

**Fifth Avenue & North Fourth Improvement District**  
**Board Meeting**  
**October 14, 2020**  
**Meeting Minutes**



**Board Members in Attendance:**

Todd Kemmerer, Quinn Fallon, Paul Pardi, Ashley Myers, Mark Wagenbrenner, Kevin Lykens

**Board Members Not in Attendance:**

Leah Evans, Kaileigh Steiner

**Other Attendees:**

Betsy Pandora, Caitlyn Dunn

3:00-3:05 PM Call to Order

- The meeting was called to order virtually at 3:08PM By Mark Wagenbrenner.

3:05-3:10 PM Election of Officers

- President: Mark Wagenbrenner, Thrive Companies
- Vice President: Paul Pardi, Avenue Partners
- Treasurer: Leah Evans, Homeport
- Secretary: Ashley Myers, Resident
- Discussion:
  - This is for a one year term.
- A Motion to approve election of the following officers for the 2020-2021 54SID calendar year was made by Todd Kemmerer and seconded by Mark Wagenbrenner. The motion was approved by ALL(6) of voting board members in attendance.

3:20-3:30 PM Approve 54SID Organizational Governance Documents

- Code of Regulations
- Competitive Bidding Procedures
- Public Records Retention Policy, Retention Schedule, and Retention Official
- Discussion
- A Motion to approve the code of regulations, competitive bidding procedures, public records retention policy, retention schedule, and retention official as drafted was by Todd Kemmerer and seconded by Mark Wagenbrenner. The motion was approved by 6 of voting board members in attendance.

3:30-3:40 PM Approve of Management & Legal Counsel Agreements

- Resolution declaring waiver of competitive bidding procedures
- Selection of the Short North Alliance as Manager of the 54SID
- Approval of SNA Management Agreement
- Approval of Dispute Resolution Procedures
- Selection of Bricker & Eckler as Legal Representation
- Discussion
  - After researching management models from the Columbus Association for the Performing Arts, special improvement districts in downtown Columbus and in Downtown Cleveland, the model as presented to the board was proposed along with a procedures for resolving disputes
  - Todd K inquired about the nature of potential disputes, which are anticipated to be rare, but require a thoughtful procedure, and about the fitness of BRicker and Eckeler as legal representatives.

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- A Motion adopting a resolution declaring a waiver of competitive bidding procedures as drafted was made by Mark Wagenbrenner and seconded by Todd Kemmerer. The motion was approved by 6 of voting board members in attendance.
- A Motion approving the Short North Alliance as manager of the 54SID and selecting Bricker & Eckler as its legal representation was made by Paul Pardi and seconded by Ashley Myers. The motion was approved by 6 of voting board members in attendance.
- A motion approving the management agreement and dispute resolution procedures with the SNA as drafted was made by Todd Kemmerer and seconded by Mark Wagenbrenner. The motion was approved by 6 of voting board members in attendance.

**3:40-3:50 PM**      **Review & Approve 54SID 2021 Assessment Calculations for Submission to the County**

- Assessments total \$290,000 for 2021 and are consistent with revisions to the plan of services declared by the board of revision and that will be enacted upon by Columbus City Council.
- Discussion
  - Assessments are collected via tax bills in the first half of 2021 and services may begin in the second half of 2021. If owners which to pre-prepare for certain services to begin prior, they may do so through the management firm.
  - The board discussed a want to see a more high resolution map of the SID area and asked for clarification on how services are rendered. Services are rendered based on parcels and not on streets, though streets are served.
- A motion approving the assessments for 2021 was made by Todd Kemmerer and seconded by Mark Wagenbrenner. The motion was approved by 6 of voting board members in attendance.

**3:50-4:00 PM**      **General Discussion/Future Meeting Schedule**

- Feedback received at the first meeting.
- Feedback received online.
- Future meeting format.
- Future Meeting schedule.
- Discussion
  - All agreed that 3pm seems to work best for a meeting time and Mark Wagenbrenner and Paul Pardi will continue to represent the 54SID on Planning meetings with the SNA.
  - Starting in 2021, meetings will be every other month on the second Tuesday.
  - In discussing feedback for initial programs and services, all expressed a want to ensure that we are not boxed in by initial programs and that they can be expanded or changed with input from the 54SID board. Additionally, priority was placed on:
    - Public art, events, placemaking, and fundraising opportunities.
    - 54SID communications strategies and the need for any brand efforts to inform and clarify 54SID funded work.
    - Ways to partner with people, already established events to make more of an impact.
  - Additionally, coordination is needed with infrastructure improvements slated on 2nd Ave in IV and URIF funds to coordinate efforts with IV organizations.

**4:00 PM**      **Adjourn**

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A motion to adjourn the meeting at 4:10 PM made by Quinn Fallon and seconded Paul Pardi was approved by all 6 voting board members in attendance.

Meeting minutes submitted by Ashley Meyers, Secretary.