

**Minutes from the Board of Directors Meeting of
The Downtown St. Louis Community Improvement District
Noon – 1:30 p.m.
February 15, 2022
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, February 15, 2022. A quorum of the board was present on the call and an attendance record is attached.

Mr. Pohrer called the meeting to order at 12:02 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. Mr. Pohrer then noted that the consent agenda included the minutes of the January 18, 2022 CID board meeting and the November 30, 2021 Financial Statement. Additionally, the consent agenda included a measure to appoint Ms. Radcliff Chair of the CID board. Ms. Radcliff is the current Chair Elect and with the approval of the consent agenda would become Chair allowing Mr. Pohrer to assume the Immediate Past Chair position. There were no requests to remove any items from the consent agenda for further consideration, and Ms. Erbs made a first motion to approve the consent agenda, which was seconded by Mr. Bergmann and unanimously approved by the board.

Ms. Radcliff thanked Mr. Pohrer for his time and dedication to the CID Board and in particular for the countless hours he put toward the CID petition renewal process. Additionally, Ms. Radcliff shared that she, the other members of the executive committee, and the staff of the CID are committed to Downtown. The executive committee of Ms. Radcliff, Ms. Lewis, and Mr. Garzia have come together to create a plan of work for 2022. With input from members of the DEPSI committee (Downtown Engagement and Public Safety Initiative), Mr. John Berglund of Starwood Group, representatives of Greater St. Louis, Inc., Citizens for a Greater Downtown St. Louis representative Mr. Les Serman, and Mr. Brian Marsh of Caesars Entertainment, the following steps have been identified:

1. Work with people both within and outside of the CID Board to refine the strategic focus. Plan moving forward as an independent organization, which implements its focus on safety and urban space through both direct service measures and by leveraging connections and partnerships with other downtown stakeholders.
2. Work with Ms. McCrary and the CID staff to build key stakeholders into CID board meeting agendas.
3. Form a subcommittee chaired by Mr. Garzia to work on additional CID bylaw revisions, including thoughts about board and committee structure.
4. Develop a communication plan and increase transparency by facilitating access to documents and making more available on the CID website. Work with Ms. Cherre on website redesign and reorganization, and logo redesign. In terms of governance, work will include the code of ethics, records policy, and review of and possible revisions to a purchasing policy. Budget review will include both the numbers and the process.
5. Continue to evaluate Downtown security, including strategic planning and how and when to implement specific measures.

6. Work on measures relating to transportation, such as traffic calming, walkways and bikeways, scooters, streetscape and other goals and priorities.
7. Work on measures to improve the urban space through art and activation events, particularly in coordination with other groups. Address problem properties and the need for a SUD.

Ms. Radcliff thanked the CID staff for their continued commitment and invited Ms. McCrary to share her Executive Director update. Ms. McCrary started off by thanking Ms. McDonald for past leadership of the CID, in particular for her prior role as Immediate Past Chair which will now be filled by Mr. Pohrer; she also thanked Mr. Pohrer for his leadership and guidance.

Ms. McCrary shared that the operations plan for the current year will ensure that the CID is continuing the services that are the core of its work. RFPs for both landscaping and security services are currently posted and will be active for 30 days with a March 11, 2022 submission deadline. Members of the CID leadership team, board members and other partners will be consulted to review the proposals and perform interviews. Service providers should be in place at the beginning of April.

Ms. McCrary continues the effort to obtain dedicated personnel to add to the Clean Team. The team of 10 has been working short-handed throughout much of the pandemic but have exercised safe practices with PPE and social distancing, and as a result have stayed healthy. They continue their dedication to the CID and take great pride in their work.

Ms. McCrary shared that about 25 trees were planted by SFP last fall and additional trees will be planted this spring in areas where pedestrian traffic is expected to increase. Alderwoman Davis recommended looking in to grants for additional tree plantings in Downtown.

Ms. McCrary shared that in addition to the Downtown Ambassadors and Youth Ambassadors, plans are in progress with St. Patrick Center to add Unhoused Ambassadors. These ambassadors offer a great presence and enhance the Downtown community.

Ms. McCrary shared that the CID recently conducted a short survey to gather feedback from stakeholders. She hopes to have surveys conducted periodically throughout the year. This first question in the survey collected data about the number of residents, workers, and visitors to Downtown followed by which CID services they find most beneficial. Public safety was rated most important followed by the Clean Team. The next question asked which of the most recent community focused initiatives had the most positive impact. The contract with Captain Ron Johnson to analyze Downtown security operations and the reinstatement of the Downtown Ambassador Program received the highest ratings.

Ms. McCrary welcomed the board to share feedback about CID initiatives and reminded the directors that their input and guidance is always welcome. The survey received positive comments and support and it was recommended that the staff look at ways to expand the reach of the survey.

Ms. Radcliff shared that the DEPSI committee is working with Mr. Al Moore of Spire to increase collaboration between SLMPD, Downtown security guards and other partners to prepare for springtime and the increased activity that comes with the warmer weather. This is an ongoing discussion, and the CID is working closely with Major Kriesmann and Captain Benoist. Alderwoman Davis shared her support of this collaboration, as she has seen the positive impact that this kind of cooperation can net. Alderman Page also recommended advocacy for the Downtown community with excise commission issues.

Ms. Radcliff introduced CID bylaw discussion and invited Mr. Garzia to provide additional information. Mr. Garzia shared that the redlined revisions noted in the CID bylaws in the board packet address removing the references to Downtown STL, Inc. as well as some other basic updates in nomenclature. The current changes do not include any items which require a decision. There was robust discussion about the CID bylaws and the nomination process, as well as the work done by the CID Special Committee in early 2021 that looked at board composition. The board will need to consider how recommendations from that committee will be incorporated into the new bylaws. Mr. Garzia noted that an ad hoc committee will be formed to review and recommend changes to the bylaws including the nomination process; the work done by the CID Special Committee will be fully considered.

Ms. Radcliff presented **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. AUTHORIZING AND APPROVING AMENDMENTS TO BYLAWS; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT** for board consideration. Ms. Ratcliffe made a first motion to approve the resolution which was seconded by Mr. Pohrer and unanimously approved.

Major Kriesmann was invited to share a CID Safety Update. Recent data shows crime trending downward, though car break-ins continue to be a problem both Downtown and region wide. A shooting did occur at Tucker and Washington; a group of juveniles were chasing each other and a thirteen-year-old was shot. SLMPD is reviewing video of the incident and putting together a case. There were three shots-fired incidents with one man from Florida was taken into custody and his weapon was seized. Major Kriesmann understands the importance of getting ahead of crime, especially with the warmer weather just weeks away.

Major Kriesmann shared that discussions about staffing and law enforcement approach are in progress with the Chief, Dr. Isom, and the Captain. She has been working on a document that is almost complete, it will include 12 points of focus, including: lane closures, public and private security partnerships, technology, youth activities, services for the unhoused, online rental properties, street lighting, parking lot inspections, relationships with the city counselor's office, and media strategy.

Ms. Leverenz asked about a building permit the City granted to Larry Rice and the impact that any daytime program at the New Life Evangelistic Center could have on Downtown. Ms. Radcliff shared that Greater St. Louis Inc. is following this situation closely. Ms. Ingrassia shared that the City cannot prevent a property owner from making improvements to a property, however, this property is zoned 'I' (Commercial Property) which would allow for the community to share concerns regarding any occupancy permit at this property and encourage the City to place restrictions on the property.

Ms. Erbs broached the idea of putting together a safety video for the businesses returning to the offices to work, as the Downtown landscape is much different today than it was two years ago. Ms. McDonald shared that Mr. Tony Wyche of Greater St. Louis Inc. is currently working on a piece that addresses this need.

This concluded the regular business of the meeting; Mr. Pohrer noted that the agenda called for the board to discuss legal matters in closed session. Ms. Ingrassia made a first motion for the board to enter executive session, which was seconded by Ms. Radcliff. Ms. Cheli performed the roll call vote which follows:

1. Marlene Davis - aye

2. Donna Erbs - aye
3. Nick Garzia - aye
4. Christine Ingrassia - aye
5. Renee Kriesmann - 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

At 1:25 p.m. the board entered executive session. At 1:30 p.m., upon conclusion of the executive session, Mr. Pohrer 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. McDonald and unanimously agreed upon by the board.

Respectfully submitted,
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors
February 15, 2022 Record of Meeting Attendance:

Present

1. Thomas Bergmann (left call at 12:25 p.m.)
2. Marlene Davis
3. Donna Erbs
4. Nicholas Garzia
5. Amrit Gill (left call at 1:20 p.m.)
6. Patricia Hagen
7. Christine Ingrassia
8. Renee Kriesmann
9. Karen Leverenz
10. LaShana Lewis
11. Margaret McDonald
12. James Page
13. Eddie Pohrer
14. Laura Radcliff
15. Kitty Ratcliffe (left call at 1:15 p.m.)

Not Present

1. David Bailey
2. Dave Biales
3. Jack Coatar
4. David Sweeney

Members of the Public and Guests

Scott Hoffman (Anders)

JoAnn Sandifer (Husch Blackwell)

Lisa Stump (Lashly & Baer)

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

Michelle Cheli

Gabby Cherre

Kelli McCrary

Tim McDonough