

**Soulard Community Improvement District
Monthly Board Meeting Minutes
Tuesday, July 13, 2026**

Location: Molly's
Call to Order: Terry called the meeting to order at 5:00 pm
Adjourn: 6:18 pm
Commissioners Present: The following commissioners responded to roll call:

Terry Hoffman
John Durnell
Luke Reynolds
Laura Leister
Mary Hart Burton
Nancy Lambert
Steve Edele

Commissioners Absent: N/A

There was a Quorum: Yes

Guests in Attendance: Marilyn Morris, Resident
Matt Risser, Resident
Richard Eaton, Resident
Laura Sarcone, Resident
Allyson Whipple, Resident
Shawn Caruso, SSBD
Kevonne Martin, Preffin
Shaine Bennett, Preffin
Les Fields, Resident
Jimmy Sgroi, SRG PRT
Beth Hoops, Communications

• **Secretary's Report**

- Approval of minutes from the Closed Session Board Meeting on Tuesday, May 12, 2026.
 - A motion to approve the April minutes was made by Mary and seconded by John. Steve abstained because he was not present at the meeting. All remaining board members in attendance approved.
- Approval of minutes from the Board Meeting on Tuesday, June 8, 2026.
 - A motion to approve the April minutes after correcting one typo was made by Luke and seconded by Nancy. All remaining board members in attendance approved.

• **Treasurer's Report**

- Terry presented the Budget & Income Statement through June 2026 (which is the fiscal year end)
 - Year-to-date revenue & carryover: \$3,065,815
 - Expenses (operating + programs): \$557,722
 - Net total: \$2,508,093
- Total expenses were related to: Beautification (\$144,110), Marketing & Branding (\$46,037), Traffic Calming (\$51,750), Trash, Street & Alley Cleanup Program (\$256,385), Street Maintenance for Snow and Salt (\$38,393); Recycling (\$1,670); and Community Planning/Strategic Planning (\$2,238).

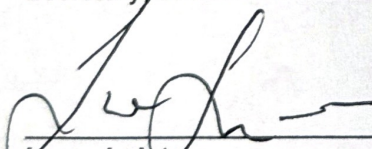
- Terry went over inflows and outflows for June 2026
Total Income: \$81,284.17
Expenses: \$43,339.30
- Two CDs matured and will be rolled back into CDs at 3.54% interest (maturing on 6/21/2027)
- **Communications Manager Report**
 - Next Renaissance Article is due end of July, which will run in the Fall. Beth will promote the next recycling/shredding event scheduled for October 31st.
- **Reports of Officers, Boards or Committees**
 - No report.
- **Open and Unfinished Business**
 - Economic Development Strategic Plan for Soulard and Kosciusko Neighborhoods:
 - CID Board formed a Steering Committee for the Plan as directed by PGAV (the consulting company chosen the CID).
 - Final committee consists of a 9-person panel: CID rep (Mary Hart Burton), SBA rep (Laura Leister), MGI rep (Kevin Wilkins), SRG rep (Jimmy Roberts), Kosciusko rep (Mike Crossno – Together Credit Union), Renter rep (Theresa Schafer), Realtor rep (Marybeth Wallace); Dan Prader rep (long term property owner); and Liz Henry rep (property owner).
 - First Steering Committee meeting is scheduled for Wednesday, July 29th at 5pm and is open to the public, however, no public discussion will be permitted. Meeting will be held at Molly's. There will be future town halls scheduled and advertised in which the public can comment.
 - Trash Program:
 - We have three double trash cans in storage. We are going to place one at D's and keep two for when a can needs replaced due to damage.
 - We have 8 single cans in storage. We are going to donate a few to the SRG so that they can place them in South Soulard outside of our boundaries. We will keep the rest in storage in the event there is a request for a can at specific location or for damage replacement.
 - We also have the following backups for damage replacement: 20 can liners, 12 lids, and 4 rain guards.
 - Need to install one of the new pet waste stations with historical pole at 9th and Emmett. We then have one more left for installation.
 - We saved the old pet waste stations that did not have damage. Discussed repurposing them by offering them to other adjoining neighborhoods. Perhaps Benton Park or Lafayette Park. There are a total of ten stations that would include the dispenser.
 - Terry noticed the pet waste stations signage is a little sharp and got a quote for them to have smooth corners. Cost is \$3,190. Board stated they didn't notice the issue and would look at them. Will discuss at next meeting if any action needs to be taken.
 - Board reviewed an option for a 40-gallon square trashcan for 9th Street/Lafayette. Due to the location of a pizza shop on 9th Street, large pizza boxes clog up the currently placed trashcans. John suggested a different trash can option that's specifically for pizza boxes and shared a link with Terry. Board will compare both options and price at the next meeting.
 - Skyscraper Banners:
 - Remaining permanent banners were installed last week in the CID expansion area.

- Ten8 is continuing working on additional seasonal banner ideas for the Board to review.
- Beautification/Street Tree Plan:
 - Received a check from MHDC for \$6400. Will be working with Davey Tree and MHDC for Fiscal Year 2027 cost share project.
 - DJM Ecological Services started watering the 485 newer trees planted throughout the neighborhood. DJM noticed there are 57 damaged or stolen tree well watering bags. We will purchase replacements for \$1875. Next watering is scheduled for July 27, 2026. The projected cost for 5 total waterings throughout the summer is \$41,475 (\$17.80 per tree per visit).
 - Discussed the CID entering into a Development Agreement with the SBA to be the developer of the Sydney Street triangle to streamline the bidding process and because the SBA previously approached the CID asking if there are any beautification projects the two orgs could link up to work on together. Per Husch Blackwell, SBA can permissibly enter into contracts with contractors and CID would reimburse the SBA. Husch Blackwell drafted a Development Agreement.
 - Contacts would include:
 - (1) Remove all plant material being careful to save any good plants that can be replanted, remove 4-6" of soil and bring in a soil compost mix to incorporate into the existing soil, and move and reset boulders for design.
 - Project Total: \$4,141.37
 - (2) Remove all plantings except the Redbud trees, remove approximately 3" of topsoil and amend soil with a high-quality compost soil mix, install plantings per design, and mulch bed with shredded hardwood mulch to finish.
 - Project Total: \$9,760.68
 - (3) Excavation of soil below bed around entire island area, install compacted rock, form up concrete area on a slope around island, install expansion joint as required, pour concrete mix, use brick stamps for finish with a release agent, strip forms, power wash and saw cut, and seal concrete with sealer.
 - Project Total: \$13,645.00
 - A motion to enter into a Development Agreement with the SBA for the Sydney Street Triangle project for a total of \$27,547.05 was made by John and seconded by Mary. Laura abstained because she is the SBA nominee for the CID. All remaining board members in attendance approved.
- Pontiac Park:
 - Discussed the CID entering into a Development Agreement with the SBA to be the developer of the sidewalk and fence repair work in Pontiac Park. Received bid for a Pontiac Park concrete walkway (\$29,835) and to replace 7 panels of the damaged fencing (\$10,400).
 - A motion to enter into a Development Agreement with the SBA for the sidewalk and fence repair project in Pontiac Park for a total of \$40,235 was made by Steve and seconded by Mary. Laura abstained because she is the SBA nominee for the CID. All remaining board members in attendance approved.
 - We are still waiting on a bid for fence painting, wall repair, and continued maintenance.
 - Spoke to PGAV re: whether we can include a master plan including Pontiac Park.
 - Future possible projects in the park: (1) dead tree removals; (2) additional stump removals – possibly 16 more; and (3) ongoing pruning.
 - CID is planning to meet with Parks Commissioner to share the significant investments we are about to make in Pontiac Park.

- Soulard Market Park:
 - SBA has been trying to install a drinking fountain at Soulard Market Park (similar to the ones placed by CID in Pontiac Park), and asked for some financial assistance. Received bid from City's designated plumber. In order to complete the work, the SBA asked for \$18,261 to do the plumbing work within the CID boundaries on Lafayette up to the curb. SBA would pay \$10,000 for fountain and is asking the Parks Department to contribute \$13,776 for remainder.
 - A motion to fund the plumbing work for the SBA's water fountain project within the CID boundaries was made by John, seconded by Mary, Laura abstained. All remaining board members in attendance approved.
- Traffic Calming:
 - BPS has determined that 35 ramps need to be re-built on 12th Street for ADA compliance prior to any traffic calming work to commence. Thus, CID cannot install the bump outs as per its Traffic Calming Study until all 35 ramps are rebuilt for ADA compliance on 12th Street. Alderwoman Jami Antwi Cox agreed to pay for 13 of the 35 out of ward capital, equaling \$104,000. The remaining ramps will cost \$176,000. Then, the street needs to be paved by the City (note: the funds to resurface 12th Street is already secured by the City).
 - A motion for the CID to fund the remaining 22 ramps not being covered by ward capital was made by Steve and seconded by Laura. All remaining board members in attendance approved.
 - Alderwoman Antwi informed the CID that she's not in the position to discuss Russell yet, but to bring it back up with her in Q3.
 - Laura mentioned that she provided the CID update at the last monthly SRG Membership Meeting. At that meeting, a resident asked whether the Board could update the CID website with the general status of the traffic calming project and where the bump outs are planned to be installed. We agreed with this request and will get information to Communications, Beth Hoops. Once we get a commitment from BPS on when the 35 ramps can be re-built, the CID will be able to post on the website a more solid timeline with drawings.
- Historic Scripting:
 - Reviewed ideas for the Historic Tour System, including: (1) signs, plaques, and/or interpretive panels on buildings, freestanding, or a medallion in the ground; (2) printed matter; (3) digital; and (4) street banners.
 - Laura brought up that the SRG is doing similar signs for participants of the Parlor Tour and asked the SRG liaison whether the CID and SRG could connect to make the signage look cohesive. John is on the committee and will bring feedback to them.
 - Kicking around idea for the walking tour to include 4 different versions that people can follow. For example: Soulard history; people and culture, high style, and how to read a building/house. Nancy mentioned a fifth category including ghost stories.
- Sidewalk Program:
 - Survey completed by Precision Concrete. During the quarterly leadership meeting with Alderwoman Antwi, we informed her that we completed this survey and she asked to review a copy.
- Board Bill 50 (previously 152):
 - Laura gave an update and shared that Alderwoman Antwi assured the SBA and SRG that BB50 has excluded Soulard and that any food truck operator would need to get a special events license to operate.
- Shelter Blueprint:
 - No update.
- Recycling Event:
 - No update.
- CMT Bus Stop:
 - No update.

- CID/SSBD Joint Director Position:
 - No update.
 - Public Restroom:
 - No update.
 - Citizen Advisory Council:
 - No update
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- **New Business**
 - We have just entered into a new fiscal year. Circulated Conflicts of Interest Policy. Each commissioner needs to review and sign. It is the same agreement as last year.
 - Mary made a motion to keep officers in their current positions and Nancy seconded. All remaining board members in attendance approved.
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- **Comments by Guests in Attendance**
 - Les Fields brought up that he is a Transportation Engineer and always willing to give advice and recommendations.
 - Jimmy Sgroi had a question regarding why a Development Agreement with SBA would be necessary. Terry explained that Brake is the one contractor who communicates with the CID and responds quickly. The CIDs ongoing satisfaction with their work and familiarity with the neighborhood is extremely helpful. Also, Brake Landscaping is a full-service landscaping company, so we don't need to go through multiple companies to get one job done. Laura (as the SBA nominee for the CID) explained that the SBA has been asking to get involved in beautification projects with the CID. Also, the CID and SSBD will, down the pipeline, be hiring a full-time paid individual to assist in providing the labor to manage bids.
 - Representatives of Preffin introduced themselves and shared that they help market 0 neighborhoods.
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- **Adjournment**
 - There being no further business. Laura 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

8/10/26

Date: