

EAST LOOP COMMUNITY IMPROVEMENT DISTRICT
Board of Directors
Meeting Minutes
Thursday, April 20th, 2023, AT 10 AM
OPEN SESSION OF MEETING

1. OPENING

- A. Dave Mastin called meeting to order at 10:00 AM.
- B. Directors in attendance were JoAnna Schooler, Dave Mastin, John Langa, Qui Tran, Joe Edwards, Reggie Scott, Karen Wiley.
- C. Others in attendance were Mark Murray of Armstrong Teasdale LLP, Tameka Stigers, Celeste Grayer, Jim Whyte, and Samantha Smugala, Executive Director

2. OLD BUSINESS

- A. **APPROVAL OF THE MINUTES OF THE DISTRICT'S QUARTERLY BOARD OF DIRECTORS MEETING HELD THURSDAY, OCTOBER 20TH, 2022.**
 - Meeting minutes to be approved should be from January 20th 2023. Samantha to ask Armstrong Teasdale LLP for the draft minutes. No vote was taken. January Meeting Minutes will be approved next meeting.

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

- A. No public comments

4. NEW BUSINESS

A. SECURITY UPDATE

- Jim Whyte reviewed crime report. There are record high crime rates for the first few months of 2023.
- As discussed in the security meeting on April 19th, Jim will do lighting survey of the following:
 - Street lighting in the 5800-5900 blocks
 - Trolley Parking Lot
 - Currently the Parking lot has lumineers pointing to the lot from the alley. Jim to look into additional lights that can be mounted to existing posts, buildings, or structures.
- Samantha and Jim are working to identify and streamline options for optimize staffing for the district.
- TCF is launching an application for officers to capture data and incentivize officers to do more business checks. No launch date for the East Loop CID yet.
- Cameras and portable police trailers are wanted by the business owners
 - NSI is looking to purchase portable trailer. Jim will ask Alderwoman Shameem Clark Hubbard about another trailer for the district.
 - Jim and Samantha to make sure the new Neighborhood Improvement Specialist has the schedule for security meeting

B. JUNETEENTH UPDATE

- Celeste Grayer reviewed Juneteenth plans that include performers, art, education, vaccination booth, engaging black owned businesses, vendors.
- Current event sponsors include Pace and Regional Arts Commission
- Nudo House and Vails Brothers to participate/donate
- Celeste and Samantha to create a clear plan to promote sponsors
- Press
 - STL TV

- Show Me St. Louis
- Webster Interview

C. ECONOMIC DEVELOPMENT CONSULTANT REPORT

- John Langa reviewed need for Economic Development Consultant. Four firms responded to an RFP released in February. The Review Committee scored each consultant and has suggested that the board approve the hiring of the highest scoring applicant, Steadfast City.
- The scope includes a market research task that would be a fixed project and ongoing services to the Executive Director that would last one year.
- The Scope will be redefined and will eliminate the SWOT Analysis and the Vacancy Inventory.
- Joe Edwards made a motion to approve moving forward with Steadfast City and have Samantha negotiate the scope and fee. JoAnna Schooler seconded. Motion passed.

D. FINANCIALS

- Samantha presented draft budget and reviewed major line items including Economic Development Consultant, Capital Improvements, Refuse and Cleaning, and Beautification. No comments from the board.
- John Langa informed the board that Bi-State Metro has not been billed their CID tax assessment from the city for this fiscal year. This amount is about \$69,000. Mark Murray to follow up on this.

E. JUBILEE SERVICE AGREEMENTS

- Board reviewed Jubilee contracts. Samantha will move forward with contracts.

F. SKINKER DEBALIVIERE HOUSING CORPORATION - 5900 DELMAR

- SDHC has offered CID site at 5900 Delmar for purchase
- Board response is not interested at this time.

G. REPORT BY EXECUTIVE DIRECTOR

- Samantha Smugala reviewed top items from report:
 - Samantha will be releasing a Social Media and Marketing RFQ for the next fiscal year for ongoing social media and marketing efforts for the district.
 - The CID will host a Taco Crawl in the District for Cinco de Mayo.
 - Samantha is working on a Temporary Pop-up Retail Program involving vacant spaces owned by Washington University. Board agrees that Samantha can proceed with retail program and purchase of retail displays pending tenants.
 - Samantha would like to pursue a Streetscape program in the 5800-5900 blocks of Delmar. She is researching and meeting with those who could be a resource to determine best plan forward.
 - The St. Louis-Jefferson Waste Management Grant for Painted Planters is scheduled to start in June.

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.** A motion was made by John Langa and seconded by JoAnna Schooler to close the meeting pursuant to Section 610.021(1) of the Revised Statutes of Missouri, as amended, to discuss to conduct confidential, Attorney-Client privileged discussions. Board members voting in favor to close a portion of the meeting: Dave Mastin, Joe Edwards, JoAnna Schooler, Reggie Scott, John Langa, Qui Tran, Karen Wiley, 7-0.

CLOSED SESSION OF MEETING

Starting at 10:45 a.m.

- B.** A motion was made by Dave Mastin and seconded by Joe Edwards to return to the open portion of the meeting. The motion was unanimously approved with the following board members voting in favor: Dave Mastin, Joe Edwards, JoAnna Schooler, Reggie Scott, John Langa, Qui Tran, Karen

Wiley, 7-0.

CLOSED SESSION OF MEETING
Ended at 11:15 a.m.

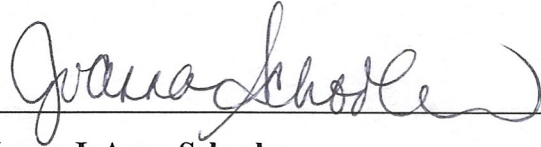
6. OTHER NEW BUSINESS

- A. Dave would like to meet in person for next Quarterly Board meeting
- B. Magic Mini golf likely to open in June.
- C. The St. Louis Walk of fame will induct Andy Cohen on 5/5/23 at 5pm out side of Moonrise Hotel.

7. ADJOURNMENT

- A. A motion was made by Dave Mastin and seconded by Joe Edwards to adjourn the meeting. The motion was unanimously approved with the following board members voting in favor: Dave Mastin, Joe Edwards, JoAnna Schooler, Reggie Scott, John Langa, Qui Tran, Karen Wiley, 7-0.

MEETING
Ended at 11:32 a.m.



Name: JoAnna Schooler
Title: Secretary