

SOULARD COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE BOARD OF DIRECTORS' MEETING  
APRIL 6, 2020

1. Call to Order

The meeting was called to order at 5:32 P.M. at 1911 S. 12th St., St. Louis, Missouri 63104.

2. Roll Call

The meeting was conducted due to Coronavirus concerns and the need for social distancing with Terry, Phyllis, and Julie in attendance at 1911 S. 12th St while the remainder of the Board attended via a conference call. Roll call response indicated that a quorum was present. In addition, Lisa Otke of SLDC and Stephen Hale were auditing the meeting.

3. Comments from Members of the Public

There were no comments from the public.

4. Approval of the minutes

A motion was made by Luke Reynolds and seconded by John Durnell to approve the minutes of the Board of Directors' meeting of February 3, 2020 as written. The minutes were unanimously approved.

5. Reports of Officers, Boards and Committees

There were none.

6. Open and Unfinished Business

President Hoffman reported that he had discussed the desire of the Board to have Stephen Hale join as an interim member, replacing Ryan King who has moved from the District. Stephen indicated that he's interested in joining the Soulard Community District Board to fill the remainder of Ryan's term. President Hoffman presented a resolution providing for Stephen to complete the remainder of Ryan's term. Julie Price made the motion to adopt the resolution, and Luke Reynolds seconded the motion. The Board then voted, and the resolution was approved with a unanimous vote.

## Retail Sales Tax Collection

Terry reported that he has established both a checking and savings account at Together Credit Union. He has deposited \$34,863 received from the Department of Revenue; however, there is no indication of what time period was covered by the collection. The Department of Revenue website is not yet set up to show the contribution of each business. Terry has sent information to the Department of Revenue informing it of businesses who are named on the list, but who are not in the CID. He also sent a file showing businesses that we feel are correct. He asked for board members to review the list for accuracy.

There are 27 businesses that the Department of Revenue (DOR) says can't be located. He has provided additional information to DOR to assist in identifying these businesses. Board members are asked to review and provide any information they might have to aid in this process.

## Nomination and Disclosure Forms

The Mayor's Office is asking all CID board members to complete these forms ASAP. Terry has provided the forms and will turn them in when all members have them completed.

## NEW BUSINESS

### A. Expenses

Legal fees amount to \$65,000 at this time. A discussion occurred about how to pay this. Terry recommended that we pay \$10,000/month until the debt is covered, assuming that sales taxes continue to cover the amount. A motion was made by Luke and seconded by John that we pay Husch \$10,000/payment received until the debt is fulfilled. The motion was unanimously approved by roll call vote.

### B. Insurance for the Board

MOPERM will provide \$2,000,000 of liability insurance for each board member for each occurrence. The annual premium is \$1,208 per year. A motion was made by Luke and seconded by Max to purchase the insurance. The motion was approved by a unanimous vote of the Board on a roll call vote. Terry will arrange to immediately activate the policy.

### C. Website

The current website is set up as it was in preparation for the preliminary petition process and the election on the establishment of the CID. It needs to be revised to allow for public notices of meetings and other pertinent information, including Board minutes. Terry recommended that we contract with Trifecta Creative, who initially designed the site and who has demonstrated ability in establishing and maintaining websites for other organizations in the neighborhood. The fee would be \$1,000. A motion was made by Luke and seconded by John. A roll call vote occurred, and the motion was approved by a unanimous vote.

Terry presented bills he has incurred during the preliminary stages of the establishment of the CID covering website and email renewals. Julie moved to reimburse Terry for those expenses which total \$304.93. Stephen seconded the motion. The motion was approved unanimously after a roll call vote.

Discussion occurred about creating a balance sheet to help in developing a budget in the future that would reflect ongoing expenses and provide a better means of predicting what available funds for other items might be.

### D. Communication

Board members discussed how the public would access the Board. John recommended that there be one address for contacting the Board rather than emails for each of the members so that communication would be consistent. Discussion followed about the best way to do this. Terry moved to create an email for the public to contact so that all members would have information, but the reply would come from the Board as opposed to each member responding to each query.

Then Terry moved to create email addresses for board members so that all future CID business would go through these addresses. That would provide a record of all our correspondence. Julie seconded the motion. A roll call vote unanimously approved the motion.

### E. Future Spending Priorities

Board members discussed a variety of spending priorities including lighting and development of a neighborhood plan to guide future expenses. Lisa Otke indicated that Bevo has a Great Street Plan and South Grand has a plan guiding



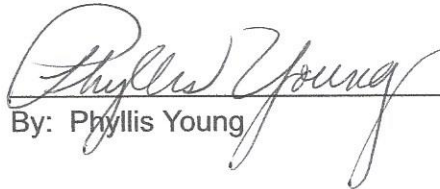
its CID expenditures. After much discussion it was determined that everyone should provide a list of ideas to Terry so that further discussion could occur at the next Board meeting. From that the Board could select what it believes should be the priorities, and those could be provided to the public for discussion. The ultimate goal should be to maximize the historic integrity of the neighborhood.

C. Conflict of Interest

The bylaws for the Board do not include a section regarding Conflict of Interests. Therefore, Terry moved that the Board request that Husch, our attorneys, draft provisions for a conflict of interest clause to be included in the bylaws. John seconded that motion. It was passed by a vote of the 6 remaining board members, since Luke had left the meeting.

Julie moved that the meeting be adjourned. Her motion was seconded by Terry. The motion was approved by the 6 remaining members. The meeting adjourned at 7:05 P.M.

SOULARD COMMUNITY IMPROVEMENT DISTRICT

A handwritten signature in cursive script, reading "Phyllis Young", is written over a horizontal line.

By: Phyllis Young

Title: Secretary