

**Minutes from the Board of Directors Special Meeting of
The Downtown St. Louis Community Improvement District
Noon – 1:30 p.m.
November 10, 2020
Zoom Video Conference**

The Board of Directors of The Downtown St. Louis Community Improvement District (CID) convened via Zoom Video Conference at noon on Tuesday, November 10, 2020. A quorum of the CID board was present on the call and an attendance record is attached.

Mr. Pohrer called the meeting to order at 12:01 p.m. and welcomed the directors and thanked them for their time. He brought the directors' attention to the consent agenda which included the minutes of the October 15, 2020 CID Board meeting, and the September 30, 2020 CID Financial Statement. There were no requests to remove any item(s) from the consent agenda for additional discussion. Ms. Theroff made a first motion to approve the consent agenda, which was seconded by Mr. McGowan and then unanimously approved.

Mr. Pohrer invited Ms. McCrary to share an Urban Space and Security Update. Ms. McCrary shared that the Clean Team members continue to work loyally through the recent challenges that have befallen the team. In addition to conducting the regularly scheduled tree inventory, SFP Landscaping managed clean-up and repair of damaged planters at 9th and Washington which was the result of a car accident. They will also manage installation of the upcoming holiday decorations scattered throughout Downtown and at the Old Post Office Plaza. The City's Finest (TCF) continues to perform supplemental security patrols Mondays – Fridays from 9 a.m. to 1:00 a.m. as well as Washington Avenue Entertainment District foot patrols on the weekends.

Ms. McCrary presented an analysis for a month – month lease at T-REX and two alternatives to new CID office space at T-REX. She also shared a comparative analysis of a lease at T-REX versus other options, with the T-REX lease making the most sense. Ms. McCrary then presented the following item for the board discussion and consideration: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING THE ASSIGNMENT AND ASSUMPTION OF CERTAIN LEASE AGREEMENTS AND NEGOTIATION OF CERTAIN LEASE DOCUMENTS; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS AND EMPLOYEES OF THE DISTRICT.** Mr. Pohrer and Ms. Theroff thanked Mr. Biales of JLL for his assistance with the mutual cancellation agreement. After a brief discussion, Ms. Theroff made a motion to approve the resolution, which was seconded by Mr. Hamilton and unanimously approved by the board without dissent.

Mr. Pohrer informed the board that there were legal matters on the agenda to be discussed in closed session. Mr. Hamilton made a motion for the board to go into executive session and Mr. Page seconded that motion. Ms. Cheli performed a roll call vote for the motion; following is the record of the vote:

1. David Bailey - aye
2. Thomas Bergmann - aye
3. David Biales - aye
4. Donna Erbs - aye
5. Amrit Gill - aye
6. Patricia Hagen - aye
7. Garrick Hamilton - aye
8. Marc Hirshman - aye
9. Missy Kelley - aye

10. Renee Kriesmann - aye
11. Karen Leverenz - aye
12. Margaret McDonald - aye
13. Seamus McGowan - aye
14. James Page - aye
15. Edward Pohrer - aye
16. David Sweeney - aye
17. Ellen Theroff - aye

Upon completion of the vote, the board entered executive session. At the conclusion of the executive session, Ms. Theroff made a motion to use the previous roll call vote to exit executive session and end the board meeting; Mr. Hamilton seconded that motion and the board unanimously agreed. The board meeting concluded at 12:51 p.m.

Respectfully submitted,
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors
November 10, 2020 Record of Meeting Attendance:

Present

1. David Bailey
2. Thomas Bergmann
3. David Biales
4. Donna Erbs
5. Amrit Gill
6. Patricia Hagen
7. Garrick Hamilton
8. Marc Hirshman
9. Missy Kelley
10. Renee Kriesmann
11. Karen Leverenz
12. Margaret McDonald
13. Seamus McGowan
14. James Page
15. Edward Pohrer
16. David Sweeney
17. Ellen Theroff

Not Present

1. Jack Coatar
2. Marlene Davis
3. Tammika Hubbard
4. Christine Ingrassia
5. Mike Konzen
6. Tishaura Jones
7. Laura Radcliff
8. Kitty Ratcliffe

Members of the Public and Guests

Katie Jenner (Husch Blackwell)

Scott Hoffman (Anders CPAs + Advisors)

JoAnn Sandifer (Husch Blackwell)

Downtown STL, Inc. Staff

Trey Buffington

Michelle Cheli

Gabrielle Cherre

Kelli McCrary

Tim McDonough