

**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

**June 16th, 2020 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

Please Note: Due to COVID-19, physical access to the Board of Commissioners meeting will be closed and replaced by Zoom Conference.

Please sign in at <https://zoom.us/j/94798566954> (Meeting ID: 947 9856 6954) or call by phone at 1-312-626-6799.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on June 16th, 2020 at 5:00 p.m. via Zoom Conference, 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. 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
 - b. Kindness Meals- Gift Cards
 - c. Trailnet Parklet

8. Other Business
 - a. CWE Wayfinder Signs
 - b. Landscaping Initiative
 - c. Collection of Resident Feedback
 - d. Board Seats

• Central West End Southeast Special Business District •

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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: 6/11/2020
Time: 5:00 PM

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Central West End Southeast Board of Commissioners Meeting
May 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:

Others in attendance: Alayna Graham (Park Central Development), Jim Whyte (Central West End Neighborhood Security Initiative), Ron Coleman (City of St. Louis), Rob Betts (The City's Finest), Rick Kissel (Board Member awaiting City approval), CJ Mabry(call-in)

1. **Call to order**
 - a. M. Michener called the meeting to order at 5:07 pm.
2. **Chair's Report & Announcement of the Order of Business:**
3. **Public Comments:** CJ joined the call because she is purchasing a home in St. Louis and would like to attend different meetings in the area to get a sense of the city.
4. **Public Safety**
 - a. **NSI Update-** J. Whyte presented the NSI Security Reports. There were several reports of car break-ins. The City has created a strike force focusing on drugs and gangs. A person on a bicycle was hit by a car on April 22nd, resulting in coma. The Commissioners requested that J. Whyte offer their support to the father of the girl on the bicycle.
 - b. **TCF Update-** R. Betts informed the Commissioners that he has switched the patrols to focus on the car break-ins.
5. **Neighborhood Stabilization:**
 - a. R. Coleman reported the following-
 - i. Trailnet is moving forward with the parklet.
 - ii. A contractor has been removing the problem trees. Residents should reach out to R. Coleman if they want a specific tree replacement in front of their property.
 - iii. Washington University has purchased Nathalie's Restaurant.
6. **Approval of April Meeting Minutes**
 - a. J. Miner motioned to approve April 21, 2020 meeting minutes. Seconded by M. Michener. All in favor—Motion approved.
7. **Project Reports:**
 - a. **Financial Reports-** A. Graham presented the Financial reports.
 - b. **Banks-** Busey and Commerce Banks gave rates for accounts showcased in the packet. J. Miner disclosed that he has stock in Busey bank but did not request PCD look into their

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rates. J. Miner made a motion to transfer \$300,000 to a 6-month CD at Busey Bank. M. Michener seconded the motion. All in favor—approved.

- c. **Kindness Meals-** The contact at Park Place Apartments suggested gift cards rather than coordinating a meal. The Commissioners agreed if there are receipts from both the restaurants and Park Place. PCD will reach out to restaurants to coordinate.
- d. **Resident Feedback-** There is still little response and unlikely to have much response during this time. The Commissioners would like the link to be passed out with the gift cards from the Kindness Meals.
- e. **Board Members-** Still waiting for Rick Kissel's acceptance from the Aldermen. Dennis Overton has resigned. The Commissioners would like PCD to ask him for recommendations on a replacement.

8. Other:

Meeting adjourned at 6:01 pm.

10:28 AM

06/10/20

Accrual Basis

CWE Southeast SBD

Balance Sheet

As of June 10, 2020

	<u>Jun 10, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1072-1 · Bill.com Clearing	-218.75
40900 · Cash	
10150 · Reliance Bank checking #2910	17,866.92
10155 · Reliance MMkt #8362	74,350.40
Total 40900 · Cash	<u>92,217.32</u>
Total Checking/Savings	<u>91,998.57</u>
Total Current Assets	<u>91,998.57</u>
TOTAL ASSETS	<u>91,998.57</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	191,513.86
Net Income	-99,515.29
Total Equity	<u>91,998.57</u>
TOTAL LIABILITIES & EQUITY	<u>91,998.57</u>

CWE Southeast SBD
Profit & Loss Budget Performance
May 2020

	<u>May 20</u>	<u>Jan - May 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41000 · Tax Revenue	0.00	0.00	537,557.00	537,557.00
42800 · Interest Income	0.00	350.67		
Total Income	<u>0.00</u>	<u>350.67</u>	<u>537,557.00</u>	<u>537,557.00</u>
Gross Profit	0.00	350.67	537,557.00	537,557.00
Expense				
Miscellaneous Expense	0.00	9,250.00		
61000 · Administration				
61050 · Annual Award	0.00	0.00	20.88	50.00
61100 · Administration (PCDC)	0.00	7,934.00	7,934.00	15,868.00
61200 · Bank Charge	0.00	0.00	16.69	40.00
61300 · Insurance, Liability & D&O	0.00	1,280.00	0.00	1,300.00
61400 · Legal Fees	0.00	623.00	833.38	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	41.69	100.00
61800 · Web Site	18.17	18.17	41.69	100.00
Total 61000 · Administration	<u>18.17</u>	<u>9,855.17</u>	<u>8,888.33</u>	<u>19,458.00</u>
68000 · Public Safety				
68200 · CWE Neighborhood Safety Ini.	0.00	19,762.50	18,212.50	36,425.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	5,234.38	53,156.29	58,333.31	140,000.00
68600 · Security Camera	0.00	7,842.00	6,475.00	15,540.00
68700 · Security Signs	0.00	0.00	583.38	1,400.00
68900 · Lighting	0.00	0.00	0.00	323,000.00
Total 68000 · Public Safety	<u>5,234.38</u>	<u>80,760.79</u>	<u>83,604.19</u>	<u>517,365.00</u>
Total Expense	<u>5,252.55</u>	<u>99,865.96</u>	<u>92,492.52</u>	<u>536,823.00</u>
Net Income	<u>-5,252.55</u>	<u>-99,515.29</u>	<u>445,064.48</u>	<u>734.00</u>

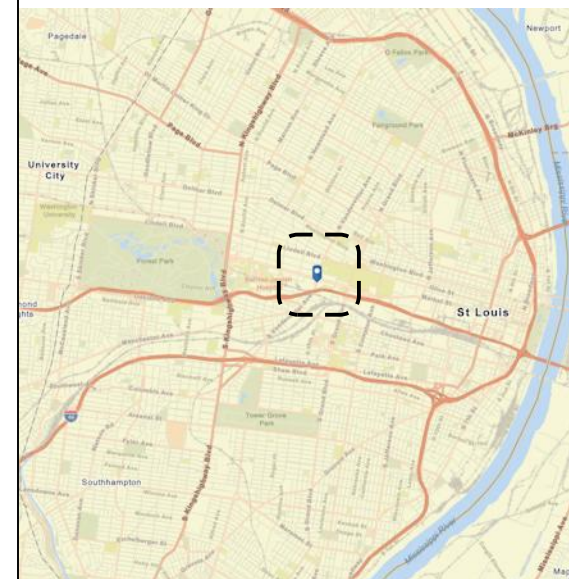
PROJECT INFORMATION

OWNER: TRAILNET & CWE SOUTHEAST SPECIAL BUSINESS DISTRICT
 ARCH DESIGN: TRAILNET
 ADDRESS: 3900 LACLEDE AVE | ST. LOUIS, MO 63108
 MUNICIPALITY: ST. LOUIS CITY
 CODE COMPLIANCE: 2018 INTL. BUILDING CODE
 2011 PROWAG
 CITY OF ST. LOUIS & ALL ADOPTED CODES
 MUTCD
 AASHTO
 CONSTRUCTION: 5B, COMBUSTIBLE, UNPROTECTED
 PROJECT AREA: 175 SF

DRAWING INDEX

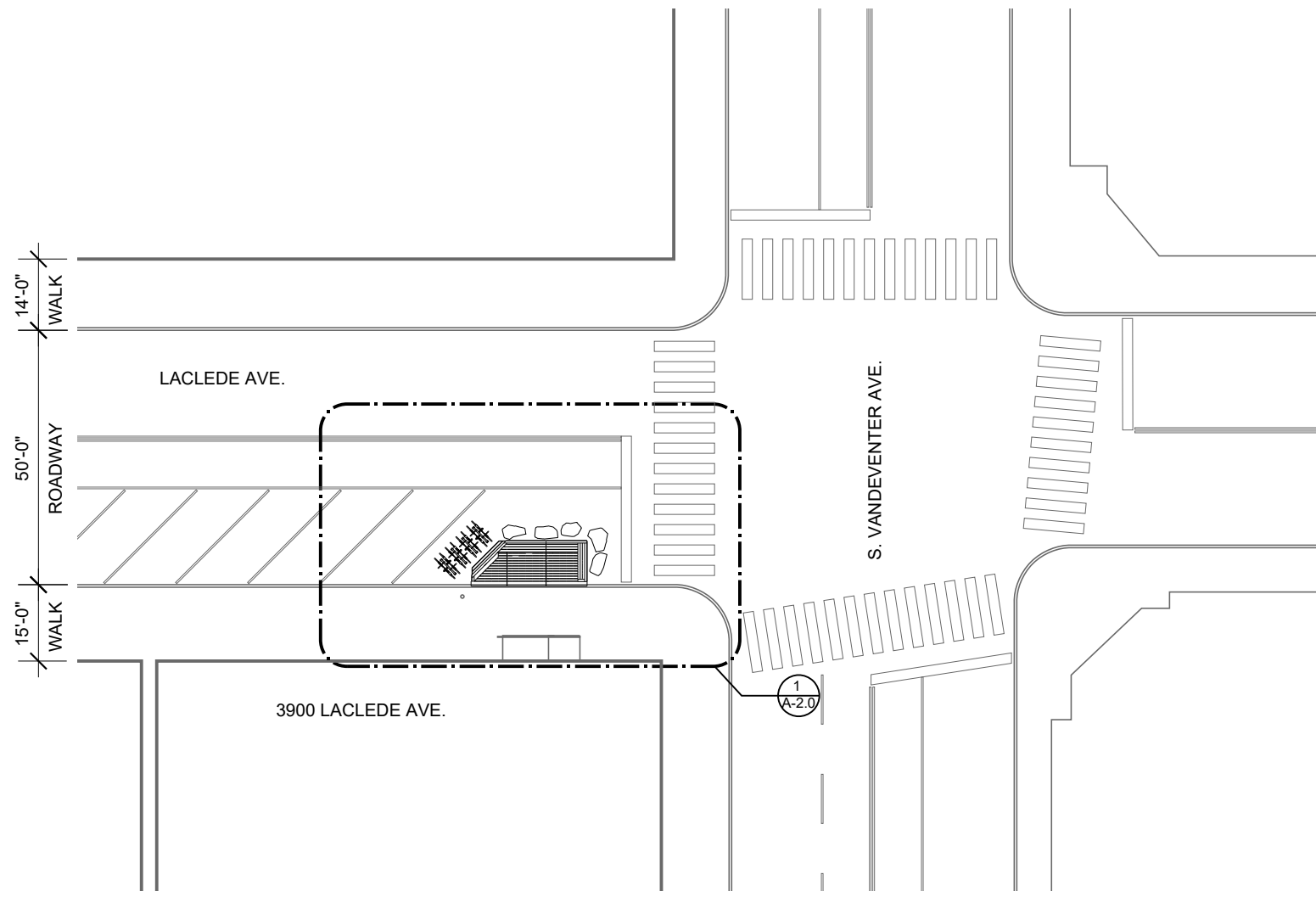
A1.0 GENERAL CONDITIONS, SITE PLAN, R.O.W.
 A2.0 ENLARGED SITE PLAN & REF. VIEWS
 A2.1 PLANS & ELEVATIONS
 A2.2 DETAILS

LOCATION MAP

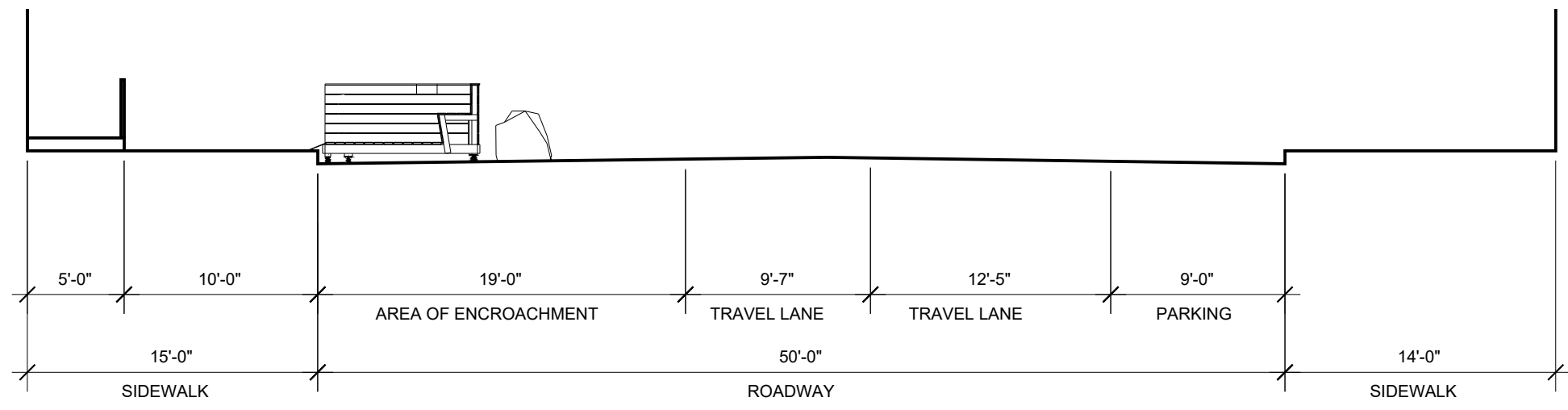


GENERAL CONDITIONS

- ALL CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES, AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES, ACCIDENT AND FIRE PREVENTION REGULATIONS, ALL MATERIALS, EQUIPMENT, WORKMANSHIP, WORKING CONDITIONS, AND CONSTRUCTION METHODS SHALL COMPLY WITH THE LATEST APPLICABLE SECTIONS OF LOCAL, MUNICIPAL, CITY, STATE & FEDERAL CODES, ORDINANCES, & STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES AT THE BUILDING SITE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS & CONSTRUCT ALL NEW WORK IN A NEAT & APPROVED MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SECURITY IN & AROUND THE JOB SITE DURING CONSTRUCTION.
- THE A.I.A. GENERAL CONDITIONS (FORM A-201 LATEST ISSUE) SHALL GOVERN AND BE PART OF THIS PROJECT.
- THE CONTRACTOR SHALL SUBMIT / FILE FOR, PAY & SECURE ALL APPROVALS, BUILDING PERMITS, FIRE PERMITS, TEST, AND CERTIFICATES OF COMPLIANCE & OCCUPANCY.
- THE DIMENSIONS ON THESE DRAWINGS IN ALL CASES SUPERSEDE SCALE. CONTRACTOR IS NOT TO SCALE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RUBBISH SWEEP UP & REMOVED. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL LEAVE WORK IN A FINISHED CONDITION.
- IT WILL BE THE DUTY OF THE CONTRACTORS TO COMMUNICATE IMMEDIATELY WITH EACH OTHER IN ORDER TO SCHEDULE WORK, STORAGE AREAS, ETC. IN AN APPROVED MANNER AND WITHIN THE TIME SPECIFIED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE PUBLIC RIGHT OF WAY (R.O.W.) BEFORE CONSTRUCTION BEGINS.
- ALL ARCHITECTURAL DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHTS AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.
- IF THE CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS, HE SHOULD OBTAIN THE ARCHITECT'S WRITTEN EXPLANATION PRIOR TO BIDDING. THE CONTRACTOR WILL BE HELD RIGIDLY TO THE INTERPRETATIONS OF THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT TYPICAL FOR STANDARD CONSTRUCTION OF ANY OF THE WORK, SHALL BE INCLUDED IN THIS CONTRACT DOCUMENT SET AS THOUGH IT WERE SHOWN IN THE DOCUMENTS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS, AS WELL AS ANY OTHER WORK REQUIRED TO COMPLETE THE WORK AS DESIGNED.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR, OBTAIN INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY AND/OR USE.
- ALL FINISH INFORMATION & HARDWARE SHALL BE APPROVED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.



1 SITE PLAN
 SCALE: 1/32" = 1'-0"



2 SECTION - RIGHT OF WAY
 SCALE: 1/8" = 1'-0"

SITE: 3900 LACLEDE AVE.
 ST. LOUIS, MO 63108

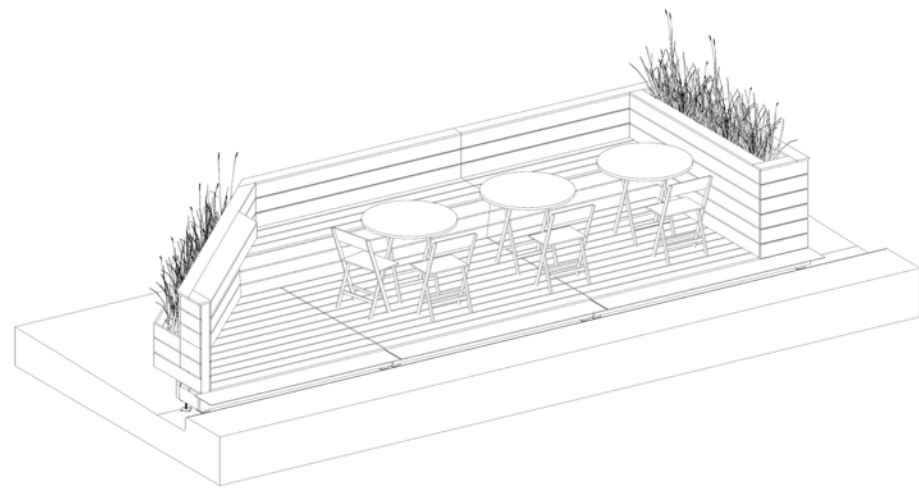
PROJECT: TRAILNET PARKLET

DATE: MAY 20, 2020

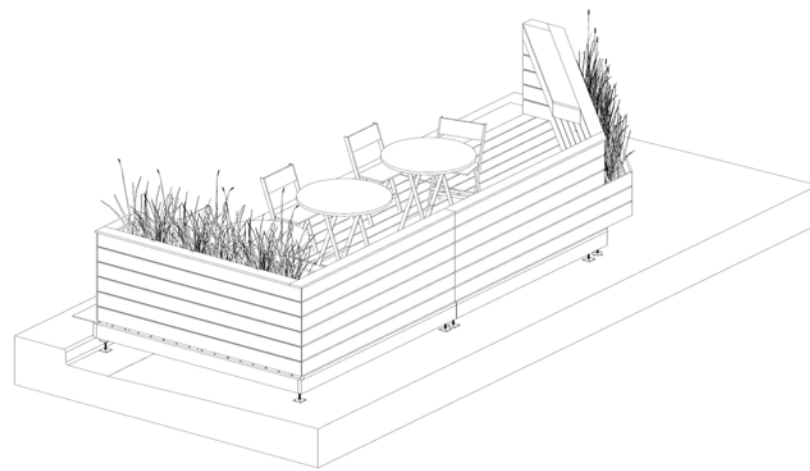
SHEET: **A1.0**
GENERAL CONDITIONS, SITE PLAN, RIGHT OF WAY

SITE PLAN NOTES

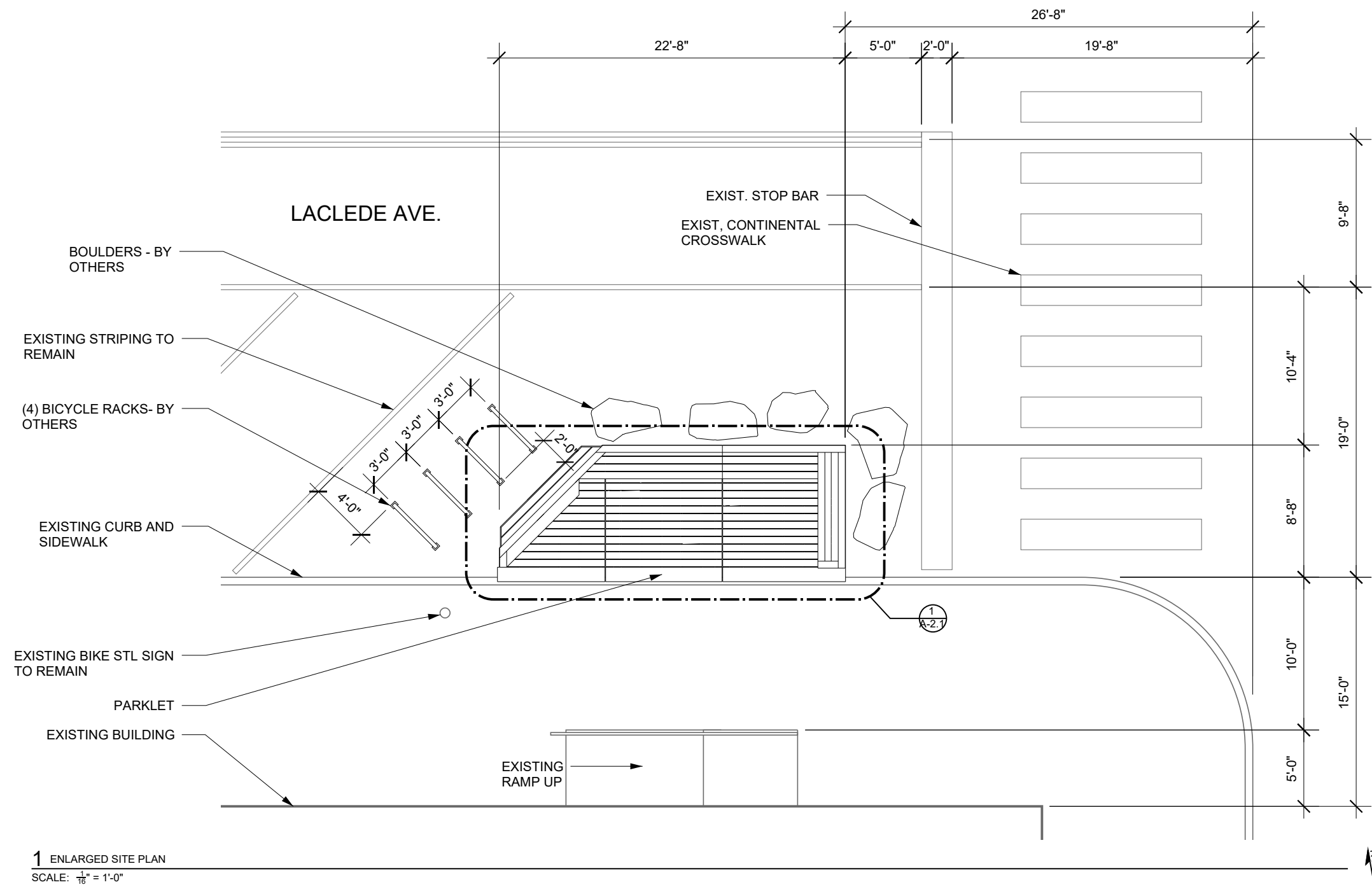
1. CONTRACTOR TO CONFIRM FINAL LOCATION OF PARKLET WITH OWNER/OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
2. PARKLET SHALL MEET ADA COMPLIANCE STANDARDS FOR ACCESS FROM CURB AT A RAMP SLOPE NO GREATER THAN 1:12 AND CROSS SLOPE NO GREATER THAN 1:50.



6 AXON
SCALE: N.T.S.



5 AXON
SCALE: N.T.S.



1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

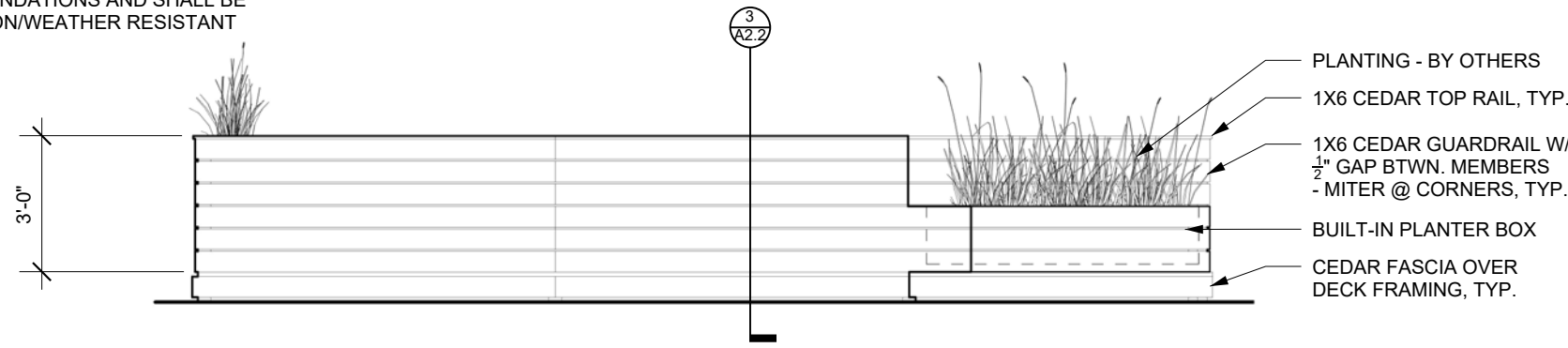
SITE: 3900 LACLEDE AVE.
ST. LOUIS, MO 63108

PROJECT: TRAILNET PARKLET

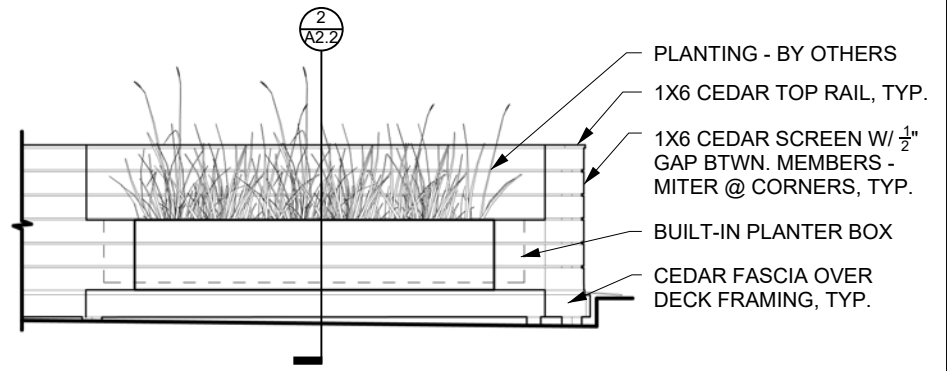
DATE: MAY 20, 2020

SHEET: **A2.0**
ENLARGED
SITE PLAN &
REF. VIEWS

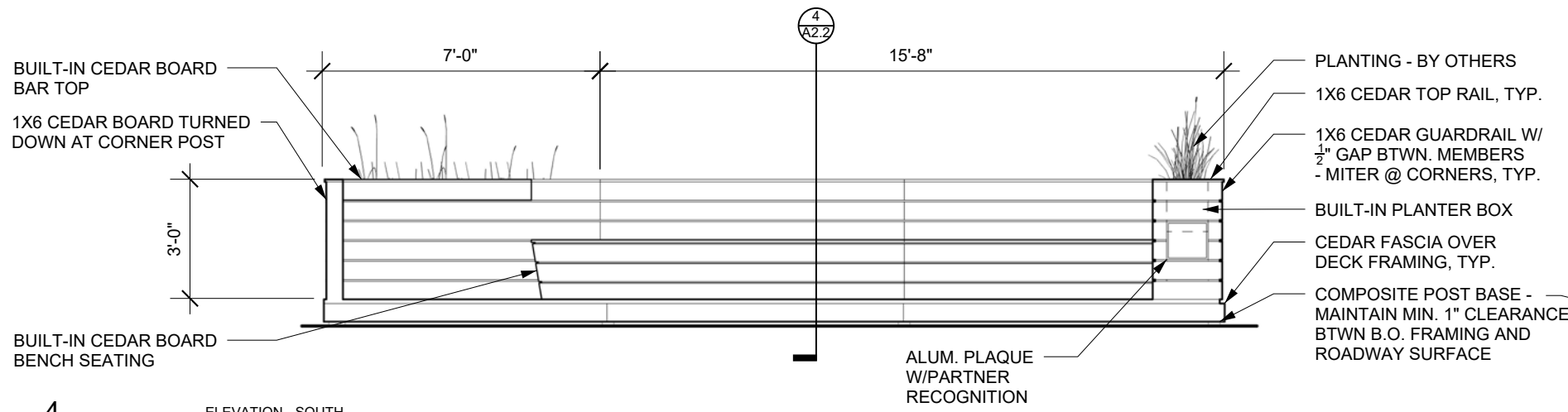
NOTE: ALL DECKING AND WOOD FASTENERS SHALL BE SELECTED UPON MANUFACTURER'S RECOMMENDATIONS AND SHALL BE CORROSION/WEATHER RESISTANT



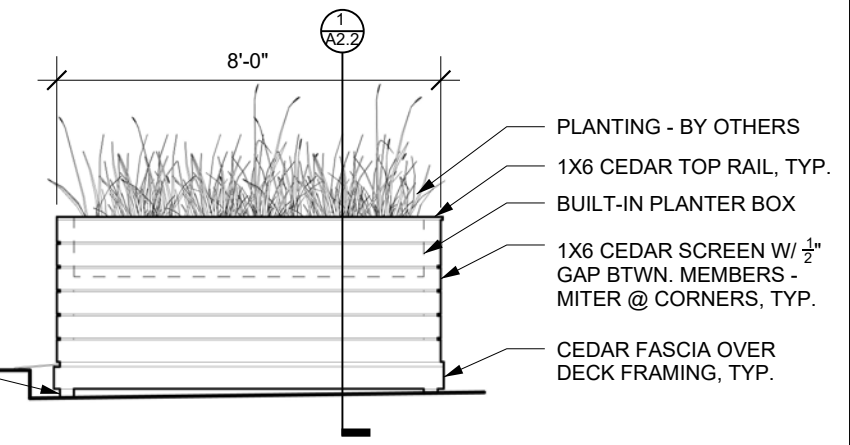
6 ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



5 ELEVATION - WEST ANGLED
SCALE: 1/4" = 1'-0"

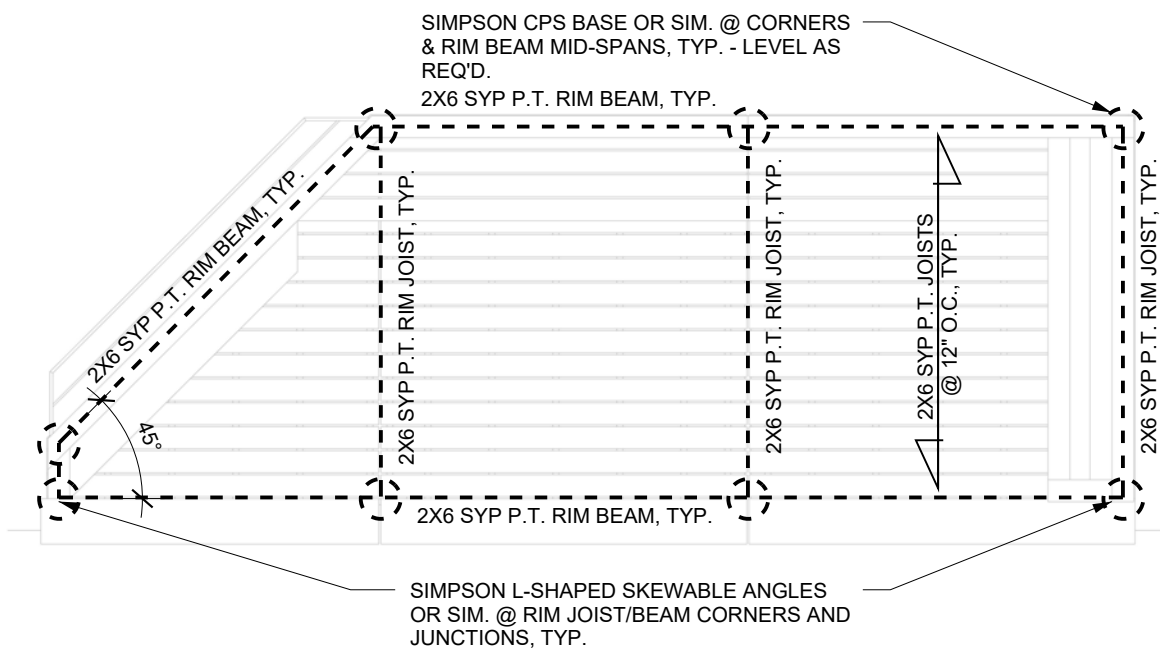


4 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



3 ELEVATION - EAST
SCALE: 1/4" = 1'-0"

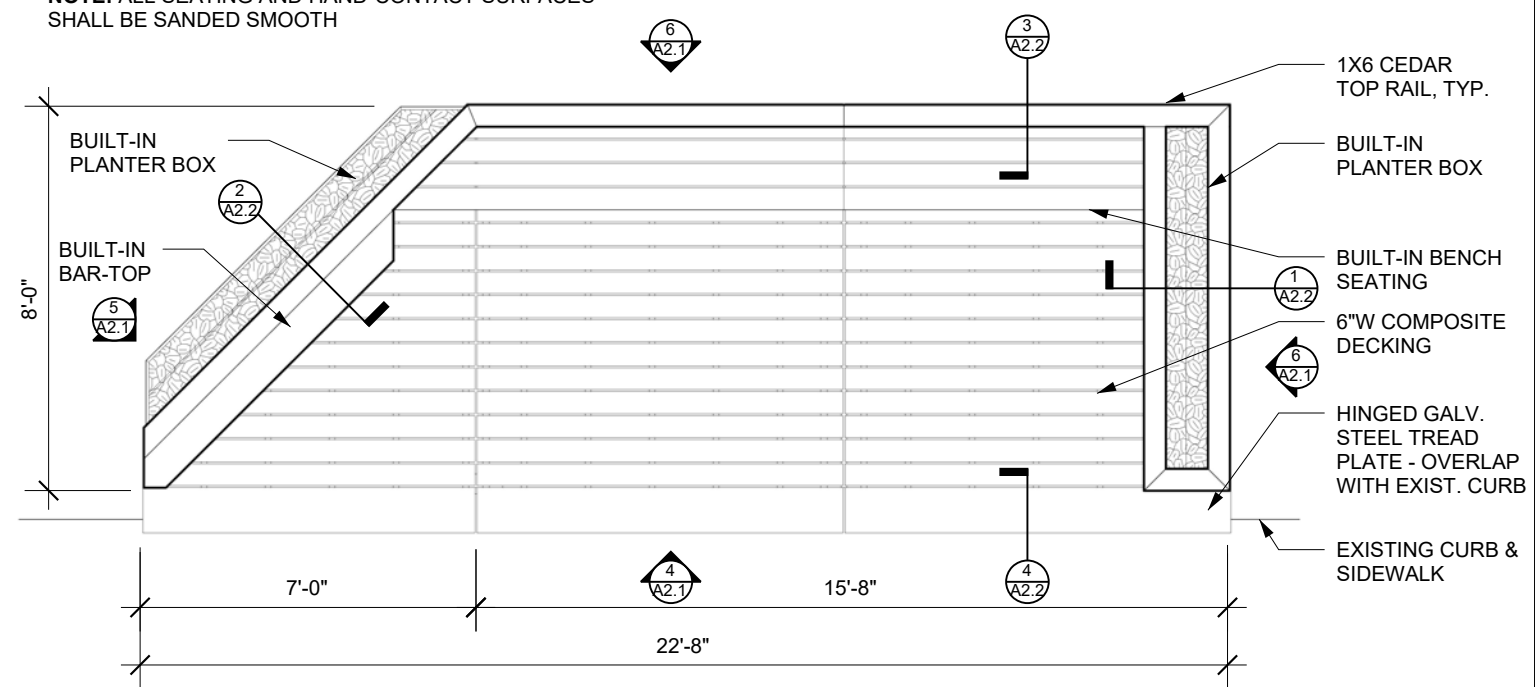
NOTE: ALL STRUCTURAL DECK FRAMING SHALL BE PRESSURE TREATED (P.T.) SOUTHERN YELLOW PINE (SYP)



2 FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY COLOR SELECTION OF COMPOSITE DECKING W/ OWNER PRIOR TO PURCHASE AND INSTALLATION

NOTE: ALL SEATING AND HAND-CONTACT SURFACES SHALL BE SANDED SMOOTH



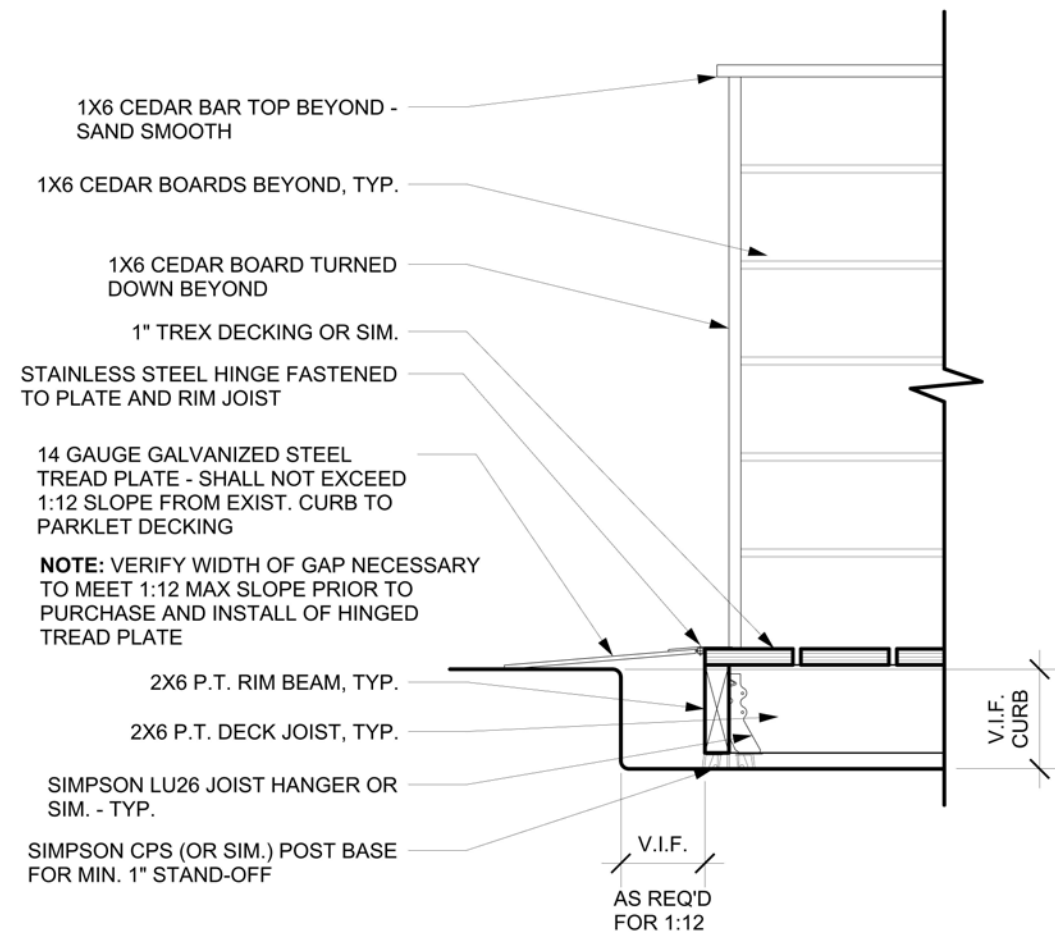
1 PLAN
SCALE: 1/4" = 1'-0"

SITE: 3900 LACLEDE AVE.
ST. LOUIS, MO 63108

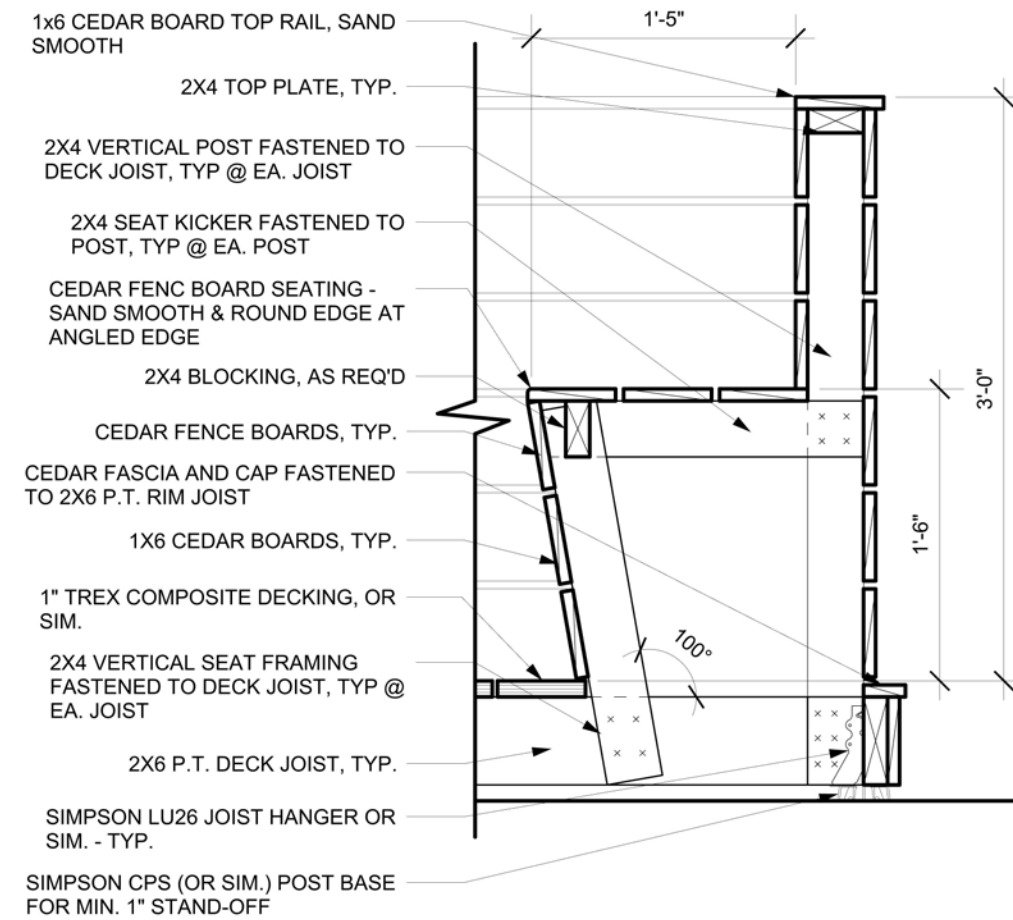
PROJECT: TRAILNET PARKLET

DATE: MAY 20, 2020

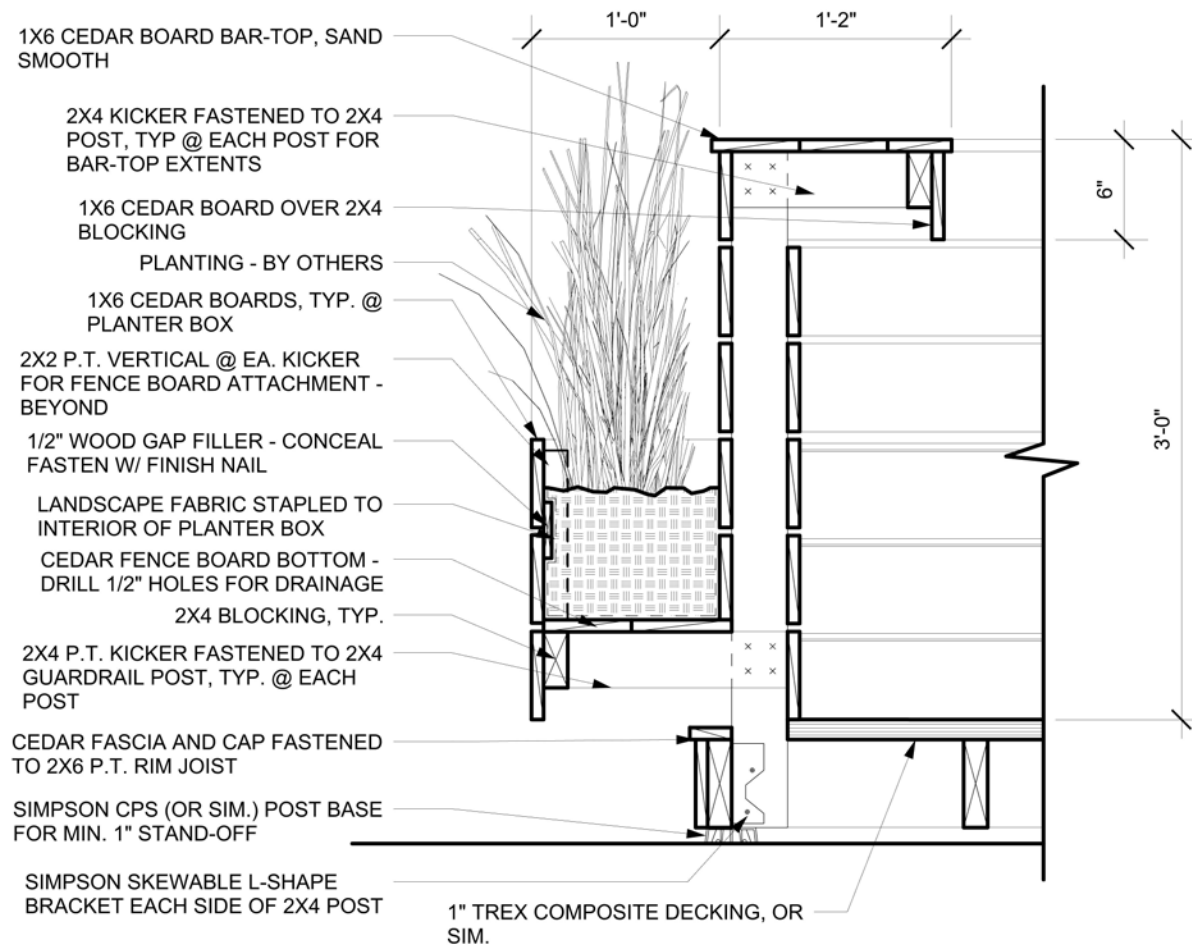
SHEET: **A2.1**
PLANS,
SECTIONS,
ELEVATIONS



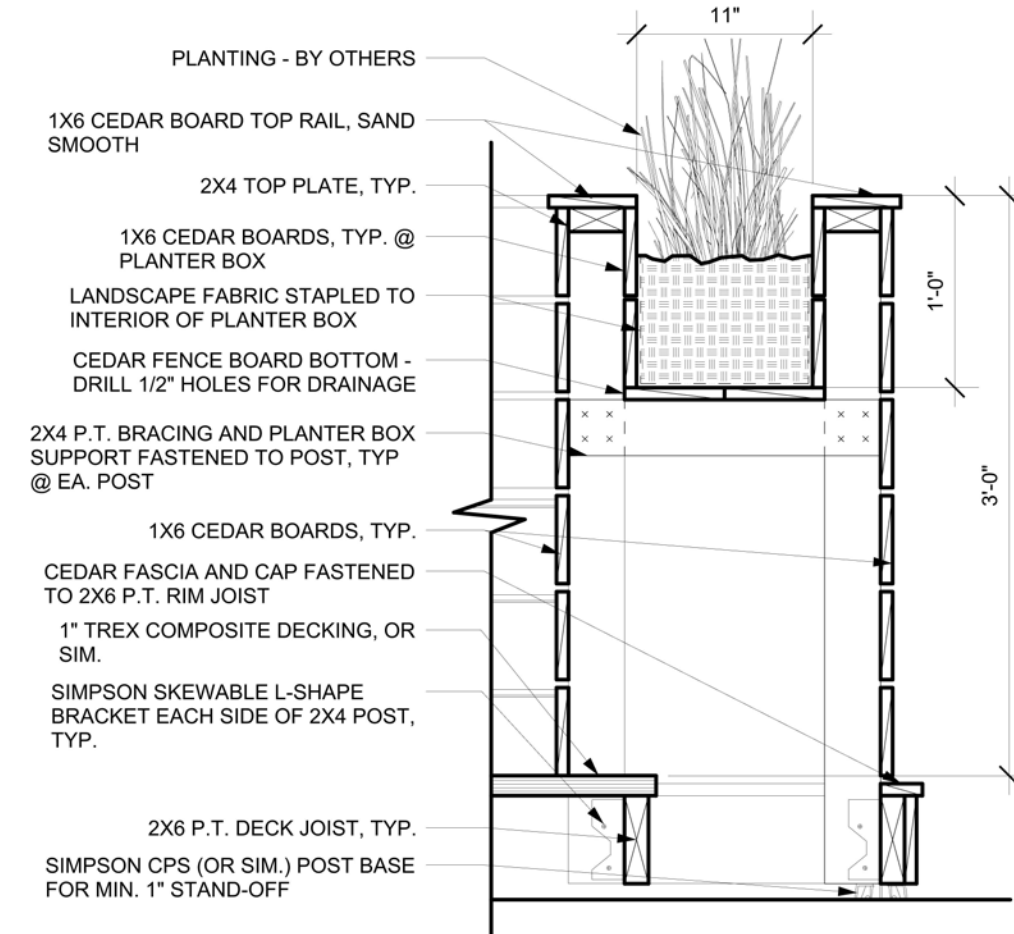
4 DTL - HINGED PLATE @ CURB
SCALE: 1" = 1'-0"



3 DTL - BUILT-IN BENCH SEATING
SCALE: 1" = 1'-0"



2 DTL - PLANTER BOX & BAR TOP
SCALE: 1" = 1'-0"



1 DTL - PLANTER BOX & TYP. BARRIER
SCALE: 1" = 1'-0"

SITE: 3900 LACLEDE AVE.
ST. LOUIS, MO 63108

PROJECT: TRAILNET PARKLET

DATE: MAY 20, 2020

SHEET: **A2.2**
DETAILS