

**Minutes from the Board of Directors Meeting of
The Downtown St. Louis Community Improvement District
Noon – 1:30 p.m.
December 28, 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 28, 2021. A quorum of the board was present on the call and an attendance record is attached.

Ms. Radcliff called the meeting to order at 12:02 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. Ms. Radcliff then noted that the consent agenda, which included the minutes of the December 14, 2021 CID board meeting, was ready for board consideration. There were no requests to remove any items from the consent agenda for further consideration, and Mr. Page made a first motion to approve the consent agenda, which was seconded by Ms. McDonald and unanimously approved by the board.

Ms. Radcliff then invited Ms. McCrary to share information about the resolutions on the agenda.

Ms. McCrary shared that she had five resolutions for consideration by the board. The resolutions would allow for the continuation of the regular business of the CID as related to payments to the Laclede's Landing CID, leased office space, professional employer organization services, and an MOU with the SLMPD for the Downtown Bike Unit.

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 REIMBURSEMENT PAYMENTS TO LACLEDE'S LANDING SUBDISTRICT IN CONNECTION WITH THE BICENTENNIAL CELEBRATION; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would approve two payments totaling \$1,306.53 to the Laclede's Landing CID. There were no requests for discussion, and Mr. Page made a first motion to approve the resolution, which was seconded by Ms. Ratcliffe, and unanimously approved by the board.

Ms. McCrary introduced the second resolution: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AN EXTENSION OF THE LEASE AGREEMENT WITH 913 LOCUS, LLC; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow for the lease of the Clean Team office space at 1108 Olive Street to be extended from January 1, 2022 to March 31, 2022 at the current rent. Ms. McCrary noted that this office space works very well for the Clean Team, as it is an adequate size and is centrally located in the CID. The property owner of the space has another party interested in the space, so either a long-term lease will need to be negotiated, or another location will need to be secured by March 31, 2022. Ms. Theroff made a first motion to approve the resolution, which was seconded by Ms. McDonald, and unanimously approved by the board.

Ms. McCrary introduced the third resolution: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING A SECOND AMENDMENT OF THE LEASE AGREEMENT WITH TECHNOLOGY ENTREPRENEUR CENTER, INC.; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow for the lease of the two T-REX office spaces to continue from January 1, 2022 to March 31, 2022. Ms. Hagen shared that the lease with T-REX is already month to month, and they will continue to work with the CID

as they value the relationship and the work done by the CID. Ms. Ratcliffe made a first motion to approve the resolution, which was seconded by Mr. Page and unanimously approved with one abstention by Ms. Hagen.

Ms. McCrary introduced the fourth resolution: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND RATIFYING THE AGREEMENT TO ENGAGE INSPERITY PEO SERVICES, L.P. TO PERFORM PROFESSIONAL EMPLOYER ORGANIZATION SERVICES; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow the CID to continue to engage Insuperity as the District's PEO to provide HR benefits, and administration services. Ms. Theroff made a first motion to approve the resolution, which was seconded by Ms. McDonald and unanimously approved by the board.

Ms. McCrary introduced the fifth and final resolution: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC., AUTHORIZING AND APPROVING AN AGREEMENT WITH THE CITY OF ST. LOUIS, MISSOURI, FOR POLICE ASSISTANCE SERVICES; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT.** This resolution would allow the agreement for the support of the Downtown Bike Unit to continue until December 31, 2022. Ms. McCrary noted that the bike unit is a great benefit in Downtown. Major Kriesmann shared that the Downtown Bike Unit is the only dedicated bike unit in the City of St. Louis. Ms. Theroff made a first motion to approve the resolution, which was seconded by Ms. Ratcliffe and unanimously approved by the board with one abstention by Major Kriesmann.

Ms. McCrary welcomed Major Kriesmann to share a CID Safety Update. Major Kriesmann shared that crime statistics for 2021 are better than 2020, with 2020 having been particularly high on a number of violent crimes. Homicide numbers are beginning to stabilize. Package thefts from loft buildings have been problematic, and car break-ins continue to be a major issue Downtown. On a positive note, the Winterfest events at Kiener Plaza have been very successful. DEPSI (Downtown Engagement and Public Safety Initiative) meetings will resume in the new year, and the DEPSI Safety Committee will have meaningful conversations about improving the streetscape in order to control the cruising issue. The committee will be meeting with the new City Street Director and all possible solutions will be on the table for consideration. Major Kriesmann invited Alderman Page to share an update on the Parking Lot initiative that he and Alderman Coatar have been establishing.

Alderman Page agreed with Major Kriesmann that the car break-ins are in fact very problematic for Downtown. He is hopeful that the establishment of additional requirements for surface parking lots will aid in preventing some of these crimes. The board bill seeks to regulate lighting and fencing around the lots and require insurance and a security plan for these properties. He insisted on stakeholder input throughout the process and the feedback has been incorporated into the legislation. Camera technology is still being considered as well, but the bill needs to be fiscally responsible.

Ms. Hagen and Ms. Ratcliffe thanked Alderman Page for his work on this bill, agreeing with its importance. T-REX and the America's Center have both had patrons of their businesses victimized by car break-ins. Major Kriesmann shared that many of the car break-ins are committed by repeat offenders who commit the crime in a matter of seconds. She also noted that the Sky Cop technology is good, but that this legislation should be very helpful to the whole city. Officers and over-time officers are patrolling, but the department is still short about 200 officers. A pay increase could help draw people to the profession. She has a number of Sky Cop requests for 2022, which combined with parking lot staffing, lighting, fencing, and policing should help. Ms. Ratcliffe echoed the importance of the cameras and questioned if this is

something the CID could supplement. Ms. McCrary agreed with the value of the camera technology and shared that she will work with Major Kriesmann on placement of additional cameras.

This concluded the regular business of the meeting; Ms. Radcliff informed the board that there were legal matters on the agenda to be discussed in closed session. Ms. Cheli performed the roll call which follows. After the roll call, Ms. Cheli immediately realized that the motions to enter executive session had been missed. Ms. Radcliff made a motion for the board to enter executive session using the roll call which was just concluded. This motion was seconded by Ms. McDonald and unanimously approved by the board.

Ms. Cheli performed a roll call vote for the motion; following is the record of the vote:

1. Dave Biales - aye
2. Nick Garzia - aye
3. Patricia Hagen - aye
4. Renee Kriesmann - aye
5. Karen Leverenz - aye
6. Margaret McDonald - aye
7. James Page - aye
8. Laura Radcliff - aye
9. Kitty Ratcliffe - aye

At 12:38 p.m. the board entered executive session. At 1:01 p.m., upon conclusion of the executive session, Mr. Page 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. Radcliff and unanimously agreed upon by the board.

Respectfully submitted,
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors
December 28, 2021 Record of Meeting Attendance:

Present

1. Dave Biales (joined call at 12:04)
2. Nick Garzia
3. Patricia Hagen
4. Renee Kriesmann
5. Karen Leverenz
6. Margaret McDonald
7. James Page
8. Laura Radcliff
9. Kitty Ratcliffe
10. Ellen Theroff (left call at 12:29 p.m.)

Not Present

1. David Bailey
2. Thomas Bergmann
3. Jack Coatar
4. Marlene Davis
5. Donna Erbs
6. Amrit Gill
7. Christine Ingrassia
8. LaShana Lewis
9. Eddie Pohrer
10. David Sweeney

Members of the Public and Guests

Scott Hoffman (Anders)

Katie Jenner (Husch Blackwell)

Brian Malone (Lashly & Baer)

JoAnn Sandifer (Husch Blackwell)

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

Michelle Cheli

Kelli McCrary