

**Central West End SouthEast  
Special Business District**

c/o Park Central Development Corporation  
4512 Manchester Avenue, Suite 100  
Saint Louis, Missouri 63110-2100  
O: 314.535.5311  
cwesoutheastcbd.com

**BOARD OF COMMISSIONERS MONTHLY MEETING**

**TO BE HELD**

**October 20<sup>th</sup>, 2020 at 5:00 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

***Please Note: Due to COVID-19, physical access to the Board of Commissioners meeting will be closed and replaced by Zoom Conference.***

***Please sign in at <https://zoom.us/j/97081515532?from=msft> (Meeting ID970 8151 5532) or call by phone at 1-312-626-6799.***

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on October 20<sup>th</sup>, 2020 at 5:00 p.m. via Zoom Conference, the Central West End Southeast Special Business District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Chair's Report & Announcement of the Order of Business
3. Public Comments & Questions (5-minute limit per speaker)
4. Approve Previous Meeting Minutes
5. Public Safety
  - a. The City's Finest, Charles Betts
  - b. Neighborhood Security Initiative, Jim Whyte
6. Neighborhood Improvement
  - a. City of St. Louis, Ron Coleman
7. Project Reports
  - a. Financial Reports
    - i. Resolution 2020-01
    - ii. Approve 2021 Budget
  - b. Pedestrian Lighting
    - i. RFP for engineering

**This meeting is open to the public;** provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314) 535-5311.

**DATE POSTED: 10/16/2020**

**Time: 5:00 PM**

**• Central West End Southeast Special Business District •**

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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Central West End Southeast Board of Commissioners Meeting  
September 15th, 2020 at 5:00pm  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Yusef Scoggin, Jeff Miner, Rick Kissel, Doug Anderson

**Board members not in Attendance:** Marshall Michener

**Others in attendance:** Alayna Graham and Abdul Abdullah (Park Central Development), Ron Coleman (City of St. Louis), Jim Whyte (NSI), Rob Betts (The City's Finest), Jeff Hood (Washington University), Gerry Connolly (Member of the Public)

1. **Call to order**
  - a. Y. Scoggin called the meeting to order at 5:05 pm.
2. **Chair's Report & Announcement of the Order of Business:**
  - a. Y. Scoggin asked if anyone on the call was new to the SBD. Hearing none, he moved on.
3. **Public Comments:** No public comment.
4. **Approval of August Meeting Minutes**
  - a. D. Anderson motioned to approve August 18th, 2020 meeting minutes. Seconded by J. Miner. All in favor—Motion approved.
5. **Public Safety**
  - a. **TCF Update-** R. Betts presented the information related to the patrol budget. There is some extra money in the budget as of right now.
  - b. **NSI Update-** J. Whyte presented the crime report. Crime is up 31% YTD due to Covid-related reasons. Board Bill 95 relating to surveillance technology is going to the aldermen soon. The NSI has hired a lobbying firm because there are some issues with the bill that will make security more difficult for the Districts the NSI operates in.
6. **Neighborhood Stabilization:**
  - a. **Trailnet Parklet-** The street director needs to call R. Coleman back about the project.
  - b. **Median Landscaping-** There is confusion in the Parks Department about the contribution that is needed. R. Coleman is working on clearing things up.
  - c. **Lighting-** The South SBD would like to invoice the Southeast SBD for the lights that were mistakenly put up in the Southeast SBD. Y. Scoggin would like to know if the lights that have been put up will be used in the new project. R. Coleman will find out more information and get back to them.
7. **Project Reports:**
  - a. **Financial Reports-** A. Graham presented the Financial reports.

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- i. **Opening account for CD-** A. Graham presented the new rates from Commerce and Great Southern Bank. J. Miner motioned to move \$250,000 to the interest bearing checking account at Great Southern Bank. D. Anderson seconded the motion. All in favor—approved.
- ii. **Pro Forma for tax rate-** The current rate is set to \$0.85. The Board could lower it if they wanted. J. Miner motioned to keep the rate the same. D. Anderson seconded the motion. All in favor—approved.

**8. Other:**

- a. **Update on Legal Matter**—A. Abdullah said he will send an update to the Board over email.
- b. **Lighting**—A. Graham brought up the previous month's request from R. Coleman to fund the engineering study. ABNA charged \$15,600 for one block for the last study. Y. Scoggin motioned to put out an RFP for another engineering study. D. Anderson seconded the motion. All in favor—approved.
  - i. The Commissioners request that PCD utilizes the existing map of lighting to create a priority list of lighting projects.
- c. **Tree Wells**—Jeff M. proposed filling the empty tree wells. R. Coleman said he would work on getting the City to do it.

Meeting adjourned at 6:02 pm.

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE  
CENTRAL WEST END SOUTHEAST  
SPECIAL BUSINESS DISTRICT**

**AT A MEETING** of the Board of Commissioners of the **CENTRAL WEST END SOUTHEAST SPECIAL BUSINESS DISTRICT** (“SBD”) duly called and held on the **15th** day of **September, 2020**, the following resolution regarding SBD to withdraw \$250,000.00 from Simmons Bank account and establish an interest bearing checking account with Great Southern Bank.

“**BE IT RESOLVED** that the authorized signators, all being SBD Board members, for the above referenced accounts shall be as follows:

<u>Yusef Scoggin, President</u>	<u>Jeff Miner, Treasurer</u>
<u>Member</u>	

BE IT FURTHER RESOLVED that any one authorized signature shall be required on checks in the amount of Five Thousand and Ninety-Nine Hundredths USD (\$5,000.99) or less; and

BE IT FURTHER RESOLVED that checks more than Five Thousand One USD (\$5,001.00) shall require two authorized signators; and

BE IT FURTHER RESOLVED that Annette Pendilton, an employee of Park Central Development Corporation and named Community Development Administrator for the SBD, shall be the administrator of the bank accounts held at the financial institution referenced herein, having full rights to receive and request information regarding the SBD bank accounts, to view, receive, supply and hold electronic and hard-copy bank / financial records, to receive and deposit payments to SBD, to electronically or physically transfer funds between accounts as needed, and to receive and approve invoices for SBD projects and write checks for payment of same; and

BE IT FURTHER RESOLVED that Annette Pendilton shall not be authorized to sign checks or to transfer funds outside of the financial institution referenced herein.

I HEREBY CERTIFY that the foregoing is a true and correct statement of this resolution as approved by a majority of the Board of Commissioners of the Central West End Southeast Special Business District on the date first specified above.

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Yusef Scoggin, President

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Jeff Miner, Treasure  
CWE Southeast Special Business District

**CWE Southeast  
Budget Proposal for 2020**

	<u>2020 Budget</u>		
<b>Income</b>			
<b>41000 Tax Revenue</b>	560,000.00		
<b>Total Income</b>	<u>\$ 560,000.00</u>		
<b>Gross Profit</b>	<u>\$ 560,000.00</u>		
<b>Expenses</b>			
<b>61000 Administration</b>			
61050 Annual Award	50.00		
61100 Administration (PCDC)	19,740.00	New 3-Year PCD Contract	15,868.00 Old PCD Contract
61200 Bank Charge	40.00		
61300 Insurance, Liability & D&O	1,300.00		
61400 Legal Fees	2,000.00		
61600 Postage and Shipping Expense	100.00		
61800 Web Site	100.00		
<b>Total 61000 Administration</b>	<u>\$ 23,330.00</u>		
<b>68000 Public Safety</b>			
68200 CWE Neighborhood Safety Ini.	36,425.00	I have asked Jim Whyte for their budget for the new year	
68400 National Night Out	1,000.00		
68500 Patrol	140,000.00		
68600 Security Camera	15,540.00		
68700 Security Signs	1,400.00		
68900 Lighting		Estimate for lighting	
69000 Res Funds, Infrastructure		Estimate for infrastructure	
<b>Total 68000 Public Safety</b>	<u>\$ 194,365.00</u>		
<b>Miscellaneous Expense</b>			
<b>Unapplied Cash Bill Payment Expense</b>			
<b>Uncategorized Expense</b>			
<b>Total Expenses</b>	<u>\$ 217,695.00</u>		
<b>Net Operating Income</b>	<u>\$ 342,305.00</u>		
<b>Net Income</b>	<u>\$ 342,305.00</u>		

## REQUEST FOR PROPOSAL

**PROJECT:** Pedestrian Streetlights, 4300-4400 Laclede

**SERVICES REQUIRED:** Consultation Services

**SUBMISSION DEADLINE:** 5 p.m., Friday, November 13, 2020

**DELIVERY:** Central West End Southeast Special Business District, c/o Park Central Development Corporation, 4512 Manchester Avenue, Suite 100, St. Louis, MO 63110, Attn: Annette Pendilton

**QUESTIONS:** Annette Pendilton, 314-535-5311 [annette@pcd-stl.org](mailto:annette@pcd-stl.org)

*\*Park Central Development Corporation is acting as a liaison between the SBD and the City of St. Louis\**

Central West End Southeast Special Business District (the "District") invites Requests for Proposal for consultation services for the installation of pedestrian streetlights along Laclede Avenue between Boyle and Taylor streets.

Proposals are to be based upon the following deliverables:

1. Field Survey Data showing roadway alignment, location of existing improvements, sidewalks, utilities, and existing streetlights on plans;
2. Design new decorative street lighting system provide photogrammetric studies for the proposed lighting systems, and locate new the new lighting system on the plans;
3. Preliminary Construction Documents to include Plans, Specifications, and Estimate for construction of the new lighting system;
4. Power Drop Calculations for the new lighting system to accompany the Final Construction Documents; and
5. Prepare "As-Built" plans showing the location of the new substation, poles, conduit on the plans.

Include the following information:

1. Name of firm
2. Complete address
3. Contact person
4. Telephone numbers (office, desk and cell)
5. Internet address
6. E-mail address
7. Provide a General Statement of Qualifications that responds to the deliverables cited above.
8. Provide three references for similar projects, including company name, contact name, e-mail and phone numbers.

Selection will be based upon the following:

- Capacity
- Timely production of deliverables
- Fee

Selection will be announced as soon as possible.



Acorn



Lollipop



Retrofit



Historic

# Pedestrian Lighting Types

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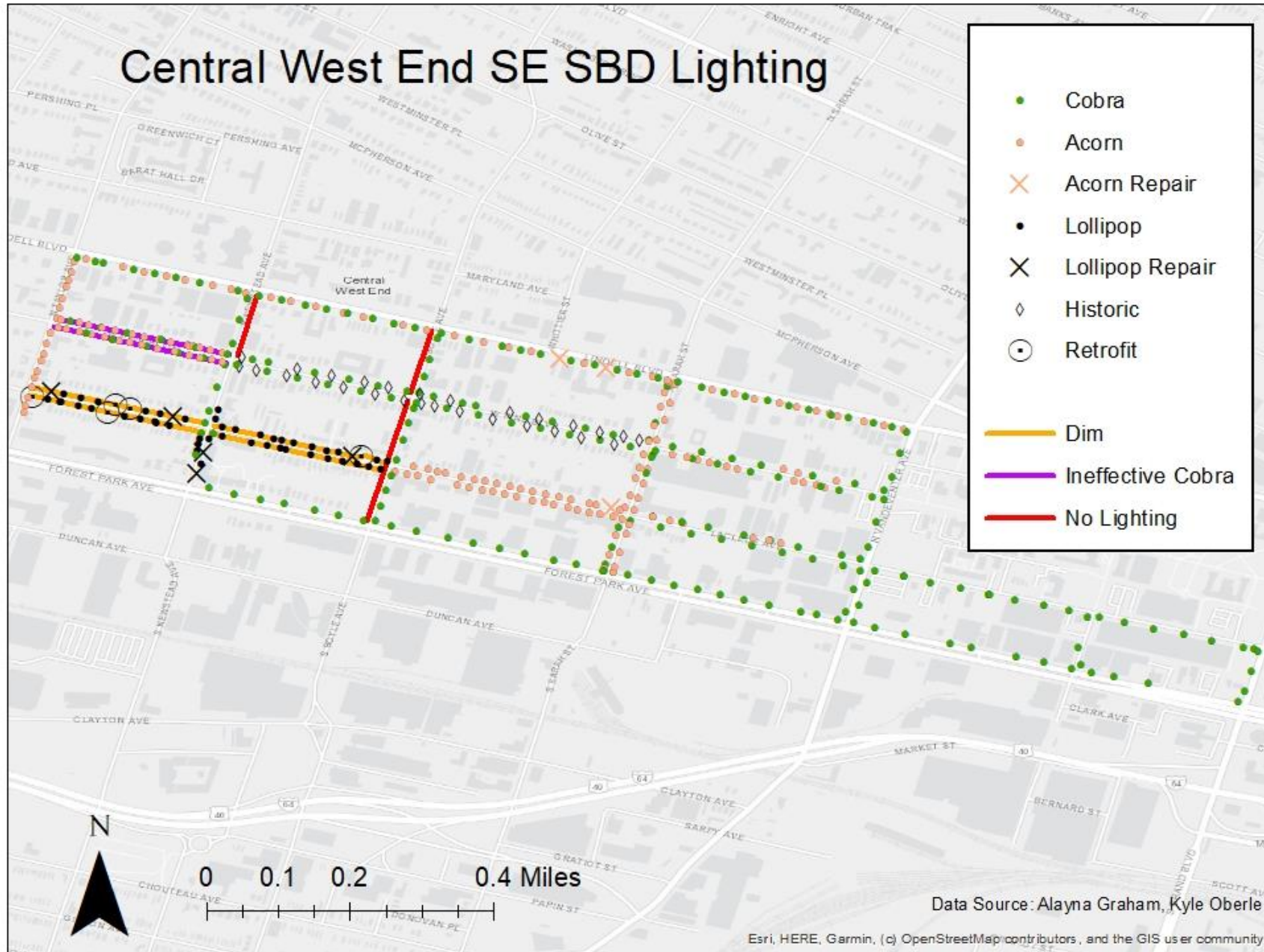




# Cobra Street Lighting

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# Central West End SE SBD Lighting



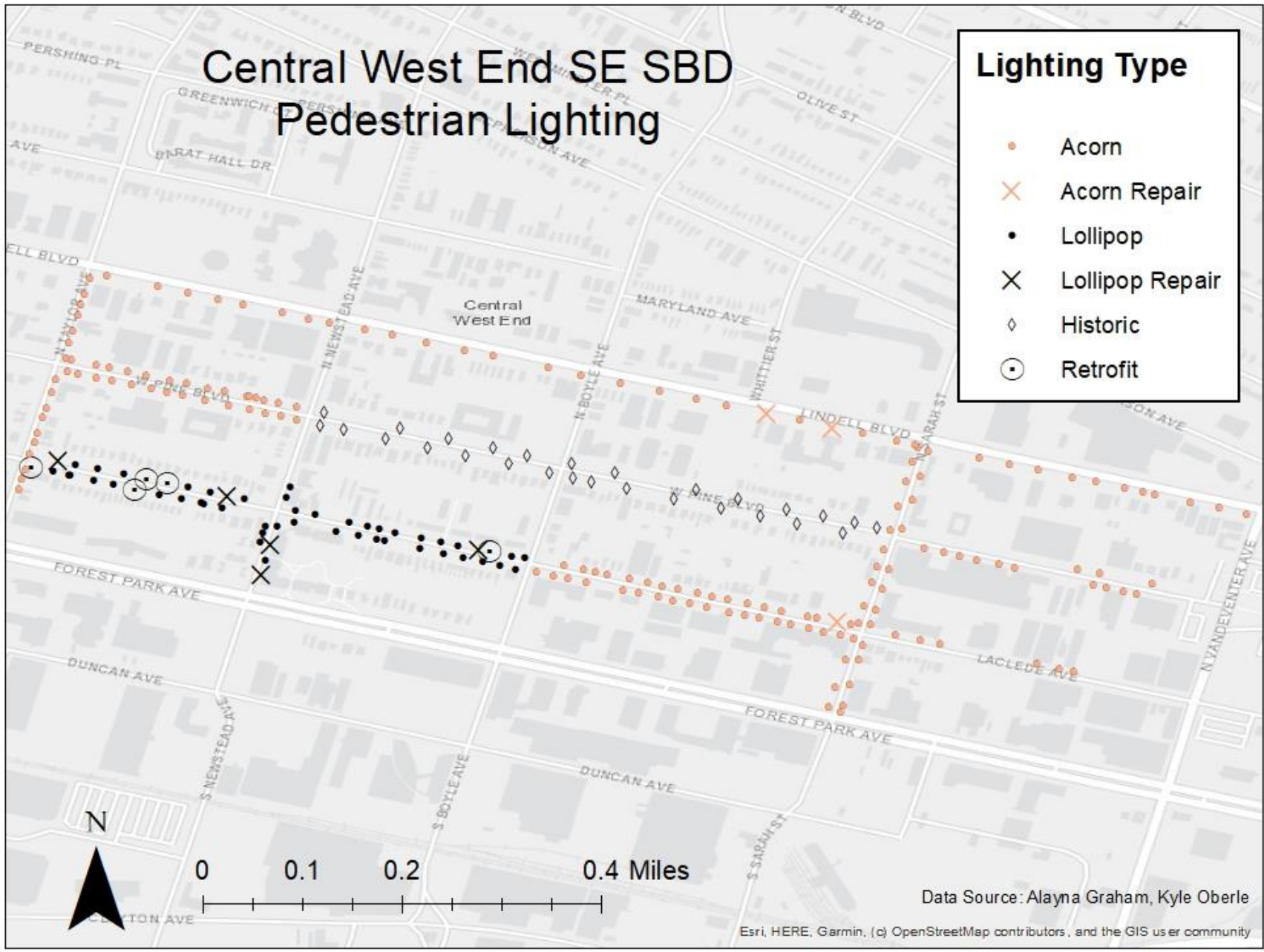
Data Source: Alayna Graham, Kyle Oberle

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# Central West End SE SBD Pedestrian Lighting

### Lighting Type

- Acorn
- ✕ Acorn Repair
- Lollipop
- ✕ Lollipop Repair
- ◇ Historic
- Retrofit



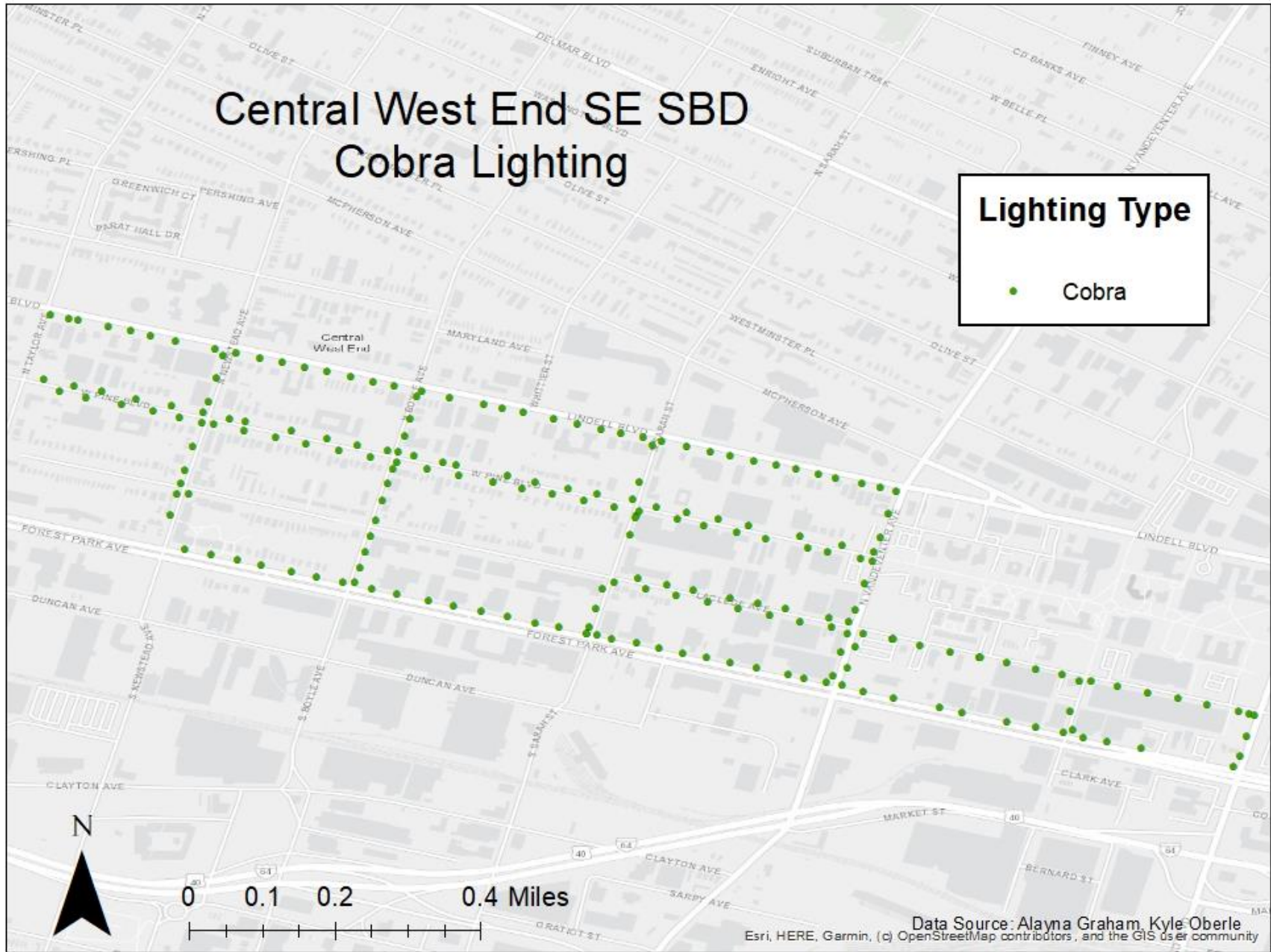
Data Source: Alayna Graham, Kyle Oberle

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# Central West End SE SBD Cobra Lighting

**Lighting Type**

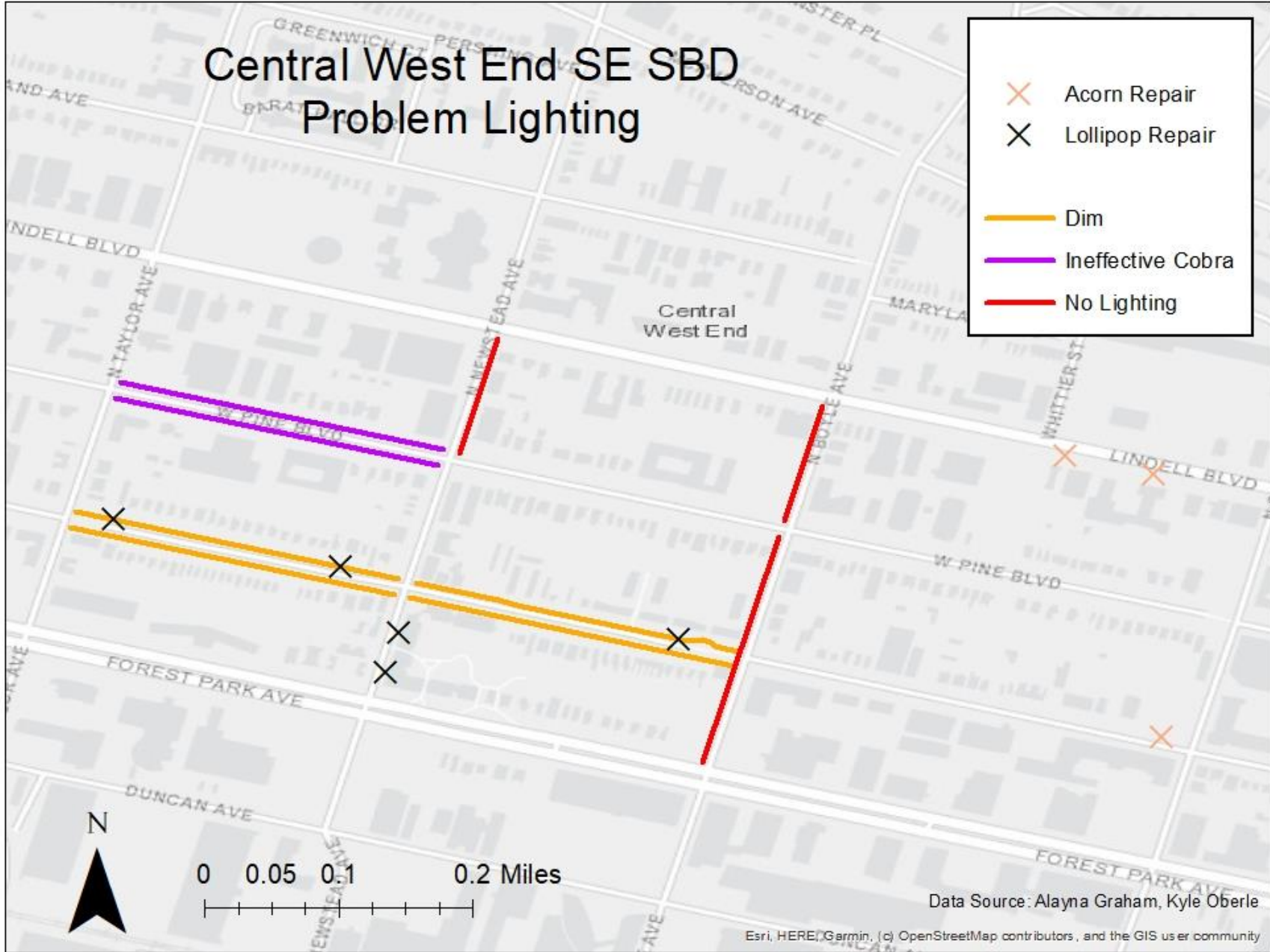
- Cobra



Data Source: Alayna Graham, Kyle Oberle  
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# Central West End SE SBD Problem Lighting

- ✕ Acorn Repair
- ✕ Lollipop Repair
- Dim
- Ineffective Cobra
- No Lighting



Data Source: Alayna Graham, Kyle Oberle

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Count

	No Apparent Needs	Repair Needed	Total
Acorn	161	3	<b>164</b>
Lollipop	45	5	<b>50</b>
Retrofit	5	0	<b>5</b>
Historic	28	0	<b>28</b>
Cobra	211	0	<b>211</b>
<b>Total</b>	<b>450</b>	<b>8</b>	<b>458</b>