

**Soulard Community Improvement District
Monthly Board Meeting Minutes
Monday, February 9, 2026**

Location: Molly's
Call to Order: Terry called the meeting to order at 5:00 pm
Adjourn: 6:22 pm

Commissioners Present: The following commissioners responded to roll call:
Terry Hoffman
John Durnell
Luke Reynolds
Laura Leister
Mary Hart Burton
Nancy Lambert

Commissioners Absent: Steve Edele

There was a Quorum Yes

Guests in Attendance: Bob Printz
Laura Sarcone
Matt Risser
April Flores
Beth Hoops
Allyson Whipple
Lisa Otke

• **Secretary's Report**

- Approval of minutes from the Board Meeting on Monday, November 10, 2025.
 - A motion to approve the November minutes was made by Mary and seconded by Terry. All remaining board members in attendance approved, except Nancy who must recuse as she wasn't on the Board at the time of the meeting.
- Approval of minutes from the Special Closed Board Meeting on Monday, November 24, 2025.
 - A motion to approve the November minutes was made by Mary and seconded by John. All remaining board members in attendance approved, except Nancy who must recuse as she wasn't on the Board at the time of the meeting.
- Approval of minutes from the last public Board Meeting on Monday, January 12, 2026.
 - A motion to approve the August minutes was made by Mary and seconded by Mary. All remaining board members in attendance approved.
- Approval of minutes from the Special Closed Board Meeting on Monday, January 29, 2026.
 - A motion to approve the November minutes was made by Nancy and seconded by Terry. All remaining board members in attendance approved.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through January 2026
 - Year-to-date revenue & carryover: \$2,656,398
 - Expenses (operating + programs): \$335,326
 - Net total: \$2,321,071
- Total expenses were related to: Beautification (\$111,794), Marketing & Branding (\$15,652), Traffic Calming (\$51,750), and Trash, Street & Alley Cleanup Program (\$145,933).
- Terry proposed that we move \$50,000 funds from Traffic Calming to Marketing and Branding, and \$75,000 from Traffic Calming to Street Maintenance via "A Resolution of the Soulard Community

Improvement District to Modify Fiscal Year 2026 Operating Budget.” We currently do not have a Street Maintenance budget, and we used funds for salting and plowing during our latest snow event.

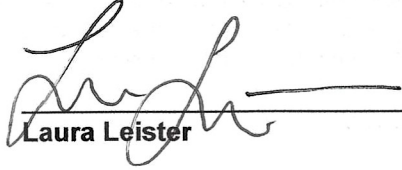
- A motion to approve the Resolution was made by Luke and seconded by Mary. All remaining board members in attendance approved.
- **Communications Manager Report**
 - Beth created new email addresses for the Board and created a Google Drive for both the Board and the public. She discussed the migration process with the Board.
- **Reports of Officers, Boards or Committees**
 - No report.
- **Open and Unfinished Business**
 - Trash/Dog Waste Station Program:
 - Trash receptacles will have new signage shortly. Installation delayed due to poor weather.
 - Terry showed the Board a physical example of the historic pole we will be using as well as four finial options. Board chose a finial design.
 - Board reviewed the signage recommendations from Ten8 for the pet waste stations. Board agreed with the designs presented.
 - Skyscraper Banners:
 - Eight new permanent signs are ready to be installed in the expansion area.
 - After Mardi Gras, the default vinyl banners will be installed.
 - Beautification/Street Tree Plan:
 - Terry spoke to Allen in Forestry re: specific dead trees that need to be removed.
 - Davey is ready to prep and plant 24 more tree sites. We will get addresses for them to plant in the spring.
 - Traffic Calming:
 - No report
 - Historic Tour Scripting & Commentary:
 - CID solicited proposals for the creation of a comprehensive library of historical content to support the design of a self-guided historic tour for the neighborhood.
 - Bid was awarded to Bob Printz and John Cline.
 - Board is working with attorneys to develop a contract.
 - Economic Development Study:
 - Finalist interviews are being conducted this week. Board will hold a special meeting to discuss results. Will have a decision on which company will be chosen by March Board meeting.
 - Pontiac Park:
 - Working with Hank Hart/RKM to get a bid to repair the exterior park stone walls.
 - Public Restroom:
 - No report.
 - Snow Removal:
 - CID funded the pretreatment of streets the night before the winter storm in January. Post-storm, CID funded two and a half days of supplemental plowing. Total cost was \$35,000 for 3.5 days.
 - Shelter Blueprint:
 - No report.
 - Shredding/Recycling Event:
 - No update – still on schedule for April 11th
 - Sidewalk Program:
 - Received a quote from Precision Concrete Cutting to survey all 22 miles of sidewalk that needs to be repaired/replaced within the neighborhood. Total cost is \$18,500.
 - The Board agrees that such a survey would provide valuable data and assist the Board in deciding which areas are priority and how we should move forward with an action plan.

- A motion to accept the quote and move forward with the survey was made by John and seconded by Laura. All remaining board members in attendance approved.
- CMT Bus Stop:
 - CID Board has been very frustrated with the maintenance of the CMT Bus Stop as it is always full of trash and is an entry point into the neighborhood. Terry reached out to CMT to ask about a maintenance plan. CMT indicated they would not maintain the area. Board discussed putting a CID trashcan at the bus stop, which we would maintain, and ask the SRG beautification team if they could help with some green space maintenance.
- Quarterly Communications Meetings with Alderwoman Cox Antwi
 - No update.
- Citizen Advisory Council:
 - Discussed draft of "A Resolution of the Soulard Community Improvement District Adopting a Citizens Advisory Board; and Authorizing Such Further Actions as May be Necessary and Desirable to Carry Out and Comply with the Intent Hereof."
 - Theoretically, this Advisory Board would consist of 11 individuals, whose composition will be: 5 property owners, 3 renters and 3 business owners to be an advisory or consulting body to the Board (not decision-making).
 - Mary brought up the point that our Economic Development Plan project will likely require an advisory board and we should focus on that first and that board can transition to a more permanent body in the future. Board agreed with Mary and put the Resolution on hold.
- **New Business**
 - Mardi Gras Letter:
 - Reviewed draft letter to Mayor Spencer asking that the Excise Tax Commissioner support MGI's request for:
 - Preventing guests from entering the neighborhood with their own alcohol (in prior years, this has been enforced by security/officers at checkpoints/entry points into the neighborhood and required guests to discard their alcohol before entering Soulard);
 - Preventing gas stations in the neighborhood from being able to sell package liquor on the day of the event (guests will now be able to purchase cases of alcohol and/or hard liquor on the day of the event); and
 - Requiring bars to pour canned/glass alcohol into cups upon being sold.
 - MGI has represented to the CID that the Commissioner is currently not supporting the above.
 - Board agreed to send letter – SRG has already sent one.
 - Potential for joint SSB/CID Director Paid Position
 - Board would like to explore the role.
 - Laura commented that the paid Executive Director position for the SBA has been very helpful as oftentimes there is too much work for a small volunteer group to handle.
 - John mentioned CID should handle maintenance of the "triangle" at the end of 9th.
- **Comments by Guests in Attendance**
 - April mentioned SRG would like to participate in the recycling event so that all addresses (including outside the boundary) can utilize the services. She also mentioned the need for the removal of a tree stump in Pontiac Park.
 - Bob asked about the sidewalk assessment re: brick. Terry answered that once we get the assessment back, we'll see what they say, and figure out the process once we have all the details.
 - Lisa Otko provided City Manager updates.

- **Adjournment**

- There being no further business. Luke moved that the Board adjourn until the next meeting. Mary seconded the motion. All board members present were in favor.

Minutes Submitted by Laura Leister
Secretary, Soulard Community Improvement District



Laura Leister

3/10/26

Date: