



DUTCHTOWN COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING

MINUTES

May 23, 2023

Attendance:

Directors present: Caya Aufiero, Ann Smart, Janessa West, Sal Martinez

Directors excused: Stevie Limmer Lachance

Directors Absent: Michael Powers

Advisory Board Guests: Molly Redmond, Duane Nelson

Guests: Bill Clendenin (DTCID Counsel), Tiffany Minx (DeSales Community Development Corporation) Mark Washington-McLean (Neighborhood Information Specialist), Dr Chad Lawarda, Debbie Pfaff (Community of Bellerive and Sister Marie Charles Park), King (Your Place Diner)

Call to Order:

Caya Aufiero called the meeting to order at 5:45 PM and announced a quorum was present.

Approval of previous board minutes:

Upon a motion duly made, seconded and unanimously carried, April 2023 minutes were approved as written.

Secretary's Report: Ann Smart/Fadumo Hassan

- a. Confirmation of Gateway Lighting funds received.
- b. Insurance policy update (boiler plate)
- c. Proposal for PR work from Kobelco received.
- d. Invoice from law firm (overdue)

Treasurer's Report: Janessa West

- a. Total assets: \$\$269,025.19 as of May 23, 2023

Guest Presentation: Tiffany Minx

- a. DeSales took over properties on Compton that needed a lot of work and wanted bigger impact, to they bought the Family Dollar(Virginia Avenue) in January. They are currently trying to acquire 4 other nearby properties for a larger redevelopment effort.
- b. The plan is for 75 units, mixed use, mixed income, and affordable housing (low income tax credits). There is a plan for a June 22nd community meeting.
- c. Currently applying for additional grants and would like letters of support from the CID.

Old Business:

- a. Upon a motion duly made, seconded and carried, the final Annual 2023-2024 Budget was approved, with Sal recusing himself due to the Employment Connection contract for trash and porter services.
- b. Letters of Support written.
 - i. DSCC (Mixed Income Neighborhood Trust)
 - ii. DTMS (CDA Grant)



- iii. Lutheran Development Corporation (ARPA funds for development of residential properties on Virginia)
- iv. **NICstl-** (MBi) Inclusive Entrepreneurship- Dept of Commerce
- c. New DTCID Grant Application & Reporting Process - Ann Smart
 - i. New process reviewed.
 - ii. Bill recommended adding a question regarding value to CID / CID footprint.
- d. MO Main Street Annual Conference in St Louis, July 26 - 28 Early Reg July 1, 1 Free \$325
 - i. Ann, Caya, Molly, Dwane and John Chen are interested in attending. The CID gets one Free Ticket as per our Urban Main Membership. DTCID Board will pay for others to attend, excluding Hotel and Meals.
- e. Annual Meeting June 27
 - i. Board and officer elections will take place.
 - ii. Swearing in will be at the July board meeting, which Caya arranged courtesy of Amber Sims the City Registrar. They are making a special effort for us and wanted us to know that.

New Business:

- a. Merchant Survey- Caya, Fadumo
- b. Summer Vibes Booth volunteers needed June 3, 12-5 PM
- c. 2026 DTCID Tax Assessment Renewal Process - Bill Clendenin
 - i. CID is funded by special assessment which expires in 2026
 - ii. Petition process
 - 1. 50% property owners
 - 2. 50% assessed value
 - 3. Needs to be notarized (can be remote)
 - 4. CID may not need to be on general Ward 3 ballot.
 - 5. We need to determine what was on the ballot.
 - 6. Would like to add a sales tax to the CID
 - a. Needs to be voted on by residents via a mail ballot. only voting.
 - b. Could be up ½%
- d. Planning, education & engagement- Community Relations Report & Recommendation - Ann Smart
 - iii. Met with 2 prospective firms.
 - 1. Chris Kuban – Chemistry PR and Multimedia
 - a. Presented comprehensive and high end services, including the concept of message mapping, which was appealing, yet out of our price range.
 - 2. Kolbeco
 - a. Understands our needs, has experience with Digital Outreach and is affordable.
 - 3. Janessa offered to follow up with Kobelco since she didn't feel they offered enough information on their proposal.



For the good of the district:

- a. Summer Vibes June 3- Booth volunteers needed.
- b. After Hours, 2nd Thursday each Month, 5.30-7: June 8, Wildfruit Projects 4704 Virginia.

Action Items:

- a. Caya and Janessa – schedule follow up with Kolbeco.

Next Meeting: June 27, 2023 – 4th Tuesday of each month

- a. The meeting will be open to the public at the Neighborhood Innovation Center (NIC STL)
3207 Meramec, 63118 & online at <https://dutchtownstl.org/cidmeeting>
- b. ALL in favor to adjourn at 7:54 PM

Minutes submitted by Ann Smart