



**Commercial Street Community Improvement District  
Board of Directors Meeting Minutes  
Wednesday, Feb 11, 2026 10:00 AM  
Victory Mission Administrative Building, 1<sup>st</sup> Floor, 1715 N. Boonville**

**Board Members Present:**

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

**Members of the Public:**

Ron Bradshaw, Karen Butts, Laurali Carroll, Shelby Wood, Connie Rhoades-Hinds, Mona Pieron, Christine Schilling, Bruce Adib-Yazdi, Neal Chanter, Angie Miller (Coordinator), Jennifer Buss (Accountant)

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

**II. Review and Approval of Previous Meeting Minutes:** Amanda Ohlensehlen presented the minutes from the previous meeting.

**Motion to approve the minutes by Matt Blevins. Seconded by Joseph Gidman. The motion passed unanimously.**

**III. Financial Report:** Irene reported for Teresa Emerson that revenue was up 44% this January over last January and up 18% year over year. Irene shared that expenses were lower due to volunteer time of Hillbilly Garden Club, administrative staff, a negotiation of reduced cost for the recycle bin costs and a reduction in creative spending in advertising. Expenses are down by around \$9,000. She reminded everyone that, through the generosity of the City's \$50,000 grant, \$22,000 remains in addition to providing bicycle stations, power to the utility poles, benches, and mulching services—all to a total savings of around \$50,000, in kind. She closed by offering congratulations to the merchants for a strong year and their hard work to make that happen. .

**Motion to approve the financial report by Joseph Gidman. Seconded by Heidi Herrman-Bacon. The motion passed unanimously.**

**IV. New Business: Funds Request:** Irene shared a funds request to sponsor the Red, White, and Bridge Bash event planned for May 1-2, 2026. The request was made for \$5,000, paid to the Community Foundation of the Ozarks who manages sponsorships for this event. She suggested a theme of Clean, Safe, and Friendly and that the sponsorship would potentially support porta potties, trash, and shuttles. Connie asked if the proposed funds might impact event support, should additional requests be made and Irene responded that it would not as the current budget has room to support this funds request with zero adjustments made elsewhere. Travis iterated that this was to be a huge event for the street and that the money was available. Matt requested clarification on what a "sponsorship" entails—is this for specific and designated funding or does it just go into the larger pot of money. Connie offered that she doesn't want to see anyone on the street pay for things that the city will cover anyway. Irene further asked for an additional \$3,000 be designated for spring decoration that will also support event decoration (red, white, and blue decor, etc.) and stay up beyond July 4. Connie requested the money be allocated toward the entire historic district and not just at the footbridge. Amanda suggested that the CID should look at this as a matching funds request, similar to a grant. Travis opened the floor for questions and discussion followed. Joseph Gidman felt that \$5,000 was a lot for the CID to spend if specifics were not articulated. Shelby Wood offered that there was a way to communicate specifics in the anticipated sponsorship packet from CFO. Additional discussion continued about whether \$5,000 was too much and Joseph requested the cap for the sponsorship be lowered to \$3,000. Travis asked for motions for either or both.

**Matt Blevins moved to approve the sponsorship at \$3,000 for the Bridge event; Joseph Gidman seconded. Motion approved.**

**Joseph moved for approval for \$3,000 for spring/summer/event decorations. Heidi seconded. Motion approved.**

**New meeting day:** Travis shared he needs to move the CID monthly meeting from the second Wednesday to the second Thursday due

to conflicts. Jennifer Buss shared she would need to miss the next two meetings as a result of the day change. Travis announced the next meeting would be Thursday, March 12 at 10am, same location.

**Gingkos:** Travis shared that conversations about the Gingkos have begun with the city and the city's plan was provided via link. Irene shared that the city wants consensus from the CID board for their tree plan and explained that CID doesn't make the decision for the trees on city property. Travis asked for agreement from the board, which was unanimously agreed, that CID is in full support of the city and their plan for the Gingkos. Irene stated that the city's plan would be shared on the website when received. Connie Rhoades-Hinds shared that merchants do not want large trees replaced by small trees.

## **V. Existing Business**

**Street Safety:** PAR Officer Shelby Chaney was not present for the meeting; no PAR update at this time.

## **VI. Committee Reports**

**Advertising Committee:** Heidi Herrman-Bacon shared that the Advertising committee met with a Lamar Advertising rep to learn more about a billboard for the Bridge event. It was decided by the committee to place a billboard on the city's southside and one on Chestnut with a countdown to the bridge lighting on the evening of May 1, 2026. The billboards will be up for 2 weeks.

**General Maintenance Committee:** Irene Schaefer shared no change in City funding, and there is continued work on west end banners. Travis offered that there is extra money available and would be spent on the decoration and lighting where needed. Irene shared that there are 40 more poles to go and the goal is to do 20 at a time. CU covered the cost of \$15,000 in 2025 for the first 26 poles. There have been no agreements made for additional poles at this time.

**Sales Tax Steering Committee:** Travis shared that the sales tax meeting was well attended and discussion included reducing the proposed increase from .5 to .25 which would total .75 cent tax. Some people had voiced concern about a tax over .9 total. Travis reminded everyone of the TIF and CID timeline expirations, 2031 and 2036 respectively.

**Budget Committee:** Irene provided the proposed 2026-27 budget for board review. Proposed budget shows an increase in income of 17%, with spending increases in district maintenance, events, and decorations. During our March board meeting, we will vote on approval of the proposed budget, which is sent to DOR, State Auditor and City Council, for any feedback prior to our annual April meeting where we will vote on the final budget. If there are any suggested edits, please let Irene know before the March meeting.

## **VII. Organization Updates**

**C-Street Merchants:** Connie Rhoades-Hinds shared that merchants are preparing for ST. Patrick's Day weekend events and celebration. There will not be a request for funds for this event.

**Commercial Club:** Christine Schilling shared that the Commercial Club seeks to put a focus on history and culture at the Bridge bash May 1 and 2. The CC seeks to somehow utilize their building even though it is currently not ADA compliant. The group is investigating ways to make scheduling of the building space more streamlined. Joseph added that there is discussion to add a mural next to Mumbles1888 and that some money for this has been promised. There is an artist depiction finished by Gray Harvey that focuses on the original depot.

**VIII. Street News:** Irene referred to the QR code on the agenda that links to the Red, White, and Bridge Bash event. She asked everyone to use the [historicstreet.org](http://historicstreet.org) website. Teresa Emerson shared that Randy Bacon is featured in a Missouri Lifestyles magazine issue.

**IX. Motion to adjourn by Joseph Gidman; seconded by Teresa Emerson. The motion passed unanimously, and the meeting adjourned at 11:12am.**



**Commercial Street Community Improvement District  
Board of Directors Meeting Minutes  
Wednesday, January 14, 2026 10:00 AM  
Victory Mission Administrative Building, 1<sup>st</sup> Floor, 1715 N. Boonville**

**Board Members Present:**

Irene Schaefer, Vice President  
Amanda Ohlensehlen, Secretary  
Matt Blevins  
Heidi Herrman-Bacon  
Joseph Gidman

**Excused Absences** - Travis Tindall, President, Teresa Emerson, Treasurer

**Members of the Public:**

Ron Bradshaw, Dan Dawson, Karent Butts, Laurali Carroll, Sydnie Myers, James Patton, Matt Schaefer, Connie Rhoades-Hinds, Michael Doss, Mona Pieron, Justin Beiler, Christine Schilling, Derek Baker, Angie Miller (Coordinator), Jennifer Buss (Accountant)

**I. Call to Order:** Irene Schaefer acting on behalf of Travis Tindall called the meeting to order at 10:01 AM.

**II. Review and Approval of Previous Meeting Minutes:** Amanda Ohlensehlen presented the minutes from the previous meeting..

**Motion to approve the minutes by Matt Blevins. Seconded by Heidi Herrman-Bacon The motion passed unanimously.**

**III. Financial Report:** Irene reported for Teresa Emerson (absent) that total checking stood at \$46,121. Reports indicate revenue increase of 69% December 25 over last December 24; however, year over year (12 months), we are at an 18.5% increase in DOR revenue. Biggest impact to this year's budget is savings in landscaping, thank you again to the Hillbilly Garden Club, whose hours spent on our street last year equated to \$13k of labor, which would normally be spent to contractors. Matt Blevins asked if there is any way to know how or why revenue was up this December. Irene explained that DOR site has been down all month, so detail review not possible yet.

**Motion to approve the financial report by Joseph Gidman. Seconded by Matt Blevins . The motion passed unanimously.**

**IV. New Business:** No new business presented.

**V. Existing Business**

**Street Safety:** PAR Officer Shelby Chaney was not present for the meeting; no PAR update at this time.

**VI. Committee Reports**

**Advertising Committee:** Heidi Herrman-Bacon shared that the Advertising budget for 2025-26 was low, so the committee is suggesting increasing the amount for next year. The committee beginning research with other methods of advertising such as possible billboard advertising. Connie Rhoades-Hinds encouraged businesses to spread knowledge about the .org website with the use of QR codes that each merchant could put in windows (possibly stickers). She encouraged businesses to visit the .org website for regular updates and links. Heidi shared about some website issues that have been fixed. Matt Blevins asked a question about updates with the Route 66 sculptures. Heidi replied that there will be a Route 66 sculpture at Jefferson Ave and Commercial and it may be installed in March. She further shared that the Commercial Club will offer space in their bottom floor to an artist for the development of an additional sculpture. James Patton of 417DroneIt was present at the meeting and at the Merchants Meeting at 9am. It was mentioned that further discussion is in order about how best to utilize the drone footage for marketing purposes.

**General Maintenance Committee:** Irene Schaefer shared no change in City funding, \$22k spent. Working on west end banners and parking lot banners. Ongoing activities: a contract for snow and ice removal is nearly complete, having engaged with a northside business, which reduces overall cost due to proximity. There has been no further discussion from the city about Gingkos.

**Sales Tax Steering Committee:** Irene shared that the next public meeting will be held Jan 26 at 5:30 in the Commercial Club building. She asked if there were questions or comments. Joseph Gidman shared that there was vocal opposition at the merchants meeting that morning to a sales tax increase. Irene reminded everyone that there had been sales tax meetings scheduled but there was low turnout, especially the last one in December. She deferred to Travis as chair of the Sales Tax Steering Committee and invited everyone to attend the Jan 26 meeting, which Travis will lead. Michael Doss shared his strong opposition to a sales tax increase. Spirited conversation ensued from those chairs. Irene reminded everyone that the .org website is the best place to receive updates and that agendas for upcoming meetings are always posted on the door of the hosting building the day before a meeting. She reiterated that regular GM and Ad meetings are the first Mondays and Tuesdays of each month, respectively and that anyone can attend.

**Budget Committee:** Irene shared that the budget committee met with review of categories, current spend, etc. The budget must be submitted to DOR and other entities by the end of February, with review and vote by Board at the February board meeting. Connie expressed that she volunteered for the budget committee but was missed. Irene will send her all notes and proposed budgets to Connie and she will be added to the budget committee for its next meeting.

## **VII. Organization Updates**

**C-Street Merchants:** Connie Rhoades-Hinds shared that merchants were currently assessing all events and what did well. There will be an indoor sidewalk sale on Jan 31. Heidi Herrman-Bacon asked if notes from the merchant meeting could be made available. Connie replied that if she made them available, merchants might not come to the meeting so she doesn't make them available. A few people commented that they cannot make a weekly meeting and asked if a summarizing meeting could be possible once a month. Connie replied that such a schedule would not be possible.

**Commercial Club:** Ron Bradshaw shared that the Commercial Club has offered space to a Route 66 sculpture artist, who is now working in the Club building. He said the group hopes to offer the building for public use but knows ADA compliance is required.

**VIII. Street News:** Amanda shared that the TIF meeting has been scheduled. It will be Tues Feb 3 5-6:30 pm in the Victory Mission space. Irene closed by reminding everyone of the major events for April 30 to May 2 celebrating the bridge, Route 66, and Artsfest.

**IX. Motion to adjourn by Matt Blevins. Seconded by Amanda. The motion passed unanimously, and the meeting adjourned at 11:02am.**