

**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
cwesoutheastsbd.com

Central West End Southeast Board of Commissioners Meeting
October 28, 2019 at 5:00pm
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Marshall Michener, Jeff Miner, Yusef Scoggin, Dennis Overton

Board members not in Attendance: Tiffany Small-Boyd

Others in attendance: Kyle Oberle, Alayna Graham (Park Central Development); Ron Coleman (City of St. Louis); Jeff Hood (WU Medical Redevelopment Corporation); Sue Nauert, Diana Gualdoni (West Pine Laclede Neighborhood Association); Sam McCrory, Taylor March (Trailnet)

1. **Call to order:** Y. Scoggin called the meeting to order at 5:00 pm.
2. **Chair's Report & Announcement of the Order of Business:** Introductions
3. **Public Comments & Questions:**
 - a. **Trailnet:** S. McCrory presented an overview of the parklet project. Through public outreach, Trailnet moved the parklet back away from the intersection for safety. The cost estimates for material are between \$4,800 and \$5,600. T. March agreed to follow up with the architectural designer to give more information on the base of the structure. Maintenance details are still being negotiated. The goal is to open the parklet by March 2020.
4. **Public Safety**
 - a. **CWE NSI:** J. Whyte sent the report before the meeting, as requested. Person crime is down 50% YTD, property crime is down 24.49% YTD, and total crime is down 27.54% YTD.
 - b. Y. Scoggin recommended the Board read the St. Louis American article about race, crime, and surveillance to think about how to utilize resources in the future.
5. **Neighborhood Stabilization**
 - a. **City of St. Louis, R. Coleman:** The parking signage has been readjusted around Kaldi's for clarity. West Pine will be repaved in the Spring. The crosswalk striping has been approved. Café Ventana is closed. 10 N Newstead is attempting to get a liquor license. 4308 Laclede is on hold due to owner death. Park Central Development will discuss missing light poles offline with R. Coleman.
6. **Approval of Meeting Minutes:** J. Miner motioned to approve the meeting minutes. M. Michener seconded the motion. All in favor—approved.

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7. Project Reports

- a. Financial Reports:** K. Oberle reported the financials. The balance sheet, funds transfer, and budget forecast were presented. There are still some outstanding tax bills that will contribute to income for the rest of the year. K. Oberle to check with PCD accountant as to how much of those bills are expected to be paid and if there are any other revenue sources.
- b. Approval of Financials:** Approved.

9. Budget Preparation:

- a. Budget Analysis:** Kyle Oberle presented the 2020 draft budget that is due in November. Marshall Michener motioned to approve 2020 draft budget. Dennis Overton seconded the motion. All in favor—approved.

10. Other Business:

- a. Collection of Resident Feedback:** K. Oberle presented the draft resident survey. The Board recommended using an electronic version and J. Hood volunteered to help coordinate. Recommendations for draft: Add option to input multiple answers. Add short explanation of SBD to introduction. Add an opportunity to expand on what they like and dislike about the neighborhood and why. Priorities of neighborhood change should have a ranking.
 - i.** Y. Scoggin recommends this survey be distributed annually.
- b. Landscaping Request:** The West Pine Laclede Neighborhood Association (WPLNA) presented a request to prioritize landscaping for planters on Forest Park Parkway and Laclede.
 - i.** Kimberly Haegele of the St. Louis City Parks Department approves of the beautification, but the department has no funds to contribute.
 - ii.** The WPLNA will reach out to partners for sponsorship (Cortex, IKEA).
 - iii.** Alderman Joe Roddy and Neighborhood Improvement Specialist Ron Coleman have agreed to match dollars that the SBD contributes.
 - iv.** The first-year estimated cost is ~\$32,500 based on input from City Parks Dept. and Top Care. PCD can issue a Request for Proposals for landscaping companies when plans have been confirmed.
- c. Board Seats:** Two Board seats are currently available. Y. Scoggin requested that the WPLNA reach out to their members to see if anyone is interested. PCD will make a list of current seat openings and the requirements for seat-holders.

11. Adjournment: The meeting adjourned at 6:27 pm.