

Medical SSMID Commission Meeting Minutes

December 9, 2015

8:00 a.m. – 9:30 a.m.

Tallgrass Business Resources

Present: John Albert, Tim Charles, Gordon Epping, Michelle Jensen, Kathy McCauley, Mike Sundall, Julianne Thomas, Ted Townsend, Julie Sterling, Karen Smith

Absent: Richard Cooley, Mary Meisterling

Guests: Richard Pankey, Pastor Steve Knudson, Scott Lindsley, Tim Goody

Economic Alliance Staff: Phil Wasta, Doug Neumann

Welcome & Call to Order

Charles called the meeting to order at 8 a.m.

Consent Agenda

McCauley moved approval of the consent agenda. Seconded by Jensen and unanimously approved by the Commission.

McCauley moved approval of the November financial report. Seconded by Epping and unanimously approved by the Commission.

Faith Community Collaboration

Pastor Steve Knudson and Scott Lindsley from First Lutheran Church provided an update on strategic planning that the church is doing related to new ministry and initiatives, including its role in the wider community and specifically within the Medical District. Knudson said the church is open right now to input from community leaders about how the church can be part of what's going on in your district, your organization, your business. Knudson said he really appreciated the recognition by the Medical District that the faith community is a distinguishing factor in the district.

Lindsley asked each commission member to consider completing a five-question survey, which was distributed, and to return those by late December or early January.

Charles noted that the church's outreach is well-timed, as the Commission can be thoughtful about potential cross-efforts during its strategic planning session in February. Townsend later noted that the Commission needs to be inclusive in its thinking and involvement of the faith community and not focus solely on First Lutheran.

City of CR discussion re: support of SSMIDs

Charles, Wasta and Neumann attended a meeting at City Hall last week, along with Downtown SSMID chair Randy Rings to try to resolve several long-delayed issues with the City. Charles offered some context for the meeting, noting that City Manager Jeff Pomeranz clearly wants the SSMIDs to be empowered and effective, but that we do have to be sure we're operating within legal and accounting standards. Wasta shared the current negotiated version of a Disbursement Agreement that the City would require in order to transfer SSMID revenues to SSMID Commission control, with regulatory conditions for how those funds can be spent, what reporting needs to be done and how budgets will be approved, reviewed and executed upon.

The Disbursement Agreement will be in effect through June 30 as a means of testing the workability of it, with the intent that a more permanent Agreement would then govern the relationship beginning July 1, 2016 for life of the Medical SSMID.

Included in the Agreement is a Commission responsibility to approve a budget for expenditures that will use tax revenues. The budget can use relatively general spending categories, but it is to be submitted to the City by January 1, 2016 and must be approved by City Council. This does NOT impact the Commission's ability to use voluntary contributions from the hospitals and other non-profits in ways outside the scope of the City agreement.

Because of the timing of this budget request, we may need to seek electronic approval from the Commission for the budget to be submitted. Wasta will be back in touch about how this will be accomplished.

Charles said it's also very likely that the non-profit MedQuarter, Inc. entity will need to be operationalized to provide the vehicle for handling non-tax revenues and to continue to give the Commission some flexibility that might be hindered by these new regulations.

The discussion with the City also covered Medical District issues with the monument signs, but there are still unresolved items on that project (see below).

Sundall moved approval of the Disbursement Agreement. Epping seconded, and the Commission unanimously approved.

Committee Updates

Detailed committee reports were part of the packet. In addition, the final version of the new district promotional video was shown. Also, the KCRG coverage of the tree lighting was shown. On Standards, Albert noted the recommended façade improvement award to the History Center, which was detailed in the packet. Work continues to be done on research about a landscape improvement program.

Executive Director's Report

Wasta distributed a handout of his director's report. Additionally, he shared updates that included:

- Timing updates for the Regional Vision Strategy and CVB rebranding study.
- News that although there has been some progress on approval of monument signs, the easement agreements will all need to be re-done before we can proceed because of the decision of the City regarding the District's ability to own real property. There was some discussion regarding whether the monuments on private property could move ahead separately, and that may be researched a bit further to determine.
- Reminder about the strategic planning session from 8 a.m. to noon on March 9.
- At the request of the City, Wasta prepared a support letter for a brownfields assessment grant application for the Cedar Lake project. While not in the District, the lake is adjacent to our borders and potential improvements would be beneficial.

Other Business

Townsend suggested some preparatory work in advance of the retreat so that substantive action could potentially be taken at that time. For example, might a task force be able to survey patients about how the District can add value on the spiritual side. We could explore some of the questions mentioned by First Lutheran leaders during this meeting.

Wasta was directed to convene a task force to consider and potentially do some of the preparatory work in advance of the retreat.

Adjourn

Charles recapped action items and decision points from the entire meeting, and then adjourned the meeting at 9:34 a.m.