

**Minutes from the Board of Directors Meeting of  
The Downtown St. Louis Community Improvement District  
Noon – 1:30 p.m.  
January 14, 2020**

The Board of Directors of The Downtown St. Louis Community Improvement District (CID) met at noon on Tuesday, January 14, 2020 at One Metropolitan Square, 211 North Broadway, 9th Floor, Suite 990, St. Louis, MO 63102. A quorum of the CID board was present; an attendance record is attached.

Ms. McDonald called the meeting to order at 12:05 p.m. and provided welcoming remarks. She acknowledged that there was one member of the public who submitted a *Request to Speak Card*. Ms. McDonald reviewed the CID Procedures for Public Comment with all present and then invited Mr. Amos Harris to speak to the board.

Mr. Harris expressed disappointment with the current CID management provided by Downtown STL, Inc. (DSI) and requested that during the CID renewal process currently underway, the CID board not allow DSI to manage the renewal process. Mr. Harris stated that a committee that represents different asset classes in Downtown should be formed to work on the renewal and report directly to the board. He also shared that the CID Board should be reduced in size and provide better representation of owners/managers of properties within the CID boundaries.

Ms. McDonald shared corrective and clarifying remarks with the directors reminding them that renewal process is in fact being managed by a board sub-committee, the CID 2022 Advisory Committee, representing multiple asset classes and stakeholders in the CID. This committee reports to the CID board and has done so since it was created in September 2019. Ms. McDonald shared the names of the directors on the committee and thanked them for their time and effort in the lengthy and complex initiative.

Ms. McDonald brought the board's attention to the Consent Agenda which included the minutes from the November 12, 2019 CID board meeting and the October and November 2019 Executive Summaries. She asked if there were any requests to remove items for discussion. There were no requests and Mr. O'Loughlin made a first motion to approve the consent agenda which was seconded by Mr. Bergmann and unanimously approved with no abstentions.

Ms. McDonald called on Mr. Scott Hoffmann of Anders CPAs + Advisors to share information on the FY19 CID Audit. Mr. Hoffmann shared that the audit was recently completed by RSM, an external auditing firm, and the result was a clean report.

Ms. McDonald next called on Ms. Kelli McCrary, Director of Urban Space for Downtown STL, Inc. to share an urban space update. Ms. McCrary shared that the CID provided Holiday/Winterfest Decorations in a blue, white and silver scheme to carry through to the All-Star game in late January giving the Downtown core a longer lasting festive appearance. Additionally, the Garment District stretch of Washington Avenue was treated to long, flowing, red bows to highlight the district. Spring beautification plans are underway and will include a plan for greater incorporation of the western blocks of Washington Avenue with hanging baskets and large planters at major intersections.

Ms. McCrary continued with a Security update, sharing that the CID recently received a Traffic Incident Data Report from the SLMPD for the intersection of Broadway and Washington. Property owners near this intersection shared concern regarding what seemed to be a very high number of collisions. The data

showed this to be true with 129 incidents in a five-year period. This intersection is very wide, and it was determined that it would benefit from the installation of a traffic control light extension over the eastbound lanes allowing for increased visibility by drivers. The approximately \$24,000 cost of the signal will be shared by the 7<sup>th</sup> Ward Alderman and the CID (each providing about \$12,000). Additional partners in this initiative were the Board of Public Service and the City of St. Louis Street Department. Installation of the signal should be complete in three to four weeks. Follow-up analysis will be performed.

Ms. McCrary concluded her presentation with a winter patrol update noting that an additional vehicle was added for mobile patrols. Focused patrols were scheduled around Kiener Plaza for the Winterfest activities and the entertainment district during the holidays; those safety measures will continue through the All-Star Game weekend activities.

Captain Kriesmann shared that four more 'sky-cop' trailers will be provided by the *Police Foundation*. At a cost of \$70,000 each, these mobile surveillance towers are an important tool in both crime prevention and apprehension.

Ms. Kelley introduced Mr. Trey Buffington, the new Director of Economic Development with Downtown STL, Inc. Mr. Buffington shared the following Economic Development update. The Garment District Committee will soon participate in a focus group meeting with Scott Page, consultant for the Design Downtown STL initiative. The resulting information will help to integrate the Garment District into the overall plan for Downtown. Also, Mr. Buffington reported, the Collective Thread is a non-profit that will soon be moving to 1310 Washington Avenue. This female-owned and managed startup will occupy the former Macro Sun space which owner Gil Williams had been trying to lease for several years but was looking for the right fit for the region rather than just a quick fix. The Collective Thread will offer small-batch manufacturing, provide training to approximately 60 immigrant and refugee women per year at its sewing school and employ 20 women to sew for local clothing companies. The space will open at the end of January, fills 6,000 square feet of creative space and will offer some retail opportunities.

Ms. Kelley shared that the connecting of The Collective Thread leadership with Gil Williams serves as a great example of the work the DSI does relative to its economic development efforts. Helping to introduce property owners to business leaders, matching available spaces to well-suited tenants, providing assistive navigation through the business process and connections to the SLDC (St. Louis Development Corporation) are all services that the DSI team provides the CID.

Ms. Kelley shared an update on the Release Center Initiative. In the past, poor management and lack of adequate oversight resulted in increased crime committed by residents of the Release Center (located just north of Downtown). Ms. Kelley shared that a previous visit from Ms. Anne Precythe, Director of the Missouri Department of Corrections, resulted in notable improvements. But a recent increase in problems has sparked another effort to request follow up measures from Ms. Precythe. This effort has the support of Mayor Krewson.

Ms. Kelley shared a President's Update beginning with staffing. It has been decided to table the position of Senior Manager of Community Engagement, mentioned at the November board meeting. With the arrival of Mr. Buffington, Director of Economic Development, Ms. Kelley believes the team is well-balanced and can manage division of the remaining responsibilities.

The LightMySTL initiative is in the final days of Phase 1 installation. An independent study by CBB (Transportation Engineers and Planners) provided a plan for the order of installation throughout the CID in order to obtain the greatest impact and return on investment. Phase 1 covers much of the area south of Market (Walnut, Clark and all the cross streets). These lights will illuminate both the street and the

sidewalk allowing for an improved pedestrian experience during the current hockey season. The lighted “eyebrow” of LED lighting on the pole’s arms currently display the American flag; it will be able to display a variety of options once Phase 1 is complete and the system grid is connected. This initiative is fully funded through mostly private donations, and a major media event highlighting the many positive aspects of the program will take place in the coming week.

In closing her President’s Update, Ms. Kelley shared a reminder about the public event with futurist and author Anthony Townsend (*Smart Cities*), on Tuesday, January 28<sup>th</sup> in the evening.

This concluded the public portion of the meeting. Ms. McDonald called for a motion to enter executive session. Downtown STL, Inc. staff and members of the public exited the room. Mr. Coatar made the motion to enter executive session which was seconded by Mr. Miller and unanimously approved. Ms. Cheli then performed a roll call for the motion; following is the record of the call:

1. Thomas Bergmann
2. David Biales
3. Jack Coatar
4. Jill Falk
5. Amrit Gill
6. Patty Hagen
7. Garrick Hamilton
8. Marc Hirshman
9. Missy Kelley
10. Mary Kitley
11. Mike Konzen
12. Renee Kriesmann
13. Margaret McDonald
14. Vince Miller
15. Steve O'Loughlin
16. James Page
17. Edward Pohrer
18. Laura Radcliff
19. Ellen Theroff

Having met a quorum of the board for approval, the board entered executive session at 12:45 p.m. and Ms. Cheli exited the room.

Respectfully submitted,  
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors  
January 14, 2020 Record of Meeting Attendance:

Present

1. Thomas Bergmann
2. David Biales (arrived at 12:08 p.m.)
3. Jack Coatar (arrived at 12:12 p.m.)
4. Jill Falk
5. Amrit Gill
6. Patty Hagen
7. Garrick Hamilton
8. Marc Hirshman
9. Missy Kelley
10. Mary Kitley
11. Mike Konzen
12. Renee Kriesmann
13. Margaret McDonald
14. Vince Miller
15. Steve O'Loughlin
16. James Page (arrived at 12:13 p.m.)
17. Edward Pohrer
18. Laura Radcliff
19. Ellen Theroff

Not Present

1. David Bailey
2. Donna Erbs
3. Marlene Davis
4. Tammika Hubbard
5. Christine Ingrassia
6. Tishaura Jones
7. Karen Leverenz
8. Seamus McGowan
9. Zachary McMichael
10. Elisha Newsome
11. Kitty Ratcliffe
12. Vyas Suresh
13. David Sweeney

Members of the Public and Guests

Amos Harris (member of the public)  
Dan Pistor (member of the public)  
Les Sterman (member of the public)  
Jonathan Giokas (Husch Blackwell)  
Danny Kerth (FleishmanHillard)  
Scott Hoffman (Anders CPAs + Advisors)  
Julie Murphy (Soapbox)  
Lisa Stump (Lashly & Baer)  
Tony Wyche (Soapbox)

Downtown STL, Inc. Staff

Christopher Ave  
Trey Buffington  
Michelle Cheli  
Gabby Cherre  
Kelli McCrary  
Tim McDonough  
Bryant Parker