

**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

**BOARD OF COMMISSIONERS MONTHLY MEETING
TO BE HELD**

**February 20th, 2024, at 5:00 p.m.
4512 Manchester Ave
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on February 20th, 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. Tree Plantings 2024 – Approval
 - c. Pedestrian Lighting Change Order – Update and Approval
 - d. Pedestrian Crossing Signal – Update
 - e. Neighborhood Projects – Update
- 7. Project Reports**
 - a. Financials – Approval
- 8. Other Business**
 - a. 2023 Annual Report – 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: 2/16/2024
Time: 11:30 AM**



SOUTHEAST SPECIAL BUSINESS DISTRICT



314-535-5311



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2024

Central West End Southeast Special Business District February 2024 Meeting Materials



314-535-5311

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2024

January 2024 Minutes

Central West End Southeast Special Business District
Meeting Minutes

Tuesday, January 16th 2024 at 5pm:

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

Commissioners Present: Rick Kissel, Linda Emmenegger, Yusef Scoggin, Brad Jones, Mark Dangerfield
(after item 5)

Commissioners not in Attendance: Doug Anderson, Jeff Miner

Others Present: Jim Whyte (NSI), Rob Betts (TCF), David Wright and Brian James (Park Central), Ron
Coleman (City of St. Louis), Sam Odoom (WUMCRC)

1. **Call to Order:** Y Scoggin called the meeting to order at 5:14pm.
2. **Chair's Report and Announcement of Order:**
3. **Public Comments & Questions:**
 - a. No public comment.
4. **Approve Previous Meeting Minutes:** L Emmenegger motioned to approve the December 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. Rob Betts also presented on updates from The City's Finest.
 - a. J Whyte noted that person crime was down 43.7% for 2023 compared to 2022 and that total reported crime was down 12.9%.
 - b. J Whyte also reviewed some instances of outreach in the neighborhood over the past month in addition to total engagements over 2023.
 - c. R Betts reviewed procedural updates from TCF that took place throughout 2023.
6. **Neighborhood Improvement:**
 - a. R Coleman reviewed different neighborhood happenings, reflecting on some upcoming developments.
 - b. R Coleman noted that he is working on putting together tree plantings for 2024 and will have an official proposal for the February meeting.
 - c. R Coleman reflected that there are a number of crosswalks that need to be repainted, but there are staffing and logistical delays.
 - d. D Wright presented logistical updates on expanding the lighting project in the District as well as pedestrian crossing signal.
7. **Financial Report:**
 - a. D Wright presented the financials ending 12/31/23 for the District in the absence of J Miner.
 - b. B Jones made a motion to approve the financial report; R Kissel seconded the motion. All in favor – motion carries.
 - c. Y Scoggin noted that there are funding commitments for new pedestrian lighting that do not reflect in the financials, but have been approved by the SBD.
8. **Other Business:**
 - a. NSI Contract 2024 – D Wright presented the formal contract for 2024 with the CWENSI. The NSI expenses and contribution letter have been approved in previous meetings.
 - i. R Kissel made a motion to approve the contract; B Jones seconded the motion. All in favor – motion carries.

Central West End Southeast Special Business District
Meeting Minutes

- ii. The board inquired about rising costs of safety and security in the District over time.
 - b. 2023 Annual Report: D Wright presented a draft version of the 2023 Annual Report and went over some of its text. The board provided feedback about including more information about funding commitments that the board has made, editing some language in the about section and adding more information on changes in safety and security.
9. **New Business:**
- a. None.
10. **Adjournment:** L Emmenegger made a motion to adjourn the meeting; B Jones seconded the motion. All in favor – motion carries. The meeting was adjourned at 6:14pm.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development



SOUTHEAST SPECIAL BUSINESS DISTRICT



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2024

January 2024 Financials

Central West End SE SBD
Balance Sheet
As of January 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
1072-1 Bill.com Clearing	681.71
40900 Cash	0.00
10160 GSB - CWESE 8810	252,891.12
Simmons Bank checking #2910	68,523.12
Simmons MMkt #8362	377,623.07
Total 40900 Cash	\$ 699,037.31
Restricted for Streetlights	0.00
Total Bank Accounts	\$ 699,719.02
Other Current Assets	
Due from CWE South SBD	0.00
Total Other Current Assets	\$ 0.00
Total Current Assets	\$ 699,719.02
TOTAL ASSETS	\$ 699,719.02
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
Due to Park Central Development	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	472,706.46
Net Income	-22,987.45
Total Equity	\$ 699,719.02
TOTAL LIABILITIES AND EQUITY	\$ 699,719.02

Central West End SE SBD
Profit and Loss
January 31, 2024

	Total		
	Jan Actual	Jan Budget	Budget
Income			
41000 Tax Revenue		250,000.00	615,572.00
42800 Interest Income	164.00	208.33	2,500.00
Total Income	\$ 164.00	\$ 250,208.33	\$ 618,072.00
Gross Profit	\$ 164.00	\$ 250,208.33	\$ 618,072.00
Expenses			
61000 Administration			
61100 Administration (PCDC)	9,870.00		19,740.00
			pmt for last qtr of 2023 and 1st qtr 2024
61200 Bank Charge	5.00	5.00	60.00
61300 Insurance, Liability & D&O			1,600.00
61400 Legal Fees		208.33	2,500.00
61600 Postage and Shipping Expense	26.94	8.33	100.00
61800 Web Site		41.67	500.00
Total 61000 Administration	\$ 9,901.94	\$ 263.33	\$ 24,500.00
62000 Public Services			
62010 ATBM-Street Cleaning	3,125.00	1,837.50	22,050.00
62010A Watering		0.00	32,000.00
Total 62010 ATBM-Street Cleaning	\$ 3,125.00	\$ 1,837.50	\$ 54,050.00
62015 Beautification		729.17	8,750.00
62030 Hawk Signal		2,666.67	32,000.00
Total 62000 Public Services	\$ 3,125.00	\$ 5,316.67	\$ 95,800.00
67000 Infrastructure Reserves			
67015 Hawk Signal Construction		18,750.00	225,000.00
67020 Neighborhood Projects		1,250.00	15,000.00
Total 67000 Infrastructure Reserves	\$ 0.00	\$ 20,000.00	\$ 240,000.00
68000 Public Safety			
68200 CWE Neighborhood Safety Ini.			81,300.00
68400 National Night Out			1,000.00
68500 Patrol	9,480.00	12,500.00	150,000.00
68600 Security Camera		1,020.83	12,250.00
68900 Lighting			
68902 Lighting Engineer	644.51		
Total 68900 Lighting	\$ 644.51	\$ 0.00	\$ 0.00
Total 68000 Public Safety	\$ 10,124.51	\$ 13,520.83	\$ 244,550.00
Unapplied Cash Bill Payment Expense		0.00	
Total Expenses	\$ 23,151.45	\$ 39,100.83	\$ 604,850.00
Net Operating Income	-\$ 22,987.45	\$ 211,107.50	\$ 13,222.00
Net Income	-\$ 22,987.45	\$ 211,107.50	\$ 13,222.00



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2024

Neighborhood Updates Ron Coleman

Tree Planting Proposal for Central West End SE SBD: February, 2024

Summary

Maximum number of trees planted within SBD in 2024: 35

Cost to plant each tree: \$170

Estimated cost to plant all trees: \$5,950

Proposed Tree Locations

39xx West Pine: 1	39xx Laclede: 1
40xx West Pine: 1	40xx Laclede: 8 (some London Sycamore)
43xx West Pine: 1 (London Sycamore)	41xx Laclede: 2 (London Sycamore)
44xx West Pine: 1 (London Sycamore)	42xx Laclede: 2 (London Sycamore)
43xx Lindell: 3 (Tulip Tree)	36xx Forest Park: 2 (Hackberry)
39xx Lindell: 2 (Tulip Tree)	39xx Forest Park: 3 (Hackberry)
40xx Lindell: 1 (Tulip Tree)	41xx Forest Park: 1 (on Sarah)
41xx Lindell: 1 (Tulip Tree)	41xx Forest Park: 2 (1 Hackberry, 1 Oak in Median)
xx S. Sarah: 3	



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2024

Pedestrian Light Change Order



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2024

Annual Report

CENTRAL WEST END
SOUTHEAST SBD



ANNUAL REPORT

FY 2023

PREPARED BY PARK CENTRAL DEVELOPMENT



ABOUT

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 various initiatives throughout the District. These actions include providing supplemental security patrols, managing a security camera network, updating pedestrian lighting throughout the District, and expanding landscaping and beautification. The CWE SE SBD also works closely with the Central West End Neighborhood Security Initiative (CWENSI) who helps coordinate neighborhood safety in addition to providing outreach to individuals experiencing homelessness.

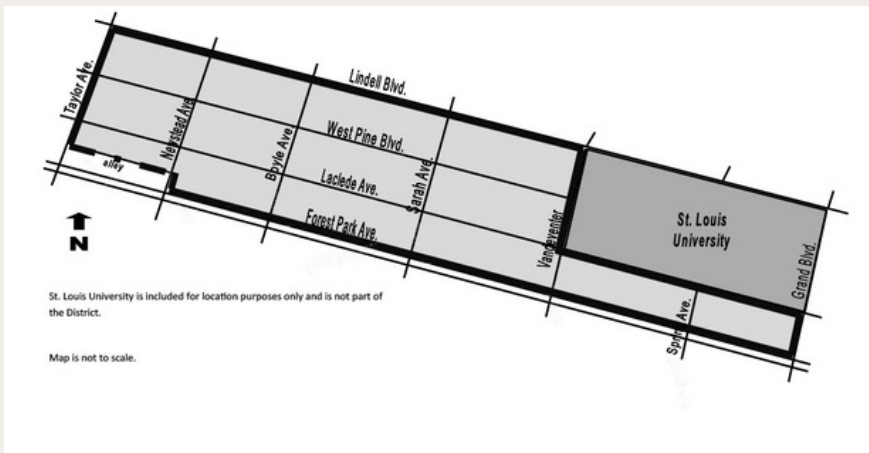
Commissioners meet monthly to discuss a variety of issues impacting the neighborhood, working to ensure that the funds raised are spent in the most effective and efficient manner to best serve the District.

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)

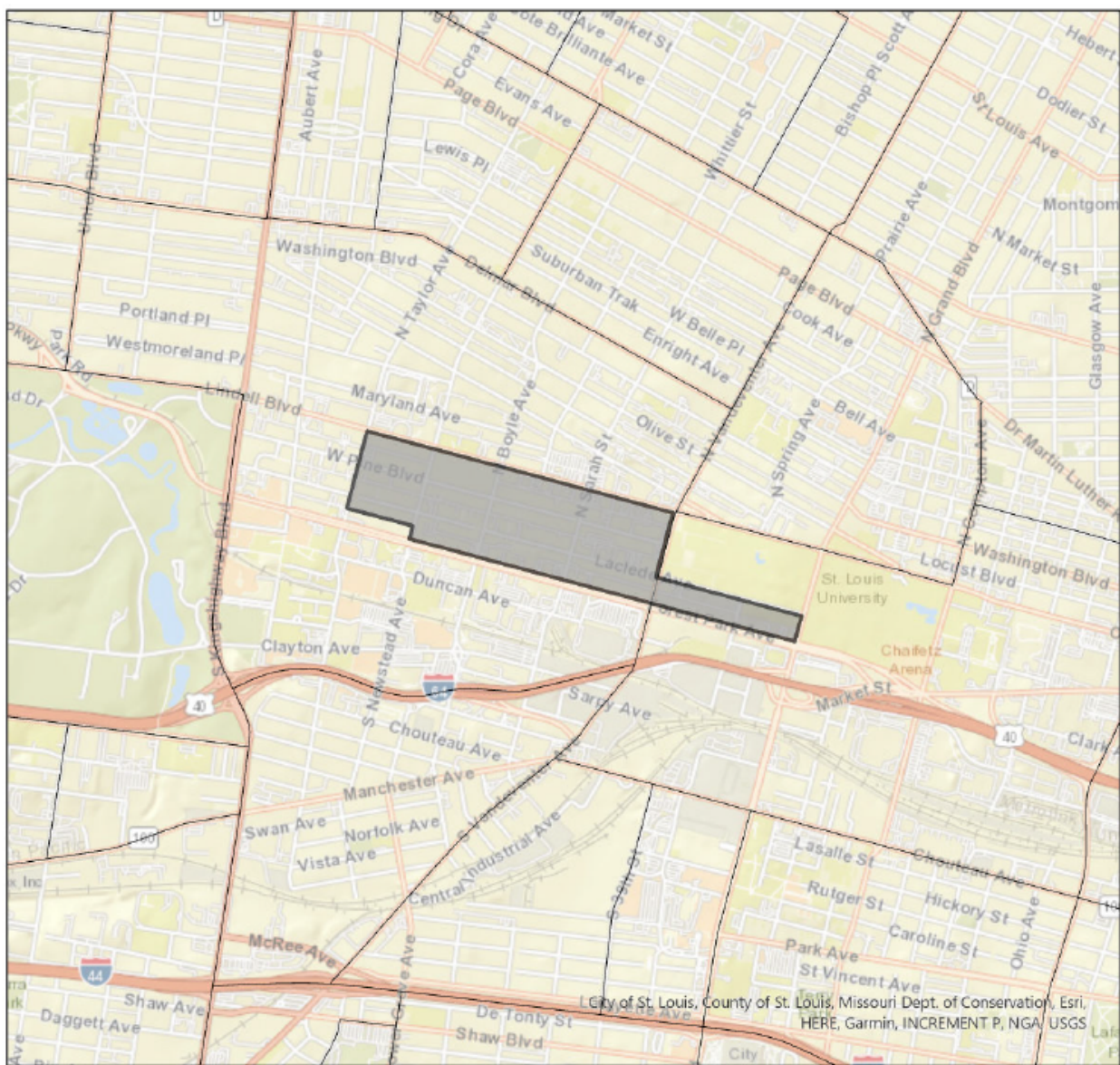
BOUNDARY

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 began working through a long-term camera expansion in collaboration with CWENSI.

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.

The latest project saw 74 lights installed, with the SBD working to add 47 more throughout neighboring parts of the District. This expansion will continue to provide higher visibility and better walkability in the District.

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.

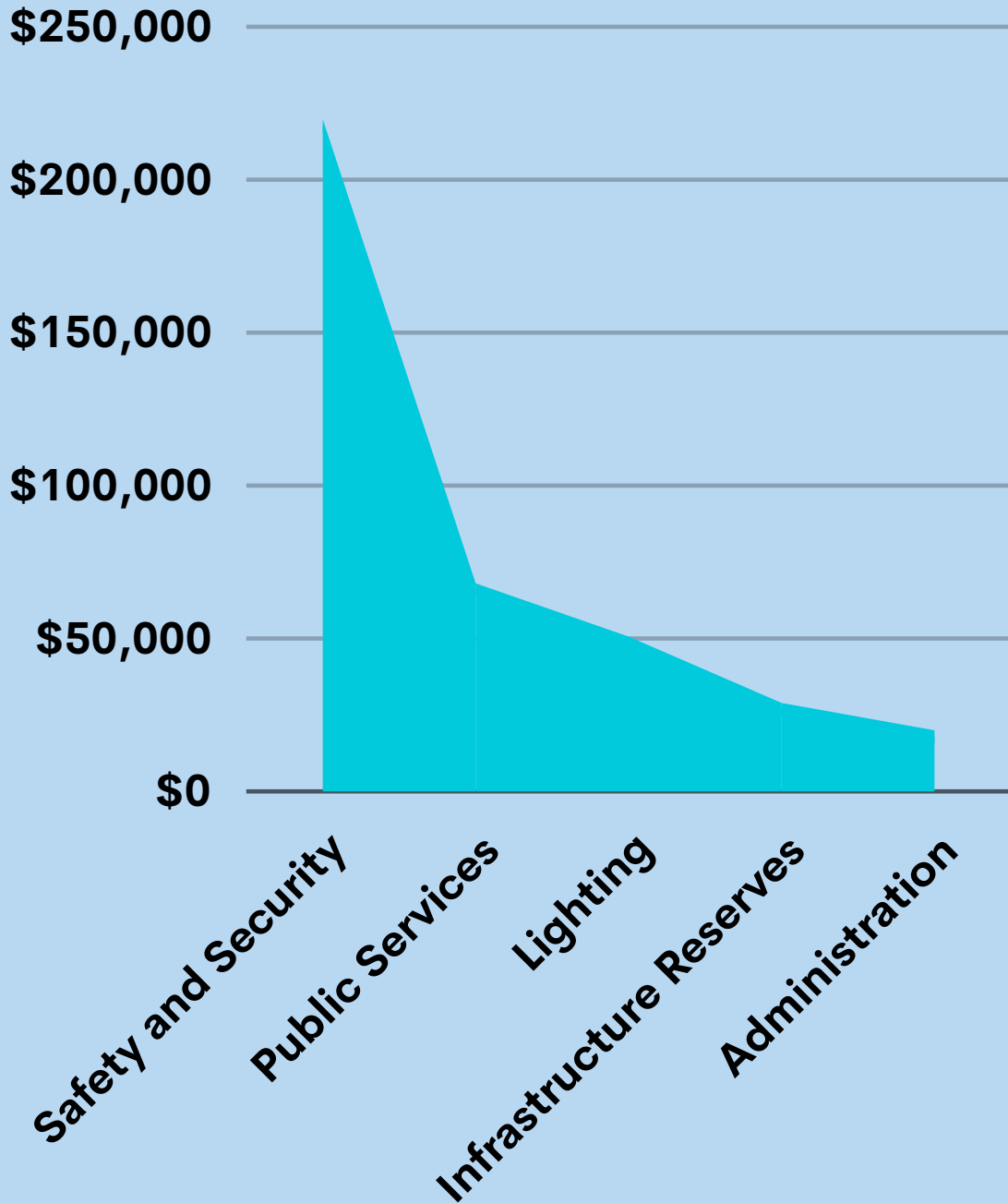
Litter Control & Beautification

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

*THE SBD VOTED TO FUND MORE THAN \$500,000 IN EXPANDING PEDESTRIAN LIGHTING IN 2024



Safety & Security

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

Public Services

- Street Cleaning/Litter Control
- Tree Watering

Administration

- Administrator Fees
- Legal Fees
- Insurance
- Website

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