

SOULARD COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 4, 2019

I. CALL TO ORDER

II.

The meeting was called to order at 5:34 P.M. at 1911 S. 12th Street, St. Louis, Missouri 63104.

III. ROLL CALL

Members of the Board of Directors (the "Board") for the Soulard Community Improvement District (the "District") were present as follows:

Name	Present in Person	Absent
James (Max) Burton	X	
John Durnell		X
Terry Hoffman	X	
Julie Price	X	
Luke Reynolds	X	
Phyllis Young	X	

A quorum was present.

Others present:

Lisa Otke, SLDC

Katie Jenner, Husch Blackwell, LLP, Via telephone

IV. COMMENTS FROM MEMBERS OF THE PUBLIC

There were no comments at this meeting.

V. OLD BUSINESS

A. Approval of Minutes. The minutes of the meeting of the Board of Directors held on October 8, 2019 were reviewed by the Board. A motion was made by Director Reynolds to adopt the minutes. Director Hoffman seconded. A roll call vote was taken, and Directors Hoffman, Reynolds, Price and Young voted to approve the minutes of the meeting of the Board of Directors held on October 8, 2019. The minutes were approved by a vote of 4-0.

VI. NEW BUSINESS

- A. Resignation and replacement for Director Ryan King who has resigned due to his relocation to New York City. The replacement must be a property owner living within the District. The new member must also be a representative of the Soulard Restoration Group. A discussion was held and several names were mentioned. Director Hoffman will present these to Alderman Coatar for his consideration before anyone is contacted and asked to serve.

- B. The Missouri Department of Revenue has indicated to Husch that we must build the list of businesses in the District along with its address and state tax id in order for the DOR to collect the CID tax. Director Hoffman will work with Director Young and Lisa Otke to formulate the list for submission to both Husch and the DOR.

- C. Discussion of expansion of the District

At the time of the petition process several residents who were not included in the District were opposed to the District because it did not include the entire neighborhood. They were told that if/when the CID passed the Board would consider expanding the District to encompass the remainder of the neighborhood.

Director Hoffman provided a map with information about what would need to be done to enlarge the current District and include four more areas. For the remaining residential area north of Sidney there are 283 property owners outside the District; therefore, over 142 new petitions would be needed to add this area to the District.

To add the 9th Ward section between Sidney, Lynch, Hiway 55, and So. 2nd there are 51 property owners; therefore, 26 signatures would be needed to meet the per capita goal. Another standard is the majority of the total assessment in addition to the majority of the per capita. Since much of this area is owned by major industrial owners that standard could be difficult to reach if the owners did not want to be included.

To add the remainder of Kosciusko from Marion Street east to 1st St, south to Lynch, and west to Broadway 58 of the 115 property owners would need to sign the petitions. Again, much of the property is owned by major owners so whether the standard of assessed value could be met is questionable.

The fourth area would be the St. Agatha portion of Soulard. St. Agatha is bound by Arsenal, Broadway, and Interstate 55 on the western edge. In order to make it contiguous with the CID the 9th Ward portion of the neighborhood as well as Anheuser Busch would need to be included. After discussion the Board determined that it would be unlikely that Anheuser Busch would ever approve a sales tax for the CID. Since they own the majority of the assessed property in that addition, we would not meet the standard for a majority of the assessed property to include that section as an addition to the CID.

After much discussion the Board decided to table any expansion effort until the new District is fully operational, meaning taxes are being collected, planning for spending the taxes are finalized, and people are volunteering to spearhead an expansion.

D. Discussion about marketing the Soulard Community Improvement District

The Board recognizes the need to provide information about the District to the community. While a website is in place and was used before the petition and vote, it is not relevant to the current status of the newly formed District, and it doesn't provide enough information to anyone. A new website needs to be developed and discussion was held to determine how to fund the effort since the District won't have money until at least April, 2020. Conversation occurred about loans from Board members or neighborhood organizations. After recommendation from the attorney against such loans, the Board determined that SRG should be asked for a grant to provide funds for web development. The Board also discussed developing an RFP for public relations that would be sent to anyone in the neighborhood who deals with this area of expertise.

E. Discussion about Insurance for Board of Directors

Director Hoffman has obtained a bid for Liability Insurance for the Board from Mo Perm at the cost of \$1280/year. The Board in general agrees with obtaining this product; however, since no money is available this item will be delayed until later.

F. Discussion regarding District business plan and potential projects

At the next Board meeting Lisa Otke will provide a list of planners and facilitators who have been used for planning purposes on other neighborhood plans throughout the City.

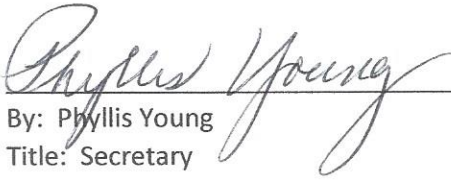
G. Other Business

There was none.

H. Adjournment

A motion was made by Director Young to adjourn the meeting. It was seconded by Director Reynolds. The motion was approved by all Board members, and the meeting was adjourned at approximately 7:20 P.M.

SOULARD COMMUNITY IMPROVEMENT DISTRICT



By: Phyllis Young
Title: Secretary