

DLMD Board Meeting
Wednesday, September 6, 2017 8:30 am
201 East Main, 9th Floor
McBrayer, McGinnis, Leslie & Kirkland

- I. Welcome & sign-in
- II. August 2, 2017 minutes
- III. Treasurer's Report
- IV. Old business
 - A. Update on contract services (Warren)
- V. New Business
 - A. Downtown Lighting Project Presentation – Graham Pohl, Joe Rey-Barreau, Beverly Fortune
 - B. Public comment for items not on the agenda
- VI. Adjourn

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**Downtown Lexington Management District
Board of Directors Meeting
Wednesday, August 2, 2017
9th Floor (Jim Frazier's Office)**

Present Board Members: Andrew Carter, Gary Means, Jake Gibbs, Jim Frazier, Liza Betz, Nick Nicholson, Scott Davidson, Steve Grossman and Taunya Phillips.

Advisory Board Members: Beverly Fortune, Donna Smith, Larry Jones, Salvador Sanchez and Thomas Pettit.

Other Persons Present: David Warren (Block-by-Block), Kathryn Minton (DLC), Jeff Fugate (LDDA), Cathy Mobley (Parks), Lori Houlihan (Mayor's Office), Kate Savage (Arts Connect), Rob Bright (DLC) and Brett Bibb (DLC), JD McHargue (property owner, Henry Clay's Public House).

Jim Frazier welcomed the board, and began the meeting. The minutes from July 12th were approved with a motion from Larry Jones and a second from Scott Davidson. The motion passed unanimously.

Steve Grossman delivered the treasurer's report. The largest expense is still the contract with Block-by-Block and there has not been much change since the last meeting. A motion was made by Taunya Phillips to approve the treasurer's report and was seconded by Jake Gibbs, the motion passed unanimously.

On to old business, David Warren gathered an estimate for Porous Pave which included six tree wells in the district. The new substance will be used in 5 wells on North Broadway and 1 well on Upper Street. The estimate for installing Porous Pave in six locations will cost \$4,800.00. David presented pictures to the board of tree wells that used Porous Pave in Louisville, after five years the wells are still in good condition.

Jake Gibbs commented that he has seen Porous Pave in many different places. Mr. Gibbs said that Louisville bought the substance and poured the tree wells themselves. David confirmed that Louisville poured most of the tree wells themselves, but allowed a contractor to pour the first five wells to insure they liked the substance and so the ambassadors could learn the process. Pouring the material yourself is a substantially cheaper option. JD McHargue from Henry Clay's Public House confirmed the problems that the current tree wells are causing including a tripping hazard for patrons and are a nuisance to keep clean. Gary Means made a motion to test the Porous Pave product for the estimated price of 6 tree wells at \$4,800.00 the motion is subject to LFUCG and Environmental Quality Board approving the installation. Steve Grossman seconded that motion. Jake Gibbs made an amendment to the motion that the color of the Porous Pave be a natural color of brown. Moving forward, David will take the lead on the Porous Pave installation.

Also, David purchased the heated pressure washer with an extended warranty but he is still in need of a water meter. Purchasing a water meter is \$1,500.00 and will need to be purchased through Kentucky American Water. Jim Frazier decided that the water meter was a necessity to have since the heated pressure washer has worked and decided to go ahead with the purchase.

The conversation shifted to the property located at 127 W. Main St. that has a bird waste issue. Andrew Carter raised concern that David and his staff were spending several hours of their time repeatedly

cleaning just one area because of the excessive waste. Kathryn Minton mentioned sending the property owner a letter asking for help with the upkeep of the area. David said he noticed someone cleaning once a week but that the area will not stay clean. Several members of the board suggested adding bird spikes on the roof to prevent birds from landing in that area. Mr. Frazier and the board decided to send a letter to the owner.

In new business, Kate Savage with Arts Connect presented a project for a mobile art gallery. Kate asked if the DLMD would consider becoming an Art Connects subscriber. Kate presented a slide show of local artist's work that could potentially be used for activating vacant first floor space in the DLMD. Kathryn made the point that the mobile art gallery will both enhance our downtown by adding light and art to vacant property while giving an artist the opportunity to sell their work. The DLMD will look for potential first floor window space for the mobile art gallery. Kathryn will send a postcard to all DLMD property owners letting them know that there is an opportunity to activate vacant first floor space that might be available.

Nick Nicholson suggested that while he likes the idea of the Kate Savage's mobile art gallery, the board should develop criteria for the selection committee to follow while considering investment in art projects in the downtown area. He also suggested Kate's art gallery is a very good option to enhance downtown's art scene while not actually purchasing additional art work. Beverly Fortune briefly discussed her presentation for the next DLMD board meeting that will address lighting downtown with several different methods including lighting architectural features, lighting festivals or up lighting buildings as another option for art the DLMD has to pursue.

Next, Andrew Carter asked how many emails were on the database and Rob Bright told them about 160. Andrew is concerned that without a significant database of property owners, our marketing efforts for our projects will fall short. Kathryn offered to print something that David could hand out to property owners and tenants within the district reminding them to sign up for our e-newsletter so we can continually add to the database.

The meeting concluded with an update on homelessness within the district. The improvements are evident in Phoenix Park, but there have been some concerns with people camping in the Fifth Third Bank Pavilion at Cheapside Park. David Warren says he wakes them up when he begins his daily routine, DLC staff encouraged everyone to call 2-1-1 when they see people camping.

With its business complete, the meeting was adjourned.

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

	FY 2017	FY 2018
Programs Revenue	\$ 424,059	\$ 1,024
Programs Expenses	\$ (199,536)	\$ (65,177)
Accounts Remaining Balance	\$ 224,522	\$ (64,154)

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	\$ 248,793	\$ 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	\$ 182,292	\$ 160,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior month Revenue	\$ 512	\$ -	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prior month expenses	\$ (41,033)	\$ (1,709)	\$ (22,435)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Prior month(s) detail	Date	Credit	Debit
Ox.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)
Ox.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)
Ox Net	2-Mar-17		\$ (35)
Block By Block	14-Mar-17		\$ (17,161)
Collections from Sheriff	17-Mar-17	\$ 2,347	
Ox.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)
Ox.net	2-May-17		\$ (35)
Triangle Foundation Donation	5-May-17	\$ 2,841	
LFUCG Loan Repayment	5-May-17		\$ (25,000)
Lanara 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)
Ox.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)
Ox Net	5-Jul-17		\$ (35)
Lamar Advertising (Billboards)	6-Jul-17		\$ (1,600)
PrintLEX	18-Jul-17		\$ (74)
Lamar Billboards	1-Aug-17		\$ (1,600,000)
Block by Block	1-Aug-17		\$ (18,887,46)
Kentucky American Water	3-Aug-17		\$ (1,500,000)
Block by Block	3-Aug-17		\$ (344,91)
Collections from Sheriff	21-Aug-17	\$ 512	
PrintLEX	21-Aug-17		\$ (102,40)
Subtotal		\$ 49,423	\$ (215,761)

Statistics

January 2017 through August 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	635	659	--	--	--	--	3893
Hospitality Assistance	'17	63	64	105	63	51	38	22	34	--	--	--	--	440
Loitering - Observed	'17	--	--	4	14	13	5	2	1	--	--	--	--	39
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	2	--	--	--	--	73
Park Count - Start of Shift	'17	37	24	8	28	6	16	12	--	--	--	--	--	131
Power Washing (hours)	'17	1	--	--	5	17	17	6	21	--	--	--	--	67
Request for Police/Fire/EMS	'17	5	1	2	2	2	3	1	--	--	--	--	--	16
Sidewalk Drains Cleared	'17	400	428	496	296	196	195	331	453	--	--	--	--	2795
Trash (lbs)	'17	1242	1350	1125	1012	335	705	619	588	--	--	--	--	6976
Weed Abatement (block faces)	'17	18	11	--	79	99	88	117	82	--	--	--	--	494