

**Soulard Community Improvement District
Special Board Meeting Minutes
Monday, November 24, 2025**

Location: Zoom
Call to Order: Terry called the meeting to order at 5:05pm
Adjourn: 5:33 pm

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

Commissioners Absent: N/A

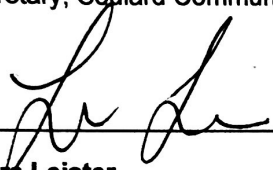
There was a Quorum Yes

Guests in Attendance: None – Closed Meeting

- **Expired terms: Directors Laura Leister & Steve Edele**
 - Laura and Steve's terms have expired. They both submitted their paperwork to the Mayor's Office for reappointment. Mayor's Office indicated they needed to supplement their Applications with an additional document. Terry will follow up to get specifics on the request.
- **Expired term: Resident Director Phyllis Young**
 - CID put out a call for applications as Phyllis will not be seeking term renewal.
 - Six individuals applied: (1) Joy Grdnic Christensen; (2) Nancy Lambert; (3) James Sgroi; (4) Dominick Del Azodi; (5) Allyson Whipple; and (6) Elizabeth Henry
 - Of these 6, only 4 have submitted the additional information the CID requests ("Nominee shall submit their bio and rationale for serving on the District board which can be emailed info@soulardcid.org"). Allyson sent in hers today, which was 10 days late. Consequently, Elizabeth and Allyson are disqualified.
 - The Board discussed each of the 4 qualifying applicants. After much deliberation, Nancy was chosen to fill Phyllis's Resident Director position. Nancy was chosen due to her more frequent attendance at monthly CID meetings than the other applicants, the fact she lives in the expanded CID area, she is a notary, and she was critical to the success of the CID expansion by canvassing the neighborhood and organizing events to obtain petition signatures. Her participation and involvement as a non-Board member shows she will be just as dedicated when she is a Board member.
 - Luke made a motion to recommend Nancy Lambert to the Mayor's Office and Board of Alderpersons as the CID's replacement for Phyllis Young. Mary seconded the Motion. All remaining Board Members approved.
 - Phyllis indicated she will continue attending and participating in CID meetings until Nancy is officially nominated and onboarded.
- **Creation of a Citizen's Advisory Board**
 - The Board discussed creating a Citizen's Advisory Board consisting of Soulard-based homeowners, renters, and business owners who could attend meetings and provide the CID Board with recommendations, suggestions, and comments.

- Everyone was positive about the idea, especially since the CID's bylaws does not have a renter director position.
- Terry will draft a resolution for the Board to discuss at the next meeting. We will have to consider how many people will be on the board, how the members are chosen, what is their defined purpose, how often do they meet, is there a board liaison, etc.
- **Quarterly Meeting with Alderwoman**
 - Terry and Laura gave brief recap of the meeting from Thursday, November 20th. Alderwoman Antwi, two representatives of the CID (Terry Hoffman & Laura Leister), three representatives of SBA (Jim Lettau, Laura Leister, and Marybeth Wallace), and two representatives of SRG (April Flores and Amanda Ramcharan) were in attendance. Each organization gave a briefing to the Alderwoman on what the groups are working on and what action items need support from the Alderwoman.

Minutes Submitted by Laura Leister
Secretary, Soulard Community Improvement District



Laura Leister

2/9/26

Date