

**Minutes from the Board of Directors Meeting of
The Downtown St. Louis Community Improvement District
Noon – 1:30 p.m.
December 14, 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, December 14, 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 12:03 p.m. and welcomed the directors and thanked them for their time. Ms. Cheli noted that there were no members of the public in attendance, nor had any request to speak submissions been received. Mr. Pohrer then noted that the consent agenda, which included the minutes of the October 19, 2021 CID board meeting and the September 30, 2021 and October 31, 2021 CID Financial Statements, was ready for board consideration. There were no requests to remove any items from the consent agenda for further consideration, and Ms. Theroff made a first motion to approve the consent agenda, which was seconded by Mr. Bergmann and unanimously approved by the board.

Mr. Pohrer then shared a brief update regarding the CID Renewal process. He noted that the Board of Aldermen approved Board Bill 123 and that the next step will be for Mayor Jones to sign the bill. He then turned the meeting presentation over to Ms. McCrary to share her Executive Director update.

Ms. McCrary shared that she had three resolutions for consideration by the board. The resolutions would allow for the continuation of the regular business of the CID as related to accounting services, landscaping and beautification services, and secondary security services.

Ms. McCrary introduced the first resolution: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING AN EXTENSION TO THE AGREEMENT WITH ANDERS MINKLER HUBER & HELM LLP TO PERFORM SERVICES AS THE CHIEF FINANCIAL OFFICER; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow for the continuation of accounting services through December 31, 2022. Ms. Radcliff made a first motion to approve the resolution but requested time to discuss the matter prior to the final vote by the board. This motion was seconded by Mr. Bergmann. It was questioned if the approval of this resolution and the other two forthcoming resolutions should be pending the signature of Mayor Jones for Board Bill 123. This recommendation was discussed and received positive support. The board agreed that each of the three resolutions being presented should be amended to reflect the addition of language that authorization granted is pending the signature of Mayor Jones of Board Bill 123. Mr. Pohrer then called for a vote of the previous motion with the addition of the language to be added to the resolution, all directors present were in favor and the motion was unanimously approved.

Ms. McCrary next introduced: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING AN EXTENSION OF THE SECURITY SERVICE AGREEMENT WITH THE CITY'S FINEST, LLC; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow for the TCF services to continue uninterrupted through March 31, 2022 with the expenditures remaining within the allotted security budget for FY22. It is anticipated that that the security services will go out to bid in the first quarter of 2022. Ms. Theroff made a first motion to approve the resolution; this motion was seconded by Ms. Lewis and unanimously approved by the board.

Ms. McCrary presented the final resolution for board consideration: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING A THIRD AMENDMENT TO THE AGREEMENT WITH THE SFP LANDSCAPING, INC.; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow for continuation of beautification and landscaping services through March 31, 2022 and would be an extension to the current agreement with SFP. This is an important time for landscaping services, as many of the plants selected for the large sidewalk planters and hanging baskets will be planted and nurtured over the next few months. This service will also go out for bid in the first quarter of 2022. Mr. Pohrer made a motion to approve the resolution which was seconded by Ms. Theroff and unanimously approved by the board.

Ms. McCrary closed her Executive Director update by noting that the CID office lease and the Clean Team office lease will need to be presented to the board prior to the end of the year. The Clean Team may need a new space as it is possible that their current lease of the space at 1108 Olive Street will not be renewed. A final board meeting will need to be scheduled prior to the end of the year to address these matters.

Ms. Leverenz asked about Board Bill 124. Ms. Sandifer explained that the Board of Aldermen did not feel that it was necessary to pass Board Bill 124. This does not impact the assessments or the extension of the CID.

Ms. McCrary welcomed Ms. Lewis to share an update of the DEPSI (Downtown Engagement and Public Safety Initiative) Event Subcommittee. Ms. Lewis noted that the subcommittee met earlier in the day and have begun brainstorming ideas for spring 2022. The first night of the Winterfest Night Market Event at Kiener Plaza was the previous Saturday and it appears the event was a success. The next Night Market Event is set for Friday, December 17th. Greater St. Louis Inc. will be spearheading a survey to learn more about what kind of events people would like to see in Downtown.

Ms. Radcliff shared an update of the DEPSI Public Safety Committee which has dedicated time to survey the gaps in security and will soon begin moving into an action phase. There are opportunities for DEPSI and the CID to work hand in hand to unify services. Additionally, Ms. Radcliff mentioned that Mr. Tony Thompson, who is a member of DEPSI, has previously offered space for security needs and might have space available for the Clean Team.

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. Radcliff 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. Dave Biales - aye
2. Donna Erbs - aye
3. Nick Garzia - aye
4. Amrit Gill - aye
5. Patricia Hagen - aye
6. Karen Leverenz - aye
7. LaShana Lewis - aye
8. Margaret McDonald - aye
9. James Page - aye
10. Eddie Pohrer - aye
11. Laura Radcliff - aye
12. Ellen Theroff - aye

At 12:30 p.m., upon completion of the vote, the board entered executive session. At 1:07 p.m., upon conclusion of the executive session, Ms. Radcliff 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
December 14, 2021 Record of Meeting Attendance:

Present

1. Dave Biales
2. Thomas Bergmann (Left call at 12:25 p.m.)
3. Donna Erbs
4. Nick Garzia
5. Amrit Gill
6. Patricia Hagen
7. Karen Leverenz
8. LaShana Lewis
9. Margaret McDonald
10. James Page (Left call at 12:53 p.m.)
11. Eddie Pohrer
12. Laura Radcliff
13. Ellen Theroff (Left call at 12:35 p.m.)

Not Present

1. David Bailey
2. Jack Coatar
3. Marlene Davis
4. Christine Ingrassia
5. Renee Kriesmann
6. Kitty Ratcliffe
7. David Sweeney

Members of the Public and Guests

Katie Jenner (Husch Blackwell)

Ron Johnson (Lodestone Solutions Group)

Brian Malone (Lashly & Baer)

JoAnn Sandifer (Husch Blackwell)

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

Michelle Cheli

Gabrielle Cherre

Kelli McCrary

Tim McDonough