

CENTRAL WEST END SOUTHEAST SPECIAL BUSINESS DISTRICT

c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
Saint Louis, Missouri 63110
314.535.5311 office 314.531.1894 fax

MINUTES of the MEETING of the BOARD OF COMMISSIONERS

April 19, 2016

I. Call to Order, Attendance:

Mr. Scoggin called the meeting to order at 4:40 p.m.

Commissioners Present: Yusef Scoggin; Tiffany Boyd; Jeff Miner

Commissioners Excused: Teri Pesapane; Dennis Overton; Sandy Bender

Commissioners Absent: NA

A quorum was not present.

Order of agenda was suspended for a presentation by Brooks Goedecker's re. development incentives' impact upon special taxing districts.

Mr. Goedecker said that tax abatement in the 17th Ward was reserved for bigger projects. The Orion received "tax increment financing;" Cornerstone (3939 Laclede) and The Standard (3853 Forest Park) did not receive any development incentives. 4101 Laclede is a mixed use development (owner-occupied townhomes, rental apartments and first floor commercial along Sarah) which conforms to the CWE Form Based Code. It has received five-year tax abatement.

II. Project Updates

A. Public Safety

- 1) The City's Finest: CWE SouthEast Patrol Reports, Charles "Rob" Betts. Mr. Betts reviewed the recent crimes statistics, stating that crimes against property are down 31% through the end of March while crimes against persons have increased due to the recent robberies. TCF officers approached a group of young people who matched the description of the robberies. With the assistance of TCF officers working the CWE North and South areas, arrests were made.

Other efforts resulted in the arrest of an individual for stealing (delivery) packages, but the victim refused to prosecute. This person will be prosecuted on federal charges for mail theft.

Mr. Betts presented historical crime statistics, showing specific time and date periods when crime is higher. This data is used to determine the schedules for officers.

- 2) Neighborhood Security Initiative Report: Jim Whyte
 - a. CWE Crime Report: Mr. Whyte emphasized the importance of the camera system in identifying criminals, saying that they provided good evidence which resulted in arrests.
 - b. Meeting with SLMPD: Mr. Whyte met with Chief Dotson about several issues. The Chief was not in favor of a grant from NSI that would pay for the services of a detective who would be devoted to solving crimes in the Central West End.

They also discussed insurance coverage for police officers paid by taxing districts (special business district and community improvement district) who are providing the same services to the general public (rather than a specific business). No decision was made.

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- c. Public Security Forum: WU is hosting a forum on gun violence, Tuesday, April 21, 5 p.m., at WU School of Medicine. The public is invited.
 - d. "French Quarter" Cell Phone App; Task Force Proposal: The presentation was well attended. There was a demonstration of the application which allows private citizens to text crime information. Initially rebuffed by the New Orleans PD, the effort has proven to reduce crime and has received NOPD support. This phone application would be at no cost.
 - e. 3954 West Pine Camera Relocation to 3939 West Pine, Cost: The first proposal was nearly \$7,000. Mr. Whyte is waiting for a bid from TCF which he believes will be less.
- 3) Neighborhood Stabilization, Ron Coleman
- a. Sarah & Laclede, street-side litter containers. Mr. Coleman said that the containers are regularly overflowing. Cleaning and litter control do not fit with the CWE SouthEast ordinance (public safety and administration only).
 - b. Parking.
 - i. Sarah, Forest Park to Lindell. The Treasurer's Office plans to install parking meters on Sarah, Forest Park to Lindell. Mr. Coleman said that the business owners support this effort since many Cortex employees park on the neighborhood streets throughout business hours, eliminating parking opportunities for business patrons.
 - ii. Angled Parking, 4100-4200 Laclede. This block of Laclede is generally fully parked during business hours, Monday through Friday. Striping for angled parking on the 3900-4000 block of Laclede was paid for by the developer of Garhardt Lofts; it increased available spaces by 40%. The driveway cuts on the south side of the street and the islands at the east and west ends of the block reduce the amount of spaces that could be gained. At the Board's request, Mr. Coleman will contact the Streets Dept. to see which side of the street is most advantageous for angled parking and the cost of the striping.

III. Ordinary Business

- A. Approval of Minutes (03.15.2016). No corrections were suggested, however a quorum was not available; no action was taken.
- B. Financial Reports. Ms. Anderson reviewed the reports, saying that the check from the City incorrectly included both CWE SouthEast and CWE South SBDs disbursement. The check has been returned to the City for two separate checks.
- C. Board Membership. There was general discussion about the open board seat (renter). Mr. Coleman suggested Bruce Yampolsky. Ms. Anderson will contact him.

IV. Other Business to Come Before the Board

- A. Brooks Goedeker, development incentives affect upon neighboring properties real estate taxes and on SBD revenue (see above).
- B. Street Light Repair, 4252 West Pine. The pedestrian street light at 4252 West Pine is a pole without a light fixture. Ms. Anderson will investigate the cost to replace the missing fixture.

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C. Renewal of CWE SouthEast SBD Ordinance. Mr. Goedecker said that he has been talking with a group that is working to change Missouri legislation that regulates the formation of community improvement districts (allowing it to go for a public vote by registered voters within the CID boundary rather than the current requirement for the majority of property owners to vote via a notarized ballot). This could be an improvement over the SBD since the Hancock Amendment limits the amount of revenue that can be generated each year. Progress on this effort will be monitored and reported back to the Board.

V. Adjournment. The being no further business, the meeting adjourned at 6:20 p.m.

Respectfully submitted,

Susan Anderson
Project Manager, Park Central Development

ACTIONS ASSIGNED

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Prospective board members:	Susan Anderson	On-going
2	Cost to relocate camera to 4045 West Pine	Jim Whyte	
3	CWE SouthEast Ordinance expires 2018; renewal process to be completed by 08.17.		
4			