



Central Business Improvement District

Meeting Minutes

June 18th, 2008: 10:00 a.m.

Chamber of Commerce Conference Room

Attendance: Richard Griffin, Vice Chairman; Birnie Pryor, Rodney Ghan, Bill Hanna, and Phil White Staff; Jayne Hughes. Absent: Sam Sicard, Bennie Westphal

Others in Attendance: Ben Boulden.

(The sign in sheet was not found after the meeting. There were other citizens in attendance.)

Call to Order:

Vice Chairman Richard Griffin called the meeting to order at 10:05 am. Mr. Griffin welcomed Mr. Hanna as the new Commissioner for the District.

Approval of Minutes:

The minutes from the March 19, 2008 CBID Meeting were approved as written.

Treasurer's Report:

None

Director's Report:

Mr. Griffin announced that we have a tenant in the building at 701 Garrison which the CBID owns. It was explained that this building was obtained through the purchase of the land for the State Office Building. The tenant is C.A.S.A. The building did sustain some damage during the storm and Mr. Sicard is working on having that repaired.

New Businesses which are working on renovation projects are the Boomerang Diner, Hang'n Judge Saloon, Popped Popcorn Company. It was discussed about the Liquor Store and the need for him to move into a larger area. Mr. Ghan also mentioned that the Davis building was under contract and that hopefully this would be completed in the next 60 days. It is apparent that the east end of Garrison is now having additional interest which will be helpful to the existing businesses on that end. Mr. White brought up the Thomas Quinn and the sale of the building. The Downtown Beautification fund through City Parks installed the planters along the sidewalk to the east of the Town Club. This is in the area where the new sidewalk and paving of the parking areas were installed along with the street scape program. In exchange for the maintenance on the planters, the Town Club will be leased a portion of lot 22 to use as parking. Due to a previous agreement with the Town Club and the City before the improvements were made, the Town Club was allowed to maintain the area and park there. To formalize this we will have a resolution prepared for the Board to approve.

Mr. Griffin brought up the need for the CBID to be brought in on the discussion previous to engineering drawings being completed for public improvements. This is to prevent any oversights within the district. For example, a ½ block of streetscape left vacant on A Street or the promenade to the east of the Town Club. This should be required for any department which deals with plan reviews from private investors or budgeted public improvements and anything concerning the CBID.

The street scape is moving along from 8th to 9th and then along 9th from Garrison to Rogers.

The Commissioners were informed about the parking space loss in the 9th street area.

There was much discussion about the need for added parking on the 10th street area. The commissioners were not in agreement to closing the area from Garrison to Rogers on 10th. They did feel like a traffic count was needed to determine the use of the street for 3 lanes.

The commissioners were informed about the parking deck being closed through September.

New Business:

Phil White brought up several areas of concern. He mentioned that Greg Burrow's building at 409-411 Garrison is in terrible condition and was a disgrace to Downtown. He requested from staff to ask for whatever needs to be done to demand repairs are accomplished. He also mentioned the trees and bushes in front of C & H Tire were unsightly.

Mr. Griffin brought up the City's web site where you can file your complaints.

Mr. White suggested a brainstorming session such as a retreat. He would like to see more than just meetings with reports. He wants to see more input from the commissioners to make things happen. It was suggested to have the Commissioners develop a plan of action and then bring City Staff in as needed. It was decided to plan a retreat similar to the BOD retreat. There was much discussion about the time and dates.

Old Business:

An update on the expansion was given. Sparks Health System has asked that their properties be included in the expansion of the CBID. Mr. Griffin gave an overview of the history of why and how Sparks made the decision to stay on Towson and the commitments made for the corridor improvements. A motion was made and seconded to accept the change on the map to include Sparks' properties.

Mr. Griffin thanked Mr. Hanna for coming on board.

Overviews of the next steps of the expansion were discussed. The information will be taken to the Board during a study session, and then a public hearing will be set before the vote by the board to approve the expansion.

It was also determined that the design guidelines be revamped and also a new set of architectural standards for the expanded are needed.

Meeting Adjourned at 11:15 a.m.

Respectfully submitted,
Jayne Hughes