



Commercial Street Community Improvement District

Board of Directors Meeting Minutes

Wednesday, November 12, 2025, 10:00 AM

Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Travis Tindall, President
Irene Schaefer, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Matt Blevins
Heidi Herrman-Bacon
Joseph Gidman

Members of the Public:

Justin Beiler, Mona Pieron, Dan Dawson, Ron Bradshaw, Shelby Chaney (PAR Officer), Connie Rhoades-Hinds, Karen Butts, Mary Collette, Jennifer Buss, Chance Parish (coordinator, final month), Angie Miller (coordinator, first month), Randy Bacon, Lorali Carroll, Steven Grove, Nate Shuler, Ben Frisch, Neal Chanter.

I. Call to Order: President Travis Tindall called the meeting to order at 10:01 AM. Travis introduced Angie Miller as the CID's new coordinator. Travis and the CID Board thanked the CID's outgoing coordinator, Chance Parish, for his service over the last 2 years. Irene remarked at Chance's huge contribution with the CID's social media presence and thanked him for everything he has done in building our community.

II. Review and Approval of Previous Meeting Minutes: Amanda Ohlensehlen presented the minutes from the previous meeting and thanked Chance for his hard work to help and share the minutes and do so many extra items too. **Motion to approve the minutes by Irene Schaefer. Seconded by Joseph Gidman. The motion passed unanimously.**

III. Financial Report: Teresa Emerson reported that total checking stood at \$50,131.69 and total assets were \$55,681.89. Irene Schaefer noted that income (\$5,550.20) is down 30% from this time last year. Travis recommended looking over the budget and reevaluating things after the beginning of the year.

Motion to approve the financial report by Heidi Herrman. Seconded by Matt Blevins. The motion passed unanimously.

IV. New Business

Jennifer Buss has taken over as the CID accountant. In this role she will need access to CID banking information and to information about the CID held by the Department of Revenue (DOR).

Approval of Jennifer Buss for online banking access: Irene moved to give Jennifer Buss access to online banking as a non-signer. Seconded by Heidi Herrman. The motion passed unanimously.

Approval of Jennifer Buss for DOR Form 4379 Agreement. Irene moved to give Jennifer Buss access to the DOR portal through a Form 4379 Agreement. Motion seconded by Joseph Gidman. The motion passed unanimously.

Existing Business

Street Safety: PAR Officer Shelby Chaney reported recent concerns involving crime on the street. She shared new SOT

Street Outreach Teams were created for neighborhood associations dealing with homeless encampments. It was clarified that if there is a mental health concern for people who appear homeless that the caller should specifically ask for a co-responder to the scene and dispatch will send someone with expertise in mental health to attempt appropriate support. There was discussion from Connie Rhoades-Hines that it might be wise to inquire about neighborhood association status so the area would qualify for a SOT.

V. Committee Reports

Advertising Committee: Heidi Herrman reported some changes to social media. The CID owned pages are now titled *Visit C-Street* on Instagram and Facebook. She shared that website traffic has increased; Chance reported a spike of traffic on October 11, coinciding with Culture Fest. Heidi shared plans to utilize SEO on the website and that offers for help with social media and the webpage had come from GLO staff as well as SIGWO. Heidi further shared that a new Facebook group had formed for residents of the street. It will be used for building community and information-sharing. SPOA windows now feature photography by Andrew Mann from Woodland Heights Neighborhood. She shared that the social media campaign *#magicofcstreet* will continue throughout the holiday season but will be replaced by *#visitcstreet* in January. Magic of C-Street had been used for about five years. A-Ok will continue to provide advertising images for the CID.

General Maintenance Committee: Irene Schaefer first thanked City Utilities and City of Springfield for 26 poles with added power. The process took 15 months and the City/CU paid for it, which equates to a \$15,000 savings. Irene shared that the CID was reimbursed \$22,000 from City funds for cameras, banners, and bicycle hubs. Funds will also cover the lights portion of our Christmas decorations. She commended Derek and Jennifer of Northstar for their work and effort to put up the holiday decorations. She shared that their bid for the work was 2-3 times less than other competing bids. Similarly, Irene shared that volunteer time is so appreciated. Work from the Hillbilly Garden Club equals 250 hours and \$13,000 savings. Schaffitzels also gives time and plants. Irene shared that there are still efforts to put banners on the west end. There is no date for completion with this project nor are there commitments. The plan is to put banners in the public parking lots. Upcoming: Irene reported that the kiosk discussion is on hold as the City is working to standardize kiosks. Irene shared a letter from Heather Heinrichs regarding the issues the female gingko trees created this season. Ongoing mess and smell has prompted time and effort and help is needed. In response, the GM committee feels the City should respond in some way about this ongoing problem for some merchants. It was noted that this has been a particularly heavy fruit year and unlike no other year prior. Connie added that now that the trees have dropped the bright yellow leaves, the beauty is appreciated so replacing them should be with trees that grow quickly and are equally brilliant in the fall. Ten trees appear to be the problem. Travis concluded with plans for continued conversations with the City.

Sales Tax Steering Committee: Travis Tindall shared information about other CIDs and their base taxing levels across the city and state. He shared that the next meeting for the committee will be Dec 4 at 5:30 PM in the Commercial Club building. Anyone can come. Discussion at that meeting will focus on what funding will be used for. Plans are for a larger community meeting early next year about the election/sales tax.

VI. Organization Updates

C-Street Merchants: Connie Rhoades-Hinds shared that merchants were excited for the holiday season and hoped for the biggest sales of the year. Some reported that last weekend's holiday open houses were the best ever and that more businesses than ever participated. The hope is that Sip and Shop will also do well and also Small Business Saturday. There is early discussion of merchants staying open in the evening during the holiday season on planned dates.

Commercial Club: Mary Collette highlighted the ongoing *Treasure Hunt* with the Springfield-Greene County Library. The contest concludes in December. Commercial Club is partnering with Friends of the Footbridge in anticipation of the celebration of the bridge reopening next spring. Mary thanked Amanda for the application to the city to rename Blaine Street to Blaine Lane. She shared there is talk of expanding the historic district to the west by a half block. She shared that BASE students would be on the street Friday cleaning up gingko fruit.

VII. Street News: Travis shared there is an open house tonight at Neal Chanter's distillery taste room, The Snug. He also shared that he anticipates a Mumbles opening by the end of December.

VIII. Motion to adjourn by Matt Blevins. Seconded by Joseph. The motion passed unanimously, and the meeting adjourned at 10:50am.



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, October 8, 2025, 10:00 AM
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Travis Tindall, President
Irene Schaefer, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Matt Blevins
Heidi Herrman-Bacon (via phone, only for Closed Session)
Joseph Gidman

Members of the Public:

Becky Volz, Justin Beiler, Mona Pieron, Dan Dawson, Ron Bradshaw, Sydnie Myers, Shelby Chaney (PAR Officer), Shelby Wood, Christine Schilling, Danny Crisp, Cindy Ussery, Connie Rhoades-Hinds, Karen Butts, Mary Collette, Jamie Evans, Jennifer Buss, Chance Parish

- I. **Call to Order:** President Travis Tindall called the meeting to order at 10:01 AM. Travis and the CID Board thanked the CID's longtime accountant Jamie Evans for her service over the years and congratulated her on retirement. Travis introduced Jennifer Buss as the CID's new accountant.
- II. **Review and Approval of Previous Meeting Minutes:** Amanda Ohlensehlen presented the minutes from the previous meeting. **Motion to approve the minutes by Teresa Emerson. Seconded by Matt Blevins. The motion passed unanimously.**
- III. **Financial Report:** Teresa Emerson reported that total checking stood at \$46,747 and total assets were \$56,916. Irene Schaefer noted that the Missouri Department of Revenue appears to have corrected the use-tax issue; however, they will still be making an adjustment, taking away approximately \$10,000 CID was paid in error in the future. After that adjustment, the CID is still approximately 25% ahead of budget on income. **Motion to approve the financial report by Matt Blevins. Seconded by Irene Schaefer. The motion passed unanimously.**

IV. **New Business**

Sip and Shop Funds Request: Connie Rhoades-Hinds presented a request for support for the fifth annual *C-Street Sip & Shop* event scheduled for November 15th from 10:00 AM to 6:00 PM. **Motion to approve funding request for \$700 by Irene Schaefer. Seconded by Amanda Ohlensehlen. The motion passed unanimously.**

V. **Existing Business**

Street Safety: PAR Officer Shelby Chaney reported recent concerns involving camping and loitering on the street, especially in the evenings. She noted that there were several nuisance properties on the district's periphery that the City is currently addressing.

VI. **Committee Reports**

General Maintenance Committee: Irene Schaefer reported that banner installations on decorative poles have been completed and that installations on wooden poles from Lyon to Grant remain in progress. Approximately \$20,000 in City reimbursement has been received to date, with additional projects advancing. The Board previously approved a not-to-exceed amount of \$15,000 for adding power to 27 decorative poles in the District. Installation dates and actual cost have not been finalized. Irene noted that it was feasible that the City and/or City Utilities would absorb the cost of the install. Irene stated that conversations continue with the City concerning standardized wayfinding signage and kiosks. Irene highlighted landscaping assistance that has been provided by the Hillbilly Garden Club. The club has so far donated about 200 volunteer hours to landscaping on C-Street.

Decorations Committee: Travis Tindall reported that fall decor had been completed below the \$1,000 budget that had been allocated. Travis thanked Cindy Ussery for her work on the fall decor and for being a good steward of CID funds. For Christmas lighting, the committee has reviewed quotes and would like to move forward with a quote from North Star Christmas for just under \$4,000. 27 poles will be illuminated, non-illuminated poles will be decorated as well, and lights will be installed at the market pavilion.

A motion to approve a not-to-exceed amount of \$4,000 from City-allocated funds for holiday lighting was made by Irene Schaefer and seconded by Amanda Ohlensehlen. The motion passed unanimously.

The committee also discussed adding a fourteen-foot tree, at an estimated rental cost of \$3,100, to be placed west of the pavilion where the former market kiosk stood. Current decorating budget funds would cover some of the cost. Around \$2,000 in funds would still be needed.

Motion to approve a not-to-exceed amount of \$2,000 from reserve funds for a Christmas tree and associated lighting was made by Matt Blevins. Seconded by Joseph Gidman. The motion passed unanimously.

The target date for installation of Christmas decor is November 6th, contingent on power availability.

Sales Tax Steering Committee: Travis Tindall reported that no additional meetings had been held. A committee meeting will be scheduled in the coming weeks.

Hiring Committee: Travis Tindall reported that a hiring committee consisting of himself, Irene Schaefer, and Heidi Herrman-Bacon had reviewed 32 applications that were submitted for the Coordinator (Contractor) position. The Committee interviewed four finalists for the position. The Board will discuss the next steps in Closed Session.

VII. Organization Updates

C-Street Merchants: Connie Rhoades-Hinds announced that *C-Street Trick-or-Treat* will take place on Saturday, October 25th, from 3:30 PM to 5:30 PM; that *Holiday Open Houses* begin on November 6th; that *Sip & Shop* will occur on November 15th; and that *Small Business Weekend* runs November 28th–30th.

Commercial Club: Mary Collette highlighted the ongoing *Treasure Hunt* with the Springfield–Greene County Library. Mary stated that the Commercial Club is offering a \$100 prize for the scarecrow contest being carried out by C-Street Merchants Association. Mary noted that the Commercial Club had approved liquor licenses for *One More Page* and *Fox & Hound*.

VIII. Street News

The Board noted that *SGF CultureFest* will be taking place on October 11th from 10:00 AM until 6:00 PM. Substantial attendance is expected. Amanda Ohlensehlen reported that a TIF update meeting will be scheduled soon. Details are forthcoming. Amanda also briefed those gathered on the November 4th ballot measure proposing a 3% hotel/motel tax increase to fund a regional events and convention center. She offered to arrange City staff speakers to visit street organizations with information about the ballot measure upon request.

IX. Closed Session

Motion to move into Closed Session to discuss the CID Coordinator / Contractor Position was made by Joseph Gidman. Seconded by Matt Blevins. The motion passed unanimously. The Board entered Closed Session at 10:47 AM.

Motion to extend an offer to Angela Miller was made by Joseph Gidman. Seconded by Matt Blevins. The motion passed unanimously.

Motion to adjourn the Closed Session by Matt Blevins. Seconded by Amanda Ohlensehlen. The motion passed unanimously. The Board exited Closed Session at 11:20 AM

X. Motion to adjourn by Matt Blevins. Seconded by Teresa Emerson. The motion passed unanimously, and the meeting adjourned at 11:21 AM.



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, September 10, 2025, 10:00 AM
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Travis Tindall, President
Irene Schaefer, Vice President
Teresa Emerson, Treasurer
Matt Blevins
Heidi Herrman-Bacon
Joseph Gidman

Absent (Excused):

Amanda Ohlensehlen, Secretary

Members of the Public: Justin Beiler, Randy Bacon, Dan Dawson, Ron Bradshaw, Shelby Chaney (PAR Officer), Angela Miller, Christine Schilling, Becky Volz, Ben Frisch, Nathan Shuler, Neil Chanter, Connie Rhoades-Hinds, Steven Grove, Sydnie Myers, Shelby Wood, Mary Collette, Chance Parish, Jamie Evans

I. Call to Order: President Travis Tindall called the meeting to order at 10:01 AM.

II. Review and Approval of Previous Meeting Minutes: Travis Tindall presented the minutes from the August meeting.
Motion to approve the minutes by Matt Blevins. Seconded by Joseph Gidman. The motion passed unanimously.

III. Financial Report: Teresa Emerson presented the financial report. She reported that the district has total assets of \$55,656.05, with a balance of \$45,966.04 in checking. Net income for August was \$3,835.82. Sales tax revenue for the month was \$5,904.36. Total expenses were \$3,211.85. Year-to-date sales tax revenue is \$2,557.27 over budget, and overall net income is \$4,074.67 above projection. Teresa noted that expenses remain on track with the budget. Use tax continues to overpay, at approx \$10k ytd.

Motion to approve the financial report by Irene Schaefer. Seconded by Heidi Herrman-Bacon. The motion passed unanimously.

IV. New Business

CID Accountant Selection: The Board discussed the selection of a new accountant for the CID, with Jamie Evans stepping down from the position. Irene Schaefer presented three quotes for accounting services: CTR Consulting at \$500 per month, ATMS at \$325 per month, and Day's Bookkeeping at \$375 to \$450 per month. Joseph Gidman noted that Day's Bookkeeping currently does accounting services for his businesses. It was also noted that Day's Bookkeeping will be taking over Jamie Evans' business.

Motion by Heidi Herrman-Bacon to contract ATMS. Seconded by Teresa Emerson. The motion passed unanimously.

CID Contractor Hiring Committee: Travis Tindall spoke about the need to establish a hiring committee for the CID Coordinator position. He reported that thirty-one applications had been submitted for the position. A Hiring Committee was formed consisting of Irene Schaefer, Travis Tindall, and Heidi Herrman-Bacon. Chance Parish will also be present at committee meetings. The committee will convene after September 19th, once the position posting has been live for a full month, to review applications and schedule interviews. A closed session will be held at the October meeting to discuss further.

V. Existing Business

Street Safety: Officer Shelby Chaney provided a street safety update. She reported that vandalism and auto theft are trending upward in surrounding neighborhoods and encouraged everyone to keep areas well lit, lock vehicles, and report suspicious activity. She also noted issues with expired or revoked business licenses and stated she has been conducting visits to businesses operating video lottery devices. She announced a Neighborhood Watch training to be held on October 28th from 5:30 to 9:00 PM at the South District Station, which will cover CPTED and related topics.

VI. Committee Reports

Advertising Committee: Heidi Herrman-Bacon presented the Advertising Committee report. She noted that designs for a *Visit Springfield* print advertisement are being finalized and are due September 12th. Heidi stated that the Springfield Art Museum has provided replicas of artwork for display in the SPOA windows, which will remain in place for about a month. The museum has expressed interest in continuing its partnership. Heidi also reported that a new “Visit C-Street” logo is nearing completion and will be used in upcoming promotional materials. Instagram followers for the district have grown by about 300 since last month.

General Maintenance Committee: Irene Schaefer presented the General Maintenance Committee report. She stated that approximately \$20,000 of the \$50,000 allocated from City funding has been spent to date on cameras, bicycle stations, and banners. The district is still working with City Utilities to secure power for decorative poles, with \$15,000 previously allocated by the CID Board for that purpose. Decorative pole banners have been installed, though additional work remains to install banners on wooden poles from Lyon Avenue to Grant Avenue. Irene stated that bicycle repair and air stations are now operational at Washington Ave and Lyon Ave. Irene reported that two benches have been installed in front of the C-Street City Market to address trip hazards. The benches were provided by the City based on a design provided by the General Maintenance Committee. Irene noted that the Hillbilly Garden Club continues to support the district with landscaping work.

Decorations Committee: Travis Tindall gave the Decorations Committee report. He stated that fall decor in the form of cornstalks and ribbons/bows had recently been installed on decorative poles in the district. Travis stated that planning is underway for Christmas decorations, though final plans depend on whether poles receive power in time. If so, Christmas lighting will be added to twenty-seven poles in the district.

Sales Tax Steering Committee: Travis Tindall reported on behalf of the Sales Tax Steering Committee. He stated that the committee met recently to discuss a possible increase in the district sales tax from .5% to 1%. He reviewed the mail-in ballot process and stated that a vote could be held at any time of year, though he would not recommend the holiday season. He estimated the cost of the election at approximately \$3,800, similar to the cost two years ago. Extensive discussion followed among Board members and members of the public about the potential benefits and drawbacks of the increase, its effect on merchants and customers, and the need for voter education.

VII. Organization Updates

C-Street Merchants Association: Connie Rhoades-Hinds reported on behalf of the C-Street Merchants Association. She stated that the group is preparing for a busy fall with upcoming events on the street including *Pride on C-Street* on September 27th, *SGF Culture Fest* on October 11th, *Thriller on C-Street* on October 18th, and *Trick-or-Treating* on October 25th.

Commercial Club: Mary Collette presented an update from the Commercial Club. She reported that the Club has partnered with the Springfield-Greene County Library on a Treasure Hunt activity. The Club is also collaborating with the GLO Center for *Pride on C-Street*. Mary reported that paver sales are underway to support the Jefferson Avenue Footbridge Plaza. She shared that she recently recorded an interview with the History Museum for a podcast, in which she credited the success of C-Street to collaboration among its three primary organizations.

VIII. Street News

The Board noted several updates from the community. Randy Bacon has been appointed to the Springfield Sculpture Walk Board. Irene Schaefer has joined the Springfield Regional Arts Council Board. Heidi Herrman-Bacon announced that a Google Form will soon be distributed to stakeholders to allow them to vote on the *Springfield 66 Centennial Sculpture Series* selection to be sponsored with TIF funds.

IX. Motion to adjourn by Joseph Gidman. Seconded by Matt Blevins. The motion passed unanimously, and the meeting was adjourned at 10:56 AM.



Commercial Street Community Improvement District

Board of Directors Meeting Minutes

Wednesday, August 13, 2025, 10:00 AM

Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Travis Tindall, President
Irene Schaefer, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Matt Blevins
Heidi Herrman-Bacon
Joseph Gidman

Members of the Public

Sean Thouvenot, Bridget Bechtel, Dia Saunders, Aaron Schekorra, Andy Walls, Ann Walls, Becky Volz, Dan Dawson, Ron Bradshaw, Mona Pieron, Christine Schilling, Connie Rhoades-Hinds, Steve Grove, PAR Officer Shelby Chaney, Cindy Ussery, Nate Shuler, Sydnie Myers, Mary Collette, Chance Parish, Jamie Evans

- I. **Call to Order:** Travis Tindall called the meeting to order at 10:00 AM.
- II. **Review and Approval of Previous Meeting Minutes:** Amanda Ohlensehlen presented the minutes from the July meeting.
Motion to approve the minutes by Matt Blevins. Seconded by Teresa Emerson. The motion passed unanimously.
- III. **Financial Report:** Teresa Emerson presented the financial report. The balance sheet showed total assets of \$52,120.23, with \$30,718.98 in checking. Approximately \$15,000 is carryover from prior year. Sales tax of \$7,486.21. Use tax remains incorrectly reported by approximately \$10,000. July marked the beginning of the new fiscal year; income is the same as monthly revenue. Expenditures: 22% on operations, with net income of \$238.65.
Motion to approve the financial report by Irene Schaefer. Seconded by Matt Blevins. The motion passed unanimously.
- IV. **New Business**

Bridge Restoration Update: Sean Thouvenot, Vice President of Branco Enterprises, provided an update on the Jefferson Avenue Footbridge project. Sandblasting and painting are underway, with footing design implementation progressing smoothly. The project remains on schedule with no major issues reported. Sean could not confirm an exact completion date but indicated the goal is to finish this winter. The Board thanked Sean for his update.

Thriller on C-Street Funds Request: Andy Walls requested \$1,500 to support the 16th annual *Thriller on C-Street* event scheduled for October 18th. The event annually draws approximately 12,000 attendees, many from outside Springfield.

Motion to approve funding request for \$1,500 by Joseph Gidman. Seconded by Matt Blevins. The motion passed unanimously.

Pride on C-Street Funds Request: Aaron Schekorra, Executive Director of the GLO Center, requested \$1,000 to support *Pride on C-Street*, scheduled for September 27, 2025. The event anticipates about 3,000 attendees.

Motion to approve funding request for \$1,000 by Teresa Emerson. Seconded by Irene Schaefer. The motion passed unanimously.

Discussion on Event Funding Guidelines: The Board discussed Guidelines for the funding of events in the future. Irene will provide information on the past 2 years of event funding and report back at the next meeting so that the discussion can continue further.

Sculpture Walk Update: Bridget Bechtel, Executive Director of Sculpture Walk Springfield, spoke about two sculptures that were recently placed on C-Street. She stated that a third sculpture was forthcoming. Bridget was joined by Heidi Herrman-Bacon, who is organizing the

Springfield 66 Centennial Sculpture Series. They spoke at length about the initiative which will feature a citywide series of Route 66 shield sculptures, each uniquely designed by a different artist. The sculptures will be installed in prominent public locations to create an art trail that highlights community, heritage, and creativity while promoting exploration, tourism, and local pride. This project will also be tied to the upcoming *Route 66 Centennial* in 2026. Sponsorship for one of the sculptures on C-Street would cost \$12,000. There are currently TIF funds allocated for sculptures. A possible collaborative approach to pick a sculpture was discussed amongst those gathered. Ideas ranged from a committee or focus group to the possibility of online voting in a survey given to stakeholders.

V. Existing Business

Street Safety: Officer Shelby Chaney reported that the City has hired outside security to patrol some parks at night, including Grant Beach Park. She noted a recent fire on Chase Street and several recent break-ins in the surrounding areas. Officer Chaney encouraged continued use of 911 for any incidents that caused concern.

VI. Committee Reports

Advertising Committee: Heidi Herrman-Bacon discussed the committee's exploration of a new "Visit C-Street" tagline. She stated that a new logo was being developed with A-OK Studio. \$1,000 was previously approved for the logo design. Heidi stated that the Springfield Art Museum will provide reproductions of artwork from their collection to display in the SPOA windows within the next month. Heidi noted that online advertising was going well and that Instagram followers increased by 700 in the past month.

General Maintenance Committee: Irene Schaefer stated that the CID has currently spent about \$17,000 from City allocated funds, with approximately \$30,000 remaining from the allotted \$50,000. Irene expressed appreciation to the City for providing and installing bicycle maintenance stations at Washington and Lyon. Irene requested funding for stainless air pumps at each location. These would be bolted to the sidewalk next to each bicycle maintenance station. The City has agreed to install the pumps if purchased. The estimated cost of each pump is \$900. There may also be additional pieces/materials that need to be purchased as well. Irene requested that the Board approve a not to exceed amount of \$2,500 to cover the cost of the air pumps and incidentals.

Motion to approve a not to exceed amount of \$2,500 for air pumps at Lyon and Washington by Matt Blevins. Seconded by Teresa Emerson. The motion passed unanimously.

Irene stated that new banners have been installed on most of the decorative light poles on the street. The exception being 3 to 4 poles that lack brackets. Irene is working on acquiring the additional brackets. Irene reported that the City will be providing two benches in front of the Market at no cost to the CID. Irene thanked the Hillbilly Garden Club for over 80 hours of work helping with landscaping on the street. Irene stated that crosswalk maintenance and stamping are underway. There will be several upcoming road closures as a result.

Irene discussed a proposal to work with City Utilities and Public Works to install power outlets on 27 decorative poles along Commercial Street at a cost of approximately \$520 per pole. Adding power would allow for seasonal/holiday lighting and potentially pave the way for a speaker system being installed in the future. Travis expressed support for the project. Irene emphasized the goal of completion before October. Irene requested that the Board approve a not to exceed amount of \$15,000 to finance the project.

Motion to approve a not to exceed amount of \$15,000 for installation of power outlets on decorative poles by Irene Schaefer. Seconded by Matt Blevins. The motion passed unanimously.

Sales Tax Steering Committee: Travis Tindall reported that a committee is being formed to explore a proposed sales tax increase in the Commercial Street Community Improvement District. The first meeting is expected later this month. Those interested in joining can let Travis know they are interested.

Decorating Committee: Travis Tindall announced that a Decorating Committee will be forming. The first meeting is expected later this month. Those interested in joining can let Travis know they are interested.

VII. Organization Updates

C-Street Merchants: Connie Rhoades-Hinds reported a successful *C-Street Summer Faire*. Estimated attendance was around 3,000. Connie thanked the CID for their support of the event.

Commercial Club: Mary Collette reported that the last History Museum Walking Tour of the season would take place in August. She noted that an upcoming Treasure Hunt activity was being planned with the Springfield-Greene County Library. Mary reminded everyone that paver sales to support future Footbridge maintenance were underway.

VIII. Street News

No major development updates were reported.

IX. Closed Session

Motion to move into closed session to discuss CID Coordinator and CID Accountant contract positions by Matt Blevins. Seconded by Irene Schaefer. The motion passed unanimously. The Board entered Closed Session at 11:10 AM

CID Coordinator Contract Position: The Board directed Chance Parish to modify and update the previous Coordinator contractor posting. Chance will send the updated document via email to all board members as a collaborative document so that individual members can suggest edits. The Board agreed that the position would continue to call for a maximum of 20 hours of work per week. Payment for the position will be posted at \$25+ per hour. An exact amount will be decided by the Board depending on qualifications. Once approved Chance will make sure the position is posted. The posting will remain open for at least 30 days.

Accountant Contract Position: The Board discussed accounting services. Irene Schaefer presented two quotes: CTR Consulting (\$500) and ATMS (\$325). She stated that she was trying to obtain a third quote. Joe Gidman also provided contact information for a possible third quote.

Motion to return to open session by Irene Schaefer. Seconded by Amanda Ohlensehlen. The motion passed unanimously. The Board exited the Closed Session at 11:41 AM.

- X. **Motion to adjourn by Irene Schaefer. Seconded by Teresa Emerson. The motion passed unanimously, and the meeting was adjourned at 11:42 AM.**



Commercial Street Community Improvement District

Board of Directors Meeting Minutes

Wednesday, July 16, 2025, 10:00 AM

Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Travis Tindall, President
Irene Schaefer, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Matt Blevins
Heidi Herrman-Bacon

Members of the Public: Connie Rhoades-Hinds, Sydney Myers, Christine Schilling, Mary Collette, Neil Chanter, Marrella Vinyard, Becky Volz, Justin Beiler, Ron Bradshaw, Dan Dawson, Shelby Chaney (PAR Officer), Jamie Evans, Chance Parish (Contractor)

I. Call to Order: Travis Tindall called the meeting to order at 10:02 AM. He welcomed attendees and recognized new board members Heidi Herrman-Bacon and Matt Blevins. He also acknowledged the service of former board members Lyle Foster and Christine Schilling. Travis thanked former Board President Irene Schaefer for her outstanding leadership and ongoing dedication to the district in her new role as Vice President, noting that she has spent a tremendous amount of time working for the betterment of C-Street and expressing appreciation for her many contributions.

II. Review and Approval of June Meeting Minutes: Amanda Ohlensehlen presented the minutes from the June 2025 meeting. **Motion to approve the minutes was made by Teresa Emerson. Seconded by Irene Schaefer. The motion passed unanimously.**

III. Financial Report: Teresa Emerson presented the financial report. The total assets as of June 2025 were \$62,243, with \$43,779 in checking and savings accounts. Sales tax income for June was \$5,006. Total income for the month was \$5,862, and total expenses were \$5,306, resulting in a net income of \$555.77.

As June marked the end of the fiscal year, the board reviewed year-end budget performance. Sales tax revenues increased by \$2,278 compared to the prior fiscal year. There is a known error in use tax reporting that must be corrected, with current use tax revenue overpaid by approximately \$6,000.

Motion to approve the financial report was made by Irene Schaefer. Seconded by Matt Blevins. The motion passed unanimously.

IV. New Business

Bridge Restoration Update: Sean Thouvenot, Vice President of Branco Enterprises, was scheduled to provide an update on the Jefferson Avenue Footbridge restoration. Mr. Thouvenot was not able to be at the meeting. This update will be rescheduled for the August meeting.

Committee Organization Update: Travis Tindall spoke about the importance of committees in the CID structure and emphasized the importance of participation. He noted that both the General Maintenance and Advertising Committees met on a monthly basis to carry out much of the work of the district. Travis stated that, going forward, he will serve as chair of the Decorating Committee which will meet as needed. He encouraged others to join the Decorating Committee or any committee where they feel they can be of service.

Discussion of Possible ½ Cent Sales Tax Increase: Travis Tindall spoke about the possibility of pursuing a ½ cent sales tax increase within the District, noting it had been several years since the topic was last discussed. He stated that the District is currently underfunded and believes a sales tax increase would provide the most straightforward way to secure additional revenue. Matt Blevins agreed and emphasized that funds should be visibly used to improve the district, which would help with public perception. Irene added that overhead expenses are increasing and the board will likely need to hire someone to take on administrative work currently performed by volunteers. Travis proposed forming a steering committee to engage residents and business owners, including representatives from the Commercial

Club and the C-Street Merchants Association. Irene stressed the importance of voter outreach, noting there are approximately 65 registered voters in the district. The board expressed unanimous support for creating a steering committee to explore this effort.

Transition of CID Staff Support: Travis Tindall announced that both Chance Parish and Jamie Evans would both soon be stepping away from their respective roles and acknowledged their contributions to the District. He thanked Jamie for her long-standing dedication to the CID and praised Chance for stepping in at a critical moment to help organize and stabilize the CID's work and records. Travis shared plans to post public notices for the two open positions. The Board will hold a closed session in August to discuss next steps related to Chance's departure. Shelby Chaney will be consulted in the process. The Board hopes to appoint replacements before the holiday season.

V. **Upcoming Board Activities and Training:** Travis stated that he felt that the Board might benefit from a training session. Amanda Ohlensehlen stated that she would be happy to compile a list of potential contacts for Board training opportunities. While there is currently no budget allocated for training, the board expressed interest in discussing options in the near future.

VI. Existing Business

Street Safety Update – PAR Officer Shelby Chaney: Officer Shelby Chaney reported an increase in burglaries in the Woodland Heights and Tom Watkins Neighborhoods. She also noted an uptick in nuisance and dangerous building citations within the surrounding areas. Officer Chaney stated that she would be out of the office frequently over the next three weeks due to community events, and advised those gathered to email her should urgent issues arise. Heidi Herrman-Bacon reported her property had been vandalized and tagged with graffiti on July 4th. Heidi stated that she had already filed a police report concerning the issue. She noted that the underpasses at Lyon and Washington had also been tagged the same evening.

VII. Committee Reports

Advertising Committee: Heidi Herrman-Bacon reported that new banners were currently being installed on the decorative poles in the District. She stated that Instagram access had been restored and that advertising efforts would resume shortly on that platform. Heidi stated that the Committee had been accepting applications from artists interested in displaying work in the SPOA window space. The SPOA windows are currently displaying artwork by Linda Passeri, with her exhibit expected to remain until at least August 1st. The Springfield Art Museum is working with the Committee to place artwork in the windows in August. Heidi stated that the Committee was interested in learning more about Bandwango, a digital experience platform that has previously worked with Visit Springfield on both their interactive Coffee and Cashew Chicken Trail undertakings.

General Maintenance Committee: Irene Schaefer reported that Derek Baker from North Star Christmas Company is currently installing banners on the decorative poles in the District. Banner installations on select wooden poles between Lyon and Grant are also planned, once proper hardware has been obtained. Upcoming projects include installing benches in front of the market and developing a scope of work for powering 20, 60, and 80 poles throughout the district to support installation of seasonal decorations and speakers. Irene thanked the Hillbilly Garden Club for contributing more than 50 hours of landscaping work and recognized Clearview for cleaning the SPOA windows free of charge so that artwork could be displayed in the space. Irene stated that crosswalk repairs will begin soon in the District. A start date is forthcoming from the City. Irene stated that City Utilities is scheduled to replace three wooden poles in the market area by late August.

VIII. Organization Updates

C-Street Merchants Association: Connie Rhoades-Hinds shared that the last Merchants meeting focused on preparations for the C-Street Summer Faire, scheduled for Saturday, July 26th from 10:00 AM to 6:00 PM. She thanked the CID for sponsoring the event and noted that community members are stepping up to help.

Commercial Club: Mary Collette reported that the Commercial Club is working to gather signatures in support of renaming *Blaine Street* to *Blaine Lane*. The Commercial Club has resumed the sale of engraved pavers that will eventually be installed in the Footbridge Plaza area. A fall treasure hunt is being planned in partnership with the Springfield-Greene County Library. The History Museum will also be hosting a final C-Street History Tour on the street in August.

IX. Street News

Updates were shared by board members. Work is progressing on the building owned by Heidi Herrman-Bacon and Randy Bacon at 208 E Commercial Street. The Sankofa project, at 411 W Commercial Street, was noted to be moving forward quickly. La Roux Bistro, at 300 East Commercial St, is preparing to open on July 21st.

X. Public Comment

XI.

Marshall Richards and Jerika Steward, owners of Liberation Tattoo, introduced themselves to those gathered. Mary Collette inquired about a wrecking permit on 424 E Commercial Street. Marrella Vinyard, Market Manager for the C-Street City Market, announced that a preview "Faire Day" will be held on Thursday, July 24th, at the C-Street City Market—offering a taste of the C-Street Summer Faire planned for Saturday, the 26th.

XII. Motion to adjourn was made by Teresa Emerson. Seconded by Amanda Ohlensehlen. The motion passed unanimously, and the meeting adjourned at 10:41 AM.



Commercial Street Community Improvement District

Board of Directors Meeting Minutes

Wednesday, June 11, 2025, 10:00am

Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Lyle Foster
Joe Gidman
Christine Schilling

Members of the Public: Sarah Abele, Claire Utley, Heidi Herrman Bacon, Dan Dawson, Shelby Wood, Sgt. Tony D'Andrea, Ron Bradshaw, Mona Pieron, Connie Rhoades-Hinds, Nate Shuler, Karen Butts, Cindy Ussery, Matt Blevins, Matt Schaefer, Rod Smith, Justin Beiler, Chance Parish, Jamie Evans, Neil Chanter

- I. Call to Order:** President Irene Schaefer called the meeting to order at 10:02 AM.
- II. Review and Approval of May Meeting Minutes:** Amanda Ohlensehlen presented the minutes from the May meeting for review.
Motion to approve the minutes by Travis Tindall. Seconded by Christine Schilling. The motion passed unanimously.
- III. Financial Report:** Teresa Emerson provided the financial report, with additional comments from Irene Schaefer. The current total assets are approximately \$53,984. The City contract passthrough is in progress; the CID received \$1,000 back from the City but is still owed \$3,876 for banners. Income for May was \$6,922, which is about 1% higher than last year, reflecting generally flat growth. The CID was overpaid by the Department of Revenue by approximately \$5,500, which has not yet been resolved. Irene estimated a carryover balance of roughly \$35,000-40,000.
Motion to approve the financial report by Christine Schilling. Seconded by Travis Tindall. The motion passed unanimously.
- IV. New Business**

New Business Introduction – Mumbles 1888: Irene Schaefer introduced Neil Chanter, who is opening Mumbles 1888, a soccer pub at the 504 E Commercial. Neil, originally from the UK, has practiced law in Springfield for nearly 30 years and also owns Springfield Brewing Company and Ty Iechyd Da Distillery. The new business is modeled after the Amsterdam Tavern in St. Louis. Irene stated that C-Street is thrilled to welcome Neil and Mumbles 1888 to the community.

Springfield Regional Arts Council Cultural Planning: Sarah Abele discussed SRAC's cultural planning process that is being facilitated by an external firm with over 30 years of experience. Outreach will occur over the next 2-3 months to the broader Springfield community through meetings and surveys. Surveys and QR codes were distributed so attendees could participate.

C-Street Summer Faire Funds Request: Connie Rhoades-Hinds and Nate Shuler requested \$1,000 to support this year's C-Street Summer Faire on July 26th. Nate highlighted the success of last year's Summer Faire and noted efforts to expand this year's event, secure more involvement, and attract additional sponsors. Irene praised last year's event as one of the best on the street. Christine Schilling noted that the event feels authentic and organic to C-Street's creative spirit and stated that although typically the CID's hope is to reduce event funding as annual events become more self-sufficient, this event continues to grow and additional support is warranted.

Motion to approve funding of \$1,000 by Travis Tindall. Seconded by Joseph Gidman. The motion passed unanimously.

V. Existing Business

Street Safety: Sergeant Tony D'Andrea addressed potential speed bumps on C-Street, noting that the City is somewhat opposed to this measure on C-Street — due to the number of preexisting stop signs already in place. He noted that the City might be open to community input on temporary installations, though. Christine Schilling shared that many merchants oppose speed bumps as they slow traffic unnecessarily. Several audience members voiced concern that speed bumps might deter visitors. Matt Blevins mentioned the prevalence of fast, loud cars in the district. Sgt. D'Andrea clarified that SPD is not pushing for speed bumps unless the community desires them. Travis Tindall suggested further discussion with residents, particularly about nighttime issues. Nate Shuler, who operates a business that is open at night, felt speed bumps were unnecessary. Lyle Foster agreed, characterizing the problem as more a matter of policing than infrastructure. Irene Schaefer proposed tabling the discussion, noting it did not appear to be an urgent concern.

VI. Upcoming Board Activities: Irene Schaefer reminded the group that board transitions would occur next month, with new board members and officers to be seated.

VII. Committee Reports

Advertising Committee: Heidi Herrmann Bacon reported that banner installation is expected to begin soon, coordinated with Public Works. Heidi stated that advertising will shift from Facebook to Instagram for paid ads, with Facebook still being used for unpaid posts. She stated that a call for artists is being issued for upcoming art displays in the SPOA windows, with the committee overseeing selection and installation. Heidi stated that the committee is collaborating with the Commercial Club to redirect the historiccstreet.com domain to historiccstreet.org.

VIII. General Maintenance Committee: Irene Schaefer thanked the Hillbilly Garden Club for their volunteer landscaping work with over 50 hours over the past 8 weeks and noted that ten landscaping beds on the street have been adopted by business owners, significantly improving the corridor's appearance. She provided updates on upcoming crosswalk improvements that are planned in the coming months. These improvements will refresh faded paint/stain on some crosswalks and add stamped texture and paint/stain to others in order to create uniformity across the district. Irene noted that installation of security cameras on Frisco Lane is in process. Time lapse cameras that will record the Footbridge restoration project will be installed soon.

IX. Organization Updates

C-Street Merchants: Irene congratulated the Merchants on the success of the Floral Stroll, calling it an "amazing event". Connie thanked the CID for its support, noting there were 30 floral designers this year. She reiterated that preparations are underway for the C-Street Summer Faire on July 26th from 10:00 AM to 6:00 PM and highlighted the growth and energy of the Merchants Association.

Commercial Club: Christine Schilling shared updates on the fall treasure hunt, which is being organized in collaboration with the Springfield-Greene County Library. The History Museum on the Square will be hosting walking tours of C-Street this summer, with discussions underway to expand into art and/or cultural tours.

X. Street News: Irene Schaefer announced that a Jefferson Avenue Footbridge Construction Kickoff Ceremony is scheduled for June 18th at 10:30 AM at the Footbridge Plaza.

XI. Public Comment: Irene Schaefer thanked Lyle Foster and Christine Schilling for their years of service on the CID Board, recognizing their leadership, advocacy, and unwavering belief in the district. She stated that they would always be a part of C-Street's story. Irene stated that it has been an honor to serve as CID President for the past two years. Christine Schilling commended Irene for her unwavering dedication to C-Street. Travis Tindall remarked on the unmatched time that Irene has given to C-Street. Irene responded by affirming her deep love for the community.

XII. Motion to adjourn by Travis Tindall. Seconded by Amanda Ohlensehlen. The motion passed unanimously, and the meeting was adjourned at 10:46 AM.



**Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, May 14, 2025, 10:00am
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville**

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President
Amanda Ohlensehlen, Secretary
Christine Schilling
Lyle Foster

Absent (Excused):

Teresa Emerson, Treasurer
Joseph Gidman

Members of the Public: Matt Blevins, Jamie Evans, Shelby Wood, Shelby Chaney (PAR Officer), Steven Grove, Heidi Herrman Bacon, Dan Dawson, Ron Bradshaw, Connie Rhoades-Hinds, Matt Schaefer, Mary Collette, Chance Parish (CID Contractor)

- I. **Call to Order:** President Irene Schaefer called the meeting to order at 10:03 AM.
- II. **Review and Approval of April Meeting Minutes:** The April 2025 meeting minutes were presented. **Lyle Foster made a motion to approve the minutes. Seconded by Travis Tindall. The motion passed unanimously.**
- III. **Financial Report:** Irene Schaefer presented the financial report. Total assets are approximately \$48,000. Landscaping, payroll, and other categories are currently under budget. The Missouri Department of Revenue has overpaid use tax for the past three months (approximately \$5,500), which they are researching and will be corrected. Rolling 12-month income is nearly flat after adjusting for the use tax anomaly. **Christine Schilling made a motion to approve the financial report. Seconded by Travis Tindall. The motion passed unanimously.**

IV. New Business

C-Street Floral Stroll: Connie Rhoades-Hinds presented a funding request in the amount of \$500 to support promotional items and materials for the upcoming June 7th C-Street Floral Stroll. Irene Schaefer noted strong citywide excitement about the event. **Travis Tindall made a motion to approve \$500 for the event. Seconded by Christine Schilling. The motion passed unanimously.**

V. Existing Business

Street Safety: Officer Shelby Chaney reported receiving multiple calls regarding a property at 714 E. Commercial Street, where individuals have been unlawfully occupying an otherwise vacant property—but noted no broader safety concerns in the area. Christine Schilling mentioned an uptick in fast driving and vehicular racing on the street. The Board discussed the possibility of traffic calming measures—with some Board members seeing temporary speed bumps, such as those recently installed Downtown as an option. Lyle Foster expressed concern about speed bumps being added to the district.

VI. Committee Reports

Advertising Committee Report: Heidi Herrman Bacon reported that banners have been received and coordination with Public Works is underway to install those on light poles in the district. She noted that informational material about the Jefferson Avenue Footbridge restoration project is being displayed in the SPOA windows at the moment and that artists will be solicited to display their work in the windows in the coming months. Heidi stated that the historiccstreet.com website has not yet been redirected to historiccstreet.org. Mary Collette expressed willingness to collaborate to finish that process. Heidi stated that a temporary pause on social media advertising spending is in effect while the committee decides what their advertising strategy will be going forward.

General Maintenance Committee Report: Irene Schaefer stated that banners will begin soon on decorative poles in the District. She noted that City Utilities has also approved banner installations for some wooden poles on the west end and at several other locations throughout the district. Irene stated that Public Works will begin refreshing crosswalks in the District in late July or early August. Irene stated that a quote from Ron's Electric was chosen for cameras on Frisco Lane. Irene stated that the original quote for the system would increase slightly because of tariffs. In the April meeting, the Board approved a not to exceed amount of \$11,000 for this project. Irene requested a \$1,000 increase to the original \$11,000 cap due to tariffs.

Christine Schilling made a motion to increase the not to exceed amount to be spent on a camera system from \$11,000 to \$12,000. Seconded by Travis Tindall. 4 in favor (Irene Schaefer, Travis Tindall, Amanda Ohlensehlen, Christine Schilling). 1 opposed (Lyle Foster). The motion passed

VII. Organization Updates

C-Street Merchants: Connie Rhoades-Hinds informed everyone that The C-Street Summer Faire is scheduled for July 26. The Merchants Association is currently seeking sponsorships for the event.

Commercial Club: Mary Collette shared an update on walking tours of the street being carried out by the History Museum on the Square. She also stated that the Commercial Club has proposed renaming the portion of Blaine Street within the District to "Blaine Lane" in order to more cleanly mirror Frisco Lane to the north.

VIII. Street News

Irene Schaefer stated that Ozarks Life is opening at 221 E Commercial Street. Irene informed everyone that La Habana Vieja had announced their closure. Irene expressed disappointment to see the business close.

IX. Public Comment

X. Motion to adjourn by Travis Tindall. Seconded by Amanda Ohlensehlen. The motion passed unanimously. The meeting adjourned at 10:51 AM.



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, April 9, 2025, 10:00am
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President
Amanda Ohlensehlen, Secretary
Christine Schilling
Lyle Foster
Joe Gidman

Absent (Excused): Teresa Emerson, Treasurer

Members of the Public: Jamie Evans, Shelby Wood, Heidi Herrman Bacon, Ron Bradshaw, Dan Dawson, Mona Pieron, Adrian Frugé, PAR Officer Shelby Chaney, Connie Rhoades-Hinds, Danny Crisp, Matt Blevins. Chance Parish

- I. **Call to Order:** President Irene Schaefer called the meeting to order at 10:02 AM.
- II. **Review and Approval of March Meeting Minutes:** The March 12, 2025 meeting minutes were presented. **Travis Tindall made a motion to approve the minutes. Seconded by Joe Gidman. The motion passed unanimously.**
- III. **Financial Report:** Irene Schaefer presented the financial report, noting a current balance of \$38,000 with total assets amounting to \$45,000. She reported that income was performing better than budgeted, coming in \$800 above last year's figures, driven by a bump in use tax. Year-to-date income is 1.3 percent better than the previous year. **Amanda Ohlensehlen made a motion to approve the financial report. Seconded by Christine Schilling. The motion passed unanimously.**
- IV. **New Business:** There was no new business.
- V. **Existing Business:** PAR Officer Shelby Chaney reported on recent street safety issues. She stated there had been a few vandalism incidents in the surrounding areas.
City Contract: Irene Schaefer announced that the City contract has been finalized and will be in effect through December 2026. She expressed enthusiasm about moving forward with projects now that the contract is in place.
- VI. **Committee Reports:**
Advertising Committee Report: Chance Parish provided data and analytics for the C-Street social media and website. He also presented a prototype of the new banners that will be installed on light poles in the district. The banners are being printed by Springfield Blue Print.
General Maintenance Committee Report: Irene reported that approximately 100 banners will be installed throughout the district in phases, with the assistance of Public Works. An agreement with City Utilities is pending to allow for banners on certain wooden poles from Lyon to Grant. She also noted that security camera quotes for Frisco Lane are being reviewed, with another quote expected during the week of April 21. Irene reminded everyone that committee meeting agendas are posted on the website, social media, and the front door of the Commercial Club building.

Irene also mentioned continued conversations on kiosks, benches, and seasonal lighting. Upcoming projects from the City include repairing and replacing crosswalks in the district and cleaning underpasses regularly.

VII. Organization Updates

C-Street Merchants Report: Connie Rhoades-Hinds announced that the C-Street Floral Stroll will be held on June 7th from 10 AM to 3 PM. Last year featured 20 arrangements; this year the goal is 40. She noted good merchant sales during last year's event. She also shared that Leadership Springfield will visit the district on April 15, and that the C-Street Summer Faire is scheduled for the last Saturday in July.

Commercial Club Report: Ron Bradshaw and Christine Schilling reported that the Commercial Club held elections at their last meeting. They are working with the library on the "Discover C-Street" interactive event in June, which will be a treasure hunt of sorts.

VIII. Street News

Mulch Madness: Irene Schaefer thanked all the volunteers and the City for their support at the March 17th event, noting the event was a great success. Irene expressed special thanks to the City of Springfield for providing manpower assistance, as well as for managing all of the equipment needs during the event.

City Trees: Three new trees have been planted on Robberson Avenue. Three damaged ginkgo trees were removed from the west end of C-Street. They will be replaced with trees of different varieties. Irene thanked the City for their attention to these plantings. Christine Schilling acknowledged some surprise about the removals and emphasized the importance of staying informed. Irene Schaefer noted that three Bradford Pear trees that were growing into the footbridge were removed from the Footbridge Plaza as well.

Bridge Project Update: Irene Schaefer reported that a meeting about the bridge project is scheduled with the City on April 17th at 10:30 AM at the C-Street Market pavilion. Fencing will go up around the Footbridge Plaza this week, which will also block the area of Frisco Lane adjacent to the bridge. The City has coordinated with Midwest Sheet Metal to ensure that business still has access. Irene encouraged attendees to bring any questions to the event.

IX. Annual Meeting

2024–2025 Year at a Glance: Irene presented a year-in-review overview, highlighting key accomplishments including the asset map, street banners, city project collaborations, ARPA-to-city funding transitions completed dumpster sites, ongoing parking inventory efforts, relocation of public furniture, holiday lighting, and event support. She praised the success of committees, noting that the Advertising Committee reduced costs by 22% by shifting efforts to social media. Irene also noted collaboration with SPOA for art displays in their vacant windows.

2025–2026 Budget Approval: Irene Schaefer reviewed the proposed budget for FY 2025–2026 that had been tentatively approved at the February 12th meeting. There have been no changes to the proposed budget.

Joe Gidman made a motion to approve the final budget. Seconded by Travis Tindall. The motion passed unanimously.

Board Seat Elections: Irene stated that four board seats were open. The terms of seats held by Lyle Foster, Christine Schilling, Travis Tindall, and Teresa Emerson have expired. There were five applicants for the four open seats. These applicants were Adrian Frugé, Matt Blevins, Travis Tindall, Teresa Emerson, and Heidi Herrman. Of the four seats, three were designated for business or property owners, and one was designated for a resident of the District. Candidates spoke briefly to introduce themselves and express their interest and commitment to the District. The board elected Matt Blevins, Teresa Emerson, and Travis Tindall to the three business/property owner seats. Heidi Herrman was elected to the resident seat with no objections, contingent on her finalized relocation to the District before formally taking her seat.

X. Officer Elections

President: Irene Schaefer nominated Travis Tindall to serve as Board President.

Irene Schaefer made a motion to approve the nomination. Seconded by Amanda Ohlensehlen. The motion passed unanimously.

Vice President: Travis Tindall nominated Irene Schaefer to serve as Vice President.

Travis Tindall made a motion to approve the nomination. Seconded by Joe Gidman. The motion passed unanimously.

Secretary: Irene Schaefer nominated Amanda Ohlensehlen to continue serving as Secretary.

Irene Schaefer made a motion to approve the nomination. Seconded by Joe Gidman. The motion passed unanimously.

Treasurer: Irene Schaefer nominated Teresa Emerson to continue as Treasurer.

Irene Schaefer made a motion to approve the nomination. Joe Gidman seconded. The motion passed unanimously.

XI. Public Comment: Danny Crisp commented that it was going to be a great year.

XII. Motion to Adjourn by Christine Schilling. Seconded by Travis Tindall. The motion passed unanimously. The meeting was adjourned at 10:59 AM.



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, March 12, 2025, 10:00am
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Lyle Foster
Joe Gidman
Christine Schilling

Members of the Public: Shelby Wood, Matt Blevis, Ron Bradshaw, Dan Dawson, Mona Pieron, Heidi Herrman Bacon, John Vance, Olivia Biles, Jamie Evans, Justin Beiler, Shelby Chaney (PAR Officer), Matt Schaefer, Adrian Frugé, Connie Rhoades Hinds, Danny Crisp

- I. **Call to Order:** President Irene Schaefer called the meeting to order at 10:03 AM and welcomed all attendees.
- II. **Review and Approval of Previous Meeting Minutes:** The February 12, 2025 meeting minutes were presented. **Travis Tindall made a motion to approve the minutes. Seconded by Joe Gidman. The motion passed unanimously.**
- III. **Financial Report:** Teresa Emerson reported on the financials. The current checking balance is \$36,000. Irene Schaefer explained that the increase to February revenue was largely a result of December 2024 year end clean up. The fiscal YTD revenue is currently flat year over year. Amanda Ohlensehlen shared that city sales tax performance is approx 4% above the February budget. **Joe Gidman made a motion to accept the financial report. Seconded by Christine Schilling. The motion passed unanimously.**
- IV. **New Business:** Irene Schaefer announced that the Mulch Madness event that will take place on March 17th will also function as the kickoff event for this year's iteration of the City's Clean Green initiative. She noted that KY3 will provide media coverage and that the Mayor is expected to attend.
- V. **Existing Business**

Street Safety: Officer Shelby Chaney announced that Neighborhood Watch training will take place on March 25 from 5:00–9:00 PM. She encouraged participation from both home and business owners and shared plans to incorporate business and apartment watch programs.

City Contract: Irene Schaefer announced that she had received the City contract for \$50,000. The contract is valid through December 2026. She thanked Matt Schaefer for his assistance and confirmed that no amendments will be needed to extend the contract. As soon as the contract is fully executed by both parties, pending projects can begin.

Upcoming Board Activities: Irene Schaefer stated that four board seats are up for election at the next meeting. The new board terms will begin in July. Officer elections and budget approval will also take place at the next meeting. Parties interested in applying for Board seats are invited to present applications. Applications are open online via the historiccstreet.org website and the CID Facebook page until March 28th.
- VI. **Committee Reports**

General Maintenance Committee: Irene Schaefer distributed quotes that had been gathered for cameras, dumpster enclosures, and banners. She also presented a quote tracker spreadsheet. Approximately \$48,000 in quotes have been tracked. Irene stated that the committee was eager to move forward with purchasing security cameras for Frisco Lane once funds are available. Irene also stated that it was feasible that a camera would be added to capture progress on the Jefferson Avenue Footbridge project.

Lyle Foster inquired about maintenance for the cameras and whether there are plans for other locations for camera placement. He also expressed concern about the redundancy of a Footbridge camera, given that a live camera already broadcasts footage of the Footbridge to YouTube. Ron Bradshaw reported that the current camera on the bridge has been broken down for about 2 months, but should be back online soon. Joe Gidman recommended posting signage to notify the public about surveillance.

Irene stated that quotes for benches and kiosk maps are still pending. Connie Rhoades Hinds spoke from the audience. She raised concerns about transparency and decision-making within the General Maintenance Committee, noting that three CID board members regularly attend committee meetings and that some topics, such as tree decisions, seem to lack broader board input. She asked for agendas in advance and expressed concern about being under-informed. Travis Tindall explained that CID Board meetings do not allow enough time to address every item and that is why committees were formed and are in operation. Irene emphasized that the tree discussions had taken place over three years in CID Board meetings, as well as committee meetings—once established. She also stated that agendas have been posted beforehand via website and social media. Lyle Foster stated that he felt as if committee decisions should be ratified by the full board and that minutes from committee meetings should be included in board packets.

Christine Schilling made a motion to allocate not to exceed \$11,000 for the purpose of purchasing and installing cameras on Frisco Lane with the understanding that the project will be managed by the General Maintenance Committee. Seconded by Teresa Emerson. 6 in favor (Irene Schaefer, Travis Tindall, Amanda Ohlensehlen, Teresa Emerson, Christine Schilling, Joe Gidman). 1 opposed (Lyle Foster).

Advertising Committee: Chance Parish provided an update from the advertising committee. He presented data and analytics from the C-Street social media and website. Chance informed the Board that the finalized banner design presented at the previous Board meeting had been altered slightly to remove white space. There is currently no updated proof of the design to present.

VII. Organization Updates

C-Street Merchants: Connie Rhoades Hinds provided an update on the upcoming St. Patrick's Punchcard Stroll event. She thanked the CID for its support of the event and shared examples of advertising materials to be used for the event.

Commercial Club: In the absence of Mary Collette, Joe Gidman reported that there were no updates from the Commercial Club.

VIII. Street News: *American Heritage and North Star Christmas Co.* are now open. Both businesses will hold grand opening events before St. Patrick's Day. The Triad Building was recently purchased by attorney Ben Stringer. The City Council will conduct a second reading on March 18th concerning an agreement with BNSF. If approved, the Jefferson Avenue Footbridge will be raised 3 to 4 feet as part of the rehabilitation project, extending the timeline by about three months. Completion on the project would then be estimated near July of 2026.

IX. Motion to adjourn meeting by Teresa Emerson, seconded by Amanda Ohlensehlen. The motion passed unanimously, and the meeting was adjourned at 10:47 AM.



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, February 12, 2025, 10:00am
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President (Zoom)
Amanda Ohlensehlen, Secretary (Zoom)
Teresa Emerson, Treasurer (Zoom)
Christine Schilling
Lyle Foster
Joe Gidman

Members of the Public: Rusty Worley, Mary Collette, Paul Parker, Bob Atchley, Officer Shelby Chaney, Jamie Evans, Chance Parish

- I. **Call to Order:** Irene Schaefer called the meeting to order at 10:06 AM. She thanked attendees for making the effort to be present despite the winter weather. She officially welcomed Joe Gidman to the board and expressed enthusiasm for his contributions moving forward.
- II. **Review and Approval of Previous Meeting Minutes:** The January 8, 2025 meeting minutes were presented. **Lyle Foster made a motion to approve the minutes. Seconded by Joe Gidman. The motion passed unanimously.**
- III. **Financial Report:** Irene Schaefer presented the financial report. Revenue from the DOR was approximately \$6,500, as compared to last year at \$203. The large increase over last year is due to a clean up of overpaid tax revenue and DOR's adjustment. Fiscal year to date revenue was -9% vs last year. Calendar year to date is approximately -15-17%. Year to date income is \$1583. Inquiry was made to Rusty Worley as to whether revenue trends in the district were consistent with those of Downtown and the city overall. Rusty responded that Downtown revenue remained flat, while citywide revenues had slightly increased. **Motion to approve the financial report by Joe Gidman. Seconded by Lyle Foster. The motion passed unanimously.**
- IV. **New Business**

Funds Request: St. Patrick's Day Parade Rusty Worley presented a funds request in the amount of \$500 for the event that is set to take place on March 15th. A closure of a portion of the street will take place as part of the event. The parade route will remain similar to previous years, beginning at Benton and Commercial, proceeding west to Boonville, and then turning south to go Downtown. The C-Street Merchants Association has also presented a funding request for their annual St. Patrick's Day Weekend Celebration event that includes a portion of funds to be allocated for parade support. The Merchants' request can be reduced if more parade support is directly allocated by the CID. **Motion to approve the funding request for the amount of \$700 by Lyle Foster. Seconded by Joe Gidman. 6 voted in favor. 1 abstention (Amanda Ohlensehlen). Motion passed.**

Funds Request: Queen City Shout The request is for a Silver-Level sponsorship at the amount of \$1,000. Silver-Level sponsorship includes the following:

- Inclusion of logo in pool of sponsors on some event materials including poster, displayed venue advertising, and website and social media.
- 12 single day tickets to the event (\$180 value).

Joe Gidman suggested negotiating a lower sponsorship level. Lyle Foster expressed concerns about the event's shift away from C-Street, questioning whether it still provided direct benefits to the district. Christine Schilling shared similar concerns, noting that the event's transition to other locations had diminished its hyper local impact.

Motion to approve a \$500 (Bronze Level) sponsorship with the condition that the CID be included on all media materials, including posters, and receive Silver-Level sponsorship benefits minus the tickets by Lyle Foster. Seconded by Travis Tindall. Motion passed unanimously.

Funds Request: St. Patrick's Weekend Celebration The C-Street Merchants Association originally submitted a request in the amount of \$375 for this event. A portion of the requested amount was intended for St. Patrick's Parade support. Given that the CID increased the amount of parade support beyond what was originally requested, it was agreed to allocate a slightly lower amount to Merchants for their event.

Lyle Foster made a motion to approve \$300 for the funding request. Seconded by Joe Gidman. The motion passed unanimously.

Mulch Madness: Irene Schaefer provided an update on Mulch Madness, scheduled for March 17, 2025. She encouraged as many volunteers as possible to sign up online. Last year, turnout from the community was disappointing, though the city provided workers to assist. This year, Irene hopes for greater local participation and has planned for two bulb planting crews. She emphasized the need to trim and break apart bulbs ahead of time.

V. Existing Business

Street Safety: Officer Shelby Chaney reported that crime levels remain low in the area, with a mental health-related weapons violation being the most notable recent incident. She noted that there had been a few break-ins in the surrounding neighborhoods. These incidents were attributed to the cold weather.

City Contract: Irene Schaefer reported that \$50,000 in carryover funds are expected to be approved for the CID at the next City Council meeting. She requested board approval for a not-to-exceed amount of \$10,000 for the banner project, which will be managed by the General Maintenance Committee.

Travis Tindall made a motion to allocate \$10,000 for the banner project to be managed by the General Maintenance Committee, contingent upon City Council's approval of the \$50,000 in carryover funds. Seconded by Teresa Emerson. 6 in favor (Irene Schaefer, Travis Tindall, Amanda Ohlensehlen, Teresa Emerson, Christine Schilling, Joe Gidman). 1 opposed (Lyle Foster citing a lack of documentation on quotes and bid requests).

Upcoming Board Activities: Irene reminded the board that four board seats will be opening, with applications accepted from February 17th through March 28th. These applications will be reviewed before the April 9th CID meeting, during which new officers will be elected and the final CID budget will be approved.

VI. Committee Reports

Advertising Committee: Chance Parish provided data and analytics for the C-Street social media and website. He also presented finalized light pole banner designs.

General Maintenance Committee: Irene Schaefer provided updates on the banner project. The current idea is to extend banners from Lyon to Grant. Irene and Chance have been in communication with City Utilities to obtain permission to install brackets on wooden poles on that block. A formal agreement with City Utilities will be required. Irene stated that existing banners on Boonville will not be removed. Quotes are currently being obtained for security cameras to be installed along Frisco Lane. Discussions are ongoing with City Utilities regarding adding power to about 20 decorative light poles for seasonal lighting and speakers. Additional signage and parking lot banners are also being discussed.

Budget Committee: Irene Schaefer presented the proposed 2025-26 budget and explained how the budget committee determined allocations.

Motion to approve the proposed budget for submission to the Missouri Department of Revenue, the State Auditor, and City Council—with a final vote scheduled for April by Teresa Emerson. Seconded by Travis Tindall. 5 in favor (Irene Schaefer, Travis Tindall, Amanda Ohlensehlen, Teresa Emerson, Joe Gidman). 2 opposed (Lyle Foster and Christine Schilling).

VII. Organization Updates

C-Street Merchants: Lyle Foster stated that the C-Street Merchants Association appreciated the CID's support for their upcoming event.

Commercial Club: Mary Collette provided updates from the Commercial Club. A paranormal investigation crew recently toured the Commercial Club building. A summer *Color Your World* collaboration with the Springfield-Greene County Library is planned.

- VIII. City Consolidated Plan Consultation Session:** Bob Atchley from the City of Springfield Planning Department will lead a consultation session following the CID meeting on the 2025-29 City Consolidated Plan.
- IX. Street News:** The board congratulated the *Sankofa* project on its progress. *North Star Christmas Co.* will soon be opening at the former *Bees Knees* location, and *American Heritage Brands* plans to open soon at the former *Sunset Home and Lifestyle* space. Heidi Hermann Bacon and Randy Bacon will be closing on the former *MJ's Flea Market* building on February 14th.
- X. Motion to adjourn meeting by Joe Gidman, seconded by Christine Schilling. The motion passed unanimously, and the meeting was adjourned at 11:12 AM.**



Commercial Street Community Improvement District
Board of Directors Meeting Minutes
Wednesday, January 8th 2025, 10:00am
Victory Mission Administrative Building, 1st Floor, 1715 N. Boonville

Board Members Present:

Irene Schaefer, President
Travis Tindall, Vice President
Amanda Ohlensehlen, Secretary
Teresa Emerson, Treasurer
Christine Schilling
Lyle Foster

Members of the Public: Matt Blevins, Danny Crisp, Mona Pieron, Ron Bradshaw, Steven Grove, Matt Schaefer, Officer Shelby Chaney, Justin Beiler, Jamie Evans, Chance Parish

- I. **Call to Order:** The meeting was called to order by Irene Schaefer at 10:01 AM. Irene welcomed all attendees to the new year and expressed her gratitude to board members and the public for their continued support and contributions in the previous year.
- II. **Review and Approval of Previous Meeting Minutes:** Amanda Ohlensehlen presented the December 11, 2024 meeting minutes.
A motion was made by Teresa Emerson to approve the minutes. Christine Schilling seconded the motion. Passed unanimously.
- III. **Financial Report:** Teresa Emerson presented the financial report, which showed a total cash balance of \$30,894.46. Accounts payable amounted to \$2,375, while \$7,014 remained reserved. The total checking account balance stood at \$37,633.79, with \$26,216.54 available for spending.

She reported that total revenue for December was \$5,606.75, reflecting a 39.42% decline in revenue compared to the previous year. The net income for the fiscal year remained under budget, with revenue for the fiscal year-to-date showing a 22% decrease.

A discussion followed regarding the financial situation. President Irene Schaefer noted that the reported December revenue reflected retail activity from November. She added that final December figures had not yet been received. She also recalled that in the previous year, the Department of Revenue had issued a correction in December, which contributed to the decline. She further noted that approximately 8% of the decrease could be attributed to businesses that reported tax revenue in 2023 but not in 2024, largely due to business closures and other economic factors.

Travis Tindall asked whether the carryover was sufficient for the remainder of the fiscal year. President Schaefer affirmed that the budget remained stable despite the decline in revenue. Christine Schilling inquired about an expenditure categorized as "rent." Jamie Evans and Irene Schaefer clarified that this was a one-time donation to Victory Mission rather than an ongoing rental expense. They explained that it had been recorded as "rent" for bookkeeping purposes and assured the board that it would not be a recurring expense.

Christine Schilling also asked about the higher-than-expected expenses for snow removal and trash services in December. Jamie Evans explained that the increased expense was due to billing from Republic Services—recycling services being more than was originally allocated in the budget.

A motion was made by Christine Schilling to approve the financials, seconded by Christine Schilling. Passed Unanimously.

- IV. **New Business:** Irene Schaefer provided an update on the allocation of carryover funds from the City. A contract is not yet in place. She informed the Board that the matter was expected to go before City Council soon. Amanda Ohlensehlen added that

the exact date of discussion at City Council was uncertain, as it would depend on when the carryover funds were addressed in the council's agenda.

V. Existing Business

Street Safety: PAR Officer Shelby Chaney provided an update on street safety. She noted that cold weather shelters were available and recommended the website cpozarks.org as a resource for those in need. The website includes information regarding shelter hours, contact details, and population limits. She informed the board that Officer Taylor would be leaving Beat 22 and that a new officer would be assigned. Additionally, she mentioned that police officers were no longer stationed at the Commercial Club building. Officer Chaney also informed the board that she would be out of the office and unavailable until January 20, 2025.

Upcoming Board Activities: President Schaefer provided an update on upcoming Board activities. She stated that Joe Gidman, having been elected to the CID Board at the previous meeting, would be approved to serve on the CID Board by City Council on January 13th. After Council approval, Joe will join the board at the February meeting. She also reminded the Board that a Budget Committee Meeting was scheduled for January 9th at 11:00 AM at the Commercial Club building. The proposed budget will be brought before the CID Board in February, with final approval expected in April. Irene stated that Board elections for seats currently held by Christine Schilling, Lyle Foster, Travis Tindall, and Teresa Emerson would take place in April. Applications for these board positions will open on February 17th, and all submitted applications will be distributed to board members before the April meeting.

VI. Committee Reports:

Advertising Committee: Chance Parish provided a report from the Advertising Committee. He shared analytics for the C-Street Facebook page and website. Irene Schaefer noted that the Facebook page had seen significant growth over the past year and expressed optimism about continued engagement.

General Maintenance Committee: Irene Schaefer provided a report from the General Maintenance Committee. She discussed the proposed banner design that had previously been chosen by community survey and stated that it had raised concerns regarding copyright infringement. As a result, the Advertising and General Maintenance committees have agreed to further develop the design that garnered the second highest number of votes in the survey. This design features a mosaic train motif. The board discussed the possibility of expanding banner placement from Lyon to Grant, provided that City Utilities would allow the installation. President Schaefer stated that a meeting with City Utilities was scheduled to discuss this possibility. She also noted that the city had been instrumental in assisting with previous banner projects and expressed hope for further collaboration.

Irene stated that in the future she would like to keep track of a yearly dollar amount of all of the city's aid to C-Street. The City and City workers are instrumental in carrying out various projects throughout the year on C-Street. Irene stated the CID should have an idea of how much aid they had received from the City each year outside of allocated funds.

Irene discussed the need to enclose the trash receptacles at 1725 N Jefferson in compliance with a previously signed licensing agreement. Irene stated that a possible enclosure across from Eurasia was also under consideration. Irene stated that negotiations with the city were ongoing regarding the enclosures. Additionally, she noted that the committee would be gathering quotes for kiosk maps and discussing potential ownership of the future map file. She expressed a desire to see kiosks installed at major intersections to enhance the district's visibility.

Lyle Foster stated that property owners and merchants paid exorbitant amounts to the City each year and that City provided aid to the district should, therefore, not be viewed as favors—but as necessary investments that are funded by taxpayers. He noted that these investments were mutually beneficial. In the future he would like to see CID funds spent on things that make the district more pleasing to customers. He noted that projects like concrete dumpster pads and dumpster enclosures did little to enhance the customer experience. He does not believe that spending should occur just because suggestions and demands are made by the City. Lyle also advocated for more frequent updates to banners, suggesting a replacement cycle of every one to two years rather than the current four to five year cycle.

Teresa Emerson agreed that the district contributed substantial funds to the City but also acknowledged that it received benefits from the City that are not afforded to other districts.

VII. Organization Updates

Commercial Club: There were no updates from the Commercial Club.

Merchants Association: Connie Rhoades-Hinds provided an update from the C-Street Merchants Association. She announced that the *Annual Indoor Sidewalk Sale* was scheduled for January 25th.

VIII. Street News: President Schaefer reported that several businesses had closed in recent months, including Soozeezbee, Bees Knees, Hakaar's Bazaar, and Sunset Home and Lifestyle. She announced that Derek Baker planned to open a

Christmas-themed store in the former *Bees Knees* location, while *Hakaar's Bazaar* was set to reopen under the new name *Ten Years Gone Vintage*.

Travis Tindall provided an update on the *Sankofa* project. He stated that construction was expected to begin in the coming months.

Irene Schaefer briefly discussed the potential for a mural on the *Price Cutter* building. She noted that discussions with *Price Cutter* management had taken place, and she would provide further updates when available.

IX. Public Comment

X. *Motion to adjourn meeting by Travis Tindall, seconded by Amanda Ohlensehlen. Passed unanimously. The meeting adjourned at 10:49 am.*