

## **Downtown Lexington Management District**

### **Board of Directors Meeting Minutes**

**Date:** January 7, 2026

**Location:** McBrayer PLLC Offices & Zoom

**Start Time:** 8:37 AM

**Adjournment:** 9:42 AM

**Chair:** Dougie Allen

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#### **1. Call to Order**

Chair **Dougie Allen** called the meeting to order, welcomed attendees, and thanked the board for its work, including efforts on the recent district recertification. He noted his focus on collaboration and improving downtown through clean-and-safe priorities and board-driven ideas.

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#### **2. Roll Call & Introductions**

Given new faces in attendance, members and guests introduced themselves. Among those present included:

- **Board Members / Representatives:**  
Dougie Allen, Sam Overbee, Clay Angelucci, Thomas Pettit, Dennis Anderson, Beverly Fortune, Ron Tritschler, Fausto Sarmiento, Martha Cosby, Hannah LeGris, James Brown, Kara Legg, Liza Betts, Juan Castro, Lawrence Wetherby, Rachel Savane (Zoom), David Warren, Brian Powers, Allen McDaniel (DLP), Laura Boison (LexPark, Zoom), Jim Frazier, Kate Savage.
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#### **3. Approval of Minutes (Previous Meeting)**

- One correction noted regarding attendance.
  - **Motion to approve the minutes with addendum:** *Approved unanimously.*
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#### **4. Community Partner Updates**

**LexPark (Laura Boison & Jim Frazier)**

- Ongoing **\$17M capital improvement program**; construction active at Transit Center.
- **New properties acquired** before year-end:
  - ~100-space surface lot across from the Old Courthouse.
  - 17–18-space lot at Main & Limestone.
- Properties currently under short-term third-party management; LexPark will assume control mid-2026.
- **Emerging safety concerns** at **350 W. Short Street** (former Victorian Square):
  - Late-night gathering and violent incidents between 2–4 AM.
  - LexPark has hired private-duty police (midnight–5 AM).
- Discussion regarding debris and code enforcement requests at downtown lots.

#### **Downtown Lexington Partnership (DLP) – Allen McDaniel**

- Appreciation expressed to DLMD ambassadors for help addressing homelessness-related debris
- **Ice rink** season concluded early; strong attendance due to favorable weather.
- **DLP Awards Luncheon** scheduled for **March 27**; nominations opening soon.

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#### **5. Financial Report (Juan Castro)**

Four reports reviewed (YTD, monthly, comparative year-over-year, and budget-to-actual):

##### **Highlights:**

- **December revenues:** \$39,540
- **December expenses:** \$35,480
- Sheriff's property tax distribution posted in January but applies to December (timing issue).
- Year-over-year revenue variance (~\$58k) attributed to timing of deposits.
- **Operating account balance:** ~\$353,672
- **Money market:** ~\$50,900

- **CD:** ~\$151,664
- **Encumbrances:** \$5,500 (improvement grants), \$25,000 (additional security set-aside).
- Previously approved transfers to savings delayed due to low cash periods before tax receipts.

**Discussion:**

- Additional security set-aside is held in reserves, not reflected in the operating security expense line.
- Sheriff's contract for supplemental security expired Oct. 31; renewal needs consideration.
- Sheriff now requires individual payments to officers (1099), not a single departmental payment.

**Motion to approve financials:** *Approved unanimously.*

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**6. Block by Block Report (David Warren)**

- Working with LFUCG to remove aging brown trash cans downtown.
- Seeking more direct communication channel with **code enforcement** for debris issues (shopping carts, pallets, large items).
- Waste Management will not remove certain items without code enforcement intervention.
- Ambassadors need a designated location for disposal if expected to help remove items.
- Requested ability to **attach photos** to service requests to expedite responses.
- Commonwealth Attorney's office has added **no trespassing signage** on its property to address recurring issues.

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**7. Property Improvement Grants (Clay Angelucci)**

- No new grant applications to vote on for this meeting.
- **Current funds available:**

- \$27,000 for Property Improvement Grants (through July).
    - \$5,000 for lighting-specific improvements.
  - Expectation of strong application activity in 2026.
  - Lighting and safety emphasized as ongoing priorities.
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## **8. Marketing & Administration Report (Brian Powers)**

### **Social Media**

- ~\$100 in boosted posts over two months produced:
  - **5,000+ reach, 9,000 impressions**, strong engagement.
  - Ambassador feature videos performing well (fall leaves & snow operations).

### **Website**

- Existing site has persistent technical issues; major redesign planned including improved navigation and updated content.

### **Owner Survey Postcard & Form**

- Draft postcard shared for review.
- QR code live, linking to **survey2026.dlmd.org**, collecting:
  - Owner emails
  - Awareness of DLMD programs
  - Property needs and priorities
  - Perceptions of clean-and-safe services

Board asked to review and suggest edits.

### **Parade Participation Concept**

- Brian proposed DLMD participation in the **St. Patrick's Day Parade** (March 14).
- Ideas include ambassadors walking the route, distributing materials, or creating a simple DLMD float.

- Concerns raised about ambassadors being mistaken for parade horse cleanup crew.
  - Board agreed to explore the idea.
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## 9. Chair Remarks (Dougie Allen)

- Reiterated mission statement:  
DLMD funds must support downtown revitalization, economic development, beautification, and clean/safe services.
  - Praised cleanliness and maintenance of downtown relative to other cities.
  - Encouraged board members to schedule one-on-one conversations before next meeting to discuss priorities and ideas.
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## 10. LFUCG Updates

### Councilmember James Brown

- Council approved new **City Hall relocation** to the former Truist building (West Vine).
  - \$90M investment in downtown.
  - Improved accessibility and updated work environment for city employees.
- **2026 is an election year**; council anticipating active policy landscape.
- Upcoming **budget cycle** will dominate Q1–Q2.

### Councilmember Hannah LeGris

- This was her **final meeting** as a councilmember; transitioning to new city role as **Access & Engagement Officer** (begins Monday).
- She will continue to support downtown initiatives in new capacity.
- Updates:
  - **Downtown Area Master Plan**: ongoing; engagement essential. She will email board the project website.
  - Positive progress on **Phoenix Park activations**; opportunities for future programming.

- New interim councilmember to be appointed by February 9.
- District office contact will transition to **Reina Slaymaker**.