



SOUTHEAST SPECIAL BUSINESS DISTRICT



314-535-5311



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4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

# **Central West End Southeast Special Business District January 2024 Meeting Materials**

**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**

**January 16<sup>th</sup>, 2024, at 5:00 p.m.  
4512 Manchester Ave  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on January 16<sup>th</sup>, 2024, at 5:00 p.m., 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. Neighborhood Security Initiative, Jim Whyte
    - i. Crime Update
  - b. The City's Finest, Rob Betts
- 6. Neighborhood Improvement**
  - a. City of St. Louis, Ron Coleman
  - b. Pedestrian Lighting – Update
  - c. Pedestrian Crossing Signal – Update
- 7. Project Reports**
  - a. Financials – Approval
- 8. Other Business**
  - a. NSI Contract - Approval
  - b. Draft Annual Report 2023 - Approval
- 9. Adjournment**

**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: 1/12/2024**

**Time: 2:00 PM**



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4512 Manchester Ave, Ste. 100,  
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**2024**

# December 2023 Minutes

Central West End Southeast Special Business District  
Meeting Minutes

Tuesday, December 19<sup>th</sup> 2023 at 5pm:

Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

Commissioners Present: Doug Anderson, Jeff Miner, Rick Kissel, Linda Emmenegger, Yusef Scoggin (late)

Commissioners not in Attendance: Marc Dangerfield, Brad Jones

Others Present: Jim Whyte (NSI), David Wright and Brian James (Park Central), Ron Coleman (City of St. Louis), Frank Eppert (ABNA)

1. **Call to Order:** D Anderson called the meeting to order at 5:05pm.
2. **Chair's Report and Announcement of Order:**
3. **Public Comments & Questions:**
  - a. No public comment.
4. **Approve Previous Meeting Minutes:** J Miner motioned to approve the November minutes; R Kissel seconded the motion. All in favor – motion carries.
5. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative reviewed the public safety report. R Betts from TCF also provided updates for the District.
  - a. J Whyte reviewed monthly events in the District, noting that total crime is down 11.6% YTD, with person crime down 42.8%. He also noted a number of package and mailbox thefts.
  - b. He reviewed impact from NSI's outreach team over 2021 and 2022, highlighting how repeated connections make a difference, as well as the organization's coat drive.
6. **Neighborhood Improvement:**
  - a. R Coleman reviewed different neighborhood happenings, reflecting on some communication with NSI in specific instances.
  - b. He did note that Gerstner has received the change order request for the lighting project and he, David and Frank will update the board with any changes.
  - c. D Wright noted that the community table has arrived and should be installed in the coming month.
  - d. F Eppert noted that the City is still awaiting some new bulbs for the light poles that were recently installed. The board reflected on how much they like the project as well as reflections from neighbors on the great impact it has already had.
  - e. R Coleman noted that he is still working on any potential new tree locations, but did reflect that the District is well planted at the moment and it is not an immediate concern.
  - f. D Wright reviewed updates on the pedestrian signal crossing project across Forest Park near the Foundry. He noted that the project is progressing, with some intermediate steps passed and design features of the project in the works with CBB and the City.
7. **Financial Report:**
  - a. J Miner presented the financials ending 11/30/23 for the District, with no notable concerns.
  - b. R Kissel made a motion to approve the financial report; J Miner seconded the motion. All in favor – motion carries.
8. **Other Business:**

Central West End Southeast Special Business District  
Meeting Minutes

- a. D Wright presented a postcard marketing design- sending postcards throughout the District was approved as a \$1,700 expense last month, contingent on the design. R Coleman reflected on including information about District funding working for the neighbors. Y Scoggin agreed with that suggestion and noted that he was reading about projects in other SBDs in the area and how it might benefit this SBD to talk about it. He suggested adding it to the Griffin publication through an article, with a potential map included for where lights have been installed in the District.
  - b. D Wright reviewed the NSI contribution for the year, noting how the board had already approved the contribution in the budget earlier this year, but wanted to present the confirmed contribution. Y Scoggin noted that the NSI board met this week and underlined how much outreach does have an impact in the neighborhood, reviewing recent happenings in the District.
  - c. L Emmenger, B Jones and Y Scoggin's board terms are set to expire at the end of the year, with the three of them applying to renew their terms. J Miner moved to recommend all three of them to continue to serve on the board; R Kissel seconded the motion; all in favor – motion carries.
  - d. Y Scoggin noted that the median irrigation question came up after conversations with the West-Pine Laclede Association. They have noticed that some of the irrigation in medians are not fully set up and wanted to bring it up for the board whether they might consider exploring it in the future.
  - e. D Wright presented an overview of a project that Park Central is working on with other organizations in the City as well as the City's Planning and Urban Design Agency which would end in a planning process through East-West Gateway's Great Streets Program if approved.
9. **New Business:**
- a. D Anderson noted how he provides crime statistics for his condo association board, reflecting how much contributing to NSI help builds on hope.
10. **Adjournment:** Y Scoggin made a motion to adjourn the meeting; R Kissel seconded the motion. All in favor – motion carries. The meeting was adjourned at 6:05pm.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development



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**2024**

# **December 2023**

# **Financials**

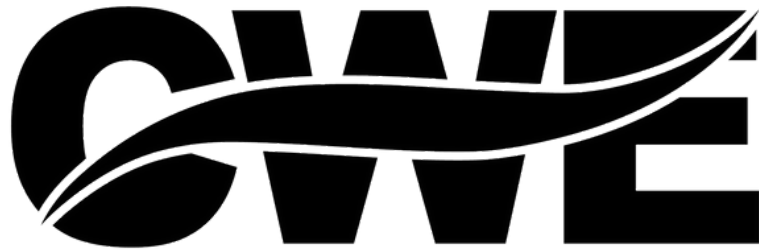
**Central West End SE SBD**  
**Balance Sheet**  
As of December 31, 2023

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1072-1 Bill.com Clearing	681.71
40900 Cash	0.00
10160 GSB - CWESE 8810	252,891.12
Simmons Bank checking #2910	16,669.57
Simmons MMkt #8362	452,464.07
<b>Total 40900 Cash</b>	<b>\$ 722,024.76</b>
Restricted for Streetlights	0.00
<b>Total Bank Accounts</b>	<b>\$ 722,706.47</b>
<b>Other Current Assets</b>	
Due from CWE South SBD	0.00
<b>Total Other Current Assets</b>	<b>\$ 0.00</b>
<b>Total Current Assets</b>	<b>\$ 722,706.47</b>
<b>TOTAL ASSETS</b>	<b>\$ 722,706.47</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$ 0.00</b>
<b>Other Current Liabilities</b>	
Due to Park Central Development	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 0.00</b>
<b>Total Current Liabilities</b>	<b>\$ 0.00</b>
<b>Total Liabilities</b>	<b>\$ 0.00</b>
<b>Equity</b>	
Opening Bal Equity	250,000.01
Retained Earnings	245,338.00
Net Income	227,368.46
<b>Total Equity</b>	<b>\$ 722,706.47</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 722,706.47</b>

**Central West End SE SBD**  
**2023 Profit and Loss**  
**January - December 2023**

	Actual	Budget	over/under Budget	Comments
<b>Income</b>				
41000 Tax Revenue	595,608.73	560,000.00	35,608.73	
42800 Interest Income	8,961.17		8,961.17	
<b>Total Income</b>	<b>\$ 604,569.90</b>	<b>\$ 560,000.00</b>	<b>\$ 44,569.90</b>	
<b>Gross Profit</b>	<b>\$ 604,569.90</b>	<b>\$ 560,000.00</b>	<b>\$ 44,569.90</b>	
<b>Expenses</b>				
61000 Administration			0.00	
61050 Annual Award		50.00	-50.00	
61100 Administration (PCDC)	14,805.00	19,740.00	-4,935.00	Last bill for 2023 will process Jan 2024
61200 Bank Charge	55.00	40.00	15.00	
61300 Insurance, Liability & D&O	1,265.00	1,500.00	-235.00	
61400 Legal Fees	120.00	2,000.00	-1,880.00	
61600 Postage and Shipping Expense	21.66	100.00	-78.34	
61800 Web Site	1,622.32	250.00	1,372.32	New website
<b>Total 61000 Administration</b>	<b>\$ 17,888.98</b>	<b>\$ 23,680.00</b>	<b>-\$ 5,791.02</b>	
62000 Public Services	568.29		568.29	Bike Rack
62010 ATBM-Street Cleaning	29,375.00	22,000.00	7,375.00	Increase in street cleaning
Watering	28,350.00			
62015 Beautification	7,646.31	21,232.00	-13,585.69	
<b>Total 62000 Public Services</b>	<b>\$ 65,939.60</b>	<b>\$ 43,232.00</b>	<b>\$ 22,707.60</b>	
67000 Infrastructure Reserves		60,000.00	-60,000.00	
67010 Outside Furniture	6,842.26		6,842.26	Picnic Table and Trashcan
67015 Hawk Signal	20,000.00		20,000.00	
<b>Total 67000 Infrastructure Reserves</b>	<b>\$ 26,842.26</b>	<b>\$ 60,000.00</b>	<b>-\$ 33,157.74</b>	
68000 Public Safety			0.00	
68200 CWE Neighborhood Safety Ini.	81,300.00	81,300.00	0.00	
68400 National Night Out	227.07	1,000.00	-772.93	
68500 Patrol	120,420.00	140,000.00	-19,580.00	Patrols under budget
68600 Security Camera	15,750.00	16,750.00	-1,000.00	
68700 Security Signs		1,400.00	-1,400.00	
68800 Camera Reserves		37,638.00	-37,638.00	
68900 Lighting			0.00	
68901 Installation	29,244.00	150,000.00	-120,756.00	
68902 Lighting Engineer	19,293.21		19,293.21	ABNA
68905 Maintenance		5,000.00	-5,000.00	
<b>Total 68900 Lighting</b>	<b>\$ 48,537.21</b>	<b>\$ 155,000.00</b>	<b>-\$ 106,462.79</b>	
<b>Total 68000 Public Safety</b>	<b>\$ 266,234.28</b>	<b>\$ 433,088.00</b>	<b>-\$ 166,853.72</b>	
Miscellaneous Expense	296.32		296.32	
Unapplied Cash Bill Payment Expense	0.00		0.00	
<b>Total Expenses</b>	<b>\$ 377,201.44</b>	<b>\$ 560,000.00</b>	<b>-\$ 182,798.56</b>	
<b>Net Operating Income</b>	<b>\$ 227,368.46</b>	<b>\$ 0.00</b>	<b>\$ 227,368.46</b>	
<b>Net Income</b>	<b>\$ 227,368.46</b>	<b>\$ 0.00</b>	<b>\$ 227,368.46</b>	





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**2024**

# **Neighborhood Updates Ron Coleman**



**SOUTHEAST SPECIAL BUSINESS DISTRICT**



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**2024**

# **CWENSI Contract**

**2024 COOPERATIVE AGREEMENT**

**By and Between**

**THE CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE AND  
SOUTHEAST SPECIAL BUSINESS DISTRICT**

**THIS COOPERATIVE AGREEMENT** (this “*Agreement*”) is made and entered into as of the   1st   day of            JANUARY           , 2024, by and between the **SOUTHEAST SPECIAL BUSINESS DISTRICT**, a special business district and a political subdivision of the state duly organized and existing under the laws of the State of Missouri (“*SBD*”), and the **CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE** (the “*CWE NSI*”), a Missouri Nonprofit Corporation.

**Recitals:**

**Whereas**, the Board of Alderman of the City of St. Louis, Missouri (the “*Board of Aldermen*”) has established the above named SBD by ordinance (the “*Enabling Ordinance*”) that authorizes the collection of additional tax revenues to be used for certain purposes, including the provision of special police and/or security facilities, equipment, vehicles and/or personnel for the protection and enjoyment of the property owners and the general public.

**Whereas**, the SBD supports the goals of the CWE NSI, which include hiring a security director to advise the SBD, as well as other entities within the SBD, on security issues in an effort to reduce crime, minimize the impact of crime on individuals and businesses in the neighborhood, and reduce the fear of crime for residents and visitors alike by providing a more cohesive partnership with neighbors, businesses, police, major institutions and political entities.

**Whereas**, the CWE-NSI provides other security related services within the SBD, including but not limited to acquiring, installing, monitoring and using certain security cameras and helping procure, schedule, and coordinate supplemental security.

**Whereas**, the parties desire to clarify their expectations, rights, and continuing obligations pertaining to the support of the work of CWE-NSI in the SBD as set forth below.

**NOW, THEREFORE**, in consideration of the foregoing, and for other good and valuable consideration, receipt and sufficiency of which are acknowledged, the SBD and the CWE NSI hereby agree as follows:

**Section 1. Definitions.**

In addition to any italicized or bold terms defined elsewhere in this Agreement, the words and phrases below shall be defined as follows:

- 1.1. “Annual Contribution.”** An annual contribution to the NSI Fund from the SBD necessary to provide the amounts requested in the annual Notice of Contribution, as more fully described in **Sections 1.4, 2.1 and 2.2.**

- 1.2. **“District.”** The area within the boundaries of the SBD, as that area is defined in the Enabling Ordinance of the SBD.
- 1.3. **“Manager.”** The administrator of the NSI Fund as the term is defined ) in that certain Intergovernmental Agreement by and between [SBDs and NSI] of [date].
- 1.4. **“Notice of Contribution.”** On at least an annual basis and as may otherwise be necessary, the Manager shall provide written notice to the SBD requesting the Annual Contribution due. Such notice shall minimally include the precise amount of the Annual Contribution, proposed allocations of the Annual Contribution, and any account information necessary to facilitate payment of the Annual Contribution.
- 1.5. **“NSI Disbursement.”** A distribution of monies from the NSI Fund consistent with the specific purposes stated in annual budgets approved by the Board of Alderman of the City for the SBD, and which are consistent with the mandates of the Enabling Ordinances for the SBD and with the requirements of the SBD Act.
- 1.6. **“NSI Fund.”** A special bank account created to provide for the collection of the Annual Contribution solely from the SBD and for the distribution of such monies for specific purposes stated in the annual budgets of the SBD as approved by the Board of Aldermen of the City and consistent with the authorized purposes described in **Section 2.3**.
- 1.7. **“Termination Date.”** The date of termination of this Agreement, as indicated on Exhibit A, attached hereto and incorporated herein.

**Section 2. Services to be Rendered.**

**2.1. Future Services.** As requested by the SBD the CWE NSI agrees to perform the services listed on Exhibit A to this Agreement, and the SBD agrees to pay CWE-NSI, in consideration therefore, the amount indicated on Exhibit A by the date indicated on Exhibit A.

**2.2 Annual Funding Contribution to NSI**

The operations of the CWE NSI and maintenance of the camera project are funded by annual contributions made by participating SBDs, CIDs, Washington University Medical Center and other contract areas.

See attached Exhibit B for a current list of participating SBDs and their respective contributions for 2024 along with the annual camera projects contribution. This does not include hardware or new camera sites. Those will be proposed, approved and invoiced separately.

- 2.3. Recordings Property of CWE NSI; Authorized Purpose.** Any recordings made of the video images from CWE NSI's cameras located within the SBD shall be the sole property of the CWE NSI and the release or showing of said images shall be in the sole discretion of the CWE NSI. The CWE NSI may make available to the St. Louis Metropolitan Police Department said images on terms and conditions set by CWE NSI. CWE NSI shall make no use of any video images other than for reducing crime or providing for public safety. All records for the Camera Program from within the SBD held by CWE NSI shall be available for inspection by the SBD, or its designee, upon reasonable notice during normal business hours.
- 2.4. Obtaining Records.** CWE NSI shall work with businesses and residents within the boundaries of the SBD to access non-CWE NSI camera footage on an as-needed basis. Such footage shall be the sole property of the CWE NSI and the release or showing of said images shall be in the sole discretion of the CWE NSI. CWE NSI shall make no use of any video images other than for reducing crime or providing for public safety. The CWE NSI may make available to the St. Louis Metropolitan Police Department said images on terms and conditions set by CWE NSI.

**Section 3. Term of the Agreement and Termination Events.**

- 3.1. Term.** This Agreement shall be in full force and effect until the Termination Date. At any time before the Termination Date, the term of the Agreement may be extended by amendment pursuant to **Section 4.2.**
- 3.2. Termination Events.** If, before the Termination Date, any of the following events occur, the Agreement shall immediately terminate:
- 3.2.1.** The SBD ceases to exist as a Special Business District. This event shall not include modification of the Enabling Ordinance of the SBD by the Board of Aldermen of the City, so long as the modified entity remains a Special Business District with the necessary power to be party to this Agreement;
  - 3.2.2.** Rejection of the SBD's annual budget by the Board of Alderman of the City based upon the allocation of funds for the Annual Contribution;
  - 3.2.3.** Intentional failure by the SBD to include in its annual budget an allocation of funds for the Annual Contribution.
- 3.3. Notice of Termination.** Upon the occurrence of a Termination Event, the SBD must provide written notice of the Termination Event to the Manager and to the CWE NSI no later than thirty (30) days after termination.
- 3.4. Default.** In the event the SBD fails to pay the amount required in Section Two by the date payment is due, the CWE NSI has the right to:
- (a) Notify the SBD of the nonpayment;

- (b) stop monitoring all cameras within the boundaries of the SBD;
- (c) remove any and all equipment from within the boundaries of the SBD;
- (d) halt any other services being provided within the boundaries of the SBD; and
- (e) pursue all legal remedies which may be available to it.

**Section 4. Miscellaneous.**

- 4.1. Applicable Law.** This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri.
- 4.2. Entire Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties with respect to the matters herein and no other agreements or representations other than those contained in this Agreement have been made by the parties. It supersedes all prior written or oral understandings with respect thereto. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.
- 4.3. Counterparts.** This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.
- 4.4. Severability.** In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision, unless the unenforceable or invalid term or provision is such that a court reasonably would find that the parties, or any one of them, would not have entered this Agreement without such term or provision, or would not have intended the remainder of this Agreement to be enforced without such term or provision.
- 4.5. Notices.** Any notice, demand, or other communication required by this Agreement to be given by any party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified mail, postage prepaid, or delivered personally as follows:

**Southeast SBD**

\_\_\_\_\_  
\_\_\_\_\_

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**CWE Neighborhood Security Initiative**

Attn: James Whyte  
447 North Euclid Ave.  
St. Louis Mo. 63108

or to such other address with respect to the SBD as the SBD may, from time to time, designate in writing and forward to the CWE NSI as provided in this Section.

**(The remainder of this page is intentionally left blank.)**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the date first written above.

**CENTRAL WEST END SECURITY  
INITIATIVE (“CWE NSI”)**

**CENTRAL WEST END SOUTHEAST  
SPECIAL BUSINESS DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_



## EXHIBIT A

### **SERVICES TO BE RENDERED**

**Contract Purpose:** NSI to provide the SBD with neighborhood security coordination, crime analysis and crime management services.

#### **Security Patrol Coordination**

1. Negotiate and execute, on behalf of the SBD, annual contract for patrol services (subject to final approval of the SBD) with appropriate security provider.
2. Work with the secondary security provider to schedule patrol services. Recommendation of monthly budget disbursement after initial analysis of SBD budget, types of crime, time and day of occurrence, and SBD's expectations.
3. Monthly review of budget to actual. Ongoing scheduling changes due to special events, spikes in crime, specialized details, weather, staffing issues etc.
4. Bi-monthly review and spot-checks of secondary officer clock-in and clock-out time, to ensure officers are working scheduled shifts.
5. Bi-monthly review and spot check of officer patrol reports, to ensure accountability and relay arrest, nuisance, and other Intel directly from officers to the NSI office.
6. Bi-monthly review and spot check of GPS vapor trails, to ensure officers are patrolling the area as intended.
7. Bi-monthly review, adjustments, and approval of invoices.
8. Frequent communication with supplemental provider.

#### **Crime Statistic Tracking/Analysis**

1. Prepare and present monthly Executive Director report to include year to date, Part 1 crime statistics for the neighborhood, denoting any significant trends or activities.
2. Review daily calls for service and monthly UCR data for information and trends to identify safety and security issues.

#### **5th District/SLMPD/City Liaison**

1. NSI will establish and maintain an effective working relationship with the leadership of the 5th District police of the SLMPD and key personnel patrolling and investigating crimes in the area as well as the senior command of the SLMPD.
2. NSI will establish and maintain an effective working relationship with key city personnel (Circuit Attorney's Office, City Counselor's Office, Neighborhood Stabilization Office, Excise Commissioner's Office, Building Div., etc.) that would be useful in reducing crime and improving the quality of life within the SBD area.

#### **Community Engagement**

1. The NSI Executive Director will attend the monthly SBD meeting. The NSI will prepare and present relevant crime data as well as summaries of recent crime issues.
2. As needed, the NSI will attend and present security related information to community groups, Home Owner Associations and community members within the SBD area.
3. Work in coordination with other professional staff/area organizations that are working to enhance security within the project area.

4. NSI will share information with residents, business owners and stakeholders to educate the community and reduce crime by keeping residents informed and aware of crime trends.

### **Camera Project Management**

1. NSI will assist in management of your current security cameras by providing video reviews of documented criminal incidents as long as access to the SBD camera system is provided.
2. NSI will assist in the identification and coordination of retrieval of video from other security systems in the SBD area which may have value in on-going investigations of criminal events.
3. NSI will coordinate our efforts with the SLMPD in order to use existing video to identify and apprehend those responsible for committing crimes in the SBD area.
4. NSI will assist in identifying areas, survey locations and provide guidance to the SBD for future expansion of the camera system within the SBD area.
5. NSI will work closely with camera vendors to ensure cameras are being maintained appropriately, operating properly and performing to the expectations of the SBD Board.

### **Outreach Program**

1. Outreach staff will engage and attempt to provide services to those in our community who are homeless and or experiencing mental health issues.
2. Monthly status reports will be presented at the NSI board meetings. These reports include number of engaged people, case management services provided, update on hotline calls or reports from public, etc.

**EXHIBIT B**

**ANNUAL FUNDING CONTRIBUTION**

<b>Funding Entity</b>	<b>2024 Admin</b>	<b>2024 Camera</b>	<b>Total</b>
CWE North	\$ 111,200.00	\$ 42,000.00	\$ 153,200.00
CWE Southeast	\$ 81,300.00	\$ 12,700.00	\$ 94,000.00
DeBaliviere Place	\$ 39,900.00		\$ 42,840.00
CWE South	\$ 29,800.00	\$ 5,000.00	\$ 34,800.00
Westminster-Lake	\$ 9,800.00	\$ 3,750.00	\$ 13,550.00
Waterman	\$ 5,000.00	\$ 3,750.00	\$ 8,750.00
North CID	\$ 15,000.00		\$ 15,000.00
Euclid South CID	\$ 15,000.00	\$ 7,500.00	\$ 22,500.00
East Loop CID	\$ 25,000.00		\$ 25,000.00
WUMC	\$ 175,000.00		\$ 175,000.00
<b>Surplus</b>	\$ 50,560.00	\$ -	\$ 50,560.00
<b>Total</b>	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00
<b>Percentage</b>	same as last year		
<b>NSI Budget</b>	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00



314-535-5311

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4512 Manchester Ave, Ste. 100,  
St. Louis, MO 63110-2100

**2024**

# Annual Report

CENTRAL WEST END  
SOUTHEAST SBD



# ANNUAL REPORT

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FY 2023

PREPARED BY PARK CENTRAL DEVELOPMENT



# ABOUT

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The Central West End Southeast Special Business District (CWE SE SBD) is a special taxing district that is managed by a Mayor appointed Board of Commissioners, who are all residents or stakeholders in the District.

The Board consists of five property owners and two renters to ensure the representation of all types of residents in the District.

Since 1996, the CWE SE SBD has worked to provide safety and security initiatives throughout the District. These initiatives include providing supplemental security patrols, managing a security camera network, and updating pedestrian lighting throughout the District. The CWE SE SBD also works closely with the Central West End Neighborhood Security Initiative (CWENSI).

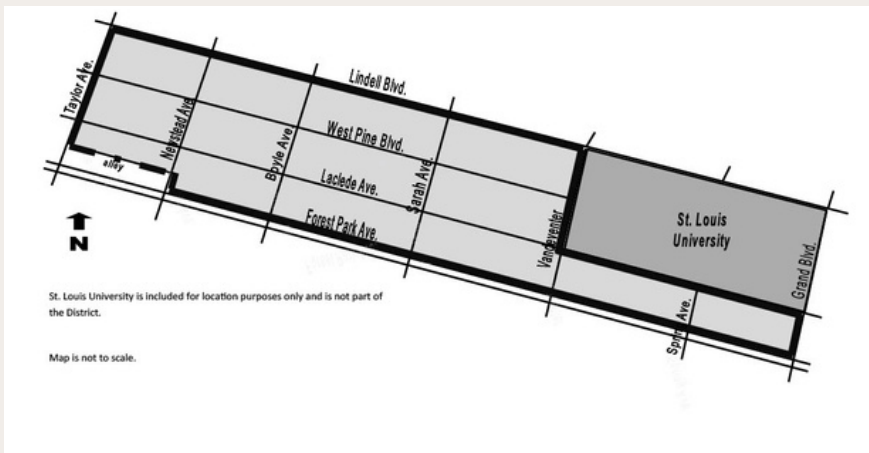
Commissioners meet monthly to discuss a variety of issues impacting the neighborhood, working to ensure that the funds raised are spent in the most effective and efficient manner to best serve the District.

## Commissioners:

- Yusef Scoggin, Chair (Property Owner)
- Jeff Miner, Treasurer (Property Owner)
- Rick Kissel (Property Owner)
- Doug Anderson (Property Owner)
- Linda Emmenegger (Property Owner)
- Bradley Jones (Renter)
- Marc Dangerfield (Renter)

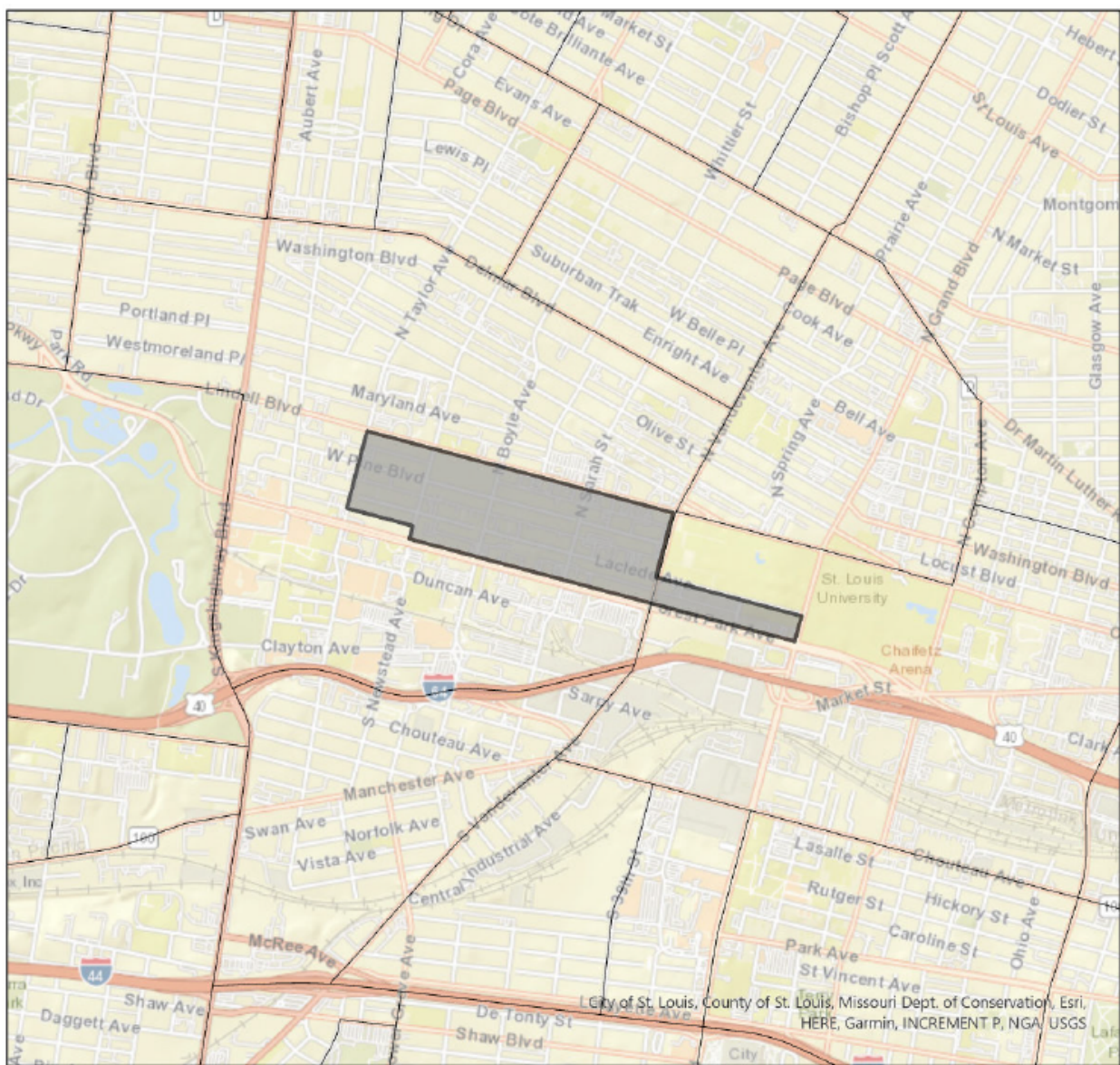
# BOUNDARY

## our district map



# BOUNDARY

## Central West End Southeast Special Business District Boundaries in Context with City Neighborhoods



0 0.5 1 Miles

- CWE SE Boundary
- Neighborhoods



# CWE SE PROJECTS



## Safety & Security

The CWE SE SBD continues to build a successful camera network and partners with the Central West End Neighborhood Security Initiative, supporting ongoing investment needs.

In 2023, the SBD funded over 1,500 hours of supplemental security patrols through The City's Finest.

In addition to the supplemental security patrols and camera network, the CWE SE SBD partners with CWENSI to carry out homelessness outreach designed to identify and provide services for unhoused persons in and around the CWE Neighborhood, linking them to social services.

## Pedestrian Lighting

To increase both security and beautification in the district, the SBD is continuing to pursue the installation of new pedestrian lights on Laclede Ave. between Boyle and Taylor as well as along Newstead.

Some of the lighting has been installed and the SBD continues to work to expand that project throughout other parts of the neighborhood.

Additionally, the SBD funded the engineering work for a new pedestrian walk signal across Forest Park Avenue near the Foundry to support safety and visibility for pedestrians. The implementation remains ongoing.

# CWE SE PROJECTS



## Landscaping

The CWE SE SBD, in coordination with the West Pine Laclede Neighborhood Association, previously completed a median beautification project on Forest Park Avenue. Through partnership with Pretty City Gardens and Landscapes LLC, five medians were filled with plants along Forest Park Avenue, located at the intersections of Sarah St., Boyle Ave., and Newstead Ave.

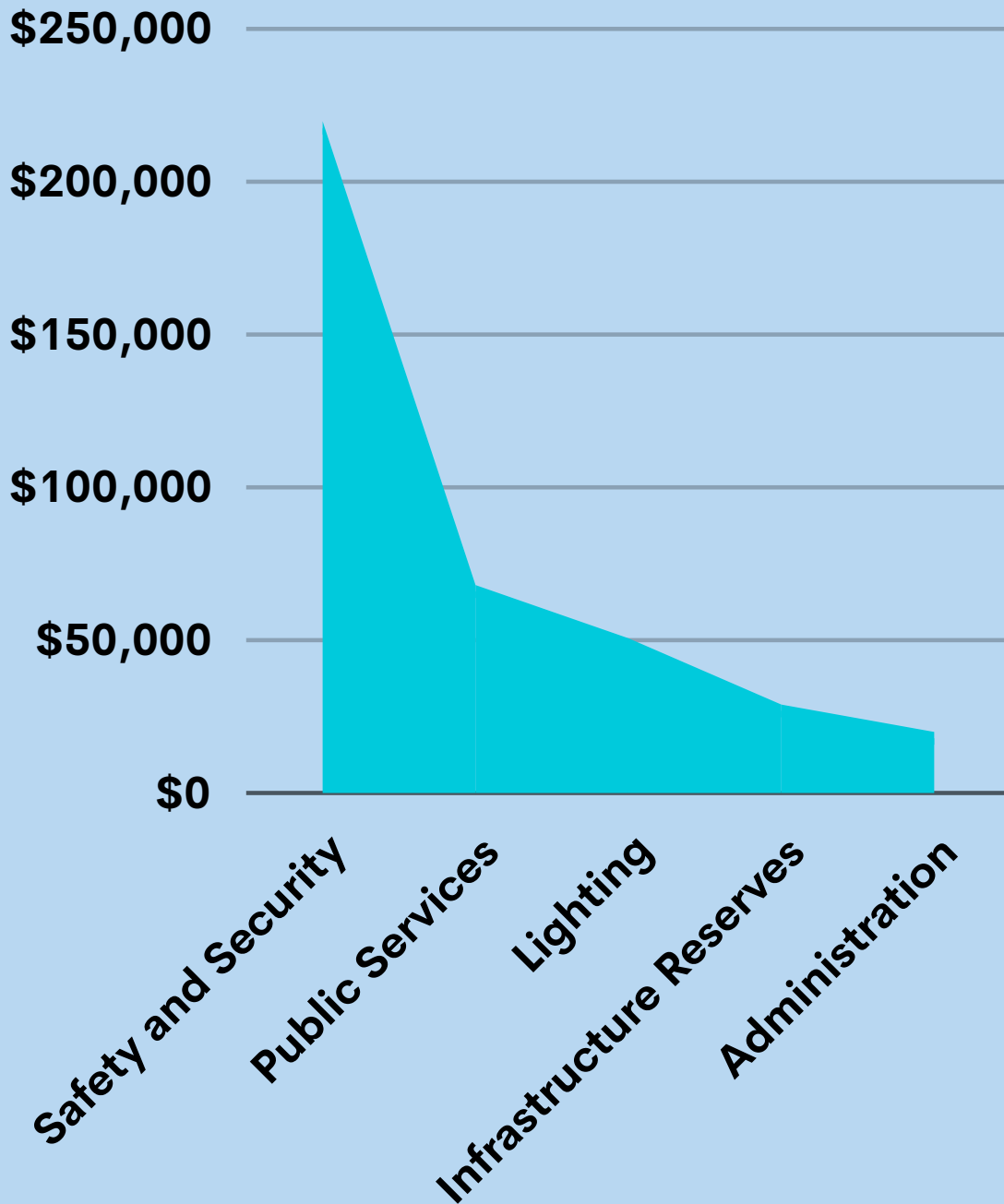
The SBD now funds the ongoing care for the medians. Additionally, the SBD has funded tree watering for more than 100 trees in the district throughout the summer months to ensure their survival.

## Litter Control & Beautification

Partnered with ATBM, the SBD provides district cleaning services such as litter pick up along Lindell (from Taylor to Vandeventer, South side only); along Newstead, Boyle, and Sarah (both sides); and along Taylor (East side only). These services occur 2-3 times each month and ATBM also assisted in placing holiday wreaths along the Sarah St. Corridor.

The SBD also funded the purchase of a new community table for the Laclede garden as well as two litter barrels to support more options for trash disposal in the District in 2024.

# FY 2023 EXPENSES: \$377,201.44



## Safety & Security

- Patrols
- Cameras & Maintenance
- NSI Membership
- Homelessness Outreach

## Administration

- Administrator Fees
- Legal Fees
- Insurance
- Website

## Public Services

- Street Cleaning/Litter Control
- Tree Watering

## Lighting & Infrastructure

- Lighting Installation and Maintenance
- Reserves to fund future lighting projects

# FY 2023 REVENUE: \$604,569.90



Since 1996, we have been committed to providing safety and security initiatives throughout the district. Our initiatives include providing supplemental security patrols, managing a security camera network, and updating pedestrian lighting throughout the district. We also work closely with the Central West End Neighborhood Security Initiative (CWENSI).



**Presented to:**  
Central West End  
SE SBD & Public  
**Prepared by:**  
Park Central  
Development