

**Downtown Leadership Council
Meeting Minutes
September 23, 2008
4:00 p.m. in the Mezzanine Conference Room
Daniel Boone Bldg.**

Members Present: Gary Ward, University of Missouri
Tim Klocko, Stephens College
Glenn Rice, P & Z Commission
Linda Rootes, North Central Columbia Neighborhood Assoc.
Bill Thompson, Douglass Neighborhood Association
Nick Peckham, City Council Appointee
Tim Teddy, Planning & Development Director
Mary Wilkerson, Special Business District
Phil Steinhaus, Columbia Housing Authority
Brian Treece, City Council Appointee
Randy Gray, City Council Appointee
Bernie Andrews, REDI Director

Staff & Consultants

Present: Mike Mills, Spectrum Consulting, LLC
Tony St. Romaine, Assistant City Manager
John Fleck, GIS Coordinator
Billye Clemons, Administrative Assistant

Members Absent: Bob Hutton, Columbia College
Jay Hasheider, Benton-Stephens Neighborhood Assoc.
Clyde Wilson, East Campus Neighborhood Assoc.
Ken Pearson, Boone County Commission

Review and approval of August 26, 2008 Meeting Minutes

Brian Treece's name to be corrected. A motion was made by Brian Treece and seconded to approve minutes as amended. Motion carried.

Power Point presentation by Mike Mills

Mike Mills from Spectrum Consulting Group gives a Power Point presentation reviewing and discussing topics on Executive Summary, Historical Summary, Sasaki Study, Framework Development, Stakeholders, Catalytic Projects, Public Incentives Options, Next Steps and Budget Consultants.

Funding & Objective

Nick Peckham notes concerns with what the group has been specifically tasked to do and notes that funding might be a concern. Tony St. Romaine wants reports from the sub-committees to determine where they are and what the next steps might be; if additional guidance or additional consulting or resources are needed that can be determined.

Linda Rootes reads the definition of the task set to the committee. Tony St. Romaine discusses the Sasaki plan and compares it to the potential plan of this committee and gives the committee some ideas of the direction they could go.

It was noted by Linda Rootes that the Sasaki Plan conducted several high profile community meetings and asks if this committee, since we are expanding the area, should do the same. Tony St. Romaine stated that was an option that was open to them. Randy Gray states that as we progress there will be a need for financial resources.

Report of Sub-Committees

Redevelopment

Glenn Rice reports that this subcommittee did not meet, however, John Fleck did update the map boundaries to include the areas as discussed at the last meeting.

Opportunity Zones

Bernie Andrews reports that they are looking at where developer interest is and where the projects are they are considering. One area is down 4th Street between Elm and Locust over to 8th Street. Another area starts on 10th Street and goes all the way to College, Elm on the south and Locust on the north. Another area is a stand alone TIF opportunity which is the Tiger Hotel. And 4th Street over to College as the east and west boundaries and East Ash as the south boundary and going as far north as the Atkins Building is all M1 or industrial zone property.

Strategic Plan

Linda Rootes reports that this subcommittee did not meet as they felt it would be premature to meet. She states that she is not sure how this subcommittee can function independently from the other subcommittees unless the Downtown Leadership Council decides to develop some kind of concept plan first and then see how things fit in.

Discussion on developing a strategic vision for Columbia.

Development and Design Guidelines

Randy reports that his subcommittee did meet. He reviews and discusses the report that was created from that meeting.

Tim Klocko adds that he would like some guidelines from the City Council about what they are looking for. Brian Treece notes that since there is a TIF application pending, it's important that the design guidelines are in place since that will be used as a model of how we treat developers and other applications in the future.

Other Business

Brian Treece notes that he believes a public meeting is premature. Mary Wilkerson notes a goal of having a report of boundaries, opportunity zones, minimum design guideline principals and a new concept of how downtown might be zoned to present to Council. Brian Treece adds also recommendations for next steps to include three consultants.

Phil Steinhaus notes he likes the idea of having pictures, presenting the concepts in an actual drawing.

Mary Wilkerson makes a motion for the head of each subcommittee to become a member of the Downtown Leadership Council Executive Committee. Bill Thompson Seconds. None opposed.

Next Meeting

Nick Peckham requests that all subcommittees meet before the next regular DLC meeting and have a written report on what they are exploring and what the appropriate next step is going to be for their committee.

Downtown Leadership Council Executive Meeting will be October 7, 2008 at 4:00 pm in the Mezzanine.

Downtown Leadership Council will be October 28, 2008 at 4:00 pm in the 4th Floor Conference Room.

Subcommittees will schedule their own meetings.

Public Comment

Citizen presents a question to Randy Gray regarding design guidelines, which he answers.

Adjourned

Randy Gray made a motion to adjourn. Mary Wilkerson seconds. Meeting adjourned at 5:45 p.m.