

DLMD Board Meeting  
Wednesday, August 2, 2017 8:30 am  
201 East Main, 9th Floor  
McBrayer, McGinnis, Leslie & Kirkland

- I. Welcome & sign-in
- II. July 12, 2017 minutes
- III. Treasurer's Report
- IV. Old business
  - A. Update on contract services (Warren)
- V. New Business
  - A. Art Connects Presentation – Installing Art in vacant storefronts – Kate Savage
- VI. Public comment for items not on the agenda
- VII. Adjourn

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Downtown Lexington Management District  
Board of Directors Meeting  
Wednesday, July 12 2017  
9<sup>th</sup> Floor (Jim Frazier Office)

Present Board Members: Gary Means, Jake Gibbs, Jim Frazier, Liza Betz, Stephen Grossman, Steve Kay, Lawrence Wetherby, Mary Beth Wright, Woodford Webb, Zedta Wellman.

Advisory Council Members: Beverly Fortune, Larry Jones, Thomas Pettit.

Other Persons Present: David Warren (Block-By-Block), Kathryn Minton (DLC), Rob Bright (DLC), Brett Bibb (DLC), Mario Zuanetti (Lofts at Gratz), Nan Plummer (LexArts), Nathan Zamarron (LexArts), Kate Savage (Arts Connect), Neil Chethik (Carnegie Center), Kathy Mobley (Parks & Recreation), Jonathan Hollinger (Office of the Mayor).

Jim Frazier welcomed the board, and began the meeting. During review of the June 14<sup>th</sup> minutes, Woodford Webb made comment that two things were inadvertently omitted from the previous meeting minutes. First, during the June 14<sup>th</sup> meeting it was discussed that Minneapolis had great success with Block-By-Block and that was worthy of being included in the June minutes, as well as checking into the radio system that the Ambassadors use in Minneapolis that keeps them in direct contact with the police and large office building security guards. The June minutes will be amended to reflect the above additions. Lawrence Wetherby made a motion to approve the minutes and Gary Means seconded. The motion passed unanimously.

Steve Grossman delivered the treasurers report. A majority of the expenses fall under contract with Block-By-Block, but there is also an expense for the billboards that were produced by Marjorie Guyon. Once completed, Jim Frazier mentioned that the next infusion of income will come in October or November 2017 from the property tax. Mary Beth made a motion to approve the minutes and Zedta Wellman seconded.

In new business, David Warren summarized his proposal for acquiring a new, heated pressure washer. After renting the heated pressure washer and having success removing gum from the sidewalks, the board approved the purchase for \$2,299.00. David also mentioned that he spoke with the Blok by Block manager from Louisville who would let David have his meter for the water hydrant saving upwards of \$1,500.00 versus having to buy one from American Water. David continued by proposing Porous Pave to replace the ground area in the tree wells. He explained that the new material would save staff time cleaning rocks off the sidewalks and cigarettes and trash out of the wells. Some concerns from the board were mentioned such as the cost and implementation. Jake Gibbs said he would take the sample to the tree board meeting to get their feedback. Kathy Mobley also mentioned that Parks and Recreation had looked into Porous Pave before and decided against using it because of the cost, and the fear of the trees pushing the material out as it grows. Jim Fraizer asked David to get a count of the tree wells and the total square footage so the board could look at the total cost of the project.

Next, Jonathan Hollinger, Director of Project Management in the Office of the Mayor gave a presentation on Town Branch Commons. Some questions about the project were raised about parking. According to Johnathan Hollinger Lexington Center Corporation Board is looking into a High Street lot that will potentially replace some of the parking that will be lost to Town Branch Commons. There are

also two other lots on Vine St. that will be taken away including the LFUCG employee lot, and Kentucky Utilities parking lot.

The next item in new business was the *Book Bench* proposal presented by representatives from LexArts, Nan Plummer and Nathan Zamarron, Arts Connect, Kate Savage, and Neil Chethik, Executive Director of the Carnegie Center of Literacy and Learning. The proposal includes an art project of 35 'book' benches, five of which will be given to schools to decorate as a school art project. The rest of the benches will be completed by artist who are selected from a call to artists, and all of the benches will be decorated to the theme of a Kentucky author's book. The project will run over a five month exhibition period in which they are looking for three \$15,000 sponsors. If the DLMD was to be one of the three \$15,000 sponsors the group would insure that 10 of the benches would be placed within the district, with a possibility of more. Additionally, the DLMD logo would be placed on the benches as well as on all printed materials. This project would also have an impact on the Carnegie Center and the City of Lexington as Lexington strives to be an International City of Literature. Currently, Lexington and Seattle are the only two cities in America up for that designation. The group is also hoping to work with Lextran to strategically place the benches where they can be used most. Individual companies will be able to sponsor benches at a price of \$5,000. The board decided to vote on the project, with Woodford Webb motioning that the DLMD will sponsor \$15,000 of the project contingent on two other \$15,000 sponsors being secured. Steve Kay seconded that motion. With no further discussion the motion passed and it passed unanimously.

Steve Grossman gave an update on the DLC and LDDA merger. Alan Stein with The Stein Group is acting as the Interim Director of the Downtown Lexington Partnership to assist with the transition. Lawrence Wetherby mentioned that the contract between DLC and the DLMD for the DLC to provide interim administrative services to the DLMD expired on June 30, and needed to be addressed. The motion from Lawrence Wetherby was to renegotiate the current contract between the DLC and DLMD on a month to month basis until the reorganization of the DLC and LDDA has been completed. Mary Beth Wright seconded and the motion passed unanimously.

With the business complete, the board voted to adjourn.

Downtown Lexington Management District  
Board of Directors Meeting  
Wednesday, June 14 2017  
9<sup>th</sup> Floor (Jim Frazier Office)

**Present Board Members:** Gary Means, Kevin Atkins, Jake Gibbs, Jim Frazier, Nick Nicholson, Scott Davidson, Stephen Grossman, Taunya Phillips, and Woodford Webb. **Advisory Board Members:** Beverly Fortune, Larry Jones, Thomas Pettit.

**Other persons present:** David Warren (DLMD), Kathryn Minton (DLC), Rob Bright (DLC), Kyle Frizzell (DLC), Brett Bibb (DLC), Nan Plummer (LexArts), Neil Chethik (Carnegie Center), Corey Doane (Lex PD), Melissa Sedlaczek (Lex PD), Charlie Lanter (LFUCG), Polly Ruddick (LFUCG), Cathy Mobley (LFUCG) and Jeff Fugate (LDDA).

Jim Frazier welcomed the board, and started the meeting. Steve Grossman made a motion to approve the May 3 minutes, and Gary Means seconded. The Motion passed unanimously. Steve Grossman presented the treasurer's Report. It was noted that the LFUCG DLMD start-up loan has been paid in full.

In old business, David Warren gave an update on contracted services by Block by Block. He checked on pricing for a heated pressure washer and found that it cost \$600 dollars a day to rent a used machine. To buy a used machine will be upwards of \$1,000. Larry Jones suggested renting the machine for experimental purposes to make sure it works before investing in buying a new machine. All agreed and David will proceed. Other options for gum removal were discussed including a possible scrubber that several board members have seen being used in other cities.

Kathryn Minton gave an update on the plan to replace the trashcans within the district. DLC staff checked with the City and Waste Management and found that neither organization has a plan set in place to replace or fix broken trash cans. Moving forward the DLMD will coordinate with Johnathan Hollinger on trash cans and new street furniture with the Town Branch Commons project.

Charlie Lanter gave an overview of the new 'End Panhandling Now' van. During the Month of May, running for only 7 days the van picked up 32 panhandlers willing to work. There are also 46 signs being posted throughout the Lexington area about panhandling. A public service campaign is to be released to bring attention to panhandling.

Steve Grossman also reflected on the recent Commerce Lexington Leadership Visit to Minneapolis, and their discussions with their Management District staff. Minneapolis has a significantly larger budget than the DLMD but the Minneapolis BID focuses on similar projects such as clean and safe. The Minneapolis BID also uses Block by Block to perform clean and safe in their district and have had notable success with the Block by Block ambassadors. The Minneapolis BID also integrates their Block by Block Ambassador radios with the police radios. This allows for better communication and coordination. Also a recommendation from Minneapolis is to host information sessions for DLMD property owners so they become more familiar with the district and the projects the DLMD is working on.

With its business complete, the board voted to adjourn.

Downtown Lexington Management District  
Fiscal YTD  
July 2016 - June 1, 2017

	FY 2017	FY 2018
Programs Revenue	\$ 424,059	\$ 512
Programs Expenses	\$ (199,536)	\$ (42,708)
Accounts Remaining Balance	\$ 224,522	\$ (42,196)

Board Meeting

	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
FY 2017 Balance	\$ 25,000	\$ 21,165	\$ 17,415	\$ 6,530	\$ 6,460	\$ 290,627	\$ 326,708	\$ 333,573	\$ 297,697	\$ 282,848	\$ 246,793	\$ 224,522
Prior month Revenue	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 284,984	\$ 65,676	\$ 24,140	\$ 18,142	\$ 2,347	\$ 302	\$ 3,468
Prior month expenses	\$ -	\$ (3,835)	\$ (3,750)	\$ (10,885)	\$ (70)	\$ (817)	\$ (29,596)	\$ (17,275)	\$ (54,018)	\$ (17,196)	\$ (34,357)	\$ (27,738)

MTD June 2

	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18
FY 2018 Balance	\$ 184,001	\$ 182,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior month Revenue	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior month expenses	\$ (41,033)	\$ (1,674)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Prior month(s) detail	Date	Credit	Debit
QX.net	4-Jan-17		\$ (35)
Collections from Sheriff	17-Jan-17	\$ 24,140	
Marjorie Guyon	31-Jan-17		\$ (17,240)
Block By Block	1-Feb-17		\$ (17,161)
QX.net	2-Feb-17		\$ (35)
Block by Block	16-Feb-17		\$ (17,161)
Collections from Sheriff	15-Feb-17	\$ 18,142	
Instant Signs	20-Feb-17		\$ (650)
Marjorie Guyon	20-Feb-17		\$ (1,850)
Block By Block	28-Feb-17		\$ (17,161)
Qx.net	2-Mar-17		\$ (35)
Block By Block	14-Mar-17		\$ (17,161)
Collections from Sheriff	17-Mar-17	\$ 2,347	
Qx.net	2-Apr-17		\$ (35)
Block By Block	3-Apr-17		\$ (17,161)
Collections from Sheriff	17-Apr-17	\$ 302	
Block By Block	28-Apr-17		\$ (17,161)
QX.net	2-May-17		\$ (35)
Triangle Foundation Donation	5-May-17	\$ 2,841	
LFUCG Loan Repayment	5-May-17		\$ (25,000)
Lamar Advertising (Billboards)	18-May-17		\$ (2,500)
Collections from Sheriff	23-May-17	\$ 627	
DLC Marketing and Promotions	30-May-17		\$ (203)
Block By Block	2-Jun-17		\$ (17,161)
Marjorie Guyon	2-Jun-17		\$ (2,750)
QX.net	2-Jun-17		\$ (35)
Lamar Advertising (Billboards)	6-Jun-17		\$ (600)
Lamar Advertising (Billboards)	6-Jun-17		\$ (1,600)
Collections from Sheriff	9-Jun-17	\$ 512	
Block By Block	30-Jun-17		\$ (18,887)
Lamar Advertising (Billboards)	6-Jul-17		\$ (1,600)
PrintLEX	18-Jul-17		\$ (74)
Subtotal		\$ 48,911	\$ (193,291)

# AUGUST 2017 BOARD REPORT DOWNTOWN LEXINGTON MANAGEMENT DISTRICT



# Statistics

January 2017 through July 2017

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Bags of Leaves	'17	--	--	--	--	3	--	--	--	--	--	--	--	3
Business Contact	'17	5	12	12	--	--	2	2	--	--	--	--	--	33
Graffiti/Stickers Removed	'17	395	549	312	326	515	502	579	--	--	--	--	--	3178
Hospitality Assistance	'17	63	64	105	63	51	38	18	--	--	--	--	--	402
Loitering - Observed	'17	--	--	4	14	13	5	2	--	--	--	--	--	38
Motorist Assist	'17	30	30	17	3	--	1	--	--	--	--	--	--	81
Panhandling - Aggressive	'17	5	1	1	--	1	--	--	--	--	--	--	--	8
Panhandling - Passive	'17	12	13	10	22	7	6	1	--	--	--	--	--	71
Park Count - Start of Shift	'17	37	24	8	28	6	16	12	--	--	--	--	--	131
Power Washing (hours)	'17	1	--	--	5	17	17	6	--	--	--	--	--	46
Request for Police/Fire/EMS	'17	5	1	2	2	2	3	1	--	--	--	--	--	16
Sidewalk Drains Cleared	'17	400	428	496	296	196	195	269	--	--	--	--	--	2280
Trash (lbs)	'17	1242	1350	1125	1012	335	705	507	--	--	--	--	--	6276
Weed Abatement (block faces)	'17	18	11	--	79	99	88	102	--	--	--	--	--	397

# Highlights





# Highlights



LARGE AREA WITH POROUS PAVE



MAIN STREET AFTER 5 YEARS

# Highlights



## Accomplishments

HOT WATER /STEAM PRESSURE  
WASHER