

**Soulard Community Improvement District
Monthly Board Meeting Minutes
Monday, November 10, 2025**

Location: Molly's
Call to Order: Terry called the meeting to order at 5:03 pm
Adjourn: 6:33 pm

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

Commissioners Absent: N/A

There was a Quorum Yes

Guests in Attendance: Mary Tabacchi
Les Fields
Laura Sarcone
Richard Eaton
Jim Dallas
Andrea Dallas
Beth Hoops
Matt Risser

• **Secretary's Report**

- Approval of minutes from the last Board Meeting on Monday, October 13, 2025.
 - A motion to approve the August minutes was made by Luke and seconded by Mary. All remaining board members in attendance approved.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through October 2025
 - Year-to-date revenue & carryover: \$2,423,599
 - Expenses (operating + programs): \$154,676
 - Net total: \$2,268,923

- Total expenses were related to: Beautification (\$4,215), Marketing & Branding (\$15,002), Traffic Calming (\$38,250), and Trash, Street & Alley Cleanup Program (\$96,053).

• **Communications Manager Report**

- Beth has been working on advertising the RFPs discussed in our prior meetings as well as the open resident board position. She also confirmed that migrating from Outlook to Google will be a fairly easy task.

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

- No report.

• **Open and Unfinished Business**

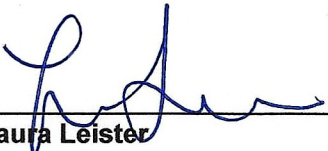
- Trash Program:

- Most of the new trash receptacles have been installed in the expanded CID area as well replacements for the damaged cans in the original area. Only a few installations left to go. All permitting for the new cans have been submitted, including the ones we added at the Metro stations.

- As for the pet waste stations, the Board reviewed historic poles. Cost will be approximately \$300/per pole. The prior non-historical poles were \$225. The Board is pleased with the look of the historic option as well as the price. The Board agreed we should purchase one to test it first because we buy them in bulk.
- Skyscraper Banners:
 - A map was distributed to the Board with locations for eight additional skyscraper banners: two on 13th, two on Sydney, two on Lynch, and two on 12th. Permits have been submitted for the new eight additional locations as well as the expanded CID area. Alderwoman Cox Antwi submitted a letter in support.
 - For the 2026 Mardi Gras Banners, Soulard Business Association has provided the art to the CID. CID submitted the three designs to Ten8 who will be telling us what the artists/SBA needs to do to reformat the art to fit on the skyscraper banners.
 - Old 2025 banners will be sold to the public through SBA for \$100. SBA will reimburse the CID for the cost of the banners.
- Beautification/Street Tree Plan:
 - Terry spoke to Brake Landscaping for a proposal to mulch and clean up all the trees the CID has planted plus other 3" or less trees. Costs will likely be around \$10,000.
 - Davey is working on a proposal for stump removal, planting of larger trees, and wheel well clean up.
- Traffic Calming:
 - Terry reported he finally received confirmation that Mayor Spencer (when she was our Alderwoman) allocated the money to repave the streets needed to move forward on the CID's traffic calming initiatives. This money cannot be relocated to any other projects, so this is great news. However, Russell is not on the City's list for 2026. After receiving this information, Board will start to move forward with the meetings necessary to start the traffic calming initiatives.
 - In past meetings we have discussed street painting for continental cross walks and no parking indicators, those are ideas we'll pick back up after the streets are paved.
 - Board revisited the idea of starting to take care of sidewalks since it does not seem like the City's 50/50 program is working. This topic was briefly discussed at the October meeting. We discussed getting a proposal from Precision Concrete Cutting for a survey and cost estimate regarding sidewalk trip hazard repair and then we can make an educated decision.
- Historic Tour Scripting & Commentary:
 - RFP is posted and is public.
- Economic Development Study:
 - RFP is posted and is public.
 - Mary asked whether we should start to engage our attorneys to draft a contract for when we choose a company. Terry said he would circle around with Husch Blackwell.
- Pontiac Park:
 - Nothing to report.
- Public Restroom:
 - Nothing to report.
- Snow Removal:
 - Brake informed us that they do not do snow/ice removal on public streets – only sidewalks.
 - Terry received a proposal from Regency for plowing and salting throughout the winter. Proposal was \$1600 per occurrence, but Board feels like this may be incorrect. Will follow back up.
- Shelter Blueprint:
 - No update from John at this time.

- Shredding/Recycling Event:
 - No update – still on schedule for April 11th
- Open Board Position:
 - Resident position is currently open, and we are accepting applications. Board will have a closed Board meeting via Zoom on Monday, November 17th at 3pm.
- CMT Bus Stop:
 - Reaching out to CMT to ask them to clean up their new stop on Gravois.
- Quarterly Communications Meetings with Alderwoman Cox Antwi
 - CID got the ball rolling on holding quarterly meetings with Alderwoman, SRG, SBA, CID, and SSBD.
- **New Business**
 - Terry distributed a copy of the “Annual Report of the Soulard CID – Fiscal Year 2025.” Board will review throughout the month and have a formal ratification at the December meeting.
 - Attorneys informed us that although the CID is set up for 25 years, we only have permission to collect tax for 10 years (end 2029). We will need to do the petition process again.
- **Comments by Guests in Attendance**
 - Jim Dallas addressed the Board regarding the recent issue with individuals removing trash from dumpsters and creating messes in alleys. Suggested we engage with Americorps and Sts. Peter and Paul to see if they can help us speak to these individuals to get them to stop because it’s not good for public health and the health of those people. Board agreed and also discussed educating property owners that if they dump their trash without a bag, the issue in the alleys won’t be as messy because individuals cannot pull bags out of the receptacles. Also discussed getting ahold of the Neighborhood Stabilization rep.
 - Matt Risser mentioned he already walked the whole neighborhood and has a list of areas where sidewalks need fixed. Matt will send to Terry.
- **Adjournment**
 - There being no further business. Laura moved that the Board adjourn until the next meeting. Phyllis seconded the motion. All board members present were in favor.

Minutes Submitted by Laura Leister
Secretary, Soulard Community Improvement District



Laura Leister

2/9/26

Date: