

**Minutes from the Board of Directors Meeting of
The Downtown St. Louis Community Improvement District
Noon – 1:30 p.m.
May 11, 2021
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, May 11, 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 12:01 p.m. and welcomed the directors and thanked them for their time. Ms. Cheli noted that there were two members of the public in attendance, however, there were no public comments. Prior to bringing the directors' attention to the consent agenda, Ms. Cheli reminded the board that a correction was made to the attendance record of the March 26, 2021 board meeting minutes, and that an email with the corrected minutes was sent earlier in the morning. Mr. Pohrer then noted that the consent agenda, which included the minutes of the March 9, 2021 and March 26, 2021 board meetings, and Financial Statements for February and March 2021 was ready for board consideration. There were no requests to remove any items from the consent agenda and Ms. Theroff made a first motion to approve the consent agenda, which was seconded by Mr. Sweeney and unanimously approved by the board.

Mr. Pohrer then turned the meeting presentation over to Ms. McCrary who then introduced and welcomed Samantha Smugala of Pocketparks to share a presentation about the DUC Pocketpark being proposed for Downtown. Ms. Smugala shared that Pocketparks is a newly founded organization as of January 2021 whose mission is to activate and beautify city streets by encouraging healthy habits. Pocketparks reimagines and develops unused plots of land to provide communities with active and beautiful recreational areas. Ms. Smugala shared that empty lots are ugly, unsafe, and costly, and small parks can make a big impact. The DUC Park is proposed for the vacant lot at 923 Locust and a Pop-up Park Event is set for mid-May with development of the space beginning sometime between June to August. Pocketparks has projected that the DUC Park will need approximately \$250K to sustain itself for the five-year term of the lease. This includes initial development, maintenance, and operations. Additional Pocketparks are proposed for Downtown as well including one on Laclede's Landing.

After Ms. Smugala's presentation, several questions were asked: Who is the owner of the property; does the organization have a long-term business plan as well as long-term maintenance plan for the park, and does the City have a role in the project? The property is owned by Mr. Sonny Saggar, the organization is actively working to expand their business plan and Ms. Smugala welcomed the idea of working with the City to identify available parcels.

Ms. McCrary shared that there would be additional time to discuss the Pocketpark proposal after her Executive Director update. She shared that the Clean Team continues to address graffiti and sticker removal in addition to their regular street sweeping details. Beautification efforts are in full gear with the installation of flowers currently taking place throughout Downtown. Planters are being filled with flowers, the hanging baskets are being installed, and new trees are being watered. Ms. McCrary shared that the CID Ambassador program will be getting underway very soon. Ambassadors will be on foot and on bike to assist visitors to Downtown and offer an extra set of eyes and ears for increased safety.

Ms. McCrary introduced Ms. Katie Jenner of Husch Blackwell to share an update on the CID Special Committee. Ms. Jenner shared that a CID Transition Committee was created in December and that the group met five times between December and March. The committee recommended that the new board

be comprised of thirteen directors with a specified number meeting a variety of asset classes and the remaining directors being CID property owners or their designee. Ms. Jenner expects the board can anticipate review of a resolution to approve the recommendations in June or July following finalization of the document.

Ms. McCrary then presented **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING THE APPOINTMENT OF OFFICERS TO THE EXECUTIVE COMMITTEE; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT** for consideration. This resolution would approve the appointment of the following officers: Mr. Eddie Pohrer, Chair; Ms. Laura Radcliff, Chair-Elect; Ms. LaShana Lewis, Secretary; and Mr. Nicholas Garzia, Treasurer. Ms. Theroff made a first motion to approve the resolution which was seconded by Ms. Leverenz, and unanimously approved by the board.

Ms. McCrary then presented **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. APPROVING THE PROPOSED BUDGET FOR THE FISCAL YEAR BEGINNING ON JULY 1, 2021 AND ENDING ON JUNE 30, 2022; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT** for consideration. Ms. Theroff made a first motion to approve the resolution which was simultaneously seconded by Mr. Page and Mr. McGowan, and unanimously approved by the board.

Ms. McCrary then presented **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING A DONATION TO POCKETPARKS FOR THE DEVELOPMENT OF A POCKETPARK IN DOWNTOWN ST. LOUIS; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT** for consideration. Robust discussion about the project followed. Concerns about being one of the first funders of the projects and lack of a funding plan were expressed. Greater due diligence and the need for a solid business plan were both recommended. It was noted that it was a positive thing to see young people wanting to make improvements in Downtown, and that conditions could be made to pay a contribution upon completion of the project. It was also noted to be careful about worrying too much about having everything lined up perfectly or we might lose a great opportunity to make a difference. Five years may seem like a short amount of time, but it is a decent amount of time to make a positive change. The directors agreed that more information and discussion would be beneficial before taking a vote on the resolution. Ms. Radcliff made a motion to table the vote on the resolution to allow time for additional information to be obtained and for further discussion to take place. Mr. Page seconded the motion and the board unanimously agreed.

Ms. McCrary welcomed Major Kriesmann to share an update on CID Safety Matters. The Major shared that along with the Director of Public Safety, the Senior Command staff has increased their morning meetings regarding violent crime in the City. They plan to continue the cruising detail, and have increased traffic enforcement Downtown, both efforts are helping. Officers from Mobile Reserve and SWAT are assisting every other weekend. Violent Crime Detail officers will be working in hot spot areas Wednesdays through Sundays until the end of August. In each district, one officer is being paired with a social worker to address CIT calls. The Crisis Intervention Team (CIT) works well to handle calls with the homeless and people in mental health crisis. The department is about six weeks into the program, and already benefits are noted. Several directors would like to see the *Park Smart* campaign return, and the Downtown Neighborhood Association is willing to help get the word out as well.

This concluded the regular business of the meeting; Mr. Pohrer informed the board that there were legal matters on the agenda to be discussed in closed session. Ms. Erbs made a motion for the board to enter executive session which was seconded by Ms. Theroff.

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. Nick Garzia - aye
6. Marc Hirshman - aye
7. Christine Ingrassia - aye
8. Renee Kriesmann - aye
9. Karen Leverenz - aye
10. LaShana Lewis - aye
11. Seamus McGowan - aye
12. James Page - aye
13. Eddie Pohrer - aye
14. Laura Radcliff - aye
15. Kitty Ratcliffe - aye
16. David Sweeney - aye
17. Ellen Theroff - aye

At 1:04 p.m., upon completion of the vote, the board entered executive session and all members of the public dropped off the call. 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. This motion was seconded by Ms. Lewis and unanimously agreed to by the board.

Respectfully submitted,
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors
May 11, 2021 Record of Meeting Attendance:

Present

1. David Bailey
2. Thomas Bergmann
3. David Biales
4. Donna Erbs
5. Nick Garzia
6. Marc Hirshman
7. Christine Ingrassia
8. Renee Kriesmann
9. Karen Leverenz
10. LaShana Lewis
11. Seamus McGowan
12. James Page
13. Eddie Pohrer
14. Laura Radcliff
15. Kitty Ratcliffe
16. David Sweeney
17. Ellen Theroff

Not Present

1. Jack Coatar
2. Marlene Davis
3. Amrit Gill
4. Patricia Hagen
5. Mike Konzen
6. Margaret McDonald

Members of the Public and Guests

Scott Hoffman (Anders CPAs + Advisors)
Katie Jenner (Husch Blackwell)
Dan Pistor
JoAnn Sandifer (Husch Blackwell)
Lisa Stump (Lashly & Baer)
Brad Waldrop

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

Trey Buffington
Michelle Cheli
Gabrielle Cherre
Kelli McCrary
Tim McDonough