

MEETING MINUTES

Meeting of the Board of Directors
76 Entertainment Community Improvement District

November 13, 2024

1:30 p.m.

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

The meeting was called to order by Mr. O'Day at 1:44 p.m. Invocation was given by Mr. Ong. Roll Call. Present: Billy Ong, Mike Patrick, Cathy Stepp, Alex Girard, Bryan Cossiboom, Chuck O'Day, Larry Milton.

Mr. Cossiboom moved to approve October 30, 2024 meeting minutes. Seconded by Mr. Ong. Vote: 7 in favor – 0 against. Motion passed.

Election of Officers. Without objection, consideration of officers was by the current slate: Mr. O'Day – Chairman, Mr. Cossiboom – Vice-Chairman, Mr. Ong – Treasurer, Mr. Patrick – Secretary. Mr. Milton moved to approve the slate, seconded by Mr. Ong. Vote: 7 in favor – 0 against. Motion passed.

Michael Woods provided a summary of the easement acquisitions, noting that 25 of 49 had been signed. Ms. Jackson presented revised concept drawings illustrating what a redesign would look like. She noted that one tract (tract 20) would be a challenge because an easement is needed to construct a retaining wall. Other tracts may have alternative solutions. The Board discussed the pros and cons of redesigning the project, continuing efforts to obtain necessary easements, and the City using its power of eminent domain. Mr. Girard raised a point about using condemnation to move the project along. Feedback from Messrs. O'Day, Patrick and Cossiboom was that they were not in favor of the City using eminent domain for the easements. Ms. Stepp believed there was little appetite for the use of eminent domain. Mr. Milton stated it was acceptable to him to take more time to obtain the easements in contrast to not getting the project that is desired.

The Board discussed proceeding with parallel strategies in order to keep its options open: GRE to begin redesign work on certain tracts (yellow and green on Mr. Woods' chart) and efforts will continue to obtain easements on all tracts. Ms. Stepp moved to approve this strategy seconded by Mr. Girard. Vote: 7 in favor – 0 against. Motion passed.

Chuck O'Day left the meeting at 2 p.m.

Todd Goffoy provided a financing plan update, noting that they are tracking with the evolving project timeline.

Mr. Girard updated the Board on the City's efforts to create a revolving loan fund pilot program to remediate blight and foster redevelopment.

Ms. Stepp asked for feedback regarding the City's efforts to consider mixed use for dilapidated hotels in entertainment district, such as retail on bottom level and residential for workforce housing. Discussion regarding density, size of units, need for separate entryways.

With no further business and without objection, the meeting adjourned at 3:02 p.m.