



December 27, 2023

Dutchtown Community
Improvement District
3207 Meramec
St Louis, MO 63118

Annual Report 2022-2023

Dear Members and Stakeholders,

As Chair of the Dutchtown Community Improvement District (DTCID), I am delighted to present the Annual Report for the fiscal year 2022-2023. This year has been a testament to our commitment to the Dutchtown community and the continuous improvement of our district. We faced challenges head-on, celebrated achievements, and set our sights on an even brighter future.

Organizational Overview: The DTCID, in collaboration with Dutchtown Main Streets (DTMS) And the Neighborhood Innovation Center (NICstl), has fortified its internal processes and communication channels to ensure a seamless exchange of information and greater accountability in collaborations. We revamped our processes during the 2022/2023 year for the 2023-24 year to be reflective of standard Granting practices. We believe this is a more responsible way of handling the funds we distribute, will provide more buy in from DTCID Board members, more accountability from outside partners and better communication on project status. The Annual Budget serves as our guiding document, directing the work undertaken by other organizations through Grants for specific projects.

I. **District Boundary Map – See attached Exhibit A**

II. **General Information**

- a. Name of CID: Dutchtown Community Improvement District
- b. Municipality: City of St. Louis, Missouri
- c. Person preparing this report: Caya Aufiero, Chairperson
- d. Board of Directors & Advisory Board- see below
- e. Date of most recent Annual Meeting: June 27, 2023

Dutchtown CID Board of Directors as of 12/26/2023		
Position	Name	Term Expiration
Chair	Caya Aufiero	2025
Vice Chair	Michael Powers	2027
Treasurer	Open	
Recording Secty	Ann Smart	2026
Custodial Secty	Fadumo Hassan	2023
Director	Dwayne Nelson	2027
Director	Molly Rebmann	2025
Director	Melissa Brockley	2025

Advisory Board

1. Ted Greenfield- Greenfield Carpet
2. Dr Chadalawada- Medwin Primary Care
3. Tiffany Minx- De Sales Housing

III. Board Priorities

Community Safety projects, trash abatement/beautification and district marketing are our top priorities, in that order.

Most projects are funded as Grants from the CID and implemented by other organizations. However, the DTCID itself also spearheads several ongoing projects such as our Merry Menagerie, a Holiday event in the District and the Trash Porter project.

IV. Resolutions Approved by the Board – See attached Exhibit C

- a. Resolution 2022-01 – A Resolution of the Dutchtown Community Improvement District Approving the Proposed Budget for the Fiscal Year 2022-23
- b. Resolution 2022-02 - Imposing the 2022 Special Assessment and certifying the 2022 Special Assessment to the Collector of Revenue for Collection
- c. Resolution 2023-01 – A Resolution adopting amended and restated Bylaws

Financial Statements: For a comprehensive understanding of our fiscal health, please refer to the attached financial statements, including the Profit & Loss statement for June 30, 2022, the Balance Sheet for the same period, and the Annual Budget for July 1, 2022, to June 30, 2023.

I. Financial Statements – See attached Exhibit B

- a. June 30, 2023 Profit & Loss
- b. June 30, 2023 Balance Sheet
- c. July 1, 2022 – June 30, 2023 Annual Budget

Major Projects and Achievements: We take pride in our innovative focus on safety projects, trash abatement/beautification, and district marketing. Notable achievements include stabilizing District annual events for Spring, Summer and Winter Holiday, Shopping District String Lighting expansion plans, and expanding our Community Safety Initiative through ALPR cameras and curated cameras to members.

Community Impact: The positive impact of our initiatives on the Dutchtown community is paramount to us and to our stakeholders. From safety improvements to beautification projects, our efforts contribute to the social and economic well-being of our residents.

Challenges and Future Plans: Acknowledging challenges faced during the year, we remain steadfast in our commitment to address them. Our strategic goals and priorities outline our path forward, ensuring sustained growth and improvement for the Dutchtown district. One of our challenges is public awareness of the CID's activities and value, since much of our work is done through the selective funding of projects implemented by other organizations. We will be addressing the awareness issue going forward as a critical component of our planning since we will be going back to the voters in 2026.

Public Safety and Law Enforcement: Ensuring the well-being of our residents is our top priority. Our ongoing commitment to public safety is reflected in the measures undertaken to aid law enforcement in

quickly capturing offenders, and educational initiatives such as our free camera program, to create a secure environment for all.

Infrastructure and Public Works: Our largest project for public improvement is our trash collection and porter service, provided by Jubilee Services. Other plans for further improving public facilities within the Dutchtown district are brought to our attention and budgeted as funds and priorities allow.

Public Engagement and Participation: We value public input and actively engage with the community to gather feedback, involve citizens in decision-making processes, and ensure the collective voice shapes the future of Dutchtown. Our meetings are open to the public and consistently advertised as such. We recently met with the leaders of more than 20 organizations to jointly coordinate efforts in the district.

Legal and Regulatory Compliance: Confirming our commitment and adherence to legal and regulatory requirements, we strive to maintain the highest standards of governance. Our Board Attorney attends most meetings and is an active participant in our legal decision-making processes.

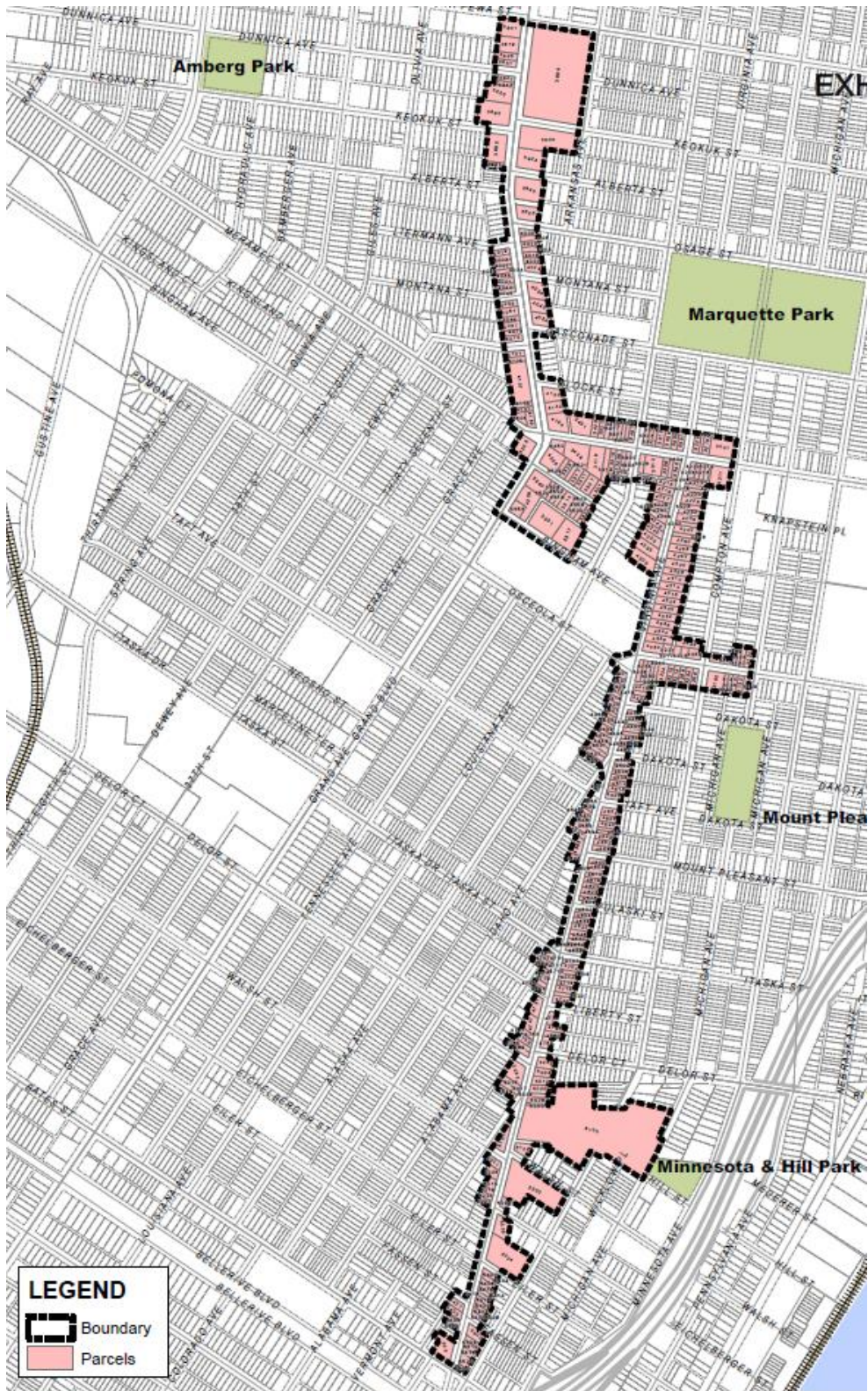
In closing, I want to express my gratitude to the DTCID Board members, partners, and the Dutchtown community for their unwavering support. Together, we look forward to a future filled with progress, unity, and a thriving Dutchtown.

Sincerely,

Caya Aufiero

Chair, Dutchtown Community Improvement District

Exhibit A – Map



Dutchtown Community Improvement District

Profit and Loss

July 2022 - June 2023

	TOTAL
Income	
Special Assessment Fund	121,087.25
Total Income	\$121,087.25
GROSS PROFIT	\$121,087.25
Expenses	
Additional CID Branding	756.75
Bank Service Charges	2.50
Board Expenses	260.31
Computer and Internet Expenses	56.82
Design	
Bus Stop	3,000.00
Commercial Facade Grant	1,077.00
Meramac Street Lights	1,538.78
Nature Scaping-planters etc	5,000.00
Porter Services & Trash Service	20,752.88
Safe Curated Cameras	542.82
Safety Flock Camera	7,500.00
Special Service Requests	10,946.00
Total Design	50,357.48
Donations	397.78
Insurance- Liability	1,002.00
Legal & Accounting	5,531.64
Office Supplies	1,331.83
Organization	
Facade Grant- hardscape	2,000.00
Printing- Mailings	552.00
Total Organization	2,552.00
Postage	182.00
Professional Fees	242.50
Promotion	122.62
Events-Promotion	
Dutchtown Summer Vibes	5,750.00
Merry and Bright	5,000.00
Total Events-Promotion	10,750.00
Total Promotion	10,872.62
Rent Expense	2,700.00
Total Expenses	\$76,246.23
NET OPERATING INCOME	\$44,841.02
NET INCOME	\$44,841.02

Dutchtown Community Improvement District

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
PNC Checking	252,339.88
Total Bank Accounts	\$252,339.88
Accounts Receivable	
Accounts Receivable	17,208.64
Total Accounts Receivable	\$17,208.64
Other Current Assets	\$ -8,689.17
Total Current Assets	\$260,859.35
TOTAL ASSETS	\$260,859.35
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Capital Improvement Fund	67,426.07
Cash Flow Reserve	40,830.00
Retained Earnings	107,762.26
Net Income	44,841.02
Total Equity	\$260,859.35
TOTAL LIABILITIES AND EQUITY	\$260,859.35

Dutchtown Community Improvement District

Profit & Loss Budget Overview

July 2022 through June 2023

Jul '22 - Jun 23

Ordinary Income/Expense

Income

Special Assessment Fund	0.00
-------------------------	------

Total Income	0.00
--------------	------

Gross Profit	0.00
--------------	------

Expense

Additional CID Branding	5,000.00
-------------------------	----------

Allowance for Uncollected Taxes	7,000.00
---------------------------------	----------

Bank Service Charges	0.00
----------------------	------

Board Expenses	500.00
----------------	--------

Capital Improvement Maintenance	5,000.00
---------------------------------	----------

CID Special Projects- Gift Card	20,000.00
---------------------------------	-----------

Design

Art Boardups	3,200.00
--------------	----------

Bus Stop	6,500.00
----------	----------

Commercial Facade Grant	10,000.00
-------------------------	-----------

Grand Stop signs	3,000.00
------------------	----------

Meramac Street Lights	0.00
-----------------------	------

Mulching	3,500.00
----------	----------

Nature Scaping-planters etc	5,540.00
-----------------------------	----------

Porter Services & Trash Service	37,000.00
---------------------------------	-----------

Safe Curated Cameras	4,025.00
----------------------	----------

Safety Flock Camera	10,250.00
---------------------	-----------

Security	0.00
----------	------

Special Service Requests	6,000.00
--------------------------	----------

Striping Tool	500.00
---------------	--------

Wayfinding Signage	20,000.00
--------------------	-----------

Total Design	109,515.00
--------------	------------

Insurance- Board	2,000.00
------------------	----------

Insurance- Liability	1,000.00
----------------------	----------

Interest Expense	0.00
------------------	------

Legal & Accounting	4,000.00
--------------------	----------

New Project Funding	0.00
---------------------	------

Office Supplies	200.00
-----------------	--------

Organization

Biz District Signage Partner	0.00
------------------------------	------

Events- HH for Constituents	1,000.00
-----------------------------	----------

Facade Grant- hardscape	0.00
-------------------------	------

Printing- Mailings	2,000.00
--------------------	----------

Street Design- Virginia Poles	0.00
-------------------------------	------

Total Organization	3,000.00
--------------------	----------

Professional Fees	0.00
-------------------	------

Promotion

DT Proud Sign	500.00
---------------	--------

Events-Promotion

Additional Funds	1,000.00
------------------	----------

Dutchtown Movie Night	400.00
-----------------------	--------

Dutchtown Summer Vibes	5,650.00
------------------------	----------

Marquette Pool Opening	250.00
------------------------	--------

Merry and Bright	5,350.00
------------------	----------

Virginia Avenue Spring Fling	2,800.00
------------------------------	----------

Events-Promotion - Other	0.00
--------------------------	------

Total Events-Promotion	15,450.00
------------------------	-----------

Marketing Agreement	2,100.00
---------------------	----------

Sidewalk Signs	2,500.00
----------------	----------

Total Promotion	20,550.00
-----------------	-----------

Dutchtown Community Improvement District
Profit & Loss Budget Overview
July 2022 through June 2023

	Jul '22 - Jun 23
Rent Expense	1,500.00
Staffing Contract	20,000.00
STL City Commission	1,300.00
Website	0.00
Total Expense	200,565.00
Net Ordinary Income	-200,565.00
Net Income	<u>-200,565.00</u>

RESOLUTION NO. 2022-002

**A RESOLUTION OF THE DUTCHTOWN COMMUNITY IMPROVEMENT DISTRICT
IMPOSING THE 2022 SPECIAL ASSESSMENT AND CERTIFYING THE 2022 SPECIAL
ASSESSMENT TO THE COLLECTOR OF REVENUE FOR COLLECTION**

WHEREAS, on July 21, 2017, the City of St. Louis enacted Ordinance No. 70559 approving the Amended Petition to Establish the Dutchtown Community Improvement District (the "CID Petition") and establishing the Dutchtown Community Improvement District (the "Dutchtown CID") as a political subdivision of the State of Missouri pursuant to and in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act").

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DUTCHTOWN CID AS FOLLOWS:

RESOLVED, that in accordance with Section 67.1521 of the CID Act and in accordance with City of St. Louis Ordinance #70559 and the CID Petition, including the provisions therein authorizing special assessments, the Dutchtown CID hereby imposes the special assessment in 2022 on real property within the boundaries of the Dutchtown CID at the rate of \$1 per \$100 of assessed value of residential property that is subject to taxation and at the rate of \$1.2 per \$100 of assessed value of commercial property that is subject to taxation.

RESOLVED, that pursuant to Section 67.1521 of the CID Act, the Dutchtown CID hereby certifies the special assessment to the City of St. Louis Collector of Revenue for collection and requests that the Collector of Revenue add each special assessment to the annual real estate bill for the real property with the boundaries of the Dutchtown CID that is subject to taxation, and levy and collect the special assessment in the same manner the Collector of Revenue uses for real estate taxes.

RESOLVED, the Dutchtown CID hereby certifies that the attached is a true and accurate list of parcels of real property within the boundaries of the Dutchtown CID that are subject to taxation and the assessed values of such parcels, based on the records of the Office of the Assessor.

RESOLVED, that the Secretary of the Dutchtown CID is hereby authorized and directed to provide such further certifications, confirmations, and documentation regarding the matters herein as may be requested by the Collector of Revenue or the Office of the Assessor.

Adopted this 23rd day of August, 2022.

DocuSigned by:

Caya Aufiero

95E4401DB9494F6...

Caya Aufiero, Chairman

ATTEST:

DocuSigned by:

Ann Smart

DA2FE59626FD474...

Ann Smart, Secretary

RESOLUTION NO. 2023-01

A RESOLUTION OF THE DUTCHTOWN COMMUNITY IMPROVEMENT DISTRICT ADOPTING AMENDED AND RESTATED BYLAWS

WHEREAS, the Dutchtown Community Improvement District (the “District”) is a community improvement district organized pursuant to RSMo §§ 67.1401 to 67.1571 as amended (the “CID Act”), and established by the City of St. Louis by Ordinance No. 70559 as a political subdivision of the State of Missouri; and

WHEREAS, the Board of Directors of the District (the “Board”) adopted the Bylaws of The Dutchtown Community Improvement District (the “Bylaws”) on July 17, 2017; and

WHEREAS, pursuant to Resolution No. 2021-03, adopted on June 22, 2021, Article XI of the Bylaws was amended to confirm that upon the dissolution of the District, the assets of the District will be distributed in accordance with the CID Act; and

WHEREAS, at a previous meeting on March 19, 2023, the Board voted to approve three (3) additional amendments:

- (1) the first amendment revises Article III, Section III.4 to delete a requirement that an Interim Director be of the same “type” of Director as a vacating Director;
- (2) the second amendment revises the Bylaws to be gender neutral; and
- (3) the third amendment revises Article III, Section III.4 to modify the procedure for removing a Director to comply with the CID Act and to provide examples of “cause” that could lead to the removal of a Director.

WHEREAS, the Amended and Restated Bylaws of the Dutchtown Community Improvement District, dated March 28, 2023, attached hereto as **Exhibit A** (the “Amended and Restated Bylaws”), incorporates all of the above-described amendments; and

WHEREAS, at its monthly meeting on March 28, 2023, at which a quorum was present, the Board took the action further described herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Dutchtown Community Improvement District, that the attached Amended and Restated Bylaws are hereby adopted as and for the Bylaws of the District.

Adopted as of the 28th day of March, 2023.

DocuSigned by:
ATTEST:
Fashmo
7A51F3B4CB7244C...

DocuSigned by:
Caya Aufiero
6EBA5622A3B1419...
Caya Aufiero, Chairperson