

# MEETING MINUTES

Meeting of the Board of Directors  
76 Entertainment Community Improvement District

October 30, 2024

1:30 p.m.

Administration Dept. Conference Room  
2<sup>nd</sup> Floor, Branson City Hall  
110 West Maddux St., Branson MO 65616

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The meeting was called to order by Bryan Cossiboom at 1:34 p.m. Invocation was given by Mr. Ong. Roll Call. Present: Billy Ong, Mike Patrick, Cathy Stepp, Alex Girard, Bryan Cossiboom. Absent: Chuck O'Day, Larry Milton.

Mr. Cossiboom moved to approve September 25, 2024, and October 9, 2024, meeting minutes. Seconded by Ms. Ong. Vote: 7 in favor – 0 against. Motion passed.

Ben Hart reviewed the previously distributed CID financial reports.

Michael Woods provided a summary of the easement acquisitions, noting that 22 of 49 had been signed. The Board discussed various scenarios involving deadline dates to decide whether to continue seeking signed easements or revise project plans. Ms. Jackson stated that it could take up to 8 weeks to revise the project documents to account for the unacquired easements. She indicated she will try and have a rough sketch plan by the next meeting on what the revised project configuration may look like. Board members and City officials will work on making contacting with outstanding property owners in an effort to obtain the signed easements. Options discussed included the City's use of eminent domain or compensating owners for the easement, but concern was expressed on about this latter option setting expectations for future segments. The City's attorney will also be sending out letters to the remaining property owners.

Michael Woods updated the Board on the need for an amendment to the City's contract with Universal Field Services. Mr. Ong moved to consent to the amendment, and Mr. Cossiboom seconded. Vote: 7 in favor – 0 against. Motion passed. Mr. Woods updated the Board with respect to the Gateway at IHOP and stated that the owner was not interested in granting an easement.

Chuck O'Day left the meeting at 3:00 p.m.

Todd Goffoy updated the Board on recent actions in furtherance of obtaining project financing. Sarah Granath of Gilmore and Bell presented Resolution 2024-05, A resolution authorizing preliminary actions relating to the offering for sale of a series of sales and use tax revenue bonds by the Industrial Development Authority of the County of Taney, Missouri, for the benefit of the 76 Entertainment

Community Improvement District. Mr. Patrick moved to approve Resolution 2024-05, and Mr. Milton seconded. Vote: 6 in favor – 0 against. Motion passed.

The board discussed the possibility of transportation services along the corridor or within the District. No limitations within the Petition were not but state law requires the District to provide services within its boundaries. Further discussions to occur with/among City and Downtown CID about various options including role for the City to facilitate.

The curb appeal of what would be segments 7 and 8 was discussed and what role, if any, the CID could play. Consensus was that the CID has a lot on its plate right now to undertake this issue but is open to readdressing at a later time.

With no further business and without objection, the meeting adjourned at 3:34 p.m.