

**NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD**  
**JANUARY 16, 2020**

---

A meeting of the Northside Cultural Business District Authority (NCDBA) Board of Directors was held on Thursday, January 16, 2020 at 6:00 p.m. in the office of the Northside Association for Community Development, 612 N. Park Street.

**DIRECTORS PRESENT:** Kiar Gamsho, Ricky Thrash, Chad Dodd, Ken Nacci, Mattie Jordan-Woods, Marilyn Pulley, Mayor David Anderson, Damian Henderson

**DIRECTORS ABSENT:** Jon Durham, William Roland

Also present were Development Coordinator, Antonio Mitchell and Executive Administrative Assistant, Beth Cheeseman.

Called meeting to order at 6:00pm

**APPROVAL OF THE AGENDA**

---

No motion was made regarding approval of the agenda.

**APPROVAL OF MINUTES**

---

Director Nacci, supported by Director Thrash, moved to approve the minutes from the board meeting on November 21, 2019. With a voice vote the motion passed.

**PUBLIC HEARINGS**

---

There were no public hearings during this meeting.

**2020 NCDBA BOARD MEETING CALENDAR APPROVAL**

---

Director Nacci, supported by Director Gamsho, moved to approve the 2020 NCDBA Board Meeting Calendar. With a voice vote the motion passed.

Director Gamsho asked for clarification of the Absentee Policy. Director Nacci looked up the policy and reported to the Directors that three consecutive absences and/or five absences in a year means they may be considered a delinquent member of the board.

There was some discussion that Director Durham has now missed three consecutive meetings. Director Jordan Woods asked if she should contact Director Durham and Director Nacci agreed that she should.

**NCBDA DISCUSSION ITEMS**

---

Mayor Anderson arrived at 6:30pm due to schedule conflict.

**A. TIF Plan Assistance**

Mayor Anderson shared that Rebekah Kik, Director of Community Planning and Economic Development, was working on a funding plan to make sure board members are protected

**NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD**  
**JANUARY 16, 2020**

---

by insurance and to provide legal assistance. He said it may take the form of a recoverable grant/loan until they can capture TIF funds. He indicated they would know by the next meeting.

**B. TIF Workshop Training**

Mr. Mitchell, Development Project Coordinator, stated they will attempt to schedule the TIF Workshop Training for the February meeting. Director Jordan Woods confirmed they would like to have the training at a regularly scheduled meeting so citizens can attend if they have any questions about the process. She stated that after Mr. Mitchell confirms it will be held at the next meeting, she will advertise it on their website.

**C. Mayor David Anderson Update**

Mayor Anderson provided the update as listed in A. Director Nacci reported a quote for D & O insurance from the Ron Jackson Insurance Agency. He said the quote was \$750 annually for a three-year period. Director Nacci said that is strictly for the D&O insurance. If they added additional items, for example, cyber-attacks, that would cost more. He didn't believe the extras were needed for the board.

---

**COMMUNITY COMMENTS**

---

None

---

**OTHER ITEMS**

---

Director Jordan Woods asked for the "Other Items" heading on the agenda to be changed to "Member Comments."

Director Pulley asked about the policy for cancelling meetings for bad weather. Mr. Mitchell indicated he will check with the City Clerk to see when City meetings are cancelled.

Director Gamscho spoke about an incident he experienced at Midtown Fresh. He said he had caught shoplifters, and when he was removing them from his business, one of them pulled a knife on him. He was able to get the person out the door, lock it and call the police. He asked if they could organize a meeting with local entrepreneurs and the police in order to understand the options they have as business owners. Director Nacci believed police would be open to a meeting of that nature. Mr. Mitchell stated that perhaps the Northside Association could approach the officer who attends their neighborhood meetings to see when they are available. Director Pulley shared the idea of having a business fair with the police in attendance. That way people could voice their concerns. Director Nacci said it could be an agenda item – like the TIF Workshop. Director Jordan Woods agreed that this would be a good item to pursue, but she asked the board to remain focused on creating the TIF plan first. She thought a meeting of that nature would be better attended in the warmer weather.

Director Dodd brought up the issue of homeless people sleeping in front of businesses downtown. Director Jordan Woods said they need to find a way to make businesses feel safe and show compassion to the homeless. After training, they can determine if they can put something in the TIF plan that would address homelessness.

**NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY BOARD**  
**JANUARY 16, 2020**

---

Director Pulley indicated they could start the process of TIF with the workshop next month. She believed that could also have a workshop for businesses and citizens to understand what they can do in a crisis.

Director Thrash wondered how long after the training it would be before they would have their TIF plan discussion. Director Jordan Woods suggested having it after the Workshop. The Board confirmed the TIF Committee members are Directors Pulley, Jordan Woods, Nacci, and Roland. Director Jordan Woods encouraged board members to call and make suggestions for the TIF Plan if they are not on the committee. Director Nacci viewed the TIF Committee's role was to put together a structure which they would then bring back to the group. The group would assist in filling in the blanks and prioritizing. He believed it would be six months before the plan is in place. Director Nacci cautioned they need to have it done by November to be able to capture this year's TIF.

**ADJOURNMENT**

---

Mayor Anderson, with support from Director Pulley, made a motion to adjourn the meeting. All voted in favor. The meeting adjourned at 6:45 p.m.

Submitted by:

\_\_\_\_\_  
Beth Cheeseman, Executive Administrative Assistant

\_\_\_\_\_  
Director Ken Nacci, Secretary

Approved on: \_\_\_\_\_