

Jan/Feb

2019

Main Street Moberly!



January 2019

- 21—Board Retreat
- 28-Annual Banquet
- 30-State Evaluation

February 2019

- 7—Wine & Shine
- 21-Board Meeting

March 2019

- 7-Wine & Shine
- 21-Board Meeting

April 2019

- 4-Wine & Shine
- 6-Piccadilly Gala
- 18-Board Meeting

ANNUAL MAIN STREET BANQUET

One of our requirements as a Main Street organization and a not-for-profit corporation is to conduct a public annual meeting where we recognize our board members and volunteers and invite business owners, staff, employees, and friends of our downtown district to celebrate our accomplishments of the last year. For Moberly, this banquet and meeting are always held on the last Monday in January.

Guest speaker this year was Michelle Greenwell, Tourism Director for the City of Moberly. Dinner was catered by Papa Rock's BBQ. And the event was held at The Bierman Small Event Center.

Retiring board members: Mike Riffel, Elvina Cunningham, Rachael Grime, and Andrew Lane

Returning board members: Susan Hall (Treas), Liz Sosniecki, Jim Whelan (VP), Paula Heath (Pres), Jake Holloway, Doug Sharp, Steve Rupp (Immediate Past Pres), Gary Bowman, Christy Chosich.

Ex-Officio member: Emily Goyea (city rep)

Incoming Board Members (pictured L-R): Jane Loeber, Kelli Ward, Atina Roberts (Secy), and Steve Calcagno



Jane Loeber,
Advantage Real Estate



Kelli Ward,
Central Bank



Atina Roberts,
United Way



Steve Calcagno
First Resource Energy
Consultants

PEOPLE YOU SHOULD KNOW—DEREK TETER

Name: Derek Teter

Age: 29

Family: I'm married with two children.

Business Affiliation: Gatehouse Media (Moberly Monitor Index)

Job Description: My official title is Multi-Media Sales Executive, but I prefer, Advertising Consultant. I cover the Macon to Columbia territory. I've worked for Gatehouse for two years.

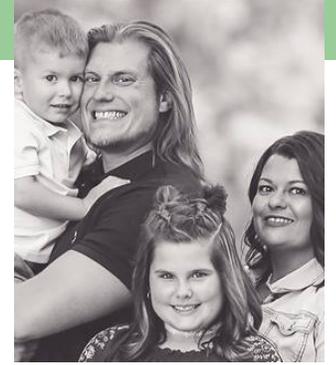
Hometown: I was born in Macon, MO and moved back there eight years ago.

Education: I graduated from Bevier High School, but attended several different schools in the area.

Professional Background: I've been in customer service and sales for seven years: everything from cell phones to finance to publishing.

Why I'm passionate about my job: I love working with the great business owners in the area. Having just completed an election year, I got to know a lot of the candidates well and enjoyed working with them. I like helping my clients with their marketing plans.

If I weren't doing this for a living, I would be a professional wrestler.



COMMUNITY IMPROVEMENT DISTRICT UPDATE

Two new members of the CID board will attend their first meeting in January. Christy Chosich, owner of Country Floral and Gifts and Million Taylor Funeral Home, and Michael Bugalski, Moberly Area Economic Development, will take the seats vacated by Diane Richardson and Corey Mehaffy.

At the December CID meeting, the first round of CID Business Grants were approved. Nine properties were awarded Private Property Improvement (PPI) Grants for a grand total of \$30,600. It is estimated that the property owners will, in turn invest an additional \$72,389.46 on their properties. Additional funding for PPI grants is still available and private property owners are encouraged to apply for a grant not to exceed \$5,000.

There are four additional programs to incentivize business growth in downtown Moberly 1) Rent Buy Down—this program will subsidize rental rates in building located within the boundaries of the Downtown CID for certain approved projects. Eligible projects may receive an amount up to 50% of the monthly lease rate for up to 12 months. Rental reimbursements begin on the second month of the lease and tenants must sign a minimum 6-month lease. 2) Sales Tax Rebate—this will encourage new private investment to eligible entities of certain properties who rehabilitate and improve significant structures within the district. Since sales tax receipts should increase due to the development, eligible projects may receive an amount equal to the annual revenue for that property. 3) Property Tax Rebate— developers who request financial assistance from the CID may be eligible for amount equal to the amount of that properties tax levy. Each request is extensively reviewed and on a case-by-case basis. 4) Pitch Pool—This program promotes new business investment and job creation within the district. Both start-ups and existing businesses are eligible for the revolving loan fund. The business must demonstrate growth potential, job creation/retention and investment in the district. The program does not allow for refinancing of existing debt. Credit-worthiness of the borrower will be taken into account. Funds may be used for tangible assets like equipment, inventory, or other items at the discretion of the CID board. Lending amounts will be on a case-by-case basis, but not to exceed 15% of a total project investment. Loans will be paid with monthly installments and have a 3-5 year payback term.

If you are interested in additional information about these CID funding programs, please contact the staff at MAEDC, 115 N Williams, Phone 877 816-2332.

HISTORY CORNER— 205—213 North Fifth Street (Sandwich Shop Bldg)

This article will cover the history of the connected buildings currently owned by Angela Taylor. Since we utilize telephone directories for our research, the first records we found at these addresses may or may not have been in the current 2-story brick structure. In fact, we are inclined to believe that this building was added onto the back of 501 W Reed around 1920. That is the first time that we find occupants listed for all five of the addresses. Since the 500 block of Reed was the last block developed, several residential structures were located there and that may have also been true of this portion of Fifth.

We know that all five addresses were owned by William H Sidenstricker in 1920. As far as we can tell, they were five separate addresses and have been connected over the years into three business addresses today.

There are apartments upstairs that have been occupied sporadically over the years. Currently there is one apartment over 205/207 that is occupied as a residence. The 209/211/213 upstairs units are storage for the restaurant.

Usually we start with the oldest occupant and go sequentially to the current occupant; that has proved very difficult with these addresses. So that you may get your bearings, we'll start with today and go backwards.

205 N Fifth

2007 Sun 24 Tanning

2005 Redbeard Sound DJ
2002 Stylz by Jan
1996 no listings
1990 Family Worship Ctr
1988 no listings
1974 Glenna's Beauty Shop
1973 Tom's Barber Shop
1968 Bell's Barber Shop
1909 No listings until 1968

207 N Fifth

1988 Glenna's Beauty

1978 Hair Affair
1974 Tom's Barber Shop
1970 no listings
1968 Scrutchfiled Agency
1932 no listings
1923 O H Meyer Jewelry
1920 Progress Tailors
1919 Gingerich/Ratzer
1915 George Fraser
1913 Stigall Realty Co
1909 No listings until 1913

209 N Fifth

1996 Bubba's store room

1966 Dr Varns (podiatrist)
1932 no listings
1927 Hansey Electric Shop
1920 John Gingerich
1913 no listings
1911 DeFries & Leedom
1909 Agnes Hubbard

211 N Fifth

2001 Bubba's seating (Taylor)

1984 Bubba's seating (M Wille)
1979 Mary Ann's seating
1975 Kirby Vacuum Sales
1974 no listing
1972 R F Kehoe Real Estate
1965 Roberson Shoe Service
1953 Yoder repair shop
1948 Fix It Shop
1938 Goode's Jewelry
1924 L P Wallace , watchmaker
1923 no listing
1920 Newman Hardware storage
1911 George Orr
1909 Eagle Coal & Merc Co

213 N Fifth

2001 Bubba's (A Taylor)

1984 Bubba's (Mark Wille)
1976 Mary Ann's Sandwich Shop (M Wille) *see note below
1975 Taylor's Café
1973 Ella's Café
1972 Rich's Café
1938 Mary Ann's Sandwich
1927 New Beauty Shop
1920 Newman Hardware storage
1919 No listing
1917 P McDonald
1915 no listing
1913 Clint Leedom
1911 Alf Overman
1909 No listings until 1911



Note: The sandwich shop started at 213 in the space that is currently occupied by the north half of Bubba's. It was called Mary Ann's Sandwich Shop. After 34 years, it was operated under several other names. When Mark Wille purchased the building and the café in 1976, he went back to the Mary Ann name because that happened to be his sister's name and he knew the power of "the brand". In 1979, he doubled the size of the café by expanding into 211. In 1984, he changed the name to Bubba's. When Angela Taylor purchased the building and the business in 2001, she kept the Bubba's name. After Dr. Varns vacated his office at 209, the third section was added to Bubba's as downstairs storage.



419 West Reed

Moberly, MO 65270

Phone: 660-263-5251

E-mail: mainstreetmoberly@att.net

Facebook: Main Street Moberly Inc

NEW WEBSITE ADDRESS

www.downtownmoberly.org

OUR WEBSITE CRASHED For the past several years our website was hosted by The Art Department. When that business sold and became AD&B, they continued to be our host, but provided no support to our site (plus a hand full of others in the area). Shortly before Christmas our host was hacked. AD&B decided that they were no longer going to offer website hosting, so we have been in the process of rebuilding our site with a new host. Thanks to Paula and Atina on our Promotions Committee for taking care of this! It is now live, but still has a lot of information to be loaded over the next few days/weeks. New address is www.downtownmoberly.org.

MISSOURI VOTERS APPROVE MINIMUM WAGE INCREASE The minimum wage in Missouri will increase by 85 cents each year through 2023 for all private, non-exempt businesses. The minimum wage for 2019 is \$8.60 (see exceptions below) Missouri law does not apply to public employers, nor does it allow the state's minimum wage rate to be lower than the federal minimum rate.

- Tipped employees—employers are required to pay tipped employees at least 50% of the minimum wage, \$4.30 per hour, plus any amount necessary to bring the employee's total compensation to a minimum of \$8.60 per hour.
- Overtime Compensation— overtime compensation must also be paid at a rate of at least 1.5 times a covered employee's regular rate for all hours worked over 40 in workweek.
- EXCEPTIONS—All businesses are required to pay at minimum, the \$8.60 per hour rate, EXCEPT RETAIL AND SERVICE BUSINESSES WHOSE ANNUAL GROSS SALES ARE LESS THAN \$500,000. Learn more at LABOR.MO.GOV/DLS/MINIMUM WAGE

WHAT'S GOING ON HERE? After seeing the new sidewalk at The Bierman Small Event Center, Coates Street Corner Grill decided they needed to have one, too. So during a short warm spell in December, concrete was poured. Contact Tom Sander at City Hall, if you want to be on the list for new concrete for 2019. There is a charge, but if your sidewalk is in bad condition, it is worth it.



PROMINENT REGIONAL MURAL ARTIST DIES— In 2016, artist Kelly Poling of Chillicothe painted a fabulous mural facing the Municipal Auditorium Parking Lot. It took him about a week to create; it took the city years to get him to do it! In early December 2018, Kelly passed away at his home in Chillicothe, where he lived with his wife and two children. He was a prominent muralist in the Midwest, completing 61 murals in 20 years. It was his ability to paint his larger-than-life artworks that captivated viewers. He was very active in his community and his church and area sports programs. In fact, he was drafted by the KC Royals straight out of high school, but chose to continue his education and pitch at the collegiate level. Downtown Moberly is fortunate to have one of his works in our district. We'll miss you, Kelly!