

**Minutes from the Board of Directors Meeting of  
The Downtown St. Louis Community Improvement District  
Noon – 1:30 p.m.  
March 22, 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, March 22, 2022. 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 no request to speak submissions had been received, but that there were two members of the public in attendance. Ms. Radcliff then noted that the consent agenda included the minutes of the February 15, 2022 CID board meeting and the December 31, 2021 Financial Statement. There were no requests to remove any items from the consent agenda for further consideration, and Ms. Hagen made a first motion to approve the consent agenda, which was seconded by Mr. Coatar and unanimously approved by the board.

Ms. Radcliff invited Ms. McCrary to share her Executive Director update. Ms. McCrary noted that she had three resolutions for board consideration. Recently the CID posted two Request for Proposal sessions which closed on March 11, 2022. One for Landscape and Maintenance Services and the other for Armed Off-Duty Police Patrol Services.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. AUTHORIZING AND APPROVING AN AGREEMENT WITH SFP LANDSCAPING, INC. FOR LANDSCAPING AND MAINTENANCE SERVICES; AUTHORIZING THE EXECUTIVE COMMITTEE TO APPROVE FUTURE AMENDMENTS TO THE AGREEMENT; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT was presented for board consideration. Ms. Radcliff did clarify that this contract does include a thirty-day termination clause. Ms. Ingrassia made a motion to approve the resolution which was seconded by Mr. Bergmann and unanimously approved by the board.

Ms. McCrary then requested the board consider A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. APPROVING AN EXTENSION OF THE AGREEMENT WITH THE CITY'S FINEST, LLC; AUTHORIZING THE EXECUTIVE COMMITTEE TO SELECT A SECURITY SERVICES PROVIDER AND NEGOTIATE A NEW AGREEMENT FOR SECURITY SERVICES WITH THE SELECTED PROVIDER; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT. She noted that the thirty-day extension of the agreement with TCF would allow time for the two submitted proposals to be reviewed and service provider selected for a new three-year contract. The two proposals under consideration are from The City's Finest and Garda World. Ms. Ingrassia made a motion to approve the resolution which was seconded by Mr. Sweeney and unanimously approved.

Ms. McCrary shared the final resolution for board consideration; A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. APPROVING A LEASE AGREEMENT WITH TECHNOLOGY ENTREPRENEUR CENTER, INC.; AND AUTHORIZING THE ACTIONS OF CERTAIN OFFICERS OF THE DISTRICT. This resolution would allow the CID to lease office space and Clean Team space as well as a small storage space in T-REX through December 31, 2025. Consolidating these three spaces will allow for greater efficiency and an increase in financial savings. Ms. Hagen noted that T-REX is proud to have the CID in their building and as a fellow nonprofit are able to offer the affordable lease rates; additionally, she will abstain from the vote to avoid any conflict of interest. Mr.

Page made a motion to approve the resolution which was seconded by Ms. Lewis and approved by the board with one abstention by Ms. Hagen.

Ms. McCrary then introduced some topics for board discussion and feedback. Information was shared about possibly introducing a mobile information kiosk to the ambassador program. The idea being to make the ambassador stationed at the kiosk more visible to pedestrians, while still allowing for the kiosk to be moved to different locations as needs and events demand. It was noted that Explore and Greater St. Louis, Inc. (GSL) might be good partners to incorporate into the project and to work the STL name into the concept as well as making sure the public understands the purpose of the kiosk. The easier it is to know what the kiosk does, the better. Offering some sort of swag might be a nice idea, but it should be something cool and maybe funky, while also being environmentally friendly. In conjunction with the information sharing topic, Ms. Lewis shared that DNA (Downtown Neighborhood Association) recently completed an update of the Downtown Directory which will be distributed to various businesses throughout Downtown, and could possibly have a QR code added so that people could view it digitally.

Ms. McCrary shared that the CID will again partner with GSL on the Lunch Time Live events at the Old Post Office Plaza. The event is expected to run every Wednesday summer to fall depending on the weather.

Mr. Page shared that the micro transit Electric Vehicle program that was piloted in 2018 is being brought back to Downtown through some ARPA funds. Additional information on a ribbon cutting at Kiener Plaza will be forthcoming. He reminded everyone that there is no charge for the rides!

Ms. Radcliff shared that the executive committee has been discussing possible formation of committees and subcommittees to the board which could include both directors and members of the public as well as members of partner organizations. Committees could include various affinity groups, like residents, the various geo sectors of downtown, or the sports and hospitality industries. Another committee could be infrastructure and safety. Other committees could focus on urban space activation, placemaking, transportation safety and development. This committee could address issues like traffic calming, pedestrian safety, alternative modes of transportation, and accessibility. Another committee might address business issues, board nominations and board development, risk management (such as legal issues and insurance), strategic communications, and budget and finance. And finally, the executive committee. Some committees could meet quarterly or monthly, while others could meet as needed in the case of business or even every other week, which is the case for the current executive committee. Ms. Radcliff asked directors to share their comments about the committees and bylaws with Ms. Cheli for compilation of the information.

Mr. Garzia shared that the current bylaws allow the chair to form committees and populate them. In continuation of the bylaw discussion that was brought up last month, the executive committee is looking at a way to implement previous recommendations and tailor them to our current situation. He shared that he has been reaching out to directors and others for input and has received a lot of good feedback. Another matter is clarification as to the recruitment and nomination process; the current bylaws will require an adjustment under the previous recommendations that were made and the 2021 committee report, especially with regards to the role of ex officio members. He is still in the information gathering process and asked that anyone wishing to discuss the matter and share information to please reach out to him.

Ms. Radcliff welcomed Major Kriesmann to share information on CID safety matters. The Major shared that numbers for violent crimes in the first quarter of the year are down compared to 2021. Unfortunately, car break ins have seen an uptick in the last few weeks with a number of weapons stolen

from vehicles. This would be a good time to reinvent the Park Smart Campaign, not only on the parking lots, but in the garages and along the streets. Having the Bike Officers and Ambassadors distribute printed materials could help as well. Captain Benoist has been working to address issues on some of the parking lots where the police are seeing a lot of problems.

Ms. Radcliff asked if there is a lead for the parking safety matters so that efforts like Park Smart Campaign have a coordinated approach. The Major recalled that the CID had been home base for the campaign, and it seemed to be a good fit. SLMPD can work with the Street Department to replace faded signs. Obviously, car break-ins are a concern, but the stolen weapons are the greatest concern. The officers could reinstitute issuing parking tags to remind drivers to not leave valuables in their cars. Also, getting the message out to the hotels is another step that can be taken. Mr. Pohrer thanked the Major for the assistance from SLMPD with the Sky Cop mobile cameras that have been placed Downtown, they have been a helpful tool in parking lot safety.

Major Kriesmann mentioned the importance of lighting; Alderwoman Davis agreed and noted that lighting has become more affordable and often includes camera technology for another level of security. Robust discussion about lighting and safety followed. Major Kriesmann also mentioned the homicide that occurred at 1520 Washington, in the Air BnB rental. Air BnB rentals continue to be an issue, and this is not the first time that 1520 Washington has had problems. Detectives are making some headway on the homicide, and the department is looking at ways to gain cooperation from the building management. The Board of Aldermen are working on legislation related to short-term rentals, but the process is currently in the public input stage. The Major closed by noting that SLMPD is putting together the final pieces of the cruising detail and hope to start the detail in the next week or two.

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

1. David Bailey – aye
2. Thomas Bergmann – aye
3. Jack Coatar – (microphone muted)
4. Marlene Davis – aye
5. Donna Erbs – aye
6. Nicholas Garzia – aye
7. Patricia Hagen – aye
8. Christine Ingrassia – aye
9. Renee Kriesmann – aye
10. LaShana Lewis – aye
11. James Page – aye
12. Eddie Pohrer – aye
13. Laura Radcliff – aye
14. Dave Sweeney – aye

At 1:10 p.m. the board entered executive session. At 1:27 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. Hagen and unanimously agreed upon by the board.

Respectfully submitted,  
Michelle Cheli

The Downtown St. Louis Community Improvement District Board of Directors  
March 22, 2022 Record of Meeting Attendance:

Present

1. David Bailey (joined call at 12:09 p.m.)
2. Thomas Bergmann
3. Jack Coatar
4. Marlene Davis
5. Donna Erbs
6. Nicholas Garzia
7. Patricia Hagen
8. Christine Ingrassia
9. Renee Kriesmann
10. LaShana Lewis
11. Margaret McDonald (left call at 12:57 p.m.)
12. James Page
13. Eddie Pohrer
14. Laura Radcliff
15. Dave Sweeney

Not Present

1. Dave Biales
2. Amrit Gill
3. Kitty Ratcliffe

Members of the Public and Guests

Scott Hoffman (Anders)

Dan Pistor

JoAnn Sandifer (Husch Blackwell)

Allison Scime (Lashly & Baer)

Lyla (last name?)

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

Michelle Cheli

Gabby Cherre

Kelli McCrary

Tim McDonough