

EAST LOOP COMMUNITY IMPROVEMENT DISTRICT

Board of Directors Meeting

Thursday, January 16th, 2025, AT 10 AM

A meeting of the Board of Directors of the East Loop Community Improvement District (the “District”) is scheduled on Thursday, January 16th, 2025, at 10 AM, at the Moonrise Hotel, 6177 Delmar Blvd, St. Louis, MO 63112 and via Zoom Video/Teleconference, City of St. Louis, State of Missouri

**THE PUBLIC IS WELCOME TO ATTEND AND PARTICIPATION IN
THE MEETING IN PERSON OR VIA TELECONFERENCE**

Join Zoom Meeting

<https://us06web.zoom.us/j/83539239866?pwd=aV4jowVUzbNayasmzuQHPAOp0V6PoB.1>

Meeting ID: 835 3923 9866

Passcode: 426035

One tap mobile

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Public Comments Policy: *The public may submit written comments by email to director@thedelmarloop.com. All comments must be limited to 400 words. All comments received by email the day of the regularly scheduled meeting at least one hour prior to the posted start time of the meeting will be read into the record during the public comments portion of the meeting and reflected in the meeting minutes.*

1. OPENING

- A. John Langa called meeting to order at 10:03.
- B. Directors in Attendance were Reggie Scott, JoAnna Schooler, Joe Edwards, Qui Tran, and John Langa
- C. Others in Attendance were Samantha Smugala, Executive Director, Rob Klahr of Armstrong and Teasdale LLP, Joy Strom of RFI

2. OLD BUSINESS

- A. **APPROVAL OF THE MINUTES OF THE DISTRICT’S QUARTERLY BOARD OF DIRECTORS MEETING HELD THURSDAY, October 17TH, 2024.**
 - Joe Edwards made a motion to approve. Reggie Scott seconds. All in favor. Motions passes.

3. PUBLIC COMMENTS – COMMENTS BY ANYONE OTHER THAN BOARD MEMBERS ARE WELCOME AT THIS TIME.

4. NEW BUSINESS

A. SECURITY UPDATE

- Presentation from Jim Whyte, NSI
- Overall Crime down over 40% from 2023 to 2024
- Thought to be results of our efforts, weather.
- 40 officers in the Academy current. Seeing results from raises, etc.
- Some businesses still having issues
- Pat Hagin Pageant thanked for our efforts

B. INVESTMENT UPDATE

- Joy Straney and James Schier from Renaissance Financial Present our Investment Status and Strategy
- Interest rates have gone down from 5% to 4.1%
- Projecting 2-3 Rate cuts – could be trending down this year
- 6 month rate 4.3%, 12 month rate 4.288%
- Current treasury rate is 5% and expires in March 15.
- Samantha shares soon we'll be starting the streetscape project. Cost associated will be \$250,000 of our reserves. We'll want to make sure at least \$200,000 is accessible while the rest could be put in a 6 month treasury bond, etc.
- Samantha and Joy to meet first week of March to have a plan and share to the board before our bond is expired.

C. APPROVAL OF 2024 990

- Samantha introduces the East Loop CID 990 form and found no errors in the form.
- Joe Edwards made a motion to approve with above change. JoAnna Schooler seconds. All in favor. Motions passes.

D. NOMINATING COMMITTEE

- Samantha provides updates about nomination of the At Large Officer.
- John Langa asks timeframe for new member? – Rob Klahr responds sooner the better for a representation standpoint. No specific timeline.
- Samantha to check in with Juan Crawford of DJ's Social Club.
- If Juan is interested, Samantha to set up Executive Committee Meeting to meet Juan.
- Other potential Board Members: Doug Nguyen, Jackie Dace.

E. STREETSCAPE REVIEW COMMITTEE

- Samantha provides memo and update of the current status of the project.
- After thorough review, The Streetscape Committee has found that Lamar Johnson Collaborative to be the strongest applicant.
- Board would like to make sure we have an understanding and plan for the months of February 2026- August 2026 for the continuation of work and what that scope looks like and ability to take calls, etc.
- Board would like to check Jayvn's scope
- Need to add a line item in our budget for FY25-26 budget
- The project will last approximately one year, and the fee associated would not exceed \$250,000.
- This fee would be paid for by our reserves. We have been preparing for a project like this and building our investment strategy with RFI.
- Reggie – do we need a Minority Policy for Vendors for a better job of engagement. Are we subjected to any of the Executive Orders by the City. We have a level of accountability to maximize our reach and engagement.
- Samantha to have policy for MWBE businesses included in the Agenda for April Board

Meeting for review.

- John and Reggie to send policies. Others that have done this? Forest Park Forever and other nonprofits. Leslie at FPF.
- Joe Edwards made a motion to Authorize the Executive Director to complete final contract negotiations with Lamar Johnson Collaborative, in collaboration with our legal counsel and then Approve the final contract as edited and reviewed by the Streetscape Committee and legal counsel. Qui Tran seconds. All in favor. Motions passes.

F. UPDATE ON FORM BASED DISTRICT

- Samantha provides a memo and overview of the status of the Form Based Code.
- The Steering Committee has passed this final draft to the City for review and editing.
- The City is about to begin a full Zoning overhaul to be adopted in 2-3 years. This could supersede the FBC.
- Samantha describes potential compromise to ask Zoning to focus on the SDCC FBD first in their zoning overhaul. This would assure community needs are address
- Focus on all the FBD at once – community is already engaged, have developer interest, most challenges, can be easy wins to focus on this first.
- Samantha to send notes on this to send to the board to forward on to SDCC for sending to the sending
- Reggie Scott had to leave the meeting.

G. EXECUTIVE DIRECTOR REPORT

- Missouri History Museum Parking Lot Lease
 - MOH is in initial discussions about the use of the Trolley Power Plant at the Southwest corner of Delmar and DeBaliviere as a collection or museum use case. This group is potentially interested co-leasing the Trolley Parking lot to support this new project.
- TCF Contract will expire at the end of the fiscal year
 - We have been working with TCF since July 2020. The Terms of the most recent contract are from July 1, 2022 through June 30, 2025.
 - April Draft Contract
- Ice Carnival Operations
 - Samantha reviews details for Ice Carnival planning
- Loop Trolley Season to begin April 24th. I have been reaching out for a meeting since August with no response.

5. VOTE TO CLOSE A PORTION OF THE MEETING PURSUANT TO SECTION 610.021(1) OF THE REVISED STATUTES OF MISSOURI IN ORDER TO CONDUCT CONFIDENTIAL, ATTORNEY- CLIENT PRIVILEGED DISCUSSIONS.

- A motion was made by JoAnna Schooler and seconded by Joe Edwards to close the meeting pursuant to Section 610.021(1) of the Revised Statutes of Missouri, as amended, to conduct confidential, attorney- client privileged discussions. Board members voting in favor to close a portion of the meeting: Joe Edwards, JoAnna Schooler, John Langa, Qui Tran, 4-0.

CLOSED SESSION OF THE MEETING
Starting at 11:10am

- A motion was made by Joe Edwards and seconded by Qui Tran to return to the open portion of the meeting. The motion was unanimously approved with the following board members voting in favor: Joe Edwards, John Langa, Qui Tran, 3-0.

CLOSED SESSION OF THE MEETING
Ended at 11:45am

6. ADJOURNMENT

- A.** A motion was made by Joe Edwards and seconded by Qui Tran to adjourn the meeting. The motion was unanimously approved with the following board members voting in favor: Joe Edwards, John Langa, Qui Tran, 3-0.

Representatives of the news media may obtain copies of this notice by contacting: Samantha Smugala c/o The Delmar Loop, 6150 Delmar, Suite 210, St. Louis, MO 63112, (314) 379-3370. Persons with disabilities wishing to attend can contact Samantha Smugala at (314) 379-3370 or through Relay Missouri at (800) 735-2966 (TTY/ASCII) or (800) 735-2466 (Voice), or by mail at 6150 Delmar, Suite 210, St. Louis, Missouri 63112, prior to the meeting if accommodations need to be made.



Secretary of the East Loop Community Improvement
District