

## **Kendall Whittier Improvement District Board**

### **Meeting Agenda - Minutes**

Date: 12/10/25

1. **Call to Order** 5:37pm (November meeting was cancelled due to lack of quorum)
2. **Roll Call of Board Members** - Derek Mordhorst, James Barnes, Josh New, John Muselmann, Justin Leshar, Amber Litwack, Philip Holmes, Maria Barnes, plus Evon Markum.
3. **Review & approval of meeting minutes for 10/8/2025**  
  
mvd JB            snd DM            motion passes unanimously
4. **Public Comment** (Limit of 3 minutes per person)  
  
Smitty Jones was in attendance and read from a script in which he demanded access to multiple documents and reports. Attached you will find his script of demands.
5. **Subcommittee Reports**
  - a. Executive Committee - none
  - b. Finance Committee - none
6. **KWMS Board Meeting**  
  
EM reported that progress on the art projects they have scheduled is underway
7. **Old Business**
  - a. New Security Grant – due to the cost of repairs to the lighting in Whittier Square and the potential use of security funds to address the issue, the committee has decided to not offer a security grant for 2026
  - b. Lighting estimates and repairs – The bids are in and the work has been contracted.
8. **New Business**
  - a. 2026 Meeting Schedule will be as follows:

*January 14*  
*February 11*  
*March 11*  
*April 8*  
*May 13*  
*June 24*  
*July 8*  
*August 12*  
*September 9*  
*October 7*  
*November 18*  
*December 9*

mvd MB          snd JB          motion passes unanimously

## **9. Announcements**

EM reported that a car collided with a light pole in front of She Brews and it is currently down. 311 has been notified and the city should be dealing with it. She also reported that another light pole on Lewis near TP Creative was also struck and knocked over, but that Becco has already taken responsibility for this accident and will work to get it fixed.

JB reported that the Route 66 landscape grant should begin installing this spring.

**10. Adjourn**          6:03pm          mvd JB          snd DM          unanimously passes

Script of Mr. Jones' demands:

### **Governance**

1. Current bylaws and all amendments
2. Board policies or procedures governing meetings, quorum, and public notice
3. A current board roster identifying voting and ex officio members, with contact information used for official BID business
4. Board rosters for all former board members since the formation of the Kendall-Whittier Business Improvement District, including the contact information used during their service

### **Financial records – budgets and reporting**

1. Annual adopted budgets for each year since the formation of the BID, including any revisions or amendments
2. Annual budget reports, financial statements, or end-of-year financial summaries for each year since formation

### **Financial records – administrative costs**

1. Documentation identifying administrative costs included in BID assessment rolls, annual budgets, and budget reports for each year since formation, including:
  2.
    1. Line-item descriptions
    2. Amounts
    3. Any internal categorizations used to distinguish administrative expenses from direct services

### **Operations and services**

1. Written criteria or standards governing how BID funds are spent
2. Service plans or documents describing what geographic areas receive cleaning, security, maintenance, or other BID-funded improvements

### **Meetings**

1. Meeting minutes for June 2025 and December 2025, including any draft, final, or subsequently amended versions

### **Contracting**

1. A list of all contractors, vendors, or service providers engaged by the BID since its formation, including:
  2.
    1. Name of contractor or vendor
    2. Scope of services
    3. Service areas or geographic coverage for those services
    4. Contract or service period
    5. Amounts paid or compensation structure
    6. Copies of contracts, agreements, or memoranda of understanding, if available

### **Tax filings**

1. Copies of the BID's IRS Form 990 filings since formation, including all schedules and attachments