

**Soulard Community Improvement District  
Monthly Board Meeting Minutes  
Tuesday, May 12, 2026**

Location: Molly's  
Call to Order: Terry called the meeting to order at 5:08 pm  
Adjourn: 6:42 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: April Flores, President of SRG  
Beth Bennett, Resident  
Marilyn Morris, Resident  
Richard Eaton, Resident  
Andy Struckhoff, PGAV  
Susie Bonwich, PGAV  
Dillion Goodson, Resident  
Lisa Otke, Neighborhood Manager  
Beth Hoops, Communications

• **Secretary's Report**

- Approval of minutes from the Board Meeting on Monday, April 13, 2026.
  - A motion to approve the April minutes was made by Mary and seconded by Terry. All remaining board members in attendance approved. (Laura abstained because she did not attend the April 13th meeting).
- The secretary notes that an approval of minutes from the closed April Board Meeting on Monday, April 13, 2026 was made by email prior to meeting.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through April 2026
  - Year-to-date revenue & carryover: \$2,910,072
  - Expenses (operating + programs): \$466,335
  - Net total: \$2,443,737
- Total expenses were related to: Beautification (\$111,794), Marketing & Branding (\$33,162), Traffic Calming (\$51,750), Trash, Street & Alley Cleanup Program (\$218,189), and Street Maintenance for Snow and Salt (\$38,393)
- Board discussed transferring \$1,000,000 into an 11-month 4% CD and agreed we should move forward.
- Terry went over inflows and outflows for April 2026
  - MO Department of Revenue: \$62,825.51
  - Together Credit Union: \$7,472.22
  - Subtotal Revenue: \$70,297.95**

Amazon: \$152.56  
Husch Blackwell: \$4,611.25  
Metro's Main Haul: \$6,860.00  
Regency Enterprise Services: \$9,075.00  
U.S. Post Office:  
Zoom:  
**Subtotal Expenses: \$20,813.09**

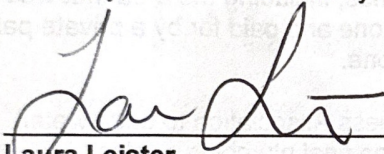
**Net: \$49,484.87**

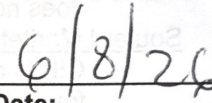
- The CID Board needs to submit final budget by June 1, 2026. (The Board had approved the preliminary budget earlier this year in March).
  - The Board re-reviewed the preliminary budget.
  - A motion to approve the final 2027 budget was made by Laura and seconded by Luke. All remaining board members in attendance approved.
- **Communications Manager Report**
  - Beth indicated she is working on getting the minutes on the website.
  - John mentioned he's having difficulty receiving emails. Beth indicated she would look into the issue.
  - Beth's "summer project" will be to transfer current website to Squarespace.
- **Reports of Officers, Boards or Committees**
  - No report.
- **Open and Unfinished Business**
  - Economic Development Strategic Plan for Soulard and Kosciusko Neighborhoods:
  - Susie and Andy with PGAV, the consulting company chosen by the CID to draft the Plan, addressed the Board.
    - Goals outlined: Create a practical housing plan that helps identify economic development priorities, support businesses and investment, strengthen Soulard's identity and connectivity, identify opportunity sites and corridors, and create an implementation-focused roadmap.
    - Three Phase Planning Process will be over a 12 to 14-month period:
      - Phase 1: Existing Conditions – May to August 2026
        - Market analysis, stakeholder input, opportunity identification
      - Phase 2: Development Opportunities – September to November 2026
        - Economic framework, priorities, and investment direction
      - Phase 3: Strategic Plan – December 2026 to April 2027
        - Implementation strategies, OKRs, and action plan
    - Next Steps (next 30 days)
      - Finalize steering committee (who will be involved in the phases), confirm engagement schedule, begin existing conditions analysis, launch data collection and market review, begin stakeholder outreach, and coordinate survey framework.
        - Steering Committee should be 6-9 people who represent different roles in the community.
      - To facilitate the above, CID will provide existing plans, studies, and reports; available CID data and financial information; stakeholder and partner contact lists; upcoming event calendars and engagement opportunities; and insight into current priorities, concerns, and ongoing initiatives.
  - Trash Program:
    - There was a signage error on the trash receptacle bands re: reference to an incorrect website. Beth will investigate whether we can redirect the traffic,

- although she believes it will likely not be feasible. Terry will investigate the costs in replacing them.
- D's informally requested a trash can. Laura will follow up with Donald Keener to see if they would like a single or double. After hearing back, we will get the receptacle installed.
  - Skyscraper Banners:
    - Ten8 is working on additional seasonal banners focused on "famous Soulardians."
  - Beautification/Street Tree Plan:
    - Terry reached out to Davey Tree regarding a few tree stumps that have yet to be removed.
    - Forestry told Terry that they are going to try to plant additional trees, but we are starting to get too late into the season.
    - Brake Landscaping will start cleaning out the tree wells in 4-6 weeks as they are getting staffing together. They are also working on a proposal/bid for cleaning up the 9th Street triangle and installing a walkway.
    - Working on getting the watering service in place ahead of summer.
  - Pontiac Park:
    - CID is getting a bid to fix parts of the metal fence, including the area that was hit by a golf cart last month. The work that was done and paid for by a private party does not look very good and needs to be redone.
  - Soulard Market Park:
    - CID is actively working with the Soulard Business Association to get a water fountain installed in the market park. Waiting on final plumbing quotes.
  - Traffic Calming:
    - Alderwoman Cox has finally formally approved the CID's proposal for traffic calming. This was provided a year ago. Streets is now in review and will provide comments to BPS (who will be managing the entire project for us). Once BPS get the cost estimates, we'll work with Alderwoman Cox to determine how much Ward capital will be contributed and how much the CID will pay.
  - Historic Scripting:
    - John D., Terry, John Cline, and Bob Printz will be meeting on next steps as contract has been signed.
  - Shelter Blueprint:
    - Father Bruce returned thoughts about CID's guidelines re: transitional shelter. These guidelines were submitted to Father Bruce over a year ago. We predict a neighborhood meeting will be scheduled soon to get support for an occupancy
  - Recycling Event:
    - October 31st is scheduled to be the next event.
  - Sidewalk Program:
    - Survey completed last week by Precision Concrete. Board to review and send to Alderwoman Cox.
  - CMT Bus Stop:
    - CID trashcan has been placed, and porter service has been activated.
  - Public Restroom:
    - No update.
  - Board Bill 152:
    - Most of the Board will be at the May 21st General Meeting.
    - The CID is working on an Economic Development Strategic Plan and the CID's position is that Soulard should be kept out of the Bill for the first year while we create the neighborhood's Economic Development Strategic Plan.
  - Citizen Advisory Council:
    - No update

- **New Business**
  - The City is applying for a federal grant for a local study to make Gravois safer. The City asked for a letter of support. A motion was made by John to send the letter, seconded by Laura. All remaining board members in attendance approved.
- **Comments by Guests in Attendance**
  - Richard mentioned some need for pruning.
  - Beth B. had a question about historic signing, and we confirmed we are working on it.
- **Went into Closed Session from 6:35-640pm**
  - Terry called a for a brief closed session to discuss a sign variance request from AB.
- **Adjournment**
  - There being no further business. Laura moved that the Board adjourn until the next meeting. Nancy seconded the motion. All board members present were in favor.

Minutes Submitted by Laura Leister  
Secretary, Soulard Community Improvement District

  
\_\_\_\_\_  
Laura Leister

  
\_\_\_\_\_  
Date: