

**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  
cwesoutheastssbd.com

**BOARD OF COMMISSIONERS MONTHLY MEETING**

**TO BE HELD**

**March 17<sup>th</sup>, 2020 at 5:00 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on March 17<sup>th</sup>, 2020 at 5:00 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, 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)
  - a. Trailnet
  - b. Forest Park Planters
4. Public Safety
  - a. The City's Finest, Charles Betts
  - b. Neighborhood Security Initiative, Jim Whyte
5. Neighborhood Improvement
  - a. City of St. Louis, Ron Coleman
6. Approval of Meeting Minutes
7. Project Reports
  - a. Financial Reports
8. Other Business
  - a. Collection of Resident Feedback
  - b. Fraud Report
  - c. Board Seats
  - d. Lighting

**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: 3-13-20**

**Time: 4:30 PM**

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

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

## Kyle Oberle

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**From:** Diana Gualdoni <digualdo@gmail.com>  
**Sent:** Friday, March 13, 2020 10:58 AM  
**To:** Kyle Oberle  
**Cc:** Marshall Michener; Sue Nauert  
**Subject:** Re: CWE SE SBD Meeting  
**Attachments:** Forest Park Ave planters proposal Feb 2020.docx

Hi, Kyle,


I've attached the most recent version of our proposal and copies of emails of support from Alderman Roddy and from Mike Sullivan at Cortex.

What we have right now:

- Commitment from the 17th Ward, per email from Alderman Roddy
- Commitment from Cortex for 1/3 costs with the understanding that all maintenance and repairs are included in our budget and that Cortex will not have any responsibility for maintenance or any obligations other than providing the 1/3 of funding not to exceed the \$14,167 estimated cost over three years. Cortex contribution is conditioned on getting commitment for funding the other 2/3's.
- Statement of support from the Central West End East SBD conditioned upon identifying other partners to help with funding
- Statement of support from Park Central Development, Ashley Johnson and Kyle Oberle, regarding their willingness to manage all funds contributed for this proposal, as well as the RFPs, and associated contract/s.
- Statement of support from Allan Miller, Project Manager - Civil Landscaping and Grounds at Washington University - advisory only.
- Eric Kobal, recent graduate from W.U. 's Master of Landscape Architecture program, was referred to us by Floyd Zimmerman and Judy Metzger (landscape designers and friends of Allan Miller at WU). He met with Diana in early March and agreed to be a resource for us on landscape design - advisory only - when we get to that point.

What we lack right now:

- We await information from Parks Department on actual costs to restore water and replace the irrigation system on the 5 planters in question. In December Parks Commissioner Kim Haegle offered to explore use of Metro Park Capital funds for this purpose. If this succeeds, and the Ward can contribute the required 25% match, then our costs will be reduced. Ms. Haegle asked the Bureau of Public Service to get an actual quote and, in a January email, said they've had several conversations and things are "moving along". Ron Coleman will follow up with her.
- Once we know who will do the work and the actual costs to this project, we can begin to finalize our budget.

**Joe Roddy** February 26, 2020 at 9:13 AM 

RE: Forest Park median planter project funding question

To: Diana Gualdoni, Ron Coleman

Ron--I spoke with Diana this morning and I committed that the city would be good for our 1/3 cost or 14-15k. There is a possibility of matching our ward allocation to the citywide park's allocation (25/75). Diana thinks the deadline is coming up on 3/6.



Can you make sure that we get our application to see if we qualify and work with Diana on what's necessary to have the work done. I know this can be tricky and you are far more aware of how that works than I am.

Diana--we're (I'm) lucky to have Ron working in the ward. He does far more than most people in his position.

Thanks Ron,

Joe

[See More from Diana Gualdoni](#)

☆ **Mike Sullivan**  February 25, 2020 at 1:32 PM 

RE: Proposal to SBD - Planters on Forest Park Avenue [Details](#)

To: **Diana Gualdoni** Cc: Dennis Lower, Mike Bozovich

Siri found new contact info in this email: Mike Sullivan msullivan@cortexstl.com [add to Contacts...](#)

Diana,

Thanks for the follow up e-mail providing the bullet points from our call last week. Per our conversation this morning, you confirmed that all maintenance and repairs are included in your budget and that Cortex will not have any responsibility for maintenance or any obligations other than providing the 1/3 of the funding not to exceed the \$14,167 estimated cost over three years. As we also discussed, the Cortex contribution is conditioned on your getting a commitment from the other two identified funding sources for the other 2/3's. Please confirm that is your understanding and keep us posted on your progress with the commitments from the other funding sources and the possible reduction of the budget if some of the opportunities that you identified come through.


Thanks,

Mike

**MICHAEL B. SULLIVAN | COO and General Counsel**  
**Cortex Innovation Community**  
 4320 Forest Park Avenue, Suite 201  
 St. Louis, Missouri 63108 USA

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 Follow us on: [Twitter](#) / [Facebook](#) / [LinkedIn](#)  
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[See More from Diana Gualdoni](#)

  
 Forest Park Ave  
 planter...0.docx

On Mar 12, 2020, at 4:33 PM, Kyle Oberle <[kyle@pcd-stl.org](mailto:kyle@pcd-stl.org)> wrote:

Hi Diana,

Do you have any documentation regarding the planters that you would like me to include in the board packet for Tuesday's SBD meeting?

I hope you're well!

-Kyle

<image003.png>

# **Forest Park Avenue Median Planter Beautification Proposal**

## **Updated on February 23, 2020**

Proposal the West Pine Laclede Neighborhood Association (WPLNA)

### **Background:**

The five planters on the median of Forest Park Avenue from east of Newstead Avenue to just east of Sarah Avenue have been neglected for some time (see map and photos) and reflect poorly on our neighborhood as well as on the Cortex District. The Beautification Committee of the [West Pine/Laclede Neighborhood Association](#) (WPLNA) is interested in finding a way to upgrade and maintain them as part our larger efforts to maintain planters and gardens within the Association boundaries (Sarah to Newstead and Forest Park to Lindell). Much of our past and current work has been accomplished by way of volunteers (the three median planters on Laclede and West Pine, the community vegetable garden at Boyle/Laclede and the shade garden at West Pine/Sarah) as well as by a very small spends from the Association, by contributions from adjacent businesses (e.g. REJIS at Boyle and West Pine) and the awarding of NatureScaping grants from Brightside St. Louis. The WPLNA believes that the five planters in question offer us an opportunity to compliment both the neighborhood landscaping efforts to the north and the very professional landscaping at the Cortex Commons to the south. For comparison, Washington University recently landscaped the planters on the west side of Newstead on Forest Park Ave. where they filled the planter with native perennials and erected new Washington University signage. Allan Miller, Project Manager – Civil Landscaping & Grounds at the W.U. School of Medicine (and a horticulturist by training), together with his colleagues at BJC and Children’s Hospital, are currently working on a long-term plan for the planters on Kingshighway and on Forest Park east to Newstead Avenue. When we met recently, he was enthusiastic about our project and offered to serve as a resource for us as we move forward.

### **THE REQUEST:**

In partnership with the WPLNA, the St. Louis City Parks Department, the Central West End East Special Business District, Park Central Development, and the Cortex Innovation Community, we would like to develop a plan and a budget to restore water, design, plant and maintain these five median planters. Our initial request will be for three years, giving us time to prove the workability of our concept. If it proves worthy, we anticipate requesting a renewal of funding for ongoing maintenance.

### **Stakeholders and Partners**

Kimberly Haegele, St. Louis City Parks Department Commissioner met with us and is supportive of the concept while making it very clear that her department has no funds to help with restoring water to the medians or for planting or maintaining medians. She gave us the estimate of \$5,000 per planter to restore water (water only, not a built-in sprinkler system). She volunteered to research whether sufficient funds can be identified from the Metro Park Capital funds and, if matching ward funds can be identified, the quote, contract and work would be handled by the Parks Department. If this is the case, our budget request would be reduced.

If requested, City Parks will mow, weed whack and deliver mulch. They are open to having us hire outside landscapers to plant and maintain the medians.

The new Central West End Southeast Special Business District (CWESESBD), recently approved by voters in our neighborhood, is allocating a portion of its revenue to be used for neighborhood beautification. The Commissioners of the SBD are amenable to supporting this beautification plan but would like us to provide more detail and to seek funding partners.

Alderman Joe Roddy has committed to seek funds from the 17<sup>th</sup> Ward for the planter proposal.

The Cortex Innovation Community has re-energized the area south of Forest Park Avenue and continues to grow and attract new development. The buildings, streets and landscaping are stunning and Forest Park Avenue is a major entry point into Cortex. Michael Sullivan, COO, has expressed willingness to partner on funding for the proposal with the stipulation that the expectation not exceed one-third of the attached estimated budget over 3 years.

Ashley Johnson at Park Central Development has experience with landscaping RFPs and has offered to manage the RFPs and contracts with landscapers, if we get to this point.

The WPLNA can contribute volunteers for the planning and the coordination of these beautification efforts. WPLNA can also help monitor the status of the planters.

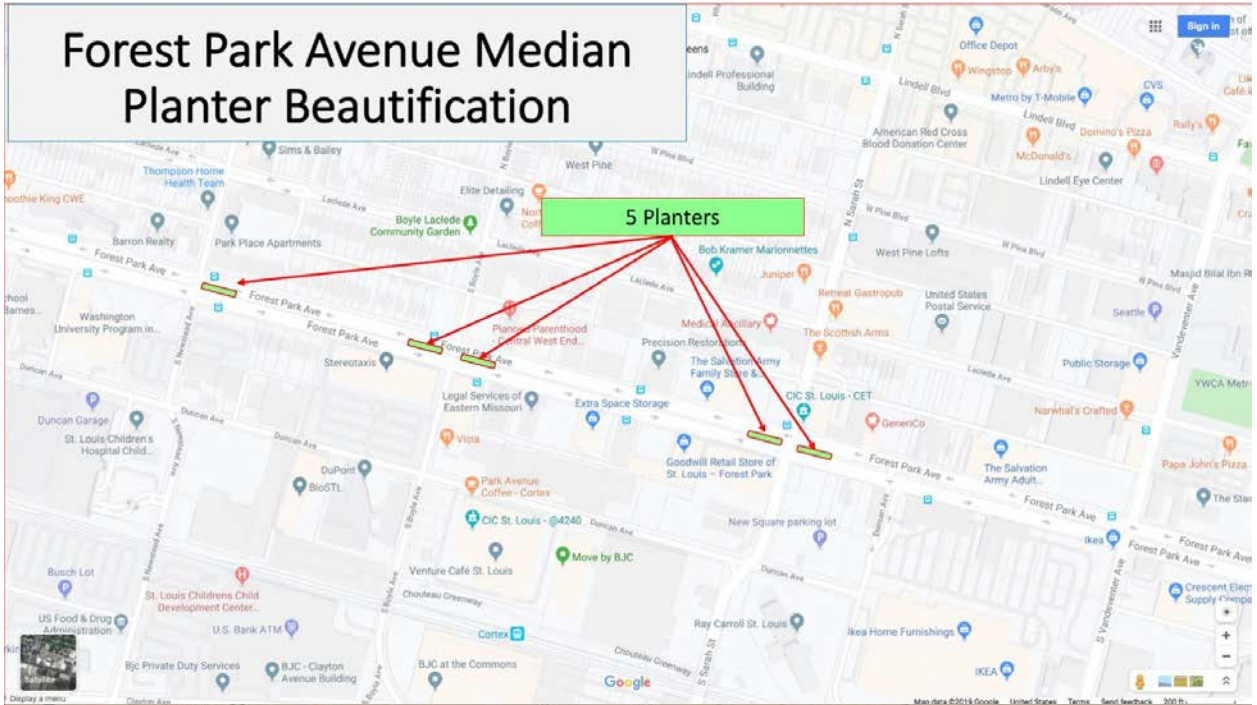
**THE COSTS:**

These costs are rough estimates and are not based on actual bids. They are however, reasonable estimates at this stage of the plan, per City Parks and per Topcare Landscaping.

While every effort has been made to solicit reasonable estimates, we cannot be sure of costs until - and if - Requests for Proposals are issued and actual bids received.

<b>Year 1:</b>	<b>January-December 2020</b>
\$32,500	Detail:
	\$25,000 Restoration of water source to each median, excluding irrigation system. (5 medians @ \$5,000 each, per City Parks)
	\$ 7,500 Design, purchase plants, and plant them in each of 5 planters (5 medians @ \$1,500 each)
<b>Year 2:</b>	<b>January-December 2021</b>
\$ 5,000	5 medians @ \$1,000 each for pruning, weed control, irrigation, and replacement plantings (we are likely to lose some plants due to weather, damage, and salt spray from snow and ice removal)
<b>Year 3:</b>	<b>January-December 2022</b>
\$ 5,000	5 medians @ \$1,000 each for pruning, weed control, irrigation, and replacement plantings (we are likely to lose some plants due to weather, damage, and salt spray from snow and ice removal)
<b>\$42,500</b>	<b>Estimated Budget For 3 Years</b>
<b>\$14,167</b>	<b>REQUEST: 1/3 TOTAL ESTIMATED COST FOR 3 YEARS</b>

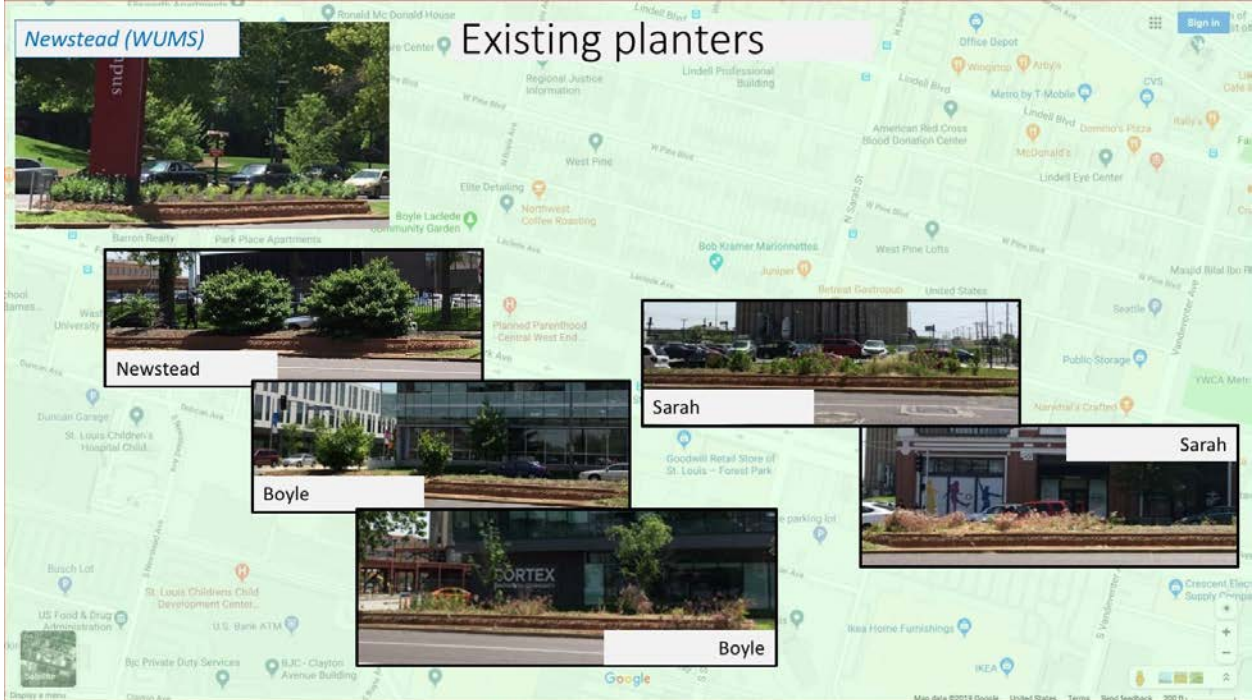
# Forest Park Avenue Median Planter Beautification



Newstead (WUMS)



## Existing planters





**Central West End SouthEast  
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Central West End Southeast Board of Commissioners Meeting  
February 19, 2020 at 5:00pm  
**At 4512 Manchester, St. Louis, MO 63110**

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

**Board members not in Attendance:** Tiffany Small-Boyd, Dennis Overton

**Others in attendance:** Kyle Oberle, Alayna Graham, Abdul Abdullah (Park Central Development), Jim Whyte (Central West End Neighborhood Security Initiative), Rob Betts (The City's Finest, by phone), Rick Kissel (resident), Sam McCrory (resident)

1. **Call to order**
  - a. Y. Scoggin called the meeting to order at 5:10 pm.
2. **Chair's Report & Announcement of the Order of Business:**
  - a. Y. Scoggin began with introductions.
3. **Public Comments:** None.
4. **Public Safety**
  - a. **NSI Update-** J. Whyte presented the NSI Security Reports. Total crime is up 16.67% from January 2019, total person crime had no change, and total property crime is up 20.00% due to 2 more crimes compared to January 2019. J. Whyte expanded on ATV noise and additional muffler part to quiet them.
    - i. There was a shooting at The Spot. The victim was targeted—it was not random. The victim is currently recovering in the hospital.
    - ii. A cyclist was struck by a car on Boyle, headed north just past Laclede. There are videos of the incident and the NSI is working with the police department and the residents to find the vehicle that hit her.
  - b. **TCF Update-** R. Betts answered questions about the noise the ATVs make and offered a couple options for reducing noise at night.
    - i. Y. Scoggin explained NSI and TCF to the new residents at the meeting. The NSI Annual Report will be available soon.
5. **Neighborhood Stabilization:**
  - a. R. Coleman was absent from the meeting.
6. **Approval of January Meeting Minutes**
  - a. J. Miner noted that the last name of the resident in attendance last month should be corrected to "Smith". Y. Scoggin noted that his name was spelled wrong under the Board Seats section.

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- b. J. Miner motioned to approve the January 21st, 2020 meeting minutes with corrections. Seconded by M. Michener. All in favor—Motion approved.
- c. Y. Scoggin noted from last month’s meeting that he spoke with T. Boyd’s husband and he indicated she would be resigning from the Board.

**7. Project Reports:**

- a. **Financial Reports-** K. Oberle presented the Financial reports.
  - i. Y. Scoggin needs to set up log-in for the bank account to keep updated on the status of SBD finances. He will follow up with K. Oberle over email.
  - ii. **Fraud-** Y. Scoggin was in a meeting with all the special taxing districts involved in the financial fraud in which TCF was not paid for services they provided. Legal counsel recommends an extra payment be sent to TCF and the insurance should reimburse that payment within 90 days.

**8. Other:**

- a. **Resident Feedback-** K. Oberle presented the survey. The BOC discussed methods of disbursement and concluded that there should be a “non-resident” response. They would like to utilize the SBD website, the neighborhood associations, social media and public announcement boards in the businesses, condo associations, and apartment complex leasing offices.
- b. **Lights-** R. Kissel noted that there have been some lighting issues on the 4300 block of Laclede. Y. Scoggin would like to revisit the lighting map that PCD recently made.
- c. **Tower Grove Connector-** A. Abdullah presented the Tower Grove Connector that will likely be completed in 2023 (pending grant funding). The Connector will be a bicycle and pedestrian pathway from Tower Grove Park to the soon-to-be-renamed Chouteau Greenway. The connector will end at Sarah Street, so there is an opportunity for the SBD to add security, infrastructure and wayfinders at Sarah and Forest Park Avenue to bring more bicyclists and pedestrians to the district.
  - i. **IKE Directory-** PCD (A. Graham) will send out information for IKE electronic wayfinding signs.

Meeting adjourned at 6:15 pm.

**CWE Southeast SBD**  
**Balance Sheet**  
As of February 29, 2020

Feb 29, 20

**ASSETS**

**Current Assets**

**Checking/Savings**

**40900 · Cash**

10150 · Reliance Bank checking #2910 6,012.62

10155 · Reliance MMkt #8362 147,151.81

**Total 40900 · Cash** 153,164.43

**Total Checking/Savings** 153,164.43

**Total Current Assets** 153,164.43

**TOTAL ASSETS** 153,164.43

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

20000 · Accounts Payable 15,686.94

**Total Accounts Payable** 15,686.94

**Total Current Liabilities** 15,686.94

**Total Liabilities** 15,686.94

**Equity**

**Retained Earnings** 175,826.92

**Net Income** -38,349.43

**Total Equity** 137,477.49

**TOTAL LIABILITIES & EQUITY** 153,164.43

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
41000 · Tax Revenue	0.00	0.00	0.00	0.00	537,557.00
42800 · Interest Income	152.08		152.08		
<b>Total Income</b>	<u>152.08</u>	<u>0.00</u>	<u>152.08</u>	<u>0.00</u>	<u>537,557.00</u>
<b>Gross Profit</b>	152.08	0.00	152.08	0.00	537,557.00
<b>Expense</b>					
<b>61000 · Administration</b>					
61050 · Annual Award	0.00	4.16	0.00	8.40	50.00
61100 · Administration (PCDC)	3,967.00	0.00	3,967.00	3,967.00	15,868.00
61200 · Bank Charge	0.00	3.33	0.00	6.70	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	1,280.00	0.00	1,300.00
61400 · Legal Fees	0.00	166.66	0.00	333.40	2,000.00
61600 · Postage and Shipping Expense	0.00	8.33	0.00	16.70	100.00
61800 · Web Site	0.00	8.33	0.00	16.70	100.00
<b>Total 61000 · Administration</b>	<u>3,967.00</u>	<u>190.81</u>	<u>5,247.00</u>	<u>4,348.90</u>	<u>19,458.00</u>
<b>68000 · Public Safety</b>					
68200 · CWE Neighborhood Safety Ini.	0.00	0.00	9,881.25	9,106.25	36,425.00
68400 · National Night Out	0.00	0.00	0.00	0.00	1,000.00
68500 · Patrol	11,546.88	11,666.67	15,531.26	23,333.30	140,000.00
68600 · Security Camera	0.00	1,295.00	7,842.00	2,590.00	15,540.00
68700 · Security Signs	0.00	116.66	0.00	233.40	1,400.00
68900 · Lighting	0.00	0.00	0.00	0.00	323,000.00
<b>Total 68000 · Public Safety</b>	<u>11,546.88</u>	<u>13,078.33</u>	<u>33,254.51</u>	<u>35,262.95</u>	<u>517,365.00</u>
<b>Total Expense</b>	<u>15,513.88</u>	<u>13,269.14</u>	<u>38,501.51</u>	<u>39,611.85</u>	<u>536,823.00</u>
<b>Net Income</b>	<u><b>-15,361.80</b></u>	<u><b>-13,269.14</b></u>	<u><b>-38,349.43</b></u>	<u><b>-39,611.85</b></u>	<u><b>734.00</b></u>

# Central West End Southeast SBD Funds Transfer Detail

02/01/20 to 02/29/20

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
02/12/20	PROCESS DATE					
Park Central	2020-Jan-15	016LYHINP1BG1BK	01/15/20		\$ 3,967.00	Simmons ****2910
The City's Finest LLC	INV-2400	40956104	01/15/20		\$ 6,656.25	Simmons ****2910
			Subtotal:		\$ 10,623.25	
02/21/20	PROCESS DATE					
The City's Finest LLC	INV-2425	41184490	02/29/20		\$ 4,890.63	Simmons ****2910
			Subtotal:		\$ 4,890.63	
<b>Total:</b>					<b>\$ 15,513.88</b>	



Acorn



Lollipop



Retrofit



Historic

# Pedestrian Lighting Types

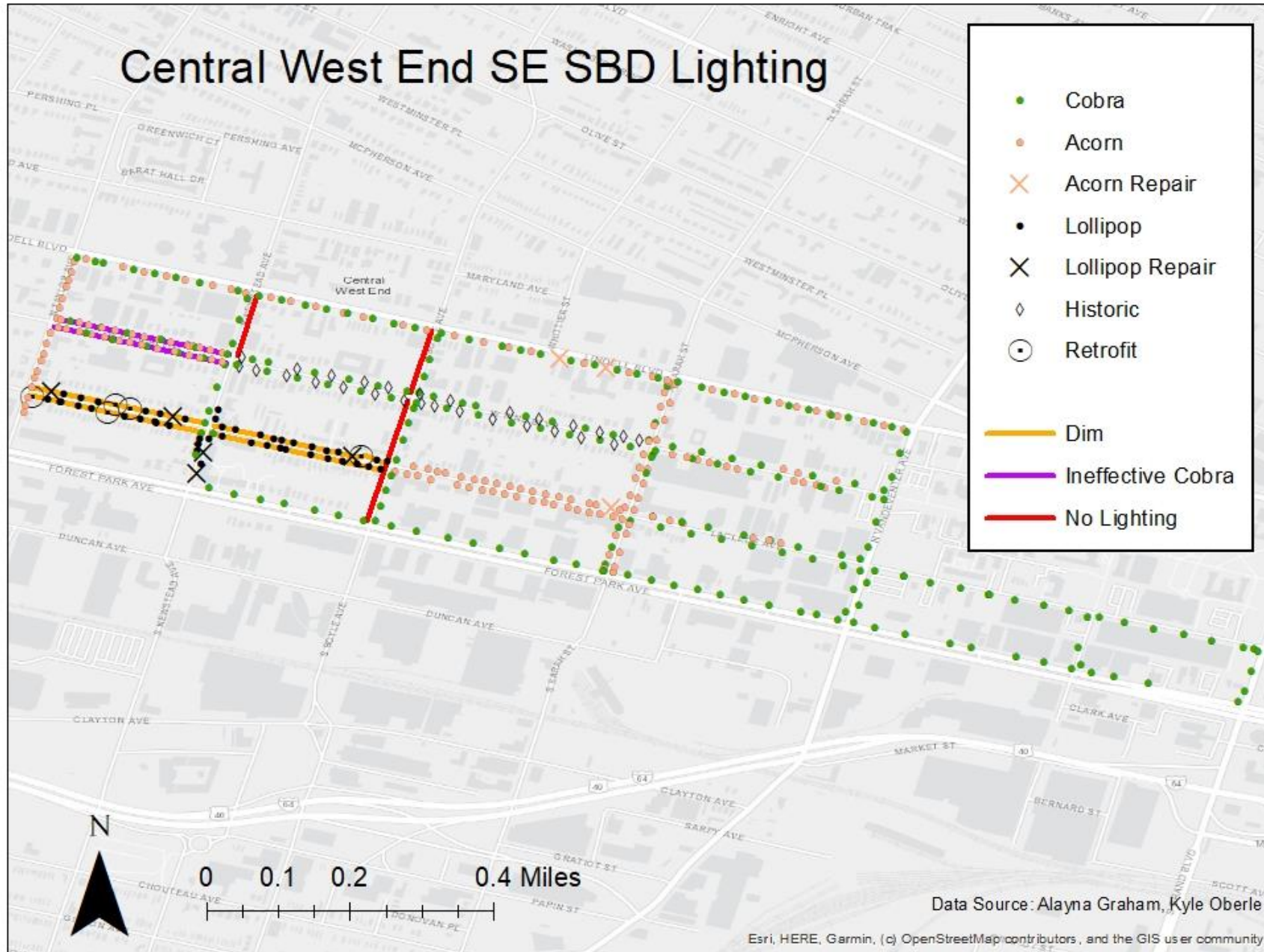
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# Cobra Street Lighting

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# Central West End SE SBD Lighting

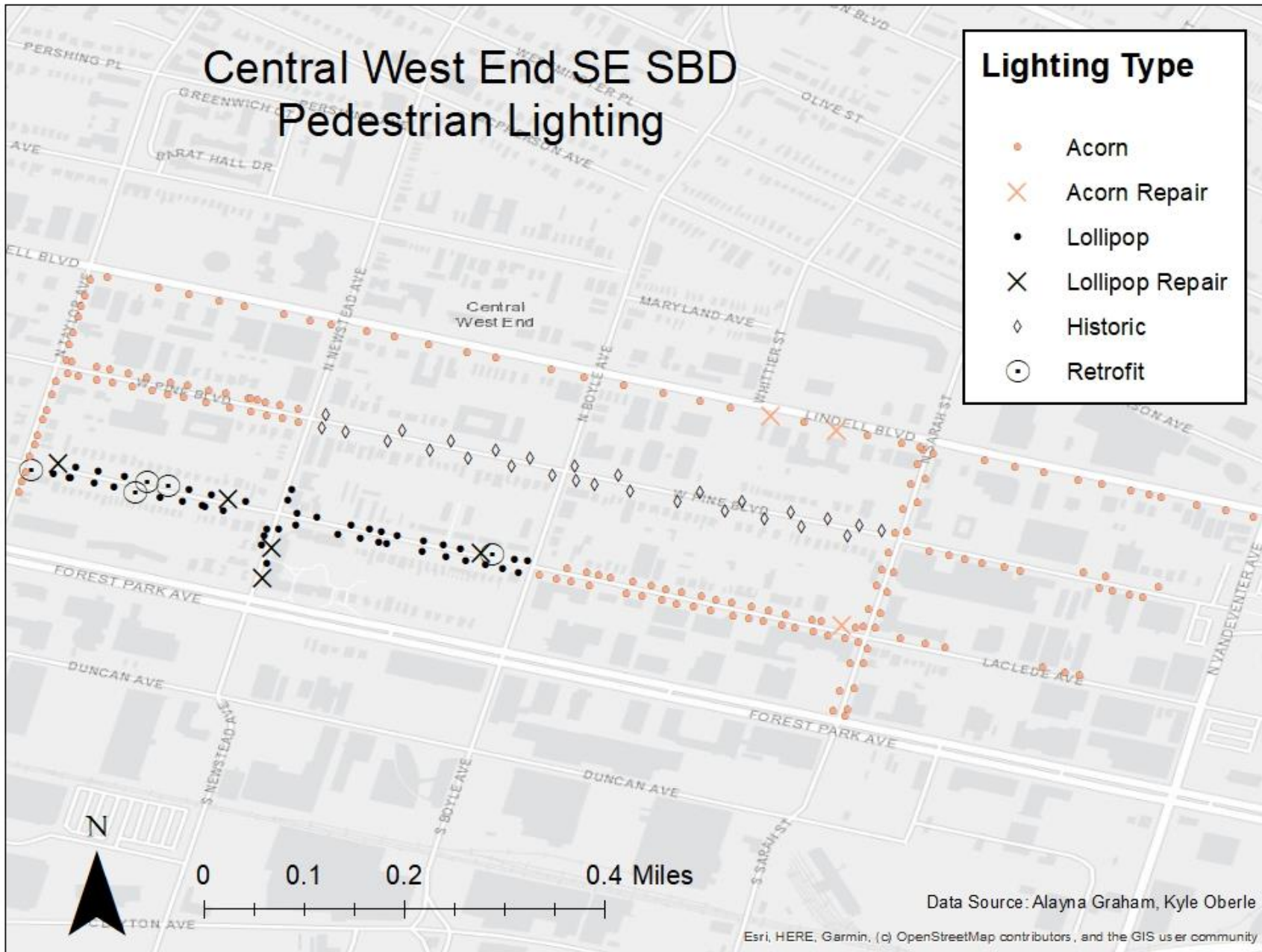




# Central West End SE SBD Pedestrian Lighting

### Lighting Type

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



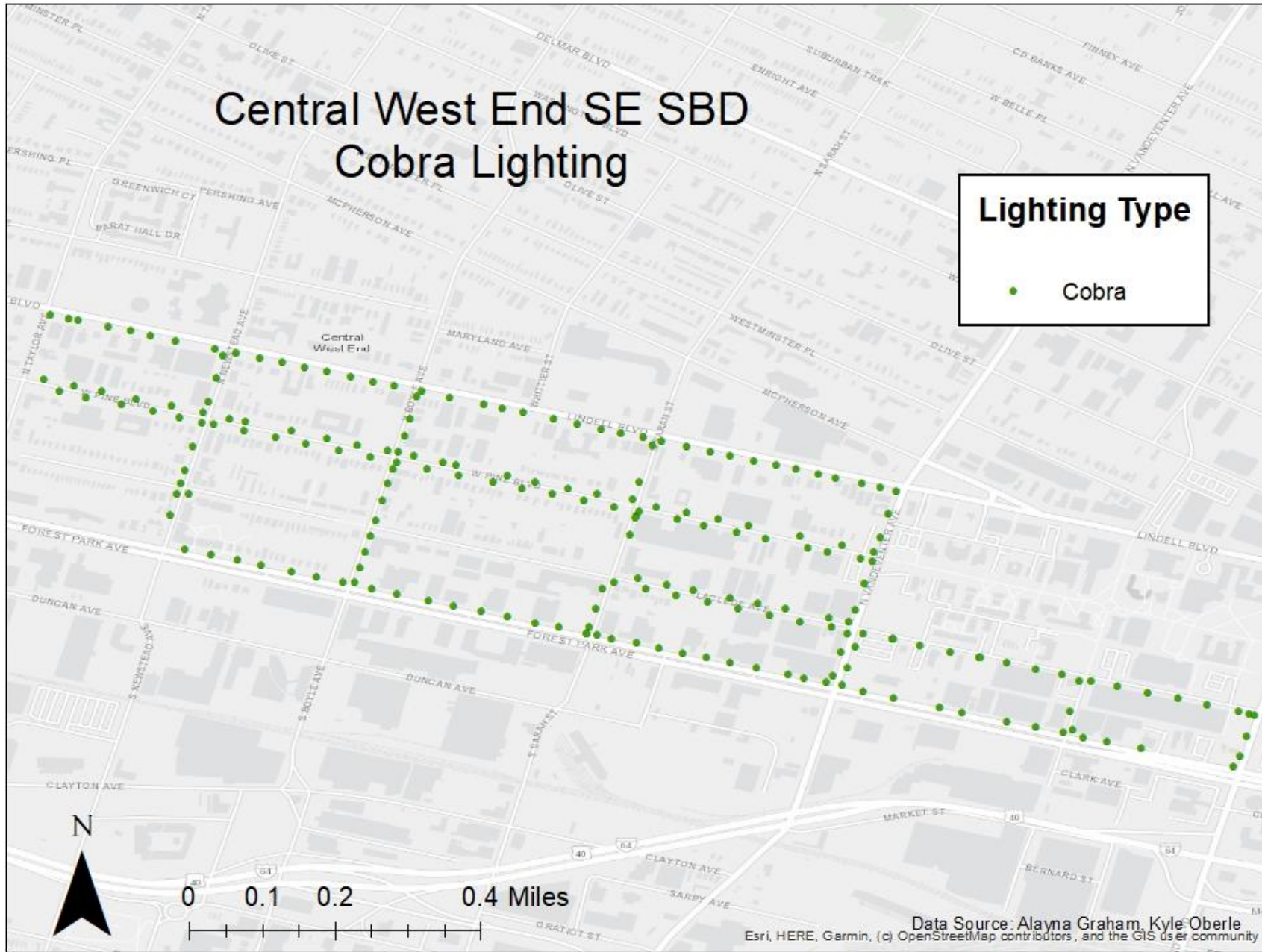
Data Source: Alayna Graham, Kyle Oberle

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

# Central West End SE SBD Cobra Lighting

## Lighting Type

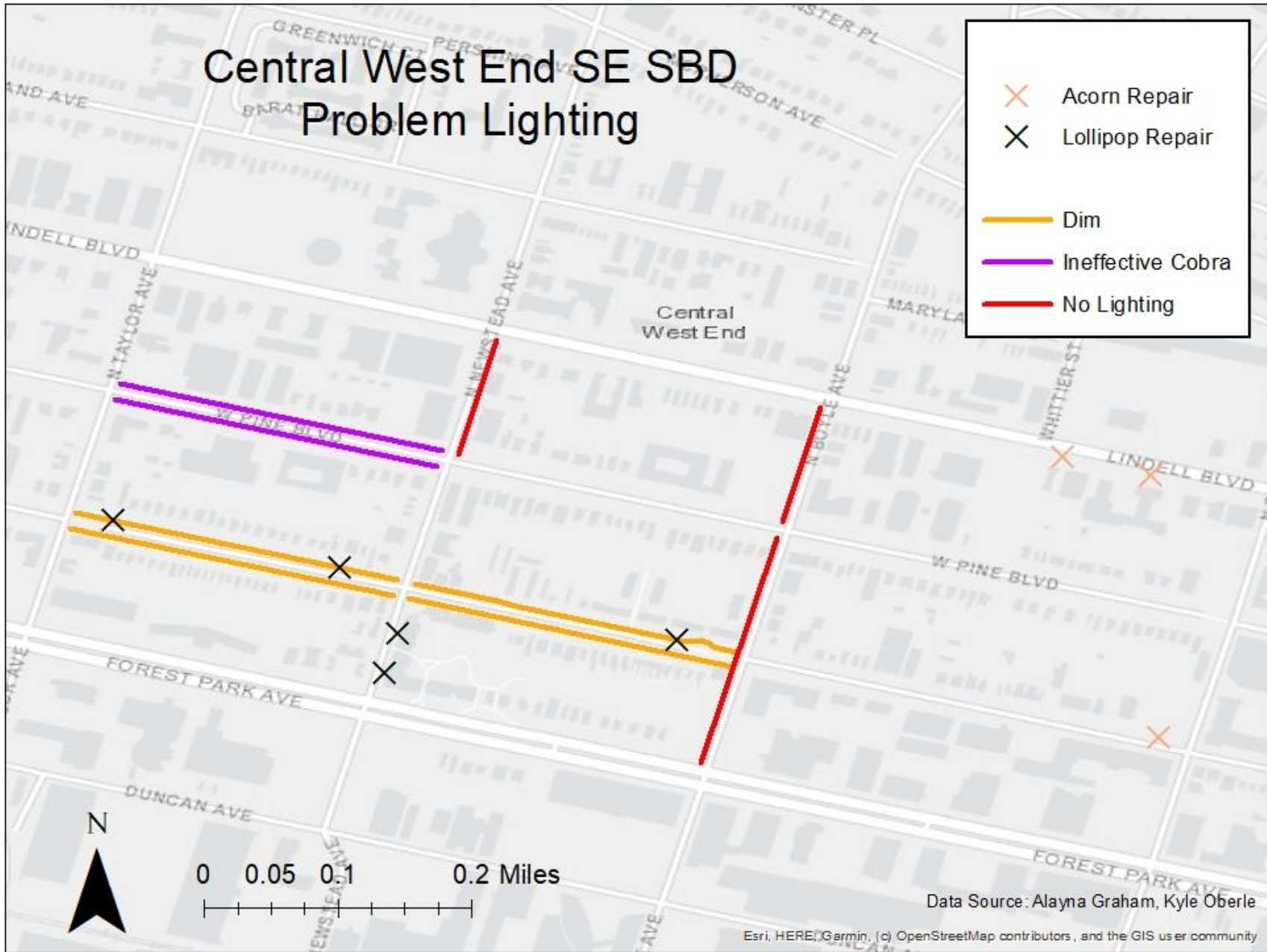
● Cobra



Data Source: Alayna Graham, Kyle Oberle  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# 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>