



Medical SSMID Commission Meeting Minutes

July 10, 2019, 8:00 a.m. – 9:30 a.m., First Avenue Executive Suites

Present: John Albert, Tim Charles, Gordon Epping, Suzy McGrane-Hop, Mary Meisterling, Michelle Niermann, Karen Smith, Mike Sundall

Absent: Michelle Jensen, Okpara Rice, Julie Sterling, Sarah Wickenkamp

Guests: Laura Seyfer – Iowa BIG

Staff: Jessica Komisar, Phil Wasta

Welcome & Call to Order

Smith welcomed everybody and called the meeting to order at 8:00 a.m.

Iowa BIG Presentation

Iowa BIG is a hands-on, educational program for students within the Cedar Rapids, Linn-Mar, Alburnett and College Community school districts. Iowa BIG will have 250 students in the program this coming up school year. Part of the student's time will be spent in their "traditional" school setting and another part as a BIG student. Projects can be generated from businesses in the community or from the students directly. BIG has been growing every year and is looking for new projects and partnerships and would like to expose students to our business for them to see Cedar Rapids as a place they want to stay in. Niermann and Albert have had previous projects with Iowa BIG students.

Consent Agenda

Charles moved approval of the consent agenda with Meisterling seconding. Wasta noted that Albert requested the minutes be revised regarding the Committee Updates. The consent agenda was unanimously approved with stated revision.

FY'20 Budgets

Epping and Wasta have made some adjustments to the 2020 budget including:

- Moving \$5k from Banner Project to Advertising and Promotion
- Moving \$3k from Management Fees to Professional Services
- Park and Greenway Maintenance increased by \$2,331.25 in case of another harsh winter
- Parkway Improvements additional \$30k for unexpected issues such as trash receptacle replacements and removal of dead trees from wintertime.
- \$37,500 increase from Interest Income

Sundall asked how much spendable money is available. Epping stated in MedQ Inc. we have \$257k in checking/savings, \$500k in reserves and \$657k in trust and Med SSMID we have \$173k in checking/savings, \$280k in reserves and \$177k in trust.

Sundall expressed his concern that the amount of money PCI is contributing to the SSMID is inequitable compared to others. Med SSMID Finance and Operations committee will meet to consider Sundall's concerns. The committee will then bring it in front of the full commission. If the commission denies Sundall's request to lower PCI's contribution, then it will be taken to the City. Smith will get the meeting with the committee arranged.

Epping motioned to approve FY'20 budget changes with Albert seconding. Albert, Charles, Epping, McGrane-Hop, Meisterling, Niermann and Smith voted in favor with Sundall opposed. With a 7 to 1 vote, the motion carries.

PSA for Priorities 2-5 of MPIP

This discussion was tabled as Wasta will schedule a meeting with Anderson Bogert for more clarification on how this project will be implemented and costs assigned. This will not significantly delay the process.

Child Care Facility Feasibility Study

Charles said a common challenge is recruitment of young staff members and one of the reasons they are finding is the availability of child care. This phenomenon is seen statewide and not limited to just us. Over the years, Mercy has looked at this issue but have always decided they weren't able to move forward with a solution due to economic reasons. After forming a committee and working with the City on a formal RFP, the committee settled upon Mills Consulting group out of Concord, MA. This firm not only has experience in assessments but also a successful track record of child care centers. Although the MedQ Inc. directors voted to move forward with this, the request to the commission is for endorsement to proceed. Mills would start in August with a 12-14 week completion timeframe as long as they can get meetings with key stakeholders. This feasibility study wouldn't be just for the MedQuarter but core district wide as larger employers such as UFG and TrueNorth might have interest to utilize.

Wasta requested \$33,500 from MedQ Inc. (\$29,600 Mill proposal plus 10% for unforeseen changes) to move forward with the study. Meisterling motioned approval with Epping seconding. The motion was unanimously approved.

MedQ Park on 3rd Mural Update

The mural sub-committee has reviewed the artist's proposals and has made the recommendation of Ruben Aguirre out of Chicago. Murals and More was excited when they saw his proposal as they have been attempting to get him to Cedar Rapids for some time now. His budget for a 1,450 sq. ft. mural on the side of the Gilded Pear Gallery building facing the MedQ Park on 3rd is estimated at \$20k which includes labor, material and he carries his own liability insurance. Wasta asked the commission for \$22k (includes artist's budget and a 10% increase for unforeseeable expenses) out of the MedQ Inc. budget for this mural. Wasta added the MedQ Inc. directors were in favor. After reviewing a mock-up, work will start the first week of August.

Meisterling moved approval of the artist and \$22k out of MedQ Inc. with McGrane-Hop seconding. The motion was unanimously approved by the commission.

Executive Director's Updates

- 10th Street Construction – slipway from Mt. Vernon Road is complete. The City will be working on the underground sewer mains and other underground infrastructure. With that work, we are a ways out from parkway improvements. Contractor stated they are about 4 days a head of schedule.
- 12th Street Construction – Bill Olinger was asked by the City to replace sidewalks in front of his properties, however the curbs were crumbling. Wasta worked with the parties and the City agreed to pay for curb improvements if Olinger fixed the sidewalks. The work has been completed and looks great.
- Completed Summer in the Q events – 6/15 events went well, good showing at the PCI art show and sale, fire department open house saw hundreds of individuals. Sundall said they will not be hosting future art shows on the same day as the Farmers' Market at the request of the artists.
- Upcoming/Ongoing Summer in the Q events – MedQ Mile 12-Week Challenge continuing through August 8th, 6 a.m. Coffee and Sunrise Yoga at the MedQ Park on 3rd and the MedQuarter Celebratory Anniversary Lunch
- Rack Cards – includes restaurants, shopping and experiences in the district. Distributed to restaurants, bars, retailers, Mercy, St. Luke's, PCI and the DoubleTree.
- Bike Share program – program going well, scooters and fat tire bikes to come in the fall. Still have some of the helmets left to give away at events which include the logo of the MedQuarter and other districts/sponsors.
- Downtown Summer Passport Program – initiative to entice individuals to shop/experience Downtown after harsh winter and continuous street construction.
- Child Care and Workforce Summit – event on August 14th at the Economic Alliance
- MedQuarter Website – hosts available LOIS listings of all the properties for lease or purchase. Also links to the City of Cedar Rapids page on available development incentives.

Other Business

Sundall stated PCI's Christmas event has grown from about 100 kids to 400 over the years and they would like to see it expand to a larger event. Sundall is working to use the large tree in front of Olinger's property to cover it in 10k+ lights and have them on from Thanksgiving to Christmas for photo-ops. The City thought this idea was great and agreed to contribute funds to it. Sundall is moving forward with this event however it might not occur until next year.

Adjourn

Epping moved to adjourn the meeting with Albert seconding. The meeting was adjourned at 9:10 a.m.