able to purchase some of these flags, depending upon the inventory of those in need of replacement. Mr. Sanders mentioned that the Kiwanis had originally installed the flags up and volunteered to contact the organization to determine whether they would participate in the cost of replacement. The Chair also suggested Moberly Community Betterment as another avenue for assistance.

The fourth item for discussion was “Discussion of Fennel Study by McClure” (**Discussion Item “d”**). Mr. Sanders reported that McClure organization had presented the study to City Council at their January 18th meeting. The study principally recommends a craft distillery or brewery as a viable reuse for portions of the Fennel Complex. The Chair noted that some interest has been expressed in the location by potential end users for the Pro Auto Building and Fennel Building portions of the Complex. The Chair stated that the City’s Parks and Recreation department would lease out the green space and events area. Mr. Sharp inquired as to the separation of sale proceeds in the event of a purchase of the buildings within the Complex. The Chair proposed that if the Fennel Building portion is sold sale proceeds would be returned to the District; if the Pro Auto Building portion is sold, sale proceeds would be returned to the City of Moberly.

ADDITIONAL MATTERS:

The Chair asked if there were any additional matters or concerns to be brought before the Board.

Ms. Schmidt noted that the Moberly Chamber of Commerce has been in discussion with downtown businesses concerning preparation of live presentations, photos, or other promotional materials for their business or planned events. Ms. Schmidt also observed that businesses need encouragement to credit the “Depot District” in their social media promotions.

Ms. Jeffries requested that the operator responsible for plowing downtown sidewalks be directed not blade the snow against the doors and entries of individual businesses. Mr. Sanders stated that he has spoken with the responsible individual regarding blading of the sidewalks, and that they will comply with the request.

After determining that there were no further matters or concerns to be brought before the Board, the Chair called for a motion to adjourn the meeting. A motion was made by Mr. Sharp and seconded by Mr. Sanders to adjourn the meeting. Ayes: Bugalski, Crane, Sanders, Jeffries, Sharp. Nays: None. The meeting was adjourned at approximately 3:55 p.m.

The next regular meeting of the Board of Directors will be held on Wednesday, February 16, 2022, at 3:00 p.m. in the Moberly City Hall Conference Room.

Respectfully submitted:

Shirley Olney for Doug Sharp, Secretary