

**Downtown Leadership Council  
Meeting Minutes  
April 29, 2008  
7:00 p.m. in the Mezzanine Conference Room  
Daniel Boone Bldg.**

**Members Present:** Gary Ward, University of Missouri  
Bob Hutton, Columbia College  
Tim Klocko, Stephens College  
Mary Wilkerson, Special Business District  
Phil Steinhaus, Columbia Housing Authority  
Glen Rice, P & Z Commission  
Jay Hasheider, Benton-Stephens Neighborhood Assoc.  
Linda Rootes, North Central Columbia Neighborhood Assoc.  
Clyde Wilson, East Campus Neighborhood Assoc.  
Nick Peckham, City Council Appointee  
Randy Gray, City Council Appointee  
Tim Teddy, Planning & Development Director  
Bernie Andrews, REDI Director

**Staff & Consultants**

**Present:** Mike Mills, Spectrum Consulting, LLC  
Tony St. Romaine, City Manager's Office  
Bill Watkins, City Manager's Office

**Members Absent:** Ken Pearson, Boone County Commission  
Ray Warren, Douglas Park Neighborhood Assoc.  
Brian Treece, City Council Appointee

Bill Watkins discussed the Sunshine Law, emphasizing that committee members should not discuss business amongst themselves via e-mail.

The question was posed as to how this committee will engage public input, make comments, etc. Consensus was that at the next meeting the DLC will establish ground rules and appoint a Chair, Vice-Chair and Secretary as specified in ordinance. It was suggested that the DLC refrain from taking public input tonight until the end of the meeting

The roles and responsibilities of the DLC was briefly reviewed – See Sect 2-283 for description. Duties include:

- Assess current assets and additional opportunities – review Sasaki Plan, catalytic projects into a greater area plan.
- Advice City staff in blight/conservation studies in relation to a potential MODESA plan.
- Develop strategic plan for the area using Sasaki plan as a base for the plan.

- Recommend possible development guidelines – what do we want Columbia to look like?
- Other projects as assigned.

A general discussion was held addressing the issue of “Where is downtown?” and What is Downtown?

Mary W. – difficult to define what is downtown? Sees this as an opportunity to create a dynamic place. Be flexible – look forward 20-30 years.

Nick P. – What does the City do for its citizens in downtown?

Linda R. – Neighborhoods are the root of downtown. This area is larger to embrace than just perceived projects but is included in shared vision for our community.

Mary W. – Agree – most think in bigger boundaries.

Clyde W. – Not sure of our duties. Are we to develop a plan to fit into Sasaki plan to present to Council? Boundaries should be as wide as from the Old 63 E. and Garth W. N. Business Loop 70 – South-University.

Randy G. – Need to increase use of high density projects – building up instead of out.

Jay H. – Need to evaluate what has caused Columbia’s downtown to be great. Transportation – big component.

Nick P. – Think about energy – renewable.

Jim K. – Stephens – increasing buildings – difficult to think about the mix.

Phil S. – Downtown community life. Bring people back to downtown. Safety, diversity, walkable communities, workforce housing, affordable housing, not just economic plan, but social plan.

Bob H. – Columbia College wants to be included in the boundaries. Was not included in Sasaki Plan.

Gary W. – Impressed by looking at opportunity sites. How could this lead us to where we need to go. Once you understand the opportunities you can establish the boundaries. Lots of surface parking, more than was identified in Sasaki Plan.

Randy G. – Are there deadlines to be met. MODESA looks like it has a tight time frame.

Mary W. – We need to continue to evaluate opportunity sites.

Glen R. – What about the issue of building on alleys, balconies, ancillary uses – will this committee be making recommendations on these types of issues? Look at Providence and Broadway and a 4 or 5 block area around this area. Build up rather than out. Make demands for better energy and transportation uses.

Bill W. reviewed the handout from the Downtown Topic Group arising from the Imagine Columbia's Future Visioning process, suggesting that this document could be used as a guide for the committee's work. Discussion continued on "What is downtown?"

Randy G. – Not black and white. You should know when you are in the downtown area. Needs to be a distinctive? Colleges (3) and Providence are the boundaries. When you can cross Providence to the east of Broadway you lose the human scale – citizens and connectivity, pedestrian etc.

Bill W. - Is Benton-Stephens downtown?

Jay H. No. The value of this area is in close proximity housing to the central downtown.

Clyde W. - E. Campus very much part of downtown. Needs much denser population downtown – adds to safety. Having Colleges, Universities, Hospitals, etc. adds to safety.

Bill W. BHC is downtown?

Clyde W. – Yes, absolutely – why are they not represented on this committee?

Randy G.– ¼ mile radius around core of downtown.

Nick P. – Formed back zoning – mixed use. Look at other cities downtown & then anticipate our future might look like. Do it with breakouts, upbringing, feeling a sense of pride about the community and the vision.

Linda R. – Major corridors are important. Design and fabric and function of the properties is important settings to get a sense arrival to DT Columbia.

MODESA – Mike Mills from Spectrum Consulting gave a brief overview of the initial timeframe of the MODESA application process. MODESA has just to be tested outside major like sections STL area such as the St. Louis Ball Park Village.

Difficulties – high threshold of new activity for the state. 70% net new is the criteria.

Plans are that the MODESA application will focus on south side development (south of Broadway).

The question was asked if TIF can be utilized for University facilities? Mike responded that some people do not believe that the University counts as public infrastructure in terms of applying increment to facilities.

Sharing in the State's share of sales tax & income tax are pieces which could be used for public infrastructure for several years – tracks with life of the bonds, sharing new increment which was not there before. MODESA does not require state appropriation

and a MODESA district can be segmented. Border cities do a better job in qualifying for MODESA as they can pull people in to particular destinations. Part of the duties of the DLC should be big picture – how much residential?, how much commercial/office?, use of public/private partnerships.

Future Meeting Schedule – Early evenings on Tues – not 3<sup>rd</sup> Tuesday – monthly. Look at HPC, SBD, P& Z Meeting dates and avoid them.

#### Public Comments

Carrie Gardner. Thanks to DLC for taking on this important leadership role on behalf of Columbia's downtown. Remember to think big – 20-30 years into the future.

Bonnie – How do we achieve what a community wants? Individualizing trends and best practices of other communities. Look at residential and building high tech economy type jobs, new models we have not seen yet.

Meeting adjourned at 9:00 pm.