

Briarbrook Community Improvement District Minutes
Regular Board of Directors Meeting
Thursday, November 8, 2018, 6:00 p.m.

1. Jim Hackney called the meeting to order. **Members in attendance:** Jim Hackney, Tammy Thomas, Jason Teeter, Elbert Smith, Mike Saale, Marcus Patton, Chris Moudy

2. **Agenda**—Chris Moudy moved to accept the agenda. Tammy Thomas seconded. Passed: 7-0

3. Public Forum:

Tim Old, 217 W. Briarbrook Ln, The bar staff has worked hard and has come together as a community. He feels like the restaurant is turning around and should continue to be run in the same way.

Racquel Kalm, 417 Ruby Road, Questioned why a message was placed on facebook about the restaurant, instead of coming from the BCID board. She wondered how the banquet room could be used for parties if it is being used as a restaurant. She feels consistency is key. She understands it is a financial decision that the restaurant must be leased.

Carl Francis, 508 Woodland, feels that an Italian restaurant won't succeed.

Jim Hackney reported that there is a bar menu. The restaurant is not designed for fine dining, but has 7 or 8 items and they will offer home delivery. The board was impressed with the new lessee's presentation. There are 3 people who will lease the restaurant. One is a cook with 27 years of experience. He will train a couple who will work the front. The Board doesn't have written contracts for the restaurant. We lost approximately \$4000 last month

Jim Hackney explained that only part of the banquet room would be used as a restaurant.

Brittany Shipman, 509 E 2nd Street, Wants to keep her job as a server and feels like this is a good place to work. Feels like she would be a good choice to manage the bar.

Tammy Thomas reassured Brittany that the new lessee would be working with the community.

Jason Teeter stated that he feels like the new lessee should take into consideration how well the staff works together.

Bob Hayes, 209 N Broadway, Questioned why the electric bill is so high

4. Minutes:

Mike Saale moved to accept the minutes from **October 11**. Tammy Thomas seconded. Passed 7-0

Chris Moudy moved to accept the minutes from **October 18**. Elbert Smith seconded. Passed 7-0

5. Financial Reports: Jason Teeter reported the financials:

Operating Fund – As of 11/02/18 \$9,882.79

Cart Path Fund – As of 11/02/18 \$991.00

Debt Service Account – As of 11/02/18 \$7,868.57

Restaurant Account- As of 11/02/18 \$9,882.79

Profit and Loss--Without the restaurant we would have made a profit

Tammy Thomas moved to approve the financial reports. Chris Moudy seconded. Passed 7-0

6. Reports:

- a. **Pro Shop/Golf Course**—Kaleb Forkner
- b. **Social Committee**—Tammy Thomas, none
- c. **Tournament Committee**—Marcus Patton, none
- d. **Golf and Green's Committee** – Elbert Smith/Marcus Patton, none

e. **Finance Committee**—Jason Teeter/Elbert Smith,

f. **Membership/Marketing**—Marcus Patton/Mike Saale, met on 10/30/18. Developing a 2019 budget and looking at other companies to help market Briarbrook. Possibly increasing dues and offering different membership levels

g. **Long Term Planning**—Jim Hackney/Mike Saale, none

h. **Restaurant**—Jim Hackney liaison, Jim asked Racquel Kalm to help with restaurant committee. She replied that she would consider it.

i. **Pools**—Tammy Thomas liaison, none

7. Old Business:

a. Discussion of upcoming meeting concerning the refinancing of current bond of \$1.5 million.

The Board heard from the Bond people that we could not ask the former bond holder to refinance the 5.75%. They feel that we could get a loan at 4% or lower.

Jason Teeter stated they figured at \$168,000 for the next 12 years. With a fixed rate we would have a gross saving of \$132,000. Even though it will cost around \$57,000 to refinance, we would save \$82,000

Jasper County clerk will tell us how much we owe.

Our only source of revenue is through membership so we have to make decisions by either raising dues, raising taxes or cutting employees. The Board has to be fiscally responsible.

Closed session so that discussion can be in private. If we talk with a lessee, the banker would hear what their terms are.

If the board decides something in closed session then a vote is taken and it will reported within 72 hours

b. Discussion of leasing the restaurant

The Board tried to run the restaurant for two months but there wasn't enough time to train cooks or servers.

After consideration, we decided to write a contract and have presented it to the lessee. If they like it, they will send it back to us.

8. New Business: No new business

9. Closed Session per Ra MO 610.021.2 Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor

Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promotion of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Tammy Thomas moved to go into closed session. Elbert Smith seconded. Passed 7-0

10. Adjournment

Marcus Patton moved to adjourn. Jason Teeter seconded. Passed 7-0
Adjourned: 8:40 p.m.

Jennifer Gozia
Board Clerk