

**Soulard Community Improvement District  
Monthly Board Meeting Minutes  
Monday, June 9, 2025**

Location: Molly's  
Call to Order: Terry called the meeting to order at 5:30 pm  
Adjourn: 6:34 pm

Commissioners Present: The following commissioners responded to roll call:  
Terry Hoffman  
John Durnell  
Luke Reynolds  
Laura Leister  
Phyllis Young

Commissioners Absent: Steve Edele  
Mary Hart Burton

There was a Quorum Yes

Guests in Attendance: Lisa Otke  
Les Fields  
Matt Risser  
April Flores  
Laura Sarcone  
Jim Dallas  
Beth Hoops

• **Secretary's Report**

- Approval of minutes from the last Board Meeting on Monday, April 14, 2025. (May meeting was skipped due to board member unavailability).
  - A motion to approve the April minutes was made by John and seconded by Terry. All remaining board members in attendance approved.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through June 2025.
  - Year-to-date revenue & carryover: \$2,592,555
  - Expenses (operating + programs): \$512,970
  - Net total: \$2,004,969
- Total expenses primarily related to legal (\$67,943), beautification (\$99,658), infrastructure (\$13,575), marketing & branding (\$178,734), traffic calming (\$60,850), and trash/street/alley (\$160,154).
- April was our highest disbursement at approximately \$96,000.
- The CID is refraining from spending aggressively now because when traffic calming initiatives commence, the improvements will drain the account quickly. Meanwhile, we are yielding significant interest in our six CDs.

• **Communications Manager Report**

- Beth will upload a new boundary map to the website when it is completed. Lisa Otke is currently working on it.

• **Reports of Officers, Boards or Committees**

- No report.

• **Open and Unfinished Business**

- Expansion/Trash Program Update:
  - Estimated needing to purchase approximately 30 trash cans, 15 pet waste receptacles, and 15 skyscraper/seasonal banners.

- Single outdoor trash cans are \$659 each from old supplier. Terry priced options from Home Depot which are \$585 each, but they are not as good quality. We also discussed purchasing larger double trashcans for high trafficked locations at \$1000 each.
  - 20 regular trashcans at \$659 = \$13,180, 10 double trashcans at \$1,105 = \$11,050. Total: \$24,230.
- Fifteen pet waste stations = \$5219.
- Fifteen permanent banners cost \$3175 each and seasonal banners cost \$75 each. Total: \$78,199.
- Once we have the final numbers, we can go ahead and order the product. We are currently working on permits for the streetlight poles.
- Skyscraper Banner Update:
  - Reviewed mockups of logo and agreed on which rendition we prefer.
- Beautification/Street Tree Plan:
  - Reviewed costs of tree & stump removal
    - High Priority: Total: \$7,338
      - 3 trees
      - removal cost \$6,486
      - stump removal cost \$852
    - Medium Priority: \$67,294
      - 37 trees
      - removal cost \$59,386
      - stump removal cost: 7,908
    - High Priority: \$110,820
      - 88 trees
      - removal cost \$97,560
      - stump removal cost: \$13,260
  - Board agreed with moving forward with high and medium removals.
  - Because City has not done so, Board also discussed paying for removal of the tree that fell on 11th and Barton and other locations where there are downed trees throughout the neighborhood due to the tornado weather event. Terry will consult with Davey Tree for pricing.
  - Reviewed costs of tree watering services from DJM Ecological:
    - In 2024, we serviced 178 trees for a total of \$17,643.36.
    - In 2025, we anticipate servicing 368 trees for a total of \$30,300. This would include all 1" and 2" trees in the neighborhood, placing bladders or using bladders already in place, and filling them 5 times. Davey did not recommend that we water the 3" trees.
      - Board agreed with the 2025 proposal and also agreed to authorize an additional \$10,000 to mulch the wells.
- Traffic Calming:
  - Waiting on drafts for a cycle track on Russell. Everything is on hold until City paves.
- Pontiac Park:
  - Two new water fountains have yet to be installed. Still waiting. Terry talked to the City's Parks Director, and they said they would be installed this summer. We don't know what is taking so long.
- Shelter Blueprint:
  - John and Luke attended a meeting with St. Peter and Paul Community Center regarding the permit for a shelter at Sydney that was recently approved. They are looking to get funding from the City and would like support from the Soulard neighborhood. They would stop the food window at Trinity and move all such services to Sydney.
    - Luke made a motion to send a letter in support of funding to the Mayor's Office. Luke seconded the motion. All remaining board members in attendance approved.

- Economic Development Study:
  - All board members have a draft of the economic development plan RFP and had time to make comments.
  - Laura made a motion to approve the RFP. Phyllis seconded the motion. All remaining board members in attendance approved.
  - Reviewed timeline for the process:
    - Next step will be for Husch Blackwell to review the RFP.
    - Then, meet with neighborhood organizations (SRG, SBA, etc.) for input.
    - CID will then meet with PDA to inform them of process.
    - Final RFP is then advertised in the local newspaper, APA website and other relevant locations.
    - Respondents submit their questions, if any, in writing electronically, and CID Board responds to all questions submitted.
    - CID Board reviews proposals and determines who it would like to interview and then performs the interviews.
    - CID Board selects a Consulting Team and is prepared to announce it at December meeting.
- Historic Tour Scripting & Commentary:
  - No report. Waiting to hear back from Neil and Veronica with SRG Historical.
- Shredding/Recycling Event:
  - Planning for August 16th. Reached out to Midwest Recycling Center for pricing.
- Snow Removal:
  - No update because the Director of Streets never calls us back.
- **New Business**
  - None
- **Comments by Guests in Attendance**
  - Matt asked whether the double trashcans could have a recycling bin. Terry said he will look into that suggestion.
  - Les suggested we consider an alternative logo if we wanted to do a t-shirt design.
  - April had a question about which trees are high and medium and Terry responded that they were mostly Ash trees. She also asked who is responsible for fixing the Pontiac Park fence that was damaged by a falling tree. Luke offered to call Missouri Ornamental Iron to get the fence fixed.
- **Adjournment**
  - There being no further business. Phyllis moved that the Board adjourn until the next meeting. John seconded the motion. All board members present were in favor.

Minutes Submitted by Laura Leister  
Secretary, Soulard Community Improvement District

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Laura Leister

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Date:

Terry Hoffman 7/14/25  
LAURA LEISTER ABSENT FROM MTG