

**Iowa City Downtown District**  
Board of Directors Meeting  
**Meeting Minutes from June 23, 2022**

**Voting Members Present: Charlie Nusser, Nick Lindsley, Cady Gerlach, Dingyu Ding, Nina Lohman, Michelle Galvin, Nancy Ginsberg, Jason Paulios, Diego Lasansky, Jigna Jani, David Kieft, Jeet Saini, Mary Kate Pilcher-Hayek**

Non-Voting Members Present: Tom Banta, Geoff Fruin, Abby Restko, Monica Nieves, Chastity Dillard, UI Student Representative.

Staff Present: Nancy Bird, Betsy Potter, Christopher Hunter, and Joe Reilly

Guests: Joe Moreland

Call to Order: The meeting was called to order by President Nusser at 9:01am.

May Minutes: On motion by Pilcher Hayek, second by Lindsley, the minutes of the May meeting minutes were unanimously approved with an edit to include Lasansky as in attendance.

Financial Updates: Greg Turner shared the financial updates of the Board, including a close to fiscal year end update on budget to actuals, reporting on the TIF and SSMID levy collection.

Board Nominations: Nominations were shared with the board. The three new members nominated are: Wendy Zimmerman of Get Fresh, Josh Immerfall of Donnelly's, and Tony Branch of UAY. On motion by Pilcher Hayek, second by Lasansky, Zimmerman was unanimously elected to the Board. On motion by Turner, second by Lasansky, Immerfall was elected unanimously to the Board. On motion by Pilcher Hayek, second by Lohman, Branch was elected unanimously to the Board and will begin their terms at the next fiscal year.

The slate of officers was proposed to the Board as follows: Charlie Nusser, President, Nick Lindsley, Immediate Past President, and Nancy Ginsberg, Treasurer. The board is still seeking a Vice President. On motion by Pilcher Hayek, second by Kieft, the slate of officers was unanimously elected to the Board and will assume office at the beginning of the next fiscal year.

Budget: The ICDD reviewed the final budget, which sets the tone for the coming fiscal year and relevant programs and projects that are expected to be included. Bird further shared information about the SSMID levy increase and timing associated with the request needed. The Board reviewed the budget memo and had a discussion about the current cameras owned by private businesses in the ped mall and support of the City's installation of and management of cameras as described in the memo proposed. City Manager Fruin shared the purposes and policies behind the cameras. The Board discussed the budget in full, asked questions about specific line items and no other adjustments were made. On motion by Lasansky, second by Pilcher Hayek, the budget for the upcoming fiscal year was approved in full by unanimous vote of the Board.

Block Party and Staff Updates: Potter provided an update on the ICDD Block Party upcoming, including the insurance policies and weather updates. The staff shared their contingency plans and budget planning. Hunter shared updates on the sidewalk sales,

ICDD Loan for Alley: The Board discussed the opportunity for the Iowa Avenue alley loan for property owners (24) surrounding the alley offered by the City. Bird shared the draft Promissory Note that is proposed. The Board discussed the opportunity and all options available, recognizing the importance of keeping the alley clean and safe, the long-term efforts of all property owners to collectively fix the issues raised by the alley, and determine how to best ensure the loan is serviced, even by ICDD, while ensuring there is liability and risk protection for the SSMID district. Joe Moreland shared a draft Promissory Note. The Board discussed the loan options, including the service fee collected for administering the loan, and the parking and garbage, and each property owner pays a different amount based on the formula developed. Property owners (24 total) have all agreed. Some owners want to pay their portion up front and without a loan and the Board discussed payment services. The Board recognized that the situation is not necessarily ideal, but the alley itself is incredibly challenging to the district and keeping the alley clean and safe is of great importance. The Board recognized that the Iowa Avenue Properties owner is also taking on risk with this project, and Joe Moreland has done significant work behind the scenes to make this a reality. The Board then discussed how to address late payments for members and the Finance Committee. Pilcher Hayek, Turner, and Nusser recused and disclosed interest in the project due to business relationships and ownership. On motion by Kieft, second by Paulios, the Board voted unanimously with Pilcher Hayek, Turner, and Nusser recusing from a vote to move forward with the loan project and Promissory Note as drafted, pending the full review and approval of the Board of the Loan Agreement with the City of Iowa City and the City Council's approval.

Ex Officios Reports:

City Manager Fruin shared updates on area developments with CA Ventures and Dubuque Street updates and loading zones "commercial only" time frames and parking updates. Fruin shared that Officer Fowler is back downtown as the liaison officer. Kim Casko shared updates from the Iowa City Area Business Partnership, including a new initiative with Secretary of State for Businesses against Human Trafficking. The ICABP is working on their advocacy initiatives and a childcare granting program for business support. Resko shared the calendar and schedule for downtown related Summer of the Arts efforts. Kieft shared enrollment updates, including an increase and activation of former dorms and construction developments. Kieft reported a marked increase in COVID inpatients and alerted the Board to this matter. Banta shared updates from ICAD, including the EdTech initiatives and developments of the Economic Alliance. Nieves shared updates from ThinkIowaCity, including upcoming events, grant opportunities, and incentives. UI Student updates Dillard shared updates from the Neighborhood Centers, including the news about Raquishia Harrington joining the team.

On motion by Pilcher Hayek, second by Lasansky, the meeting of the Board was adjourned at 10:08am.