

**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**

**March 19<sup>th</sup>, 2024, at 5:00 p.m.  
4512 Manchester Ave  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on March 19<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
  - 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
  - d. Irrigation in SBD – Discussion
- 7. Project Reports**
  - a. Financials – Approval
  - b. Banking Options – Discussion
- 8. Other Business**
  - a. Draft Spring Communications - Review
- 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: 3/15/2024**

**Time: 12:00 PM**



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2024

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



314-535-5311

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

# February 2024 Minutes

Central West End Southeast Special Business District  
Meeting Minutes

Tuesday, February 20<sup>th</sup> 2024 at 5pm:

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

Commissioners Present: Rick Kissel, Yusef Scoggin, Mark Dangerfield, Doug Anderson, Jeff Miner

Commissioners not in Attendance: Linda Emmenegger, Brad Jones

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

1. **Call to Order:** Y Scoggin called the meeting to order at 5:01pm.
2. **Chair's Report and Announcement of Order:**
  - a. Y Scoggin wished everyone a happy Black History Month, encouraging attendees to attend an event to celebrate and commemorate the occasion. He also noted that he is going to become the board president for the NSI and is looking forward to helping drive a vision for the organization forward.
3. **Public Comments & Questions:**
  - a. No public comment.
4. **Approve Previous Meeting Minutes:** R Kissel motioned to approve the January minutes; D Anderson 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.
  - a. J Whyte reflected on January trends and happenings.
  - b. The board talked about the month as well as other safety-related matters.
6. **Neighborhood Improvement:**
  - a. R Coleman presented a tree planting proposal for 2024. He identified 35 open spaces for trees yet to be approved by the City, meaning the maximum request for planting the presented trees would be for \$5,950. D Anderson expressed an interest to remove a dead tree and add a tree planted on the 44xx block of West Pine. M Dangerfield also noted a dead tree at the corner of Lindell and Newstead.
  - b. J Miner made a motion to approve the tree planting request with the additional notes listed above; D Anderson seconded the motion. All in favor; motion passes.
  - c. R Coleman and D Wright went over the official change order request to expand the pedestrian lighting project from the City. The requested change order is for \$566,265 for 47 additional light poles.
  - d. Commissioners reflected on the importance of lighting in the District in supporting District safety and placemaking.
  - e. Y Scoggin requested that the SBD look into the final costs from the first phase of the project to compare them to the amount of money initially paid to the City. He also inquired whether the sidewalk work would be exposed aggregate, as supported by the board as well as R Coleman.
  - f. D Anderson made a motion to approve the additional lighting change order; R Kissel seconded the motion. All in favor; motion carries.
  - g. Y Scoggin noted that he is interested in pursuing a switch of older fixtures for newer ones to match the more recently installed fixtures in the future.

Central West End Southeast Special Business District  
Meeting Minutes

- h. Y Scoggin asked D Wright to reach out to CBB about clarifying the scope of the pedestrian crossing project given the current timing.
  - i. Y Scoggin requested that R Coleman find out an official report on why there had been an electricity shortage for a block of lights recently.
7. **Financial Report:**
- a. J Miner and Y Scoggin presented the financials ending 1/31/24 for the District.
  - b. Y Scoggin wanted to talk more about banking options at the next meeting.
  - c. J Miner made a motion to approve the financial report; R Kissel seconded the motion. All in favor – motion carries.
8. **Other Business:**
- a. 2023 Annual Report: D Wright presented a second draft version of the 2023 Annual Report and went over some of its text as well as the changes that took place from the last meeting.
  - b. Y Scoggin suggested that board members pass it out to neighborhood associations and condo associations in the District.
  - c. D Anderson made a motion to approve the report with the change of one photo; R Kissel seconded the motion. All in favor; motion carries.
9. **New Business:**
- a. R Coleman reflected on some areas in the SBD that could use brick repair for tree wells in the future.
10. **Adjournment:** J Miner made a motion to adjourn the meeting; D Anderson seconded the motion. All in favor – motion carries. The meeting was adjourned at 6:12pm.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development



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**2024**

# February 2024 Financials

**Central West End SE SBD**  
**Balance Sheet**  
As of February 29, 2024

	Total
<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	46,683.12
Simmons MMkt #8362	352,738.39
<b>Total 40900 Cash</b>	<b>\$ 652,312.63</b>
Restricted for Streetlights	0.00
<b>Total Bank Accounts</b>	<b>\$ 652,994.34</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>\$ 652,994.34</b>
<b>TOTAL ASSETS</b>	<b>\$ 652,994.34</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	472,706.46
Net Income	-69,712.13
<b>Total Equity</b>	<b>\$ 652,994.34</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 652,994.34</b>

**Central West End SE SBD**  
**Profit & Loss**  
As of February 29, 2024

	Total			
	Feb Actual	Jan - Feb Actuals	Jan - Feb Budget	2024 Budget
<b>Income</b>				
41000 Tax Revenue			500,000.00	615,572.00
42800 Interest Income	120.32	284.32	416.66	2,500.00
<b>Total Income</b>	<b>\$ 120.32</b>	<b>\$ 284.32</b>	<b>\$ 500,416.66</b>	<b>\$ 618,072.00</b>
<b>Gross Profit</b>	<b>\$ 120.32</b>	<b>\$ 284.32</b>	<b>\$ 500,416.66</b>	<b>\$ 618,072.00</b>
<b>Expenses</b>				
<b>61000 Administration</b>				
61100 Administration (PCDC)		9,870.00	0.00	19,740.00
61200 Bank Charge	5.00	10.00	10.00	60.00
61300 Insurance, Liability & D&O			0.00	1,600.00
61400 Legal Fees			416.66	2,500.00
61600 Postage and Shipping Expense		26.94	16.66	100.00
61800 Web Site			83.34	500.00
<b>Total 61000 Administration</b>	<b>\$ 5.00</b>	<b>\$ 9,906.94</b>	<b>\$ 526.66</b>	<b>\$ 24,500.00</b>
<b>62000 Public Services</b>				
62010 ATBM-Street Cleaning	2,625.00	5,750.00	3,675.00	22,050.00
62010A Watering			0.00	32,000.00
<b>Total 62010 ATBM-Street Cleaning</b>	<b>\$ 2,625.00</b>	<b>\$ 5,750.00</b>	<b>\$ 3,675.00</b>	<b>\$ 54,050.00</b>
62015 Beautification			1,458.34	8,750.00
62030 Hawk Signal			5,333.34	32,000.00
<b>Total 62000 Public Services</b>	<b>\$ 2,625.00</b>	<b>\$ 5,750.00</b>	<b>\$ 10,633.34</b>	<b>\$ 95,800.00</b>
<b>67000 Infrastructure Reserves</b>				
67015 Hawk Signal Construction			37,500.00	225,000.00
67020 Neighborhood Projects			2,500.00	15,000.00
<b>Total 67000 Infrastructure Reserves</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 40,000.00</b>	<b>\$ 240,000.00</b>
<b>68000 Public Safety</b>				
68200 CWE Neighborhood Safety Ini.	20,325.00	20,325.00	0.00	81,300.00
68400 National Night Out			0.00	1,000.00
68500 Patrol	17,540.00	27,020.00	25,000.00	150,000.00
68600 Security Camera	6,350.00	6,350.00	2,041.66	12,250.00
<b>68900 Lighting</b>				
68902 Lighting Engineer		644.51		
<b>Total 68900 Lighting</b>	<b>\$ 0.00</b>	<b>\$ 644.51</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total 68000 Public Safety</b>	<b>\$ 44,215.00</b>	<b>\$ 54,339.51</b>	<b>\$ 27,041.66</b>	<b>\$ 244,550.00</b>
Unapplied Cash Bill Payment Expense	0.00	0.00		
<b>Total Expenses</b>	<b>\$ 46,845.00</b>	<b>\$ 69,996.45</b>	<b>\$ 78,201.66</b>	<b>\$ 604,850.00</b>
<b>Net Operating Income</b>	<b>-\$ 46,724.68</b>	<b>-\$ 69,712.13</b>	<b>\$ 422,215.00</b>	<b>\$ 13,222.00</b>
<b>Net Income</b>	<b>-\$ 46,724.68</b>	<b>-\$ 69,712.13</b>	<b>\$ 422,215.00</b>	<b>\$ 13,222.00</b>





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**2024**

# **Neighborhood Updates Ron Coleman**



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**2024**

# **Draft Spring Communications**



# Central West End Southeast Special Business District

**A District that funds pedestrian lighting infrastructure, safety and security initiatives, and other amenities for its neighbors**

**The Special Business District (SBD) invests in long-term projects like the newly installed 68 pedestrian lights on Laclede Avenue and Newstead.**

**That project will extend to other parts of Newstead and Boyle, adding 47 additional light poles to the SBD..**



## Other Funded Projects

The District also supports new public service infrastructure while continuing to support litter removal, tree watering and other beautification priorities.

Find more information at the website below.



[www.cwesoutheastsbd.com/](http://www.cwesoutheastsbd.com/)

BOYLE LACLEDE  
COMMUNITY GARDEN

City of Chicago  
Community Greening  
West Pine Laclede  
Neighborhood Association  
Park Creek  
Development Corp.  
Marathon  
Trustees Association

## Potential Draft Text for Griffin (May submission)

In coordination with the City's Board of Public Service, the Central West End Southeast SBD funded the recent installation of 68 pedestrian light poles along and surrounding Laclede Avenue between Taylor and Boyle. This project began a few years ago, with the City's contractor placing them at the end of 2023. Around the time that installation happened, the Central West End Southeast SBD voted to expand the project, adding 47 more light poles to the plan along Newstead and Boyle. When these poles are installed in the SBD, it will complete a comprehensive phase of additional pedestrian lighting in the District. All together the project will see 115 new light poles installed, reflecting a major investment in safety and beautification for the neighborhood. These light poles will continue to serve residents and visitors to the District in enjoying spending time outside in the evenings as well as helping to contribute to a safer neighborhood.

As the seasons change, the SBD's contractor for providing trash pick-up services (ATBM) will also continue watering trees planted in the District. The SBD will fund the planting of more than 30 City trees this year, reflecting its commitment to supporting positive canopy and beautification along walking paths. Last year, the SBD watered more than 100 young trees and is helping water more than \_\_\_ this year. ATBM continues to provide these maintenance services for the SBD and their bi-monthly litter pickup supports the overall cleanliness of the neighborhood.

Last year the SBD funded the purchase of a new community table at the Laclede Community Garden as well as two new litter barrels. Those projects have moved along and were all installed at the beginning of this year, adding more elements of supporting residents and keeping the SBD clean.

The SBD continues to work through adding a pedestrian signal on Forest Park Avenue near the Foundry, with the intention of making it a safer place to cross the street and prioritize walking in that busy area. CBB Engineers is completing the survey work for the project and the construction will take place \_\_\_\_.

In addition to these projects, the SBD continues to support membership in the Central West End Neighborhood Security Initiative and general safety and security approaches in the District. The SBD is open to community feedback about what other types of projects the community would like to see happen. The SBD also sponsors Neighborhood Night Out requests and encourages blocks in the District to reach out about receiving funds for that annual event.

Since 1996, the Central West End Southeast SBD has worked to provide various initiatives throughout the District. These priorities include providing supplemental security patrols, managing a security camera network, updating pedestrian lighting throughout the District, and expanding landscaping and beautification. In working closely with the Central West End Neighborhood Security Initiative (CWENSI), the SBD contributes to a partnership with the other special taxing districts in the neighborhood, with CWENSI leading in coordinating neighborhood safety in addition to providing outreach to individuals experiencing homelessness.

More information can be found on the District's website: <https://www.cwesoutheastsbd.com/>

