

March 2nd, 2021 West End South CID Meeting Notes

1. Federal Filing Fee for Non-Profits
 - a. Based on revenue, in order to be Federally recognized as a non-profit the CID must pay a one-time filing fee of \$275 or \$600.
 - b. Mary Beth Dollan at Bryan Cave, non-profit lawyer, is doing the work on this and looking into which fee will need to be paid.
 - c. It is to the CID's benefit to file this with the IRS in the next two months.
 - d. Related, it was recommended that the group find an accountant who would be able to volunteer, or do returns pro-bono, for the non-profit/CID who is familiar with non-profit tax
 - e. A few names were suggested, Tonnie will be reaching out to them as well as PCD to find out who does the accounting for the CIDs/SBDs that they manage.
2. Senior fund
 - a. There is a meeting on Thursday for an information session about their next grant cycle. Tonnie and Lisa will be attending.
 - i. The Senior fund is co-housed at the St. Louis mental health board, passed via sales tax, certain % of taxes creates a fund for seniors and that money is put back out into the community via grants. They fund activities/programs/projects associated to things related to things with seniors. I.e., Home repair/rebuilding together, activities. The senior fund is also working towards providing information about seniors in the area, collecting it at a neighborhood level not just the zip code level so they can be a resource for organizations to connect with for services for seniors, they'll also be on the EPA call on Wednesday.
3. Article about the CID in the March newsletter which will come out mid-March
4. Insurance
 - a. We need insurance for the Board. So, if everyone can call their insurance agent to get a quote, we can look at who has the best rate. When you call say you sit on the board of a non-profit and would like to get a quote for protection of the Board members. If there is an application let's get it filled out so we will know the cost sooner than later.
 - b. They can provide the correct forms for them to be filled out
 - c. Yusef suggested reaching out to PCD, the CWE Southeast has reviewed different insurance rates and they would be for the related policies and coverage, that way if board members call individual agents, we aren't getting rates for different ranges of coverage.
 - i. DNO insurance – standard and recommended
 - ii. Liability insurance for the things that you do –
5. Bryan Cave will continue to work on our bylaws
 - a. If there are any additional notes for the bylaws, they'll include those and make the final changes, to increase the number of board members in the petition from a maximum of 9 up to 11 they most likely will have to introduce it to the board of aldermen, after they've collected the signatures and go through the process of creating an ordinance.
 - b. A board member asked how/should we verify that the renter is in good standing, with an additional question being raised - How long should the renter have lived in the neighborhood?
 - i. Someone suggested that the renter should live in the district for a year, or for 6 months prior to joining the board.
 - ii. Others spoke up and suggested that there should not be additional barriers to joining the seat if we truly want a diversity of experience in voice in the board. There are a majority of homeowners on the board today, if a landlord must say

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- a renter is in good standing does that give them “a seat” on the board?
Additionally the length of time they were in the neighborhood shouldn’t matter especially if the reason is to give a voice to someone who has a more transient view of the neighborhood. If they are agreeing to serve on the board for 1 or 2 years isn’t that a significant commitment to the neighborhood?
- iii. After this discussion the board agreed to not include any requirements beyond that the renter must live within the boundary/geography of the CID.
6. The letter to non-owner occupied properties is about ready to go it will include officer emails, Park Central’s number and a number they can text for more information.
 7. Other Updates
 - a. The apartment buildings are residential.
 - b. We need to know the rate of the commercial properties on Delmar and Hodiament so we can have talking points together for Will to approach those owners.
 - i. Jes will provide will with a Range of rates, the minimum & the maximum amount they could see within the CID.
 - ii. Strategy is that this is mirrored in a similar fashion as the east loop CID – this is a standard approach, fairly treated, and same sort of guidance.
 8. Signature Signing/Public Zoom Meeting
 - a. In general begin to identify who on your street you can get to sign with a direct simple conversation. Flyers to that particular street?
 - i. This month starting with Enright, next will be Clemens
 - ii. A Board member liked doing the flyers together all at once
 - b. Starting with the Enright on March 21st – and moving north, we’ll go door to door and either, Receive a signature, keep a list of people who say no, and a list of people who are thinking about it.
 - i. Return to the houses who weren’t home, or who said they would consider signing on April 11th
 - c. Plan for another public Zoom meeting – Week of April 12th?
 - i. Return to going door to door, April 18th.
 9. Other Business
 - a. Beautification & Trash
 - i. The board members began discussing the various options for getting trashcans in specific locations throughout the neighborhood. It was suggested by aboard member that before getting to far into decisions they should first find out the cost and if there could be any potential partnership with the East Loop CID Purchasing & Contractor for maintenance/collection.

Action Items:

- Tonnie will reach out to Catherine and park central about a CPA (as well as for insurance
- Lisa & Jake create a flyer for the door knocking
- Jes will send out notes from the meeting, the website traffic document. Additionally, a map that shows the signatures collected to date, as well as the range of rates for commercial properties within the district.