

Downtown Columbia Leadership Council
Meeting Minutes
June 28, 2011, 4:00 p.m.
City Hall, Conference Room 2A

Members Present: Brent Gardner, Historic Preservation Commission
Rosie Gerding, Downtown resident
Randy Gray, City Council Appointee
Janet Hammen, Neighborhood Representative
Lindi Overton, Stephens College
Linda Rootes, Neighborhood Representative
Nick Peckham, City Council Appointee
*Tim Teddy, Planning & Building Development Director
Brian Treece, City Council Appointee
Matthew Vander Tuig, Planning & Zoning
Gary Ward, University of Missouri

Staff Present: Tony St. Romaine, Assistant City Manager
Heather Cole, Administrative Assistant

Members Absent: *Mike Brooks, REDI
Bob Hutton, Columbia College
Ed Robb, Boone County Commission
*Phil Steinhaus, Columbia Housing Authority
Mary Wilkerson, Special Business District

* Indicates Ex-Officio status.

Welcome/Introduce guests:

Mr. Gray explained that Billye Clemons accepted a position with the CVB and introduced Heather Cole as her replacement.

Several students from the University of Missouri Journalism School were in attendance as well as Carrie Gartner from the Special Business District.

Meeting Minutes from May 24, 2011:

Ms. Gerding made a motion to approve the minutes of May 24, 2011. The motion was seconded by Mr. Vander Tuig. *The motion carried.*

Coordinate Charrette report intersection improvements with private development:

Mr. Gray suggested the DLC ask council to create a methodology to pull all parties together to coordinate projects. Such projects included some landscaping, median work and turn lanes in the College and Walnut and College and Broadway areas. Ms. Gerding asked how the coordination would be done. Mr. St. Romaine explained that in the past, there were coordinated projects with Columbia College, and the City was contacted by the college, whom initiated the collaboration efforts. There was a brief discussion among members regarding the possibility and process of collaboration on projects and funding for such projects.

Mr. Gardner felt that there was an obligation to implement some of the recommendations of the H3 Report as well as educate people on those recommendations and make efforts to coordinate those activities. Mr. St. Romaine recalled that the city council had previously suggested a work session to go over the charrette and that council had not yet adopted it. Mr. Gray suggested the DLC encourage council to direct staff to adhere to the suggestions and recommendations of the report; so that work currently being by the city in these areas, would also include charrette related projects that may fit into existing work being done.

Ms. Overton asked if overpass reports were included and available on the city web site. Mr. Gray indicated they were not because overpass issues were not addressed in the H3 Charrette Report.

Mr. Treece made a motion for the DLC to encourage council to incorporate recommendations from the H3 Report, specifically page 19, in relation to the intersections of College and Walnut and College and Broadway; and to request a council work session to discuss the report and its proposals. Ms. Gerding seconded the motion. *The motion carried.*

Mr. Teddy commented on the right of ways in the College and Walnut area and noted some of the intersection improvements that may be done in the future. He added that the development site plans should be looked at when the permit stage comes about to ensure projects are done in conjunction with charrette recommendations.

Mr. Peckham suggested that page 33 be included in the motion. Mr. Gray felt that particular portion of the report would be included in the TIF discussion. Ms. Gerding agreed and added that could be discussed at the work session as well.

Ms. Rootes felt that a letter to council immediately would be beneficial in addition to a longer term plan of action and work session.

Mr. Peckham felt that Stephens College should co-author some of the recommendations since several are unfunded and could be done collaboratively with them. Mr. Gray suggested that funding mechanisms be discussed at a later time and at this time, the focus be to schedule a work session and create awareness on the projects recommended.

DLC review of Short Street garage design:

Mr. Gray understood there was a need for the group to share concerns on this project with council. Mr. St. Romaine explained that Walker would be available on July 13th for a Special Meeting in which four to five options for the garage would be presented and concerns could be addressed and hopefully council would then provide direction on how to proceed.

Mr. Gray felt that DLC concerns may wait until the options were proposed and discussed so that concerns voiced by the DLC could be directly related to specific options presented.

Ms. Rootes noted that there were concerns from people on the connectivity on Waugh Street and Short Street. Mr. Gray asked how the results of the upcoming traffic study would impact the garage options when the traffic study would not be completed prior to the work session.

Mr. St. Romaine felt that Mr. Glascock would likely make suggestions on traffic and provide the traffic study findings at the end of July.

Mr. Peckham suggested a letter be drafted to include the elements the DLC would like to have in the garage. Mr. Gray felt that comments should be made after the options are

presented at the work session if the garage seemed to going in a direction that did not meet DLC approval.

Ms. Hammen asked if the traffic study would address accessibility to the garage. Mr. Gray said that traffic study would not be done prior to the work session and there would be time for public comment and review by the DLC. Mr. St. Romaine agreed and added that the traffic study was not going to be the deciding factor on the garage design and indicated he intended to propose other ideas on retail space in the garage.

Mr. Gray suggested that a DLC member attend the July 13th Special Meeting to get more information on the options being presented.

This meeting will be they held on July 13th, from 5:00 to 7:00. Mr. Gray, Mr. Gardner and Ms. Gerding indicated they would attend; others are welcome to attend as well.

Downtown TIF district(s) report

Mr. Gray hoped to move forward on a TIF report and provided a handout of a draft letter to the Mayor and Council in regard to establishing a TIF district and TIF funded projects.

Ms. Rootes suggested staff be directed to add this item as a report to the July 5th, 2011 City Council Meeting so that the letter could be presented to council.

Mr. Gray suggested this item be called to the council's attention, but suggested this be discussed at the work session as well.

Ms. Gerding asked why multiple districts would be done instead of one large district. Mr. Treece commented that there were a few examples of why smaller districts would be beneficial; such as issues of Public Housing or the Osco's project on Providence, both of which could present some possible challenges if there were one large TIF district.

Ms. Rootes suggested that unpopular projects be tied to more popular projects in an attempt to help with funding and approval challenges.

Mr. Gray agreed that there were some examples of needing smaller TIF districts but the report recommended a large district.

Mr. Garder asked if there was any urgency on this issue. Mr. Gray did not feel there was, but he explained that he and a few others, met with the Mayor a few months ago where a request was made to provide more information on the TIF district(s).

Some suggestions were made on wording of the letter, in addition to some items being added to the draft letter to include a blight study, funding issues and other suggestions to carve out multiple districts.

Ms. Rootes made a motion to clean up the letter based on DLC discussion and to direct staff to add the letter as a Report on the July 5, 2011 City Council meeting. Mr. Gardner seconded the motion. *The motion carried.*

Other business:

Mr. Treece noted there was an Op-Ed in the Tribune and he asked if there was an interest in inviting that author to attend a meeting to discuss the article. There was not an interest in doing so.

Public comment:

None.

Next meeting:

July 26, 2011, 4:00 p.m.

Adjourn:

Meeting adjourned at approximately 5:24 p.m.