

**Regional Arts Commission
Executive Committee Minutes
July 13, 2023, 8 a.m. via ZOOM**

Committee Members

Andrea Purnell, Roz Johnson, Tino Ochoa, John Russell, Cheryl Walker

Absent

Jerry Gennaria

Staff Attendees:

Vanessa Cooksey, Tony Chance, Angie Peters, Lea Sutherlin

Call to Order & Approval of Minutes

Purnell called the meeting to order at 9:03 a.m.

Purnell then called for the approval of the minutes from the May 4, 2023, Executive Committee meeting.

Motion made by Russell, seconded by Johnson, and unanimously carried to approve the May 4, 2023 Executive Committee minutes. Votes were as follows:

Yea – Purnell, Johnson, Russell, Ochoa, Walker

Nay – none

Abstain - none

Purnell called for the following reports:

Explore St. Louis NextGen Public Art (Cooksey/K. Ratcliffe)

Purnell asked Cooksey to introduce invited guest, Kitty Ratcliffe, President, Explore St. Louis.

Ratcliffe presented the following: (1) thanked members of the committee for being added to the agenda for this meeting; (2) Explore STL's long history with RAC since its inception; (3) Cooksey has been a great partner; (4) America's Center Convention Complex renovation/improvements are underway to keep STL competitive; (5) shared context of America's Center's lack of art upon her arrival, and Explore STL request to former RAC executive director for RAC financial support toward additional support of arts and culture as part of the renovation, noted this was the first request in history or

relationship; (6) requested \$300K for STL lettering for wall project-super STL letters (\$30K per letter) as a beautification to the neighborhood that sits north of America's Center loading docks in that area; (7) architectural renderings included in the packet for this meeting; and (8) noted another opportunity during next phase of renovation will be a park that will be added and will need public art. Russell inquired as to responsibility for taking care of greenery along the wall.

Ratcliffe noted that STL City owns America's Center, Explore STL manages and will have contractor care for greenery as part of Convention Center budget.

Purnell inquired as to responsibility of maintenance of the art structure.

Ratcliffe noted that all maintenance of facility is responsibility of Explore STL, and that this is a one-time request of RAC.

Johnson inquired as to other art-related projects that would not require such a significant investment.

Ratcliffe noted that while there will be other projects for outside of the building requiring greater costs, inside projects may be less expensive. Ratcliffe then provided additional details on components of the \$300K.

Discussion held and regarding whether this project would qualify for ARPA funds and hire of local artist(s) for the project.

Purnell thanked Ratcliffe for the presentation and asked about timeline as this will need to be reviewed by the full commission.

Ratcliffe noted that contractors' decision will be made within next 30-60 days regarding the infrastructure of the super STL letters, and that decision from RAC needed by early September.

Ratcliffe then left the meeting.

Additional discussion held as follows: (1) \$300K – "tough ask" for this fiscal year; (2) super letters – signage vs. art; (3) request for Cooksey to research ARPA \$50K threshold and clarity from CDA, with possibility of alternate funding; (4) possible use of 6128 sale proceeds at discretion of the full Board; and (5) possible need to convene as next full board meeting (September 14) might be too late for decision.

ARPA for the Arts Update (Cooksey)

Tourism Grants (Short List)

Cooksey highlighted revenue replacement grants found on page 7 of the packet for this meeting as follows: (1) prepping to distribute these funds and continuing to work diligently with CDA to distribute \$3M to artists and arts organizations; (2) applications scheduled to open on August 1; and (3) canceled August 2 Foundry ribbon cutting and announcement so as not to supersede CDA.

Cooksey then highlighted the Tourism Grants (short list) found on Page 10 of the packet for this meeting as follows: (1) seeking input/feedback from this Committee on listed organizations; (2) will invite arts organizations to partner with RAC as subrecipients (level of \$50K and above) along with

requirements, paperwork, and reporting because of changing nature of rules and guidance from the U.S. Treasury Department and the CDA; (3) at recent team meeting, staff reviewed GOS organizations' Hotel/Motel grants relationships, along with couple of others; (4) would like to select five [5] of the organizations listed, that would partner with RAC and CDA, and generate tourism on a large scale; (5) asked this Committee to identify organizations that possibly should not be considered; and (6) distribution deadlines – noting that funds must be allocated by December 31, 2024, and spent and reported on by December 31, 2026.

Discussion held regarding leadership concerns related to one of the listed organizations.

6128 Delmar Update (Cooksey/Chance)

Washington University PSA

In the absence of Gennaria, Cooksey provided the following update: (1) To date, Washington University is the only entity that has presented an offer, and a purchasing sale agreement (PSA) [sent to this Committee as part of the packet for this meeting]; (2) 6128 was listed at \$2.75M, offer is \$2.575M, and building appraisal one (1) year ago was \$2.42M; (3) Goltermann at DCM sent PSA to Armstrong Teasdale for review; (4) next step is to sign the purchasing agreement and begin due diligence process; and (5) will need different level of signature at closing.

Russell noted he is comfortable with the selling price. Members of the Executive Committee concurred.

Brief discussion held regarding (1) real estate agent commission of 2%; (2) negotiations and overall net; (3) grammatical typos in the PSA and feedback to Armstrong Teasdale; (4) PSA signers – Chair Purnell and Chance, Vice President of Finance & Ops, and closing signers – Chair Purnell and Cooksey, President and CEO; and (5) process for dissolution of Loop East CID.

Net Proceeds Proposal

Cooksey shared the staff suggestion for net proceeds from the sale of 6128 - \$2M to invest/grow, and any dollars after the decimal to pay rent at CIC.

Russell concurred.

General Updates (Cooksey)

Strategic Plan 2020 – 2024 Update

Cooksey reported the following: (1) following team review of the Strategic Plan, in preparation for the Annual Board/Staff Retreat, RAC has not yet made meaningful progress in the deliverable 'advance the education of young people in and through the arts'; and (2) shared context of new idea and recent conversations with A&E.

Brief discussion held regarding benefits of additional conversations with A&E on RAC's terms.

Purnell asked Cooksey email information about the final agenda item regarding the State Historical Society of Missouri due to time constraints.

Cooksey noted that it was an FYI, and a conversation that started with past executive director, Jill McGuire about RAC donating its documents to the State Historical Society.

Program Execution Model

Cooksey highlighted the Program Execution Model on page 15 of the packet for this meeting, noted that RAC is currently not staffed for program implementation, and that broader conversation will be held during the Annual Board/Staff Retreat in September.

Adjournment

Motion made by Johnson, seconded by Ochoa, and unanimously approved to adjourn the July 13, 2023 Executive Committee meeting at 9:05 a.m.

Russell left mtg @ 9:01a

Votes were as follows:

Yea – Purnell, Johnson, Ochoa, Walker

Nay – none

Abstain - none

Submitted by

L. Sutherlin, Exec. Asst. & Commission Administrator