

**Soulard Community Improvement District  
Monthly Board Meeting Minutes  
Monday, October 13, 2025**

Location: Molly's  
Call to Order: Terry called the meeting to order at 5:01 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: John Walker  
Allyson Whipple  
Richard Eaton  
Mary Tabacchi  
Laura Sarcone  
Les Fields  
April Flores  
Derek Voellinger

• **Secretary's Report**

- Approval of minutes from the last Board Meeting on Monday, September 8, 2025.
  - Laura indicated that the date was wrong on the minutes because it was incorrectly titled as the August 2025 minutes instead of September 2025 minutes; Laura confirmed that the body of the minutes was accurate, only the date was the result of a typo.
  - A motion to approve the August minutes was made by Mary and seconded by Steve. Phyllis abstained as she was absent from the August meeting. All remaining board members in attendance approved.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through September 2025 (we are three months into the fiscal year).
  - Year-to-date revenue & carryover: \$2,343,488
  - Expenses (operating + programs): \$123,442
  - Net total: \$2,220,046
- Total expenses were related to marketing & branding (\$15,002), traffic calming (\$38,250), and trash/street/alley initiatives (\$77,926). Beautification is listed on the statement as negative \$8,875 because the CID received a grant from the Missouri Department of Conservation and Terry bucketed those funds to Beautification.

• **Communications Manager Report**

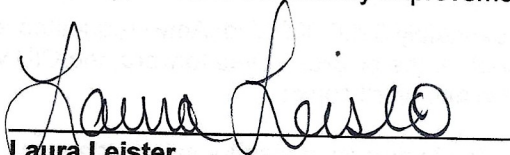
- Beth is working on transitioning the Board's email from Outlook to Google Workspace to allow for easier access and better sharing of resources amongst the Board with Google Docs/Sheets. She is also moving the CID's website to Squarespace as it is an easier to use platform. The new website will follow ADA standards for accessible viewing.

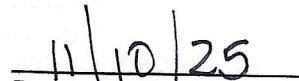
- Next Renaissance deadline is October 22, 2025. We may or may not have a contribution as deadline is approaching quickly.
- **Reports of Officers, Boards or Committees**
  - No report.
- **Open and Unfinished Business**
  - Trash Program:
    - Most of the trash receptacles have been received and are currently being stored at Molly's until they are installed.
      - CID purchased 28 single cans, 24 double cans, and extra liners and lids.
      - 17 of the single cans have already been installed.
      - 10 of the currently placed single cans will be traded for double can – mostly around businesses. CID is also adding cans by all bus stops (mostly on 7<sup>th</sup> Street).
      - Board discussed adding a can to 9<sup>th</sup> Street and Soulard by Baked & Boiled. Terry will pursue a permit for this additional location.
    - The Board reviewed two design options from Ten8 regarding logo placement on the cans. After discussion, Board unanimously preferred the placement of a “band sticker,” rather than a “circle sticker,” as the CID logo would be visible from all directions.
    - The Board also reviewed the new pet cleanup signs with the new CID logo and agreed with the new design.
    - All agreed on how well Regency (the CID's contracted trash pick-up company) has been visible in the neighborhood cleaning up trash and debris from alleys and streets. Terry commented on how Regency is incredibly responsive when he reaches out with problem areas.
  - Skyscraper Banners:
    - Still working on acquiring permits for 15 banners for the expanded CID area.
    - Board agreed we will use the same holiday banners we used last year.
    - For the 2026 Mardi Gras banners, the Soulard Business Association has chosen three artworks that they would like to go on the skyscraper starting in January. Laura will email the artwork to Terry so he can forward to Ten8 to determine how difficult it will be to transform them from poster size to banner size.
      - Regarding the 2025 banners, Board discussed selling them on the SBA website while the SBA actively sells the 2026 Mardi Gras merch. Terry will get back to Laura with a final price, probably around \$110. SBA would give CID the money.
  - Beautification/Street Tree Plan:
    - Davey tree has applied for a second grant from the Missouri Department of Conservation. Amount should equate to approximately \$6,000.
    - CID has received an additional quote from Davey Tree. Will be around \$1800 per tree to remove large dead stumps, clean the wells, and plant new trees. Board agreed to move forward for 25 trees.
    - We talked last meeting about doing a marketing initiative for property owners regarding their responsibility for maintaining sidewalks. Terry consulted with Ten8 and they are actively designing some options for us.
  - Traffic Calming:
    - Cycle track plan was re-designed by CBB for south side of the street from 7<sup>th</sup> to Jefferson. Waiting on Streets Department for feedback. CBB mentioned there might be some funding we can apply for from the federal government for the project.
    - We can't start traffic calming on Russell until 12<sup>th</sup> and Russell is resurfaced. Terry and Luke met with Alderwoman Jamie Cox Antwi and she told them that she spent the ward capital that Mayor Spencer (when she was alderwoman) set aside for Soulard for the repaving. This was disappointing to hear because Mayor Spencer told us to hold off on the traffic calming on Russell until City repaves and Mayor Spencer said it would be a priority. Jamie said she would look back into it.

- Board talked about getting street large planters as a temporary traffic calming strategy for now.
- Historic Tour Scripting & Commentary:
  - Terry is preparing the RFP for publication and posting.
- Economic Development Study:
  - Mary reviewed the Economic Development Study timeline:
    - By 6/9/25 – Board approves RFP
    - By 7/7/25 – Board’s attorney completes review of RFP
    - By 8/6/25 – Board meets with Partnering Groups (e.g., SRG, SBA, etc.) for input
    - By 8/20/25 – Board meets with PDA to inform them of process
    - By 11/10/25 – Final RFP is: 1) advertised in print, APA and other relevant websites; and 2) direct mailed to firms endorsed by PDA and other local firms.
    - By 12/1/25 – Respondents should submit their questions in writing, electronically
    - By 12/15/25 – Board sends answers to all Respondents
    - On 1/9/26 at 5pm – Final responses are due
    - At 1/12/26 – CID meeting Board reviews proposals received and determines who it would like to interview
    - By 1/23/26 – Interviews concluded
    - By 2/9/26 – Board selects a Consulting Team and is prepared to announce it at December meeting.
- Pontiac Park:
  - Got approval from Parks Department to repair the stone and wrought iron fence around the Park. City just wants us to circle them into the final scope of work and who the contractor will be to make sure they have proper insurance.
    - Terry will contact H.Hart with RKM.
- Public Restroom:
  - The “Portland-Loo” could cost approximately \$200,000. Ald. Antwi requested a list of possible locations for placement. If the project moves forward, the CID will negotiate cost sharing with Ald. Antwi and ward capital.
- Snow Removal:
  - Terry has a call into Brake Landscaping to discuss a plan for salt distribution.
- Shelter Blueprint:
  - No update from John at this time.
- Shredding/Recycling Event:
  - Tentative date April 11, 2026
  - Vision is a full-service recycling event from paint, to oil, to paper, to electronics.
- **New Business**
  - We are in a new fiscal year. Terry asked if the current positions – Chair (Terry), Vice Chair (Luke), Treasurer (Terry), and Secretary (Laura) – should remain the same or be adjusted.
    - Mary made a motion to keep the current slate of officers. Steve Seconded. All remaining board members in attendance approved.
  - Terry circulated a “Conflict of Interest Policy Acknowledgement” and asked the Board to review and sign. Acknowledgement requires Board members to attest that that they are not engaged in any outside activities that could potentially interfere with the performance of the Board’s duties.
  - Phyllis’s term expired in July. She holds a resident/homeowner position.
    - John had been thinking about sliding into Phyllis’s position and opening his position as the SRG nominee. However, after more consideration, John has decided he would like to keep his position as the SRG nominee. John provided the Board with a letter explaining his extensive involvement with the SRG for the past 4 decades.
    - Due to John’s letter, the Board will seek to fill Phyllis’s board position.

- Terry asked the Board whether we should consider doing our own 50/50 sidewalk program to assist property owners move repairs along more quickly and maybe cheaper. It is estimated that if the CID invests \$50,000 it would cover around 40 properties. This is very significant. Also, in our program we could help save brick sidewalks. The city's 50/50 program asphalts over brick sidewalks. Board tabled the discussion and will discuss at future meeting.
- New bus stop at the top of Allen is having issues with trash. Citizens for Modern Transit (CMT) is responsible for cleaning it up, not the City. Terry will contact CMT to ask them if they are going to be cleaning or else we will and bill them.
- Terry has begun the process for organizing a quarterly meeting with the Alderwoman, CID, SRG, and SBA.
- On October 8, 2025, the CID received an email from Kerry-Pitt Hart, a concerned resident. She expressed issues with Trinity's food window causing a nuisance and threat to public safety. She also addressed the new shelter on Sydney Street. She requested the CID include regular safety and shelter updates in the minutes and reiterate the neighborhood's expectation that Trinity's activities be held accountable for public safety and compliance. The CID responded to the resident's email explaining the role of the CID and that it is not a policing organization or enforcement agency. Safety with respect to the food window or any activities related to the shelter must be addressed by Trinity Church, LCMS, city agencies responsible for licensing, law enforcement, legislators, and the Mayor.
- **Comments by Guests in Attendance**
  - Richard commented that Lafayette Square uses planters on unpaved streets.
- **Adjournment**
  - There being no further business. Mary moved that the Board adjourn until the next meeting. Luke seconded the motion. All board members present were in favor.

Minutes Submitted by Laura Leister  
Secretary, Soulard Community Improvement District

  
Laura Leister

  
Date: 11/10/25