

**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

**July 20th, 2021 at 5:00 p.m.
at 3904 Laclede Ave.
St. Louis, MO 63108**

Please Note:

***The Board of Commissioners meeting will be held outside at the Laclede parklet.
In case of bad weather, please sign in at <https://zoom.us/j/89244951321> (Meeting ID: 892
4495 1321) or call by phone at 1-312-626-6799.***

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on July 20th, 2021 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
7. Project Reports
 - a. Financial Reports
 - b. 5-year Plan
 - c. Public Lighting
 - d. Trash & Litter Pickup
8. Other Business

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: 7/16/2021

Time: 5:00 PM

• Central West End Southeast Special Business District •

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

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Central West End Southeast Board of Commissioners Meeting
June 15th, 2020 at 5:00pm
Via Zoom Conference Call
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Yusef Scoggin, Marshall Michener, Rick Kissel, Doug Anderson, Jeff Miner

Board members not in Attendance: N/A

Others in attendance: Alayna Graham, Annette Pendilton (Park Central Development), Ron Coleman (City of St. Louis), Jim Whyte (NSI), Rob Betts (The City's Finest), Thom Gross, Judge Katie Fowler, Judge Lynn Perkins (Missouri Circuit Court), Frank Eppert (ABNA), Kimberly Smith-Drake (Washington University), Alderwoman Tina Pihl

1. **Call to order**
 - a. Y. Scoggin called the meeting to order at 5:03 pm.
2. **Chair's Report & Announcement of the Order of Business:** Y. Scoggin asked for introductions.
3. **Public Comments:** None.
4. **Approval of April Meeting Minutes**
 - a. M. Michener motioned to approve the May 25th, 2021 meeting minutes with the corrections. Seconded by R. Kissel. All in favor—Motion approved.
5. **Guest Speakers- Missouri Circuit Court**
 - a. Judge Lynn Perkins gave his background in legal practice, as well as his connection to St. Louis.
 - i. He then gave an overview of his current role in the Associate Circuit Court. Misdemeanors are resolved by either a guilty plea or a trial. He makes the determination of probable cause for felonies. If there is probable cause, it continues through the court to Judge Fowler.
 - b. Judge Katie Fowler gave her professional background.
 - i. She followed up with a brief explanation of her current role, then opened it up for questions.
 - c. Judge Perkins detailed who is held with or without bail and how that determination is made.
 - d. T. Gross offered to give information on any court case that a Commissioner might be following.
6. **Public Safety**
 - a. **NSI Update-** J. Whyte gave the NSI presentation.
 - i. More than 18% decrease in crime, 11 fewer person crimes.

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- ii. They repositioned a camera due to an unusual number of incidents on Lindell between Sarah and Vandeventer.
 - iii. They will be hiring a part-time person for the new Homeless Outreach Program.
 - iv. They will be replacing the ATVs with electric vehicles that will be much quieter and less expensive maintenance.
 - v. Alderwoman Pihl asked about the 4451 Forest Park Housing Authority building. The Laclede Place Neighborhood Association has concerns about the bullet that went through a teenager's room.
 - 1. Ald. Pihl recommended a mobile camera.
 - 2. J. Whyte agreed to put in an immediate request to the District Captain to deploy a mobile camera.
- b. TCF Update-** R. Betts talked about the cameras in the building and his coordination with the Housing Authority.
- i. Ald. Pihl asked about the communication problems with the property manager and the owners.
 - ii. R. Betts is working with them to get authorization for the property manager staff to access camera footage.
 - iii. Ald. Pihl asked about Shot Spotter.
 - iv. R. Betts agreed to get more information about them and come back with answers.
 - v. J. Whyte informed everyone that there is a Housing Unit in the SLMPD that could stop at the 4451 Forest Park location.
- 7. Neighborhood Stabilization-** R. Coleman
- a. Median Planters- They have been installed and are operational. He is working with PCD to issue the RFP and solicit responses.
 - b. Plumbing on Laclede- Plumbers are in short supply, so it is taking a bit longer.
 - c. No major development updates.
 - d. Parklet on Laclede- City signed off verbally on the parklet, but we are waiting for an official sign-off. The City will be using the parklet as an example for future projects.
 - i. The owner of Narwhals has agreed to stain the parklet free of cost.
 - e. The City is using Boardwalk for a tree-watering service. R. Coleman can get a figure together for watering the trees in the future.
- 8. Project Reports:**
- a. **Seat Renewal:** A. Graham mentioned that Jeff Miner's seat is expired. She asked for motion to renew his seat if they would like to keep him on the Board. M. Michener motioned to renew Jeff Miner's seat. D. Anderson seconded the motion. All in favor, motion approved.
 - b. **Financial Reports:** A. Graham reminded the Board about the concerns for the most recent check that has come in for more than \$500,000.
 - i. A. Pendilton voiced the concerns about opening new accounts to keep the money in the FDIC coverage. Her suggestion is to start spending the money.
 - ii. The Commissioners discussed the length of time it takes for projects to start.
 - iii. They decided that having the money in a well-established bank will be enough protection.
 - iv. They will come up with a 5-year plan for projects.

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- v. A. Graham displayed the financial reports. There were no questions or comments.
 - c. **Lighting Project:** A. Graham mentioned the plans were included in the packet.
 - i. R. Coleman asked if F. Eppert was able to get the information he needed from the City. F. Eppert did not get all the information. He and R. Coleman can work together to get all the answers.
 - ii. R. Coleman said that BPS will do a courtesy review of the plans as soon as it is submitted. F. Eppert noted that BPS needs to assign a case number and case manager to the project.
 - iii. J. Miner asked about the potential of the lighting project disrupting personal landscaping. F. Eppert mentioned that they were able to miss most of the landscaping. R. Coleman offered to email the President of the Homeowner's Association to let him know there are marks on the street and plans so they can check everything out and comment.
 - iv. M. Michener motioned to pay the invoice for ABNA. D. Anderson seconded the motion. All in favor, motion approved.
 - d. **Trash Pick-up RFP:**
 - i. A. Graham gave an update on the communication with ATBM. They gave a quote for \$900 for 9 blocks.
 - ii. The Commissioners thought that sounded high, so they wanted to look at other options. They requested R. Coleman and A. Graham do some further research on pricing and companies that offer this service for the next meeting.
9. **Other:**
- a. R. Coleman mentioned that Narwhals is requesting another trash bin by the parklet.
10. **Meeting Adjourned:** The meeting was adjourned at 6:39 pm.

CWE Southeast SBD
Balance Sheet
As of June 30, 2021

| | <u>Jun 30, 21</u> |
|---------------------------------------|----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1072-1 · Bill.com Clearing | 5,015.63 |
| 40900 · Cash | |
| 10150 · Reliance Bank checking #2... | 56,026.64 |
| 10155 · Reliance MMkt #8362 | 732,697.45 |
| 10160 · GSB - CWESE 8810 | 250,332.23 |
| Total 40900 · Cash | <u>1,039,056.32</u> |
| Total Checking/Savings | <u>1,044,071.95</u> |
| Total Current Assets | <u>1,044,071.95</u> |
| TOTAL ASSETS | <u>1,044,071.95</u> |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Bal Equity | 250,000.01 |
| Retained Earnings | 339,955.56 |
| Net Income | 454,116.38 |
| Total Equity | <u>1,044,071.95</u> |
| TOTAL LIABILITIES & EQUITY | <u>1,044,071.95</u> |

CWE Southeast SBD
Profit & Loss Budget Performance
 June 2021

| | <u>Jun 21</u> | <u>Jan - Jun 21</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--------------------------------------|--------------------------|--------------------------|--------------------------|----------------------|
| Income | | | | |
| 41000 · Tax Revenue | 588,624.88 | 588,624.88 | 560,000.00 | 560,000.00 |
| 42800 · Interest Income | 71.08 | 471.35 | | |
| Total Income | <u>588,695.96</u> | <u>589,096.23</u> | <u>560,000.00</u> | <u>560,000.00</u> |
| Gross Profit | 588,695.96 | 589,096.23 | 560,000.00 | 560,000.00 |
| Expense | | | | |
| 61000 · Administration | | | | |
| 61050 · Annual Award | 0.00 | 0.00 | 0.00 | 50.00 |
| 61100 · Administration (PCDC) | 0.00 | 9,870.00 | 9,870.00 | 19,740.00 |
| 61200 · Bank Charge | 0.00 | 11.30 | 20.02 | 40.00 |
| 61300 · Insurance, Liability & D&O | 0.00 | 0.00 | 0.00 | 1,300.00 |
| 61400 · Legal Fees | 0.00 | 0.00 | 1,000.04 | 2,000.00 |
| 61600 · Postage and Shipping Expense | 0.00 | 0.00 | 50.02 | 100.00 |
| 61800 · Web Site | 0.00 | 69.16 | 0.00 | 100.00 |
| Total 61000 · Administration | <u>0.00</u> | <u>9,950.46</u> | <u>10,940.08</u> | <u>23,330.00</u> |
| 68000 · Public Safety | | | | |
| 68100 · Parklet | 19,550.00 | 19,550.00 | | |
| 68200 · CWE Neighborhood Safety Ini. | 0.00 | 29,200.00 | 21,855.00 | 43,710.00 |
| 68400 · National Night Out | 0.00 | 0.00 | 0.00 | 1,000.00 |
| 68500 · Patrol | 9,187.50 | 59,608.79 | 70,000.04 | 140,000.00 |
| 68600 · Security Camera | 0.00 | 8,030.00 | 8,030.02 | 16,060.00 |
| 68700 · Security Signs | 0.00 | 0.00 | 700.04 | 1,400.00 |
| 68800 · Program/Project TBD | 0.00 | 0.00 | 42,500.02 | 85,000.00 |
| 68900 · Lighting | | | | |
| 68905 · Maintenance | 0.00 | 0.00 | 7,500.00 | 15,000.00 |
| 68900 · Lighting - Other | 8,640.60 | 8,640.60 | 234,000.00 | 234,000.00 |
| Total 68900 · Lighting | <u>8,640.60</u> | <u>8,640.60</u> | <u>241,500.00</u> | <u>249,000.00</u> |
| Total 68000 · Public Safety | <u>37,378.10</u> | <u>125,029.39</u> | <u>384,585.12</u> | <u>536,170.00</u> |
| Total Expense | <u>37,378.10</u> | <u>134,979.85</u> | <u>395,525.20</u> | <u>559,500.00</u> |
| Net Income | <u><u>551,317.86</u></u> | <u><u>454,116.38</u></u> | <u><u>164,474.80</u></u> | <u><u>500.00</u></u> |

CWE Southeast SBD
Transaction List by Vendor
June 2021

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Memo</u> | <u>Account</u> | <u>Amount</u> |
|-------------------------------|-------------|------------|----------------------|----------------------------|-------------------|
| ABNA Engineering, Inc. | | | | | |
| Bill | 06/11/2021 | 21-6030-02 | Laclede Ave-Lighting | 20000 · Accounts Payable | -1,854.84 |
| Bill Pmt -Check | 06/23/2021 | 21-6030-01 | Laclede Ave-Lighting | 1072-1 · Bill.com Clearing | -6,785.76 |
| Custom Rehabs LLC | | | | | |
| Bill Pmt -Check | 06/08/2021 | 224 | Inv 224 | 1072-1 · Bill.com Clearing | -19,550.00 |
| The City's Finest LLC | | | | | |
| Bill Pmt -Check | 06/04/2021 | INV-3131 | Patrols | 1072-1 · Bill.com Clearing | -3,781.25 |
| Bill | 06/15/2021 | INV-3168 | Patrols | 20000 · Accounts Payable | -5,406.25 |
| Bills Paid June 2021 | | | | | -37,378.10 |

Alayna Graham

From: Coleman, Ron <colemanron@stlouis-mo.gov>
Sent: Friday, July 16, 2021 11:38 AM
To: Miner, Jeffrey
Cc: Alayna Graham; ikazy@yahoo.com; MinerJ@wustl.edu; MarshallMichener@gmail.com; rkissel1013@gmail.com; rosadoug1@aol.com; Smith-Drake, Kimberly; Abdul-Kaba Abdullah; Annette Pendilton
Subject: Re: CWE Southeast SBD Board of Commissioners

Commissioners,

A few comments/proposals to consider over the coming months/years:

- 1) Sidewalk repair/maintenance. This would definitely improve safety for pedestrians and as you mention Jeff, discourage the disabled from using the street which is a huge safety problem.
- 2) Tree watering service for the 30 new trees planted in your district. The CWE South SBD is using Boardwalk and for the weekly watering and maintenance for 32 trees it is about \$940/month for the growing season (20 gallons a week per tree). They are currently filling tanks off site which is about \$120 of that cost.
- 3) Lindell pedestrian lights. The alderman has expressed little desire to fund pedestrian lighting in areas where a SBD or CID is collecting tax revenue. There is a need for replacement lighting on Lindell. The pricing for the 3 missing poles and fixtures on Lindell and 2 for inventory is:
 - pole = \$2408.70
 - fixture = \$1398.60
 - total of \$3,807.30 per pole
 - grand total for 5 poles and fixtures = \$19,036.50
- 4) Litter barrel by the Parklet on Laclede. BPS said there is a line item for the black ribbed litter barrels but they are waiting on pricing for the 2022 fiscal year and should have that soon. I am guessing it will be around \$1500 installed. Narwhals has agreed to empty if it is installed.
- 5) ADA ramps. I will work with Park Central to do a survey of non-compliant corners and get you a price as discussed at the last meeting. They are typically \$3500 per corner (2 ramps).
- 6) Trees. I will survey the SBD for potential locations for new trees to be planted this winter.
- 7) Restore concrete tree lawn to grass and trees. Near 3711 Forest Park is a large section of concrete. <https://goo.gl/maps/VstdfTigyfGxdpT8>. I do not yet have a cost estimate.
- 8) Restore asphalt median to grass and trees. In the center median at 3853 Forest Park is a traffic cut-thru that's been permanently closed with Jersey barriers. Cost estimate from BPS is \$8,900. <https://goo.gl/maps/BEA96hnxvodqYd7R9>
9. Litter pickup.
10. Dog waste stations.

I hope we can talk about all of this on Tuesday.

Ron



Ronald R. Coleman
Neighborhood Improvement Specialist
City of St. Louis
1520 Market Street, Room 4000, Saint Louis, MO 63103
314.657.1361

On Fri, Jul 16, 2021 at 10:33 AM Miner, Jeffrey <jeffminer@wustl.edu> wrote:

Hi All,

I look forward to our meeting at the parklet on Tuesday. In considering Annette's statement last month that we need to think about how to spend our money rather than bank it (for too long), I wanted to suggest that we embark on a multi-year program to flatten the sidewalks in our SBD, in part to keep the wheelchairs out of the street, but also due to the trip hazards. I think a start with West Pine makes the most sense, at least between Boyle and Taylor.

Best, Jeff

From: Alayna Graham <Alayna@pcd-stl.org>

Date: Tuesday, July 13, 2021 at 3:57 PM

To: Yusef Scoggin <ikazy@yahoo.com>, Jeffrey Miner <MinerJ@wustl.edu>, "MarshallMichener@gmail.com" <MarshallMichener@gmail.com>, "rkissel1013@gmail.com" <rkissel1013@gmail.com>, "rosadoug1@aol.com" <rosadoug1@aol.com>

Subject: CWE Southeast SBD Board of Commissioners

*** External Email - Caution ***

Good evening CWE Southeast SBD Commissioners,

Your next meeting is scheduled for **Tuesday, July 20th, 2021 at 5:00 PM**. It will be held at the new parklet on Laclede and Vandeventer (3904 Laclede Ave) **OR** on Zoom if there is bad weather (link below). You will receive your packet shortly.

Take care,

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

Alayna (she/her) -PCD is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/89244951321>

Meeting ID: 892 4495 1321

One tap mobile

+13017158592,,89244951321# US (Washington DC)

+13126266799,,89244951321# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 892 4495 1321

Find your local number: <https://us06web.zoom.us/j/89244951321>

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