



December 16, 2025

Dutchtown Community
Improvement District
3207 Meramec
St Louis, MO 63118

Annual District Financial Report 2024-2025

Dear Members and Stakeholders,

As Chair of the Dutchtown Community Improvement District (DTCID), I am very pleased to offer our Annual Report for the fiscal year 2024-2025.

Organizational Overview: During the reporting year, DTCID made a major investment in community safety through the expansion of the *Connected Dutchtown* initiative. This work focused on deploying innovative safety infrastructure, supporting coordinated responses to safety concerns, and providing residents and businesses with tools that promote collective safety and timely access to information.

The District piloted a series of activities designed to attract visitors and increase commercial activity during the holiday season. These efforts tested new approaches to district promotion, event-based engagement, and corridor activation, with the goal of driving foot traffic, supporting local businesses, and strengthening Dutchtown's identity as a welcoming destination.

DTCID also continued to invest in the work of community partners through structured grantmaking. By funding projects implemented by community-based organizations, the CID leveraged local expertise while maintaining alignment with the 3 Board priorities.

The Annual Budget serves as our guiding document, directing the work mostly undertaken by other organizations through Grants for specific aligned 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

Dutchtown CID Board of Directors as of 12/31/2025		
Position	Name	
Chair	Caya Aufiero	
Vice Chair	Michael Powers	
Treasurer	Dainielle Fox	

Recording Secretary	Ann Smart	
Custodial Secretary	Fadumo Hassan	
Director	Dwayne Nelson	
-	-	-

Advisory Board

1. Ted Greenfield- Greenfield Carpet
2. Dr Chadalawada- Medwin Primary Care
3. Tiffany Minx- De Sales Housing
4. Legina Taylor Agha- Arcades Market

III. Board Priorities

During the 2024–2025 fiscal year, the Dutchtown Community Improvement District Board of Directors continued to focus its work on three core priorities: **community safety, cleanliness and beautification**, and **district visibility and commerce**. These priorities reflect ongoing input from district stakeholders and guide both direct initiatives and grant-funded projects.

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

- a. Resolution No. 2024-02 – A Resolution of the Dutchtown Community Improvement District Approving the Special Assessment Recertification
- b. Resolution No. 2025-01 – A Resolution of the Dutchtown Community Improvement District Approving the Proposed Budget for the Fiscal Year 2025-2026

Financial Statements: For a comprehensive understanding of our fiscal health, please refer to the attached financial statements, which include the 2024-2025 Budget, as well as the Annual Budgets for 2025-2026, and 2023-2024.

I. Financial Statements – See attached Exhibit C

- a. July 1, 2024 – June 30, 2025 Annual Budget
- b. July 1, 2025 – June 30, 2026 Annual Budget
- c. July 1, 2023 – June 30, 2024 Annual Budget

Major Projects and Achievements: DTCID advanced several initiatives aligned with Board priorities, including the second year of trash porter service, the expansion of the community safety initiative, and piloting new efforts to increase visibility and economic activity during the holiday season.

Key achievements included expanding the Community Camera Network across the District footprint and building out the back end digital infrastructure to manage the network and fulfill community footage requests. DTCID also convened a well-attended neighborhood safety summit that brought together residents, businesses, and partners.

In addition, the District made major investments in community-based organizations, including Dutchtown Main Streets, Employment Connections through the Dutchtown Opportunity Coalition for Youth, supporting programs aligned with District priorities and community needs.

Community Impact: DTCID's investments continue to reflect priorities identified by district stakeholders and community members. Efforts across all focus areas contributed to improved conditions for businesses, enhanced perceptions of safety, and increased opportunities for connection and commerce within the District and the surrounding neighborhood.

In particular, the installation of free security cameras for residents and merchants provided a visible deterrent to crime while also strengthening community connections by encouraging shared responsibility and coordination around safety.

Challenges and Future Plans: As with many community-serving organizations, DTCID faced operational and environmental challenges during the year. At the same time, the Board identified creative solutions that helped stabilize key services, strengthen internal systems, and respond to emerging needs. Strategic goals and priorities continued to guide decision-making and support progress toward the long-term improvement of Dutchtown.

Public awareness of the District's role and value remains an ongoing focus, particularly given the historic reliance on grant-funded partners for implementation. During the reporting year, the Board took on a more direct role in select initiatives, including the community safety and a holiday season promotional strategy designed to attract visitors and support local businesses, and integrated systems to support future district-wide email and social media communications. These efforts strengthened the District's capacity to increase transparency, encourage participation, and share information about activities.

Public Safety and Law Enforcement: Ensuring the safety and well-being of the Dutchtown community remained the District's highest priority. Our limited annual budget has mandated that we find creative solutions that are cost effective. Through the Connected Dutchtown initiative, DTCID continued to expand the Community Camera Network across the District while also investing in the back-end digital infrastructure needed to support and manage the network over time.

In addition, the Board implemented an innovative pilot program specifically focused on increasing safety for our small businesses. The Safety Committee partnered with Kwema, an Arch Grant startup organization, to apply their Smart Badge technology for Commercial District Merchant usage. The program has previously only been used in hospital settings. The Dutchtown Community Improvement District is the first and only organization to use the application in a setting to keep Merchants safer.

During the reporting year, the District implemented a customer relationship management (CRM) system to better organize and manage district stakeholder engagement information. DTCID also undertook planning and preparation for a ticketing system to manage security camera-related inquiries and camera requests from residents and businesses, as well as groundwork for a footage request fulfillment process that launched in the subsequent fiscal year. These investments laid the foundation for more efficient, transparent, and responsive safety operations.

To support the long-term sustainability of the Community Camera Network, DTCID hired a part time Safety Coordinator responsible for camera installation and technical support for participating residents and merchants. This role helps ensure consistent deployment, timely troubleshooting, and that community members have the tools and support needed to fully participate in the program.

In parallel, DTCID strengthened relationships with City leadership and public safety partners, including regular coordination with the First District Police Captain, the St Louis District Attorney and the Central West End Security Initiative.

Infrastructure and Public Works: The District's largest public improvement investment retained trash collection and porter services, provided by Jubilee Services. Across the fiscal year, an estimated 50,000 Gallons of trash was collected, helping prevent overflow and debris from spreading through the neighborhood and keeping commercial corridors clean and welcoming.

To support local businesses and create a more inviting district, DTCID provided merchants with A-frame signs to increase their visibility and outdoor bistro sets to activate sidewalks. These improvements helped signal that businesses were open, encouraged foot traffic, and contributed to a more welcoming, people-friendly commercial environment.

DTCID also supported several public realm improvements, including grant-funded enhancements to a neighborhood park and community garden on Virginia Avenue, and seasonal lighting and holiday decorations along commercial corridors.

Public Engagement and Participation: DTCID values public input and works to ensure District investments reflect shared community priorities. Board meetings are open to the public and consistently advertised, and during the reporting year the District formalized a public comment period to provide a clear and accessible opportunity for community members to share feedback directly with Board leadership.

DTCID participated in community events and public forums throughout the year, including the Marquette Park Back to School event, strengthening connections with residents and families. In addition, DTCID played an active role in long-term neighborhood planning by participating in the Gravois–Jefferson Neighborhood Plan Development Review Board. During the reporting year, the District took part in public forums and reviewed proposed commercial developments to ensure alignment with neighborhood plans and support thoughtful growth and corridor-level decision-making.

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 is an active participant in our legal decision-making processes.

In closing, we are grateful to the Dutchtown community, DTCID Board members, and our partners for their unwavering support.

Together, we look forward to another exciting year in Dutchtown!

Sincerely,



Caya Aufiero, Chairperson

Dutchtown Community Improvement District

Exhibit A DTCID District Map

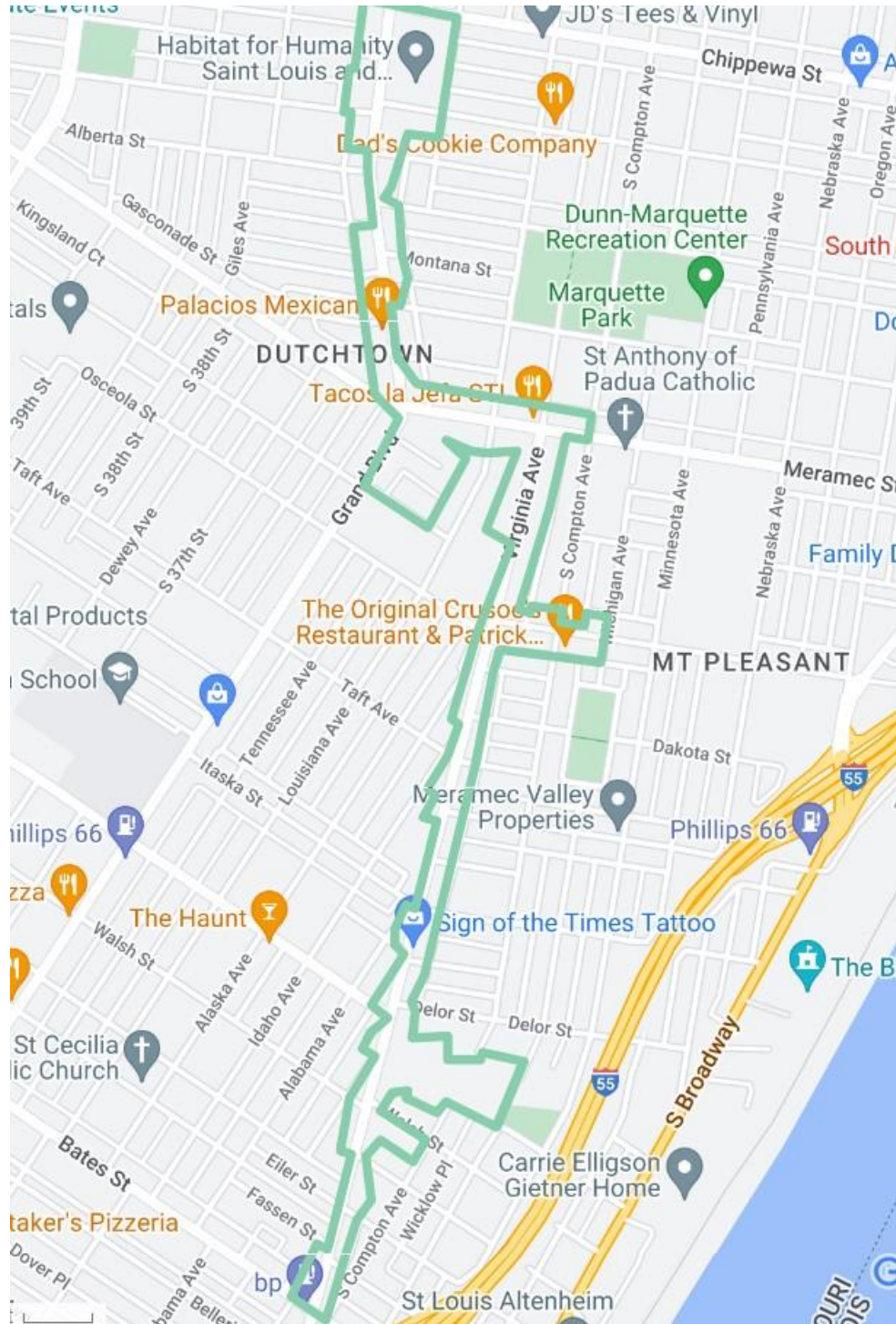


Exhibit B

RESOLUTION No. 2024-02

DUTCHTOWN COMMUNITY IMPROVEMENT DISTRICT

Resolution No. 2024-02

I, Ann Smart, Secretary for the Dutchtown Community Improvement District, hereby certify the attached document identified above to be a true copy of records on file with the Secretary of the Dutchtown Community Improvement District.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 27th day of August, 2024

Ann Smart, Secretary

RESOLUTION No. 2025-001

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE DUTCHTOWN COMMUNITY IMPROVEMENT
DISTRICT APPROVING THE BUDGET FOR THE FISCAL YEAR
BEGINNING ON JULY 1, 2025 AND ENDING ON JUNE 30, 2026**

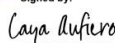
WHEREAS, the Dutchtown Community Improvement District (the District) is a community improvement district organized pursuant to RSMo §§ 67.1401 to 67.1571 as amended (the CID Act), and established by the Board of Alderman by Ordinance No. 70559 (the Ordinance) as a political subdivision of the State of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

WHEREAS, RSMo § 67.1471.3 requires the Board of Directors of the District to adopt an annual budget prior to the beginning of each fiscal year; and

WHEREAS, at its monthly meeting on May 27, 2025, 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 budget for fiscal year beginning on July 1, 2025 and ending on June 30, 2026 attached here as **Exhibit A**, is feasible, necessary, and in the public interest for the District and is henceforth approved by the Board of Directors of the District.

Adopted as of the 27th day of May, 2025.

Signed by:

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Caya Aufiero, Chairperson

ATTEST:

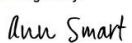
Signed by:

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Ann Smart Secretary

Exhibit C

2023-24 Budget

Dutchtown Community Improvement District (DTCID)
July 1, 2023 - June 30, 2024
FINAL BUDGET

	FY 23-24
Income	
Income	84,000.00
Total Income	\$ 84,000.00
CID Projects	
Merchant promotion Program	\$ 20,000.00
Comm Relations (services)	\$ 15,000.00
CID project Branding Signage	\$ 10,000.00
Merchant Sidewalk Signs	\$ 2,500.00
Wrap gator	\$ 1,500.00
Branded Worker Attire	\$ 400.00
Workday Yard Signs	\$ 500.00
String Lights- 3200 & 3400 Blocks	\$ 16,000.00
Member Happy Hours	\$ 1,000.00
Community Outreach (digital)	\$ 10,000.00
Total CID Projects	\$ 76,900.00
Design	
Destination Mural	\$ 10,000.00
Paint Crosswalks	\$ 5,000.00
Meramec Roundabout	\$ 15,000.00
Keep it Clean Event Dumpster rental	\$ 1,000.00
Virginia Pocket Parks	\$ 15,000.00
Trash Port Services	\$ 45,000.00
General Landscape Maintenance	\$ 10,600.00
Meramec Pocket Park	\$ 5,000.00
Maintenance	\$ 1,500.00
Total Design	\$ 108,100.00
Economic Vitality	
Façade Grants	\$ 10,000.00
After Hours Networking Events	\$ 1,200.00
Launch & Grow Summit Sponsorship	\$ 1,000.00
Community Venture Capital Fund- Anchor Sponsor	\$ 10,000.00
Micro Retail Pilot Program	\$ 40,000.00
Total Economic Vitality	\$ 62,200.00
Promotion	
DT Proud Signs	\$ 1,000.00

Movie Nights sponsorship	\$	400.00
Pool Opening sponsorship	\$	250.00
Summer vibes 2023 & 24	\$	11,300.00
Meramec Menagerie	\$	7,500.00
Virginia Spring Fling	\$	2,800.00
Marketing agreement	\$	2,000.00
Total Promo	\$	24,750.00

Safety

Curated Cameras	\$	2,000.00
Speed Bump Pilot	\$	800.00
Camera Install	\$	1,500.00
Flock Camera - x 8 + install	\$	19,200.00
Camera Marketing	\$	1,000.00
Safer DT Summit	\$	500.00
Total Safety	\$	25,000.00

General Expenses

Staffing	\$	20,000.00
Newsletter 4x1000	\$	4,000.00
Capital Improvement Maintenance	\$	5,000.00
Insurance- Liability	\$	1,100.00
Legal & Accounting	\$	10,000.00
Office Supplies	\$	500.00
Rent	\$	1,500.00
Postage/Mailers	\$	2,000.00
Board Miisc Expenses	\$	1,000.00
Total	\$	45,100.00

Total Income	\$	396,000.00
Total Expenses	\$	342,050.00

Total Net Income	\$	53,950.00
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Dutchtown Community Improvement District		
2024-2025 FINAL Budget 5-28-24		
General Ledger Account	Expense	Amount
Adjustment	Outstanding accounts payable	45,000.00
Beautification	Capital Improvement Maintenance (Painting light poles, etc)	5,000.00
Beautification	General Landscape Maintenance	10,600.00
Beautification	Planter Flower Art- 6 planters	10,000.00
Board Misc Expenses	Board Misc Expenses	1,000.00
Community Relations Expense	Newsletter/mailling 4 x 1000	4,000.00
Community Relations Expense	Comm Relations (services)	20,000.00
Community Relations Expense	Community Outreach	10,000.00
Community Relations Expense	CID Project Branding Signage	10,000.00
Economic Development	Merchant Sidewalk Signs	10,000.00
Economic Development	Bistro tables	3,000.00
Education Expense	Mo Main Street Conference -Tix	2,200.00
Grant Expense	Façade Grants	10,000.00
Grant Expense	Destination Mural- Greenfield	10,000.00
Grant Expense	Perimeter Solar Lights - 4700 and 5500 Virginia Block Lights	10,000.00
Grant Expense	Keep it Clean Event Dumpster Rental	1,000.00
Grant Expense	Vacant Lot Maintenance	2,000.00
Grant Expense	After Hours Networking Events	1,200.00
Grant Expense	Small Business Saturday and 314 Day	750.00
Grant Expense	NIC Movie Nights Sponsorship	900.00
Grant Expense	Summer Vibes June 2025	5,650.00
Grant Expense	Merry Menagerie	8,000.00
Grant Expense	Virginia Autumn Chill	500.00
Grant Expense	Bus Stop Revitalization (Meramec)	6,500.00
Grant Expense	Virginia Spring Fling	2,800.00
Grant Expense	First Friday Block Party-at the NIC	1,000.00
Grant Expense	Dutchtown Opportunity Coalition for Youth (DOCY) in the Streets	3,000.00
Grant Expense	Virginia Triangle Improvements	9,500.00
Grant Expense	VAL Orchard Park (includes signage on NE corner)	20,500.00
Grant Expense	Community Board Partners Mixer	750.00
Insurance- D&O	Insurance- D&O	450.00
Insurance- Liability	Insurance- Liability	550.00
Legal & Accounting	Legal	3,000.00
Legal & Accounting	Accounting	7,000.00
Office Supplies	Office Supplies/Services	1,000.00
Postage/Mailers	Postage/Mailers	2,000.00
Rent	Rent	1,500.00
Safety	3rd party Safety Patrol- as needed on footprint	12,000.00
Safety	Paint Crosswalks	5,000.00
Safety - Other	Safer DT Coffee Hours	1,200.00
Safety - Other	Citizen Safety Related Projects (Pilot)	5,000.00
Safety - Other	Safer DT Summit	1,000.00
Safety Expense - Camera Network	Curated Cameras (purchase Wyze Cameras)	2,500.00
Safety Expense - Camera Network	Camera Install (3rd party)	2,500.00
Safety Expense - Camera Network	Flock Camera - 2500 x 8	20,000.00
Safety Expense - Camera Network	Camera Marketing	1,000.00
Safety Expense - Camera Network	CRM/Mapping/Managing	2,000.00
Safety Expense - Staff/Labor	Execution / Staffing of Connected Dutchtown	40,000.00
Sponsorships	1st District Police Biz Luncheon Tix	200.00
Sponsorships	Dutchtown miscellaneous event sponsorships	3,000.00
Sponsorships	1st Dist Police Biz Mouse Race Fundraiser Tix	160.00
Sponsorships	NIC Holiday Fundraiser- Sponsor (inc Tix)	950.00
Sponsorships	Launch & Grow Summit Sponsorship and mailing	1,000.00
Staffing	Staffing	20,000.00
Trash and Porter	Work Yard Signs	500.00
Trash and Porter	Branded Worker Attire	400.00
Trash and Porter	Trash Porter Services	36,000.00
		394,760.00
	Total Income	396,000.00
	Total Expenses	394,760.00
	Total Net Income	1,240.00

2025-2026 Budget

2025-2026 FINAL DTCID Budget

Category	Description	Amount
Budget Adjustments	Outstanding accounts payable	30,000.00
Board Operations	Board Misc Expenses	2,000.00
Communications & Mailing	Postage/Mailers	2,000
Insurance – Directors & Officers	Insurance- D&O	450
Insurance – Liability	Insurance- Liability	550
Legal & Financial Services	Legal	3,000
Legal & Financial Services	Accounting	7,000
Legal & Financial Services	CID Renewal- Canvassers, etc	10,000
Legal & Financial Services	Purchase of DutchtownSTL Domain	5,000
Legal & Financial Services	Audit	4,000
Office Operations	Office Supplies/Services	2,000
Office Rent	Rent	1,500
Community Education	Mo Main Street Conference	6,760
Community Engagement	Newsletter/mailling 4 x 1000	4,000
Community Engagement	Comm Relations & Branding	20,000
Community Engagement	Community Outreach	10,000
Community Engagement	CID Project Branding Signage	10,000
Community Sponsorships	1st District Police Biz Luncheon Tix (annual)	200
Community Sponsorships	1st Dist Police Biz Mouse Race Fundraiser Tix (annual)	160
Community Sponsorships	Dutchtown miscellaneous event sponsorships	8,000
Direct Community Impact – Misc	Misc CID Focused Projects	20,000
Grant- Beautification	Virginia Ave Pocket Park Beautification	20,500
Grant- Beautification	Keep it Clean Event Dumpster	2,000
Grant- Economic Dev	Virginia Spring Fling	2,500
Grant- Economic Dev	Dutchtown Summer Vibes	5,000
Grant- Board Builder	Dutchtown Community Partner Mixer	1,500
Grant- Economic Dev	Dutchtown Autumn Chill	2,500
Grant- Beautification	Cover it with Art (CIWA)	2,000
Grant- Economic Dev	Dutchtown Movie Nights	600
Grant- Safety	Vacancy Visibility Promotion	5,000
	Dutchtown Opportunity Coalition for Youth (DOCY) in the Streets	10,000
Grant- Safety	Marketing/Comms Consultant	3,000
Safety Programs	Paint Crosswalks	5,000
Safety - Cnncted Dutchtown	Safer DT Coffee Hours	1,200
Safety - Cnncted Dutchtown	Citizen Safety Related Projects (Pilot)	4,000
Safety - Cnncted Dutchtown	Safer DT Summit	2,000
Safety - Cnncted Dutchtown	Curated Cameras (purchase Wyze Cameras)	2,250
Safety - Cnncted Dutchtown	Flock Camera - 2500 x 8	20,000
Safety - Cnncted Dutchtown	Camera Marketing	900
Safety - Cnncted Dutchtown	CRM/Mapping/Managing	2,000
Economic Development	Commercial District Metal Banners	22,000
Economic Development	Façade Grants	25,000
Beautification & Maintenance	Capital Improvement Maintenance (Painting light poles, etc)	1,500
Beautification & Maintenance	Treewell Planting and Maintenance	15,000
Beautification & Maintenance	General Landscape Maintenance	5,000
Beautification & Maintenance	Work Yard Signs	500
Beautification & Maintenance	Trash Porter Services	36,000
Staffing & Labor	Execution/Project Management / Staffing of Various CID Projects	60,000
	Total Expenses	403570
	Total Income	396600
	Net Income	-6970