

**Minutes from the Board of Directors Special Meeting of  
The Downtown St. Louis Community Improvement District  
3:30 – 4:30 p.m.  
March 26, 2021  
Zoom Video Conference**

The Board of Directors of The Downtown St. Louis Community Improvement District (CID) convened via Zoom Video Conference at 3:30 p.m. on Friday, March 26, 2021. A quorum of the board was present on the call and an attendance record is attached.

Mr. Pohrer called the meeting to order at 3:32 p.m. and welcomed the directors and thanked them for their time. He noted that there were several members of the public in attendance, however, there were no public comments. He also reminded the board that questions and discussion would take place after the presentation to be given by Mr. Jason Hall of Greater St. Louis Inc. (GSL) and Mr. Les Sterman of Citizens for a Greater Downtown St. Louis.

Prior to the presentation, Ms. Radcliff shared that she has been in ongoing discussions with Mr. Sterman and Mr. Hall in an effort to understand the position of the Citizens group, which has created its own petition for a new CID. Ms. Radcliff then introduced Mr. Hall and Mr. Sterman.

Mr. Hall shared that he has been meeting with Ms. Radcliff and Mr. Sterman to build communications between the two groups. He understands how vital a community improvement district is to Downtown and believes that the metropolitan region will not pull out of its current situation without a strong urban core. GSL is only three months into its merger but is already working hard to market Downtown. He believes that current CID and the Citizens for a Greater Downtown St. Louis essentially want the same thing but differ in their approach.

Mr. Sterman shared that he has been a resident of Downtown for sixteen years. The Citizens for a Greater Downtown St. Louis began meeting several years ago in an effort to make Downtown better and bring about changes in the CID. The group formally organized in 2019. They have 14 board members consisting of residents, businesspersons, and developers, almost all of whom live Downtown. Mr. Sterman stated that he has met with Jason and Laura about five or six times. Additionally, he shared that the Citizens group has postponed distribution of its petition while these discussions were taking place, and while the meetings have been candid, useful, and productive, he does not feel that they will be more cooperative going forward.

Mr. Sterman stated that their petition will be posted on their website and will be mailed out the following week. Their board believes that the current CID will not obtain the required number of petitions. Given their opposition, the fact that economic development has been removed from the CID's petition, and the difficulties presented by the pandemic, they do not see it as likely that the CID will succeed. He stated that the current CID has had ample time to gather the required signatures to submit its petition, and as a successful outcome has not yet been achieved, therefore, the Citizens for a Greater Downtown St. Louis are recommending that the CID withdraw its petition so that the Citizens group can continue forward with their efforts. He shared that a possible option would be that the current CID drop its petition efforts, the Citizens group would drop their petition efforts, and a completely new petition could be created.

This concluded the regular business of the meeting; Mr. Pohrer thanked Mr. Hall and Mr. Sterman for their time and informed the board that discussion would take place in executive session. First and second motions were made for the board to enter executive session. Ms. Cheli performed a roll call vote for the motion; following is the record of the vote:

1. Jack Coatar - aye
2. Donna Erbs - aye
3. Nick Garzia - aye
4. Patricia Hagen - aye
5. Christine Ingrassia - aye
6. Mike Konzen - aye
7. Renee Kriesmann - aye
8. Karen Leverenz - aye
9. LaShana Lewis - aye
10. James Page - aye
11. Eddie Pohrer - aye
12. Laura Radcliff - aye
13. Kitty Ratcliffe - aye
14. David Sweeney - aye
15. Ellen Theroff - aye

Upon completion of the vote, the board entered executive session and all members of the public as well as Ms. McCrary and Ms. Cheli dropped off the call.

Respectfully submitted,  
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors  
March 26, 2021 Record of Meeting Attendance:

Present

1. Jack Coatar
2. Donna Erbs
3. Nick Garzia
4. Patricia Hagen
5. Christine Ingrassia
6. Mike Konzen
7. Renee Kriesmann
8. Karen Leverenz
9. LaShana Lewis
10. James Page
11. Eddie Pohrer
12. Laura Radcliff
13. Kitty Ratcliffe
14. David Sweeney
15. Ellen Theroff

Not Present

1. David Bailey
2. Thomas Bergmann
3. David Biales
4. Marlene Davis
5. Amrit Gill
6. Marc Hirshman
7. Tammika Hubbard
8. Tishaura Jones
9. Margaret McDonald
10. Seamus McGowan

Members of the Public and Guests

Jason Hall  
Heather King  
Matt O'Leary  
Dan Pistor  
Les Sterman  
Arnold Stricker

The Downtown St. Louis Community Improvement District, Inc. Administrative Staff

Michelle Cheli  
Kelli McCrary