

EAST LOOP COMMUNITY IMPROVEMENT DISTRICT
Board of Directors Meeting
Thursday, June 18th, 2025, AT 10 AM

A meeting of the Board of Directors of the East Loop Community Improvement District (the “District”) is scheduled on Thursday, June 18th, 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**

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Meeting ID: 878 9859 8320

Passcode: 544606

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, and John Langa
- C.** Others in Attendance were Jim Whyte of NSI, Samantha Smugala, Executive Director, Rob Klahr of Armstrong Teasdale LLP, Jay Trudeau of LSBd, Neil Eisenberger of LJC, Pat Hagin of the Pageant, and Suzanne Schoomer.

2. OLD BUSINESS

A. APPROVAL OF THE MINUTES OF THE DISTRICT’S QUARTERLY BOARD OF DIRECTORS MEETING HELD THURSDAY, APRIL 17TH, 2025

- Joe Edwards made a motion to approve. JoAnna Schooler seconds. All in favor. Motion passes.

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

- A.** Pat Hagin made a comment in the chat informing about drainage issues at the Trolley Platform
- B.** JoAnna Schooler informed the group of the Wash U Evenings in the Loop Event on August 22nd for first year students. Students will be introduced to the Loop and businesses are welcome to participate and offer promotions.

4. NEW BUSINESS

A. SECURITY UPDATE

- Security Update from Jim Whyte of NSI
- Car Break Ins are active again – Juvenile group from pervious incidents have been released and are active again.

- May experienced more crime than the 5 year average
- Crime is still down over 41% from last year
- Reviewed Camera Stats for entire NSI camera Program
- Have experienced higher numbers of Unhoused individuals in the East Loop
- Jim Encourages people to call or text the NSI Outreach team

B. FY24-25 AND FY25-26 BUDGET RESOLUTION

- Samantha Reviewed the FY24-25 Budget as well as the proposed budget for FY25-26. Samantha Smugala reviews budget memo and the few updates to the budget since the boards last review in April.
- JoAnna Schooler made a motion to approve the budget resolution for end of FY 24-25 and the budget for FY 25-26. Joe Edwards seconds. All in favor. Motion passes.

C. APPROVAL OF THE FY25-26 SPECIAL ASSESSMENT

- JoAnna Schooler made a motion to approve the Resolution outlining our special assessment for the FY25-26. Joe Edwards seconds. All in favor. Motion passes.

D. CONTRACT REVIEWS AND RENEWALS

- Jubilee
 - Jubilee's contract is similar to last. We added snow removal scope for the sidewalks at \$5,000.
 - Other changes include about a 5% increase in price from last year.
 - Joe Edwards made a motion to approve the Jubilee Contract. JoAnna Schooler seconds. All in favor. Motions passes.
- KEB
 - KEB'S Contract is different from last year as we intend to have KEB complete an audit this year. Therefore they have removed bookkeeping services. Samantha Smugala will complete this function.
 - KEB will still preform the quarterly audits as well as the tax preparation at their standard pricing (slight increase from 2024-25 as in years past).
 - KEB's audit pricing will be from \$10,000-\$12,000
 - JoAnna Schooler moves to approve the KEB proposal for the audit and tax work for the FY25-26 year. Joe Edwards seconds. All in favor. Motion passes.
- NSI
 - No significant changes to the contract.
 - JoAnna Schooler moves to approve the continued contract for NSI for the FY25-26 year. Joe Edwards seconds. All in favor. Motion passes.
- Pattan & Co.
 - No signification changes
 - Samantha explains some challenges around timeliness and inability to meet social media scope. She would like to try to address this with Pattan & Co. and explore some options for other contractors before proceeding with a new

contract. Once these options have been outlined, she will address the Board via email for their response.

- TCF
 - Only significant changes are that we are updating our budget to add more event security.
 - Joe Edwards moves to approve the TCF proposal for the FY25-26 year. JoAnna Schooler seconds. All in favor. Motion passes.

E. STREETSCAPE UPDATE

- Neil Eisenberger from LJC to provide an update
 - Neil Reviews Miro Board – interactive board that houses all input and information on the project.
 - Briefly reviews Existing Conditions Report. This report contains all current conditions, mapping, zoning, and other plans that have been completed.
 - July Open House will offer community an opportunity to respond to design solutions specific to the streetscape.
 - Traffic Study has been conducted and reveals that a road diet is possible, slightly longer wait times will occur, but nothing that would be out of the ordinary.
 - JoAnna Schooler asked about Bike Lanes. This is possible, but due to some pinch points in the street, we'll have to assess carefully.
 - Reviewed Project Timeline. Still on target for a grant application in February.

F. EXECUTIVE DIRECTOR REPORT

- Samantha reviews Executive Director report. Specific updates include:
 - Samantha has been working closely with Jay Trudeau on joint marketing initiatives between East Loop and LSBd.
 - Trolley passport has been downloaded 67 times and 18 redemptions have occurred. Working with the Developer on continued engagement strategies.
 - Reviewed Recent events: Cinco de Mayo, Budding Artist, and Juneteenth.
 - Next events are Back to School Haircuts and Dia de los Muertos
 - New Small Grants for FY25-26
 - Signage Grant
 - STL Bucket List Grant
 - Events Grant
 - Will replace trees from Tornado in the fall. Looking for Tornado Relief funding to support this, may use funds from reserves if needed.

5. ADJOURNMENT

- A. Joanna motions to adjourn the meeting at 10:28. Joe Edwards seconds. All in favor. Motion passes.

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