

**MIDTOWN COMMUNITY BENEFITS DISTRICT MANAGEMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, March 4, 2015
MICA – 1601 MT ROYAL AVENUE – 6:30 PM**

Member's Present: Steven Howard, Jason Curtis, Aziz Housseini, Steven Johnson, Liam Flynn, Jeff LaNoue, Eric Costello, Michael Molla, Jennifer Mielke, Don Donahue, Joseph Palumbo, Steve Shen, Melvin Mercer by telephone

Staff Present:

Michelle Wirzberger, Executive Director, Midtown Community Benefits District
Peggy Smallwood, Deputy Director, Midtown Community Benefits District

Visitor(s) present:

Councilman Carl Stokes, City Councilman 12th District
Michele Lambert, Intern for Councilman Carl Stokes

Joseph Palumbo called meeting to order 6:37pm.

Approval of January minutes

Chair asked for motion to approve January minutes

Mike Molla motion to approve January minutes.

Steve Howard second motion.

All in favor. Motion pass.

Committee Reports

Michael Molla, Governance Committee Report

The Governance Committee met Wednesday, February 11, 2015 to discuss two possible by-law amendments. The first amendment would create a term limit of two consecutive terms for the position of chair. The board discussed the possible change.

The second amendment would establish a new position for the "Immediate Past Chair." The committee noted that they tabled the discussion of the past chair role because there could be a variety of problems inherent in the creation of this new position.

Molla noted that the Committee will continue to meet with the goal of bringing a comprehensive list of amendments to the board by the end of the year.

Green Committee Report

The Green Committee met on Thursday, February 19, 2015. Discussion included:

- Green program participation/enhance green work
- Grant funding opportunities

Sanitation Committee Report

The Clean Committee met on Thursday, February 12, 2015.

- Distribution of proposed routes as of July, 2015.

Joseph Palumbo, Building Committee Report

Chair gave brief recap and update on renovation costs for 815 N. Howard Street. The original renovation estimate was projected at \$300,000. The new construction estimate is now at least \$1.2 million dollars. The Building Committee met with Budget and Finance Committee to discuss the new estimated

renovation cost and made the recommendation to the board to sell the building and find an alternative solution to housing the Midtown Benefits District operations.

Steve Johnson move to support the Midtown Community Fund in immediately placing 815 N. Howard Street on the market for sale, terminating the working relationship with all construction related consultants (i.e. McCracken, Mirani and Manifold) and ceasing the permit process.

Aziz Housseini second the motion.

Chair open floor for discussion.

Discussion followed.

Chair called for a vote support of the Midtown Community Fund in the sale of 815 N. Howard property.

12 votes in favor. 0 votes against. 1 vote abstain. Motion pass.

Discussion followed.

Chair asked for a motion to allow the Executive Director to negotiate and enter into a multi-year lease.

Mike Molla moved to allow the Executive Director to negotiate and enter into a multi-year lease agreement for a suitable office space within the District as long as the annual lease price is within the range of \$25,000 - \$45,000.

Eric Costello seconded motion.

Discussion follow.

Mike Molla made a friendly amendment to allow the Executive Director to enter into a multi-year lease agreement up to \$45,000 and enter into a sub-lease agreement with the Midtown Community Fund.

Jason Curtis second motion.

All in favor. Motion passed.

Steve Johnson, Budget and Finance Committee Report

Proposed FY2016 budget distributed prior to the meeting and copies are on file in the MCBD binder.

- Steve Johnson discussed how the City's surtax estimate for both FY 2015 and FY2016 has decreased. For instance, the Finance Department is now expecting us to receive \$1,135,016 in revenues during FY 2015 as opposed to the \$1,261,010 that they had estimated last February. The decrease is primarily due to the improper application of tax credits.
- Johnson explained that the surtax estimate for FY2016 is \$1,205,239.
- Michelle Wirzberger discuss line item cuts to support budget shortfall.

Steve Johnson made motion to accept FY2016 budget to present at the Spring Town Hall Meeting for community feedback.

Mike Molla second motion.

All in favor. Motion pass.

Adjournment

Chair call for motion to adjourn.

Steve Johnson motion to adjourn.

Mike Molla seconds motion.

Meeting adjourn at 7:54 pm

****The Spring Town Hall Meeting will be held on Wednesday, March 25th at 7:00 pm at Payne Memorial A.M.E., 1714-16 Madison Avenue**

Next Midtown Community Benefits District Board Meeting will be held on April 1, 2015 at 6:30 pm.