

Downtown Lexington Management District Board of Directors Meeting Minutes

Date: March 4, 2026

Location: McBrayer PLLC Offices & Zoom

Start Time: 8:30 AM

Adjournment: 9:45 AM

1. Call to Order

Chair Dougie Allen called the meeting to order and welcomed board members, staff, and guests, including those attending via Zoom.

2. Roll Call & Introductions

Among those present included:

- **Board Members / Community Representatives:**

Dougie Allen, Dennis Anderson, Kevin Atkins (Zoom), Liza Betz, Laura Boison, James Brown (Zoom), Juan Castro, Martha Cosby (Zoom), Tom Eblen, Beverly Fortune, Kara Legg, Diane Massie, Allen McDaniel, Sam Overbee, Thomas Pettit, Brian Powers (Zoom), Fausto Sarmiento, Kate Savage, Rachel Savane, Reina Slaymaker, Ron Tritschler, and David Warren.

3. Approval of Minutes (Previous Meeting)

Motion to approve minutes:

- **Motion:** Thomas Pettit
 - **Second:** Juan Castro
- Approved unanimously.*

4. Community Partner Updates

- **LexPark (Laura Boison)**
 - NOTE: Unfortunately, the microphones were muted for most of the LexPark presentation
 - LexPark lights up around 280 lighting schemes throughout the year for community organizations
- **Downtown Lexington Partnership (Allen McDaniel)**
 - March noted as an active month for downtown engagement.

- **New DLP website** anticipated to launch within two weeks.
 - **Thursday Night Live** scheduled to begin in approximately four weeks.
 - **Navy Week activation** planned for **April 9**, including the presence of approximately 50 U.S. Navy sailors in downtown Lexington.
 - “Deep Dive” initiatives highlighted:
 - Office-to-residential conversion project at **The Vine**
 - Opening of **Carson’s Back Porch** in May
 - **Annual Meeting & Awards Luncheon:**
 - **Date:** March 27
Time: 11:30 AM – 1:30 PM
Location: Marriott City Center
Keynote Speaker: Rebecca Fleischaker (Louisville Downtown Partnership)
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5. Financial Report (Juan Castro)

Juan presented the February financial reports, including budget-to-actual and year-to-date comparisons.

Highlights:

- February reflected no new tax revenue, consistent with seasonal timing.
- Year-to-date fund balance: **\$225,554.92**.
- Revenues are **\$34,810.90 ahead of budget**.
- Tax revenue slightly behind prior year but within expectations.
- City reimbursement received for additional security expenses.
- Current cash and reserves sufficient through November.

Property Improvement & Lighting Funds:

- \$27,000 allotted for Property Improvement Grants.
- \$5,000 historically designated for lighting improvements (not required by bylaws).
- Discussion held regarding potential consolidation of these line items in future budgets.

Treasurer Transition

Juan announced his resignation as Treasurer effective **June 30, 2026**, and recommended **Sam Overbee** as his successor. Juan committed to assisting with training and transition support.

Motion to appoint Sam Overbee as Treasurer effective July 1, 2026:

- **Motion:** Kevin Atkins
- **Second:** Thomas Pettit
Approved unanimously.

Sam Overbee introduced himself and shared his background in banking, finance, and nonprofit financial oversight.

Motion to approve financials:

- **Motion:** Ron Trischler
 - **Second:** Thomas Pettit
Approved unanimously.
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6. Block by Block Report (David Warren)

- Spring operational planning underway, including hospitality refresher training.
 - Anticipated increase in downtown activity with events and the NCAA Sweet 16.
 - Ice storm response reviewed; ambassadors provided limited sidewalk treatment where feasible.
 - Discussion of improved winter equipment, including a higher-capacity salt spreader.
 - David will attend the International Downtown Association Managers Meeting in Boston (March 29 – April 1).
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7. Property Improvement Grants (Beverly Fortune)

Lexington Children's Theatre – Victorian Square

A request was presented for improvements including sidewalk replacement and exterior lighting, addressing a documented safety hazard.

- **Grant amount requested:** \$9,000 (maximum allowable)
- **Remaining funds post-award:** \$18,000

Discussion included preservation considerations related to embedded sidewalk stars and improved recognition signage for funded projects.

Motion to approve \$9,000 Property Improvement Grant:

- **Motion:** Councilmember James Brown
 - **Second:** Rachel Savane
- Approved unanimously.*

8. Marketing & Administration Report (Brian Powers)

- Snow-related downtown update was the highest-performing social media post (~2,392 views).
- Valentine's retail post reached approximately 1,938 views.
- Over 90% of engagement from non-followers, indicating expanded reach.
- New DLMD website development underway.
- Participation in the St. Patrick's Day Parade discussed, pending confirmation.
- Property owner survey to be included in forthcoming newsletter.

9. Chair Report (Dougie Allen)

Chair proposed formation of a **Bylaws Review Committee** to review governance language and grant approval processes.

Committee Members:

Kara Legg, Rachel Savane, Kevin Atkins, Sam Overbee

10. LFUCG Updates

Councilmember James Brown

- Downtown Connector fully-funded and launching in April.
- Suggested presentation for the board by project partners.
- Downtown Master Plan workshop scheduled for March 26.

Councilmember Tom Eblen

- Expressed strong support for the Downtown Connector and its benefits to residents, employees, and businesses.
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11. Adjournment

There being no further business, the meeting was adjourned.

Next Board Meeting:

Wednesday, May 6, 2026

McBayer Offices