



(314) 863 5811  
(314) 863 6932 FAX  
WWW.ART-STL.COM

REGIONAL ARTS  
COMMISSION OF ST. LOUIS



**Regional Arts Commission  
Ad Hoc Facilities Committee Minutes  
July 29, 2021 @ 1:30 PM via ZOOM**

**Attendees**



Jerry Gennaria, Chair, Eva Frazer, Mont Levy, Andrea Purnell

Staff: Vanessa Cooksey, Rita Dillard, Chloe Smith

Other: Lea Sutherlin, Admin Consultant

Absent: David Wilson

1. Call to Order: Gennaria called the meeting to order at 1:35p; thanked everyone for attending; Fiorello has stepped down and David consented to join; onboarding conversations underway with him to bring him up to date. Asked Cooksey to share update.

2. **Welcome David Wilson to the Committee**

Gennaria noted Wilson could not attend but will keep him updated.

3. **DCM Update & Proposal**



Cooksey: Reminded that prior to kick-off of Ad Hoc Facilities Committee, Wilson asked about possibility of property management; Chloe has stepped up and handled building facilities in loss of facilities staff position elimination; facilities needs continue and include but not limited to elevator, the roof, pest control, etc.; Cooksey researched the possibility and presented the DCM Group Facility and Real Estate Consulting Services Proposal which covers the gamut, and if keeping building, want to have conversation around making it a positive asset; DCM understands RAC financial situation and offering services at a low rate; will provide cost savings over time and expertise in services.

Gennaria: Looking at DCM not just for short term until final determination on building, but will provide consult, insight and counsel on the broad terms of the building and understanding the overall commercial real estate landscape.

Cooksey noted that is part of the \$1500/month proposal.

#### 4. **Campfire Update & Proposal**

Cooksey met with Steven at Campfire earlier in the week to review/secure as facilitator of focus groups; will have document at end of the week; tracking toward first week in September to have findings in time for September mini-retreat; want to prioritize voices of stakeholders; also including capacity building organizations and from artist perspective, CAT advisory council; have a good handle on who should participate along with staff, commissioners, and other stakeholders.

Gennaria: While looking forward, also looking for historic content; purpose and how landscape has changed; will also hold 1:1 interviews with key stakeholders and possibly community at large – maybe the Delmar community or one or two key individuals.

Open discussion held regarding possible input from the immediate neighborhood and how to get input from the community which the building resides in; use caution so as not to open up to criticism; reaching out to more than two or three stakeholders who have balanced perspective; should include people involved in the arts/who would use the building as a resource.

Gennaria invited task force recommendations to Cooksey as soon as possible.

Cooksey shared RAC's master facilities plan.

Gennaria noted that he reviewed the master facilities plan in detail; noted the need to have broader context whether keep or sale building; must consider staff growth; also has a programmatic function; reviewed components of master facilities plan.

Frazer: Important to remember building is an asset that really belongs to the community; also need to be mindful of maximizing the resource; selling at this point and time in middle of pandemic is challenging/do not want to be caught selling in a fire sale.

Levy: Consider how much current crisis is driving the appraised value.

Cooksey: Staff in early stages of development of retreat; looking for Campfire to consider all of this for the focus group questions.

Levy: Important on how questions are written to avoid bias.

Gennaria: He and Cooksey will review questions and share with this task force/committee first.

Purnell: Additional conversations might be that thought leaders be considered; those thought leaders that RAC has worked with in the past.

#### 5. **Discuss Presentation for Mini-Retreat**

Gennaria: Discussion needed on what to present at the retreat in September; want to have that facilitated conversation with commissioners and discuss focus group results; talk about bigger picture of strategic plan and how place fits into that; look at the different options and opportunities along with feedback from DCM; make sure all voices are heard.

Cooksey: Thanked Gennaria for productive white board sessions recently held with staff.

Levy: Suggested inviting Frazer to that portion of the retreat as a member of this task force.

Cooksey noted that the September and November retreats will be in person at RAC, using social distancing.

6. **Next Steps**

Cooksey recapped staff deliverables: 1. execution of community engagement for focus group; 2. presentation for the mini retreat – will share draft with this committee after August board meeting; will also reach out to get DCM proposal and assessment on the Loop 3. will circle back with David and provide update; next Ad Hoc meeting Aug 26<sup>th</sup> @ 1:30 p.m., 2 p.m.

Open discussion held regarding how to share info/options beyond this group without creating issues for RAC supporters.

7. **Adjourned at 2:30p.**