



ANNUAL MEMBERSHIP MEETING

AGENDA

JUNE 20, 2022, 5:00 PM

- I. Welcome
- II. Approval of the Minutes from the 2021 Annual Meeting
 - A. *June 21, 2021 Annual Meeting
- III. Year-in-Review
 - A. Year End Activity Report
 - B. *Financial Report
- IV. *Approval of Fiscal Year 2022-2023 Budget
- V. Election of New Board Members
 - A. Nominating Committee Report
 - B. Nominations from the Floor
 - C. *Close Nominations
 - D. Introduction of Candidates
 - E. Election of Board Members (send ballots to Bible Harris Smith)
 - F. Announcement of Results will be made on website
<https://www.downtownknoxville.org/alliance/board> by June 30, 2022
- VI. Old Business
- VII. New Business
 - A. Tentative Dates for FY 2022-2023 Board Meetings
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

*Denotes action items.

This meeting, and all communications between Board Members, are subject to the provisions of the Tennessee Open Meetings Act.

MINUTES FROM THE 2021 ANNUAL MEETING

The 2021 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on Monday, June 21, 2021, 5:00 p.m. in person at the Tennessee Theatre and via Zoom.

Board members present included chair – Matthew DeBardelaben, Rick Emmett, Vince Fusco, Becky Hancock, Lorie Matthews, Daniel Smith, and Mary Katherine Wormsley. DKA and Knoxville Chamber staff in attendance included: Michele Hummel, Terry Tabors, and Robin Thomas.

I. Welcome

Matthew DeBardelaben, chair, called the meeting to order and thanked everyone for attending. He announced that a quorum of the membership was present in person, via Zoom, and proxy.

II. Approval of Minutes from 2020 Annual Meeting

Mr. DeBardelaben called for approval of the minutes from the 2020 Annual Meeting. A motion was made by Mary Katherine Wormsley to approve the minutes as presented. Lorie Matthews seconded the motion, and the minutes were approved as presented.

III. Year in Review

A. Activities Report

Matthew DeBardelaben provided highlights of the projects, programs, and services DKA accomplished during Fiscal Year 2020 – 2021.

B. Financial Report

Terry Tabors presented the financial report for the Corporation. He provided an explanation of the various reports, which were included with the agenda materials. A motion was made by Becky Hancock to approve the financial report. Vince Fusco seconded the motion, and the financials were approved as presented.

IV. Approval of the Fiscal Year 2021 – 2022 Budget

Staff presented the budget for Fiscal Year 2021 – 2022. Mary Katherine Wormsley made a motion to approve the budget. Vince Fusco seconded the motion, which was unanimously approved as presented.

V. Election of New Board Members

A. Nominating Committee Report

Becky Hancock presented the Nominating Committee Report. She noted the committee met on May 12 and May 19. They reviewed the responsibilities, the process, and the policies for nominations. After identifying potential nominees, DKA staff verified that all nominees were eligible and willing to serve on the Board. All nominees were then placed on the ballot, which were included in the agenda packet that was mailed to DKA members prior to the Annual Meeting.

B. Nominations from the Floor

Ms. Hancock opened the floor to nominations. There were no nominations.

C. Close Nominations

With no nominations from the floor, Mary Katherine Wormsley made a motion to close nominations. Rick Emmett seconded the motion, which was unanimously approved.

D. Introduction of Candidates

Ms. Hancock asked the nominees to introduce themselves.

E. Election of Board Members

Ms. Hancock noted that members should return their ballots to Bible Harris Smith by June 25. An announcement of who was elected will be posted on our website after June 30.

John Sanders and Adrienne Webster were elected.

The Board thanked Becky Hancock for her six years of service and leadership to the Board.

VI. Old Business

There was no Old Business.

VII. New Business

A. Tentative Dates for FY 2021-2022 Board Meetings

Mr. DeBardelaben noted the tentative dates for upcoming board meetings were included in the agenda. He reminded everyone all DKA meetings are posted on the DKA website.

VIII. Public Forum

Kevin Grimac relayed his disappointment in DKA for not approving his proposal regarding unpaid parking tickets.

Marie Alcorn discussed the problem many downtown residents are facing from loud, altered cars revving and reverberating loud noises throughout downtown. She asked for assistance in helping to locate these cars and pulling videos from City/PBA garages.

Ed Patrick discussed the problem of the loud cars. Suggested that staff review what measures other cities are doing for this problem.

David Denton suggested that DKA look at an archway connecting Gay Street to Summit Hill/art's district. He also suggested placing a large screen under the roof of Bill Lyons Pavilion on Market Square, which could be paid for by advertisers.

IX. Adjournment

With no other business, Mr. DeBardelaben declared the Annual Meeting adjourned and thanked everyone for attending.

Secretary

Downtown Knoxville Alliance

Statement of Cash Flows

Fiscal YTD May 31, 2022

Jul '21 - Jun '22

OPERATING ACTIVITIES

Net Income (86,931)

Adjustments to reconcile Net Income

to net cash provided by operations:

1110 · Other Receivable 6,358

2020 · Accounts Payable 10,093

2600 · Accrued Payables 16,500

Net cash provided by Operating Activities (53,981)

FINANCING ACTIVITIES

3900 · Change in NA - unrestricted -

Net cash provided by Financing Activities -

Net cash increase for period (53,981)

Cash at beginning of period 1,095,254

Cash at end of period **1,041,273**

Current Liabilities (46,946)

Approved Events/Quality of Life Sponsorships not booked

Support Now Safe Local Initiatives (2,933)

Accrued Payables (42,455)

Accounts receivable and Other 34,298

Approvals contingent on future events:

COVID Related Initiatives (75,108)

Halloween /Outdoor Activation Related Expenses (approved at August 2021 Board Meeting) (2,534)

Subtotal **(135,679)**

Projected Remaining Budgeted Income (Expenses)

Revenue (141,346)

Development (100,000)

Quality of Life 35,326

Business Support (12,845)

Marketing/Sponsorships (18,434)

Administration (30,813)

Subtotal **(268,113)**

Projected Cash - Before Minimum Reserve **637,481**

Minimum Cash Balance - Reserve (150,000)

Projected Cash Availability 487,481

Downtown Knoxville Alliance

Statement of Cash Flows

Fiscal YTD May 31, 2022

| Project | Grants | Permit Date | Comp Date | YE 6/30/2021 | YE 6/30/2022 | Total to Pay |
|-------------------------|----------------|-------------|-----------|----------------|---------------|----------------|
| Cradle of Country Music | 83,000 | | | | 83,000 | 83,000 |
| Fort Kid | 250,000 | | | 250,000 | 0 | 250,000 |
| | <u>333,000</u> | | | <u>250,000</u> | <u>83,000</u> | <u>333,000</u> |

* City approval required

Note: Disclosure of Tax Abatement for Farragut Building. CBID Board agreed to receive current assessment of \$4,578 and forgo \$19,012/year for 25 years - total abatement \$475,302. Based on estimated increase in projected value \$18.4mm versus \$3.6mm. Tax is .32 per \$100 on 40% of projected value.

Note: In 2013, Knox County Commission and Knox County Industrial Development Board approved a 10 year PILOT for Marble Alley Lofts, LLC. The property was held by Knox County and did not pay property taxes because of its tax exempt status. The property is now held by the Knox County Industrial Development Board. Based on the current appraised value, at the end of the 10 year PILOT, CBID would be entitled to a projected assessment of \$36,800 annually.

Note: In July of 2019, the Board of the Downtown Knoxville Alliance agreed to approve a 10-year abatement of the incremental CBID assessment for the State Supreme Court projects starting 48 months after the Dover Signature Properties closes on the two parcels of property from the City of Knoxville to allow for construction and project stabilization. CBID will receive an assessment for both properties based on the acquisition cost of \$2.6mm or approximately \$320 for the property that will house the hospitality project, purchased for \$250,000 and \$3,008 for the parcel that houses the apartment project, purchased for \$2,350,000. Downtown Knoxville Alliance will receive this yearly assessment during the 48 month construction and stabilization period and during the 10-year abatement, after which the CBID assessment will be paid at full value.

Downtown Knoxville Alliance

Profit & Loss Actual vs Budget June 30, 2022

| Acct # | Jul 21 | Aug 21 | Sep 21 | Oct 21 | Nov 21 | Dec 21 | Jan 22 | Feb 22 | Mar 22 | Apr 22 | May 22 | Jun 22 | YTD FY22 | FY22 Budget | Remainder | |
|---|--------|-----------------|-----------------|-----------------|----------------|----------------|----------------|-----------------|---------------|----------------|-----------------|-----------------|----------|-----------------|-----------------|------------------|
| Income | | | | | | | | | | | | | | | | |
| CBID Tax Assessments | 4020 | - | (15,988) | 7,727 | 494,179 | 138,728 | 42,888 | 44,146 | 66,651 | 123,404 | 40,543 | 34,185 | - | 976,462 | 835,000 | (141,462) |
| Investment income | 4100 | 13 | 7 | 6 | (14) | (29) | (9) | 8 | 181 | 74 | 14 | 131 | - | 384 | 500 | 116 |
| Total Income | | 13 | (15,981) | 7,734 | 494,165 | 138,699 | 42,879 | 44,154 | 66,832 | 123,478 | 40,557 | 34,316 | - | 976,846 | 835,500 | (141,346) |
| Expenses | | | | | | | | | | | | | | | | |
| Development | | | | | | | | | | | | | | | | |
| Path to Prosperity | 5225 | - | - | - | - | - | - | - | - | - | 15,000 | - | - | 15,000 | 15,000 | - |
| Special Projects | 5205 | - | - | - | - | - | - | - | - | - | - | - | - | - | 100,000 | 100,000 |
| Total Development | | - | - | - | - | - | - | - | - | - | 15,000 | - | - | 15,000 | 115,000 | 100,000 |
| Quality of Life | | | | | | | | | | | | | | | | |
| Beautification | 5650 | 77 | 4,991 | 78 | 81 | 20,340 | (2,419) | 87 | 334 | 1,782 | 70 | 53,081 | - | 161,502 | 90,000 | (71,502) |
| Residential - Other | 5900 | - | - | - | - | - | - | - | - | (4,288) | - | - | - | (4,288) | - | - |
| Residential | 5901 | - | - | - | - | - | - | - | - | 27 | - | - | - | 27 | 3,000 | 2,973 |
| Security | 5700 | 18,299 | 11,079 | 10,778 | 8,663 | 10,926 | 15,597 | 11,489 | 12,024 | 6,438 | 6,290 | 5,213 | - | 116,796 | 150,000 | 33,204 |
| Total Quality of Life | | 18,376 | 16,070 | 10,856 | 8,744 | 31,266 | 13,178 | 11,576 | 12,358 | 3,960 | 6,360 | 58,294 | - | 274,039 | 243,000 | (35,326) |
| Business Support | | | | | | | | | | | | | | | | |
| Business Support | 5676 | 500 | 1,927 | 7,758 | 6,650 | 7,846 | 1,526 | 3,104 | 236 | 701 | 2,235 | 4,673 | - | 37,155 | 50,000 | 12,845 |
| Total Business Support | | 500 | 1,927 | 7,758 | 6,650 | 7,846 | 1,526 | 3,104 | 236 | 701 | 2,235 | 4,673 | - | 37,155 | 50,000 | 12,845 |
| Marketing Expenses | | | | | | | | | | | | | | | | |
| Advertising General | 5305 | 100 | 3,714 | 6,951 | 840 | 4,405 | 7,765 | 3,963 | 3,680 | 6,518 | 2,914 | 8,037 | - | 48,887 | 50,000 | 1,113 |
| Print & Design | 5306 | 2,124 | 1,415 | 2,216 | 2,880 | 6,389 | 2,636 | 4,809 | 500 | 2,195 | 1,262 | 911 | - | 27,336 | 35,000 | 7,664 |
| Website - All Committees | 5375 | 350 | 1,224 | 1,190 | 2,068 | 1,412 | 1,320 | 550 | 2,277 | 2,973 | 1,310 | 1,375 | - | 17,342 | 20,000 | 2,658 |
| Sponsorship Prior Year | 5362 | - | - | - | - | - | - | - | - | 6,313 | - | - | - | 6,313 | - | - |
| Events and Sponsorship | 5360 | - | 1,000 | - | - | 2,500 | - | - | - | 28,500 | 15,000 | 26,000 | - | 73,000 | 80,000 | 7,000 |
| Total Marketing Expenses | | 2,573 | 7,353 | 10,357 | 5,788 | 14,706 | 11,721 | 9,322 | 6,457 | 46,498 | 20,486 | 36,322 | - | 172,878 | 185,000 | 18,434 |
| Administration | | | | | | | | | | | | | | | | |
| Meals/ Lodging/ Travel | 5420 | 722 | 1,149 | 672 | 234 | 177 | 489 | 559 | 27 | 384 | - | 262 | - | 4,674 | 5,500 | 826 |
| Office Expense | 5430 | 395 | 379 | 584 | 424 | 525 | 312 | 2,065 | 365 | 379 | 717 | 1,505 | - | 6,355 | 7,000 | 645 |
| Bank Fees | 5435 | - | - | - | - | - | - | - | 157 | 18 | 18 | 36 | - | 229 | - | - |
| Postage | 5440 | - | 6 | 7 | 10 | - | - | 8 | 15 | 9 | 384 | 1,283 | - | 1,722 | 2,500 | 778 |
| Professional Dev. | 5465 | - | - | - | - | - | 940 | - | - | - | - | - | - | 940 | 6,000 | 5,060 |
| Professional Svc | 5450 | - | - | - | 3,733 | - | - | - | 1,800 | 1,000 | 1,000 | - | - | 7,533 | 12,000 | 4,467 |
| Svc Contract - Operations | 5461 | 18,125 | 19,619 | 18,872 | 18,872 | 18,872 | 18,872 | 18,872 | 18,872 | 18,872 | 18,872 | 18,872 | - | 207,592 | 226,464 | 18,872 |
| Insurance Directors/Officers | 5750 | - | - | - | 804 | - | - | - | - | - | - | - | - | 804 | 800 | (4) |
| Software | 5480 | - | - | - | - | - | - | - | - | 830 | - | - | - | 830 | 1,000 | 170 |
| Supplies | 5470 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Administration | | 19,243 | 21,153 | 20,136 | 24,076 | 19,573 | 20,613 | 21,504 | 21,236 | 21,492 | 20,991 | 21,959 | - | 230,680 | 261,264 | 30,813 |
| Total Expenses | | 40,692 | 46,503 | 49,107 | 45,258 | 73,392 | 47,037 | 45,507 | 40,287 | 72,651 | 65,071 | 121,248 | - | 729,752 | 854,264 | 126,766 |
| Change in NAV | | (40,679) | (62,484) | (41,373) | 448,907 | 65,307 | (4,159) | (1,353) | 26,545 | 50,827 | (24,514) | (86,931) | - | 247,094 | (18,764) | 268,113 |
| Surplus spending | | | | | | | | | | | | | | | | |
| Approved Event / Fort Kid Playground | | 0 | 0 | 0 | 250,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 | - |
| Approved Events/Support Now Save Local | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,933 | 2,933 |
| COVID Related Initiatives | | 0 | 0 | 10,200 | 0 | 2,266 | 0 | 10,000 | 0 | 0 | 0 | 0 | 0 | 22,466 | 100,108 | 77,643 |
| Subtotal Surplus Spending | | 0 | 0 | 10,200 | 250,000 | 2,266 | 0 | 10,000 | 0 | 0 | 0 | 0 | 0 | 272,466 | 353,041 | 80,576 |
| NAV Total after Surplus Spending | | (40,679) | (62,484) | (51,573) | 198,907 | 63,042 | (4,159) | (11,353) | 26,545 | 50,827 | (24,514) | (86,931) | 0 | (25,371) | | |

Downtown Knoxville Alliance
Balance Sheet
As of May 31, 2022

| | Total |
|---|------------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 1000 Cash & Cash Equiv. | 0.00 |
| 1016 Regions - Checking | 541,008.38 |
| Total 1005 Cash | \$ 541,008.38 |
| 1020 Investments - Cert Dep and MM | |
| 1011 Regions - MM | 3,874.20 |
| 1021 First Bank 2774 | 71,770.44 |
| 1023 First Bank CD 2781 | 104,867.24 |
| 1024 First Bank MM 2976 | 23,754.04 |
| 1025 First Bank CD- 12 mth 5/16/2015 | 0.00 |
| 1026 First Century Bank | 114,849.82 |
| 1027 SunTrust MM Account | 137,646.75 |
| 1029 Home Federal Bank - MM | 43,501.83 |
| Total 1020 Investments - Cert Dep and MM | \$ 500,264.32 |
| Total 1000 Cash & Cash Equiv. | \$ 1,041,272.70 |
| Total Bank Accounts | \$ 1,041,272.70 |
| Accounts Receivable | |
| 1110 Other Receivable | 34,298.02 |
| Total Accounts Receivable | \$ 34,298.02 |
| Total Current Assets | \$ 1,075,570.72 |
| TOTAL ASSETS | \$ 1,075,570.72 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2020 Accounts Payable | 46,946.19 |
| 2030 Grant Liability | 0.00 |
| Total 2000 Acc. Payable | \$ 46,946.19 |
| Total Accounts Payable | \$ 46,946.19 |
| Other Current Liabilities | |
| 2600 Accrued Payables | 42,454.58 |
| Total Other Current Liabilities | \$ 42,454.58 |
| Total Current Liabilities | \$ 89,400.77 |
| Total Liabilities | \$ 89,400.77 |
| Equity | |
| 3900 Change in NA - unrestricted | 667,045.71 |
| Net Income | 319,124.24 |
| Total Equity | \$ 986,169.95 |
| TOTAL LIABILITIES AND EQUITY | \$ 1,075,570.72 |

Accrued Payables at 5.31.22

| | | |
|-----------------------------------|------|-------------|
| Hanging Baskets for Market Square | FY21 | \$6,704.58 |
| Old City Performing Arts Center | FY22 | \$2,500.00 |
| Dogwood Arts - Downtown | FY22 | \$3,000.00 |
| Rossini Festival | FY22 | \$2,500.00 |
| Old City Market | FY22 | \$2,500.00 |
| Dogwood Arts Chalk Walk | FY22 | \$1,250.00 |
| Dogwood Arts - Southern Skies | FY22 | \$2,500.00 |
| Reading Festival | FY22 | \$1,500.00 |
| Knox Food Fest | FY22 | \$5,000.00 |
| Asian Festival | FY22 | \$5,000.00 |
| Two Bikes Mural | FY22 | \$7,500.00 |
| Old City Association - Dolly Fest | FY22 | \$2,500.00 |
| | | <hr/> |
| | | \$42,454.58 |

Downtown Knoxville Alliance

Statement of Cash Flows

May 2022

| | TOTAL |
|--|-----------------------|
| OPERATING ACTIVITIES | |
| Net Income | -86,931.36 |
| Adjustments to reconcile Net Income to Net Cash provided by operations: | |
| 1110 Other Receivable | 6,358.01 |
| 2020 Acc. Payable:Accounts Payable | 10,092.54 |
| 2600 Accrued Payables | 16,500.00 |
| Total Adjustments to reconcile Net Income to Net Cash provided by operations: | 32,950.55 |
| Net cash provided by operating activities | \$ -53,980.81 |
| NET CASH INCREASE FOR PERIOD | \$ -53,980.81 |
| Cash at beginning of period | 1,095,253.51 |
| CASH AT END OF PERIOD | \$1,041,272.70 |

Downtown Knoxville Alliance

Profit and Loss

May 2022

| | TOTAL |
|--------------------------------------|----------------------|
| Income | |
| 4020 CBID Assessment | 34,184.71 |
| 4100 Interest on Cash Reserves | 131.48 |
| Total Income | \$34,316.19 |
| Expenses | |
| 5300 Marketing Expenses | |
| 5305 Advertising | 8,036.67 |
| 5306 Miscellaneous Printing | 910.67 |
| 5360 Sponsorships - Events | 26,000.00 |
| 5375 Website | 1,374.54 |
| Total 5300 Marketing Expenses | 36,321.88 |
| 5400 Administration | |
| 5420 Meals/Lodging/Travel | 262.12 |
| 5430 Office Expenses | 1,505.21 |
| 5435 Bank Fees | 36.00 |
| 5440 Postage | 1,283.31 |
| 5460 Services Contract | |
| 5461 Svc Contract - Operations | 18,872.00 |
| Total 5460 Services Contract | 18,872.00 |
| Total 5400 Administration | 21,958.64 |
| 5676 Merchant Support | 4,672.58 |
| 5700 Security Committee | |
| 5710 Bike Patrol | 5,213.20 |
| Total 5700 Security Committee | 5,213.20 |
| Total Expenses | \$68,166.30 |
| NET OPERATING INCOME | \$ -33,850.11 |
| Other Expenses | |
| 5650 Quality of Life | 25,000.00 |
| 5202 Beautification | 28,081.25 |
| Total 5650 Quality of Life | 53,081.25 |
| Total Other Expenses | \$53,081.25 |
| NET OTHER INCOME | \$ -53,081.25 |
| NET INCOME | \$ -86,931.36 |

Downtown Knoxville Alliance
A/R Aging Detail
As of May 31, 2022

| | Date | Transaction Type | Num | Customer | Due Date | Amount | Open Balance |
|--|------------|------------------|-----|-----------------------|------------|---------------------|---------------------|
| 61 - 90 days past due | | | | | | | |
| | 03/22/2022 | Invoice | 339 | Hyatt Place Knoxville | 03/22/2022 | 113.31 | 113.31 |
| Total for 61 - 90 days past due | | | | | | \$ 113.31 | \$ 113.31 |
| Current | | | | | | | |
| | 05/31/2022 | Invoice | 342 | City of Knoxville. | 06/30/2022 | 34,184.71 | 34,184.71 |
| Total for Current | | | | | | \$ 34,184.71 | \$ 34,184.71 |
| TOTAL | | | | | | \$ 34,298.02 | \$ 34,298.02 |

Tuesday, Jun 07, 2022 11:38:12 AM GMT-7

Downtown Knoxville Alliance
A/P Aging Detail
As of May 31, 2022

| | Date | Transaction Type | Num | Vendor | Due Date | Past Due | Amount | Open Balance |
|---------------------------------------|------------|------------------|-----------|-----------------------|------------|----------|---------------------|---------------------|
| 1 - 30 days past due | | | | | | | | |
| | 05/28/2022 | Bill | 19190 | Norris, Susie | 05/28/2022 | 10 | 420.00 | 420.00 |
| Total for 1 - 30 days past due | | | | | | | \$ 420.00 | \$ 420.00 |
| Current | | | | | | | | |
| | 05/31/2022 | Bill | INV008568 | Knoxville Chamber | 05/31/2022 | 7 | 18,872.00 | 18,872.00 |
| | 05/20/2022 | Bill | 5202022 | KUB | 06/07/2022 | 0 | 71.00 | 71.00 |
| | 05/31/2022 | Bill | 2205580 | High Resolutions, Inc | 06/10/2022 | -3 | 432.10 | 432.10 |
| | 05/31/2022 | Bill | 2205581 | High Resolutions, Inc | 06/10/2022 | -3 | 210.67 | 210.67 |
| | 05/27/2022 | Bill | 2205409 | High Resolutions, Inc | 06/16/2022 | -9 | 210.67 | 210.67 |
| Total for Current | | | | | | | \$ 19,796.44 | \$ 19,796.44 |
| TOTAL | | | | | | | \$ 20,216.44 | \$ 20,216.44 |

Tuesday, Jun 07, 2022 11:35:23 AM GMT-7

KNOXVILLE CBID MANAGEMENT CORPORATION

BUDGET FY 2022 – 2023

| | BUDGET FY 21-22 | BUDGET FY 22-23 |
|---------------------------------|----------------------------|----------------------------|
| Income | | |
| CBID Tax Assessment | \$ 835,000 | \$ 910,000 |
| Investment Income | \$ 500 | \$ 500 |
| Total Income | \$ 835,500 | \$ 910,500 |
| Expenses | | |
| Business Support | | |
| Merchant Support | \$ 50,000 | \$ 50,000 |
| Total Business Support | \$ 50,000 | \$ 50,000 |
| Development | | |
| Special Projects/Impact Program | \$ 100,000 | \$ 100,000 |
| Path to Prosperity | \$ 15,000 | \$ 15,000 |
| Total Development | \$ 115,000 | \$ 115,000 |
| Marketing Expenses | | |
| Advertising General | \$ 50,000 | \$ 50,000 |
| Print & Content Development | \$ 35,000 | \$ 35,000 |
| Website-all committees | \$ 20,000 | \$ 20,000 |
| Events and Sponsorships | \$ 80,000 | \$ 90,000 |
| Total Marketing Expenses | \$ 185,000 | \$ 195,000 |
| Quality of Life | | |
| Security | \$ 150,000 | \$ 110,000 |
| Ambassador Program | \$ 82,000 | \$ 82,000 |
| Beautification | \$ 90,000 | \$ 90,000 |
| Residential | \$ 3,000 | \$ 3,000 |
| Total Quality of Life | \$ 243,000 | \$ 285,000 |
| Administration | | |
| Meals/Lodging/Travel | \$ 5,500 | \$ 5,500 |
| Office Expense/Supplies | \$ 7,000 | \$ 6,000 |
| Bank Fees | \$ 200 | \$ 200 |
| Postage | \$ 2,500 | \$ 2,500 |
| Professional Development | \$ 6,000 | \$ 5,000 |
| Professional Services | \$ 12,000 | \$ 11,000 |
| Services Contract | \$ 226,464 | \$ 232,859 |
| Insurance Directors/Officers | \$ 800 | \$ 800 |
| Software | \$ 1,000 | \$ 1,000 |
| Total Administration | \$ 261,264 | \$ 264,859 |
| Total Expenses | \$ 854,264 | \$ 909,859 |
| Change in NAV | \$ (18,764) | \$ 641 |

KNOXVILLE CBID MANAGEMENT CORPORATION

ANNUAL MEETING ELECTION BALLOT

There are two Board positions – one business and one resident – that will be open effective July 1, 2022, serving a three-year term ending June 30, 2025.

Business

(select 1)

_____ Lisa Cyr Burnett

_____ Drew McKenna

_____ (write-in candidate if someone is nominated from the floor)

Resident

(select 1)

_____ *Vince Fusco

_____ *Sandi Swilley

_____ (write-in candidate if someone is nominated from the floor)

*Indicates the person is a property owner.

SAMPLE BALLOT

OWNERS BALLOT WILL BE PROVIDED BY STAFF

Election results will be verified by Bible Harris Smith and can be found on our website at:
downtownknoxville.org/alliance/board/ after June 30, 2022.

BOARD OF DIRECTORS

➤ FY 2021 - 2022

Matthew DeBardelaben
Term began: 7/21
Term expires: 6/24, 2nd term
Stakeholder Representative

Rick Emmett
City of Knoxville
Term began: 9/10
Appt by Mayor of the City of Knoxville
Owner

Vince Fusco
Term began: 7/19
Term expires: 6/22, 1st term
Resident Representative
Owner

Lorie Matthews
Term began: 7/21
Term expires: 6/24, 2nd term
Residential Representative
Owner

John Sanders
Sanders Pace Architecture
Term began: 7/21
Term expires: 6/24, 1st term
Business Representative
Owner

Michael Riley, Treasurer
The Oliver Hotel
Term expires: 6/22, 1st term
Business Representative
Owner

Daniel Smith
Term began: 8/20
Term expires: 6/23, 1st term
Business Representative
Owner

Adrienne Webster
AOWebster Tax & Accounting
Term began: 7/21
Term expires: 6/24, 1st term
Business Representative

Mary Katherine Wormsley
Hatcher-Hill Properties, LLC
Term began: 8/20
Term expires: 6/23, 1st term
Stakeholder Representative
Owner

Ex-officio Board Members

Representative Sam McKenzie
State House of Representatives
rep.sam.mckenzie@capitol.tn.gov

Senator Richard Briggs, M.D.
State Senate
sen.richard.briggs@capitol.tn.gov

KNOXVILLE CBID MANAGEMENT CORPORATION

BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES

Business Representative Candidates

Lisa Cyr Burnett

Lisa moved to Knoxville in 2001 to attend the University of Tennessee. Upon graduating with a degree in Speech Communication in 2005 she worked with AC Entertainment in the marketing department. It was there that she was able to play an integral part in events such as Sundown in the City and work closely with the Tennessee and Bijou theatres.

When the Square Room behind Cafe 4 opened, she was offered the position of general manager for the venue. For a little over three years she managed the venue's concerts and private events before leaving to start her own business with her now husband and father-in-law.

In 2012, the trio opened the retail store Nothing Too Fancy. Three years later they opened their own print shop in North Knoxville and brought all of their printing in house. Since then they have also worked with a group of ten other screen printers around the country to develop an eco-friendly and fair wage blank apparel brand called Allmade.

She has been on the Downtown Knoxville Alliance Business Support committee since 2015 and has always enjoyed both working and spending time recreationally downtown. The past two years have been a wild ride for Lisa. Not only did she have her first child (a daughter named Quinn) at the height of the pandemic, but she was then diagnosed with Hodgkins Lymphoma. Her last round of chemo is/was scheduled for June 6th and she is looking forward to getting back to 'normal'. A large part of that is getting back to participating in community events in the city she has made her home.

Drew McKenna

Drew McKenna is Managing Partner at One Knoxville Sporting Club. Established in 2021, One Knoxville SC is focused on bringing men's professional soccer to Knoxville while being an active participant in Knoxville's civic landscape. While One Knoxville will kick off its inaugural season on May 14th, 2022, they have already embarked on a number of initiatives to grow the game of soccer in parts of Knoxville where the sport is underrepresented.

Prior to One Knoxville, Drew co-founded and scaled a laundry logistics business, Pressbox, eventually exiting to Procter & Gamble in 2018. Pressbox, an app-based dry cleaning and laundry delivery service, now operates in 20+ markets under the branding Tide Cleaners.

Drew, originally from Chicago, IL, married Knoxville native Maria Taylor in 2017. The couple have three boys (Mac, Owen, Bo). Drew attended the University of Notre Dame where he worked for the Football program for five years.

Residential Representative Candidates

Vince Fusco

Vince Fusco currently serves in the role of Chief Accounting Officer for Radio Systems Corporation. Previously he was with Clayton Homes where he held the role of CFO for the Supply Division and was part of the Senior Leadership Team. Previously Vince served in the role of Senior Vice President, US Finance for Regal Cinemas a wholly owned subsidiary of Cineworld Group, PLC. Vince was promoted to this role to lead the Finance Department for the US operations in February 2018 as part of Cineworld's acquisition of Regal. Previously Vince was Vice President, Controller for Regal Entertainment Group. Vince joined Regal in May 2002 as part of the merger of three theatre circuits - United Artists Theatre Circuit, Edwards Theatres and Regal Cinemas - to form Regal Entertainment Group and complete an initial public offering. Prior to joining Regal, Vince was the Vice President, Controller for United Artists Theatre Circuit in Denver, CO from January 1999 to May 2002, and served as Director of Internal Audit for United Artists from August 1994 to January 1999, a position he was promoted to in 1994 at which time he moved to Denver from Long Island, NY where he had served as the Senior Auditor for the Eastern Division for United Artists since July 1992.

Vince graduated from Drexel University in Philadelphia, PA where he earned a Bachelor of Science degree in Accounting and Finance. Vince spent 3 years in public accounting with KPMG Peat Marwick in the Philadelphia office before joining United Artists in New York. Vince is a certified public accountant and a member of the American Institute of Certified Public Accountants and the Tennessee Society of Certified Public Accountants. He served on the Board for the Knoxville Chapter of Financial Executives International (FEI) as Treasurer from July 2012 to June 2014. Vince received the 2019 FEI National Financial Executive of the Year award and the 2018 FEI Knoxville Chapter Financial Executive of the Year award.

Vince is very active in the community and serves on the Downtown Knoxville Alliance (DKA) Board, the Knoxville Area Urban League Board and a Member of the Diocese of Knoxville Finance Council. He was a member of Leadership Knoxville, Class of 2012. Vince also currently serves on the Board of Ijams Nature Center the TN Valley Fair Executive Committee. Vince has previously served on the Boards of the Historic Tennessee Theatre Association as President, Catholic Charities of East Tennessee as Treasurer, JDRF East Tennessee Chapter as Treasurer, Knox Heritage as the Finance Committee Chair and the Board of Ijams Nature Center. Vince has been married to his wife Carol for over 21 years, living in downtown Knoxville with their 12 year old rescue dog, Hanna. Vince and Carol moved from West Knoxville to Downtown in 2014 and have been residents of downtown Knoxville for over 8 years. He enjoys running outdoors during his free time and spending time walking around downtown Knoxville. He also loves spending time in the Outer Banks of NC walking the beach especially during the offseason.

Sandi Swilley

Sandi Swilley has called Knoxville home for the past 25+ years. She is committed to serving the Knoxville community both personally and professionally. Her passion is to connect people to people to help propel positive and progressive civic change. She loves to support the arts, historic preservation, and our downtown core, where she resides.

Sandi currently serves on the board of directors for the Historic Tennessee Theatre where she chairs the community engagement committee.

She has served as a commissioner on both the Knoxville Historic Zoning Commission and the Downtown Design Review Board, appointed by former Mayor Madeline Rogero. She is also a past

chair of the University of Tennessee Chancellor's Associates and a past board member of the YWCA of Knoxville and the Tennessee Valley and the UT Clarence Brown Theatre.

Professionally, Sandi is Vice President of Leadership Knoxville, a non-profit that works to build servant leadership and civic engagement in Knoxville. She runs the Introduction Knoxville program which helps native Knoxvilleians and newcomers alike, explore, discover, connect, and engage with our community. She is a member of the National Association of Leadership Programs and a graduate of East Tennessee Regional Leadership, class of 2017.

On weekends, you will often find her enjoying a concert or play. However, if the sun is shining, you will find her exploring our beautiful East Tennessee waterways by kayak or hiking in our Urban Wilderness.

DOWNTOWN KNOXVILLE ALLIANCE 2022 - 2023 BOARD MEETINGS

July 18, 2022 - 11:30 am

August 15, 2022 - 11:30 am

September 19, 2022 - 11:30 am

October 17, 2022 - 11:30 am

November 21, 2022 - 11:30 am

December 19, 2022 - 11:30 am

January 23, 2023 - 11:30 am (moved due to MLK Day holiday)

February 20, 2023 - 11:30 am (budget workshop starting at 10)

March 20, 2023 - 11:30 am

April 17, 2023 - 11:30 am

May 15, 2023 - 11:30 am

June 19, 2023 - 5:00 pm (Annual Meeting & June Board Meeting)