

**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**

**September 20<sup>th</sup>, 2022, at 5:00 p.m.  
4512 Manchester Ave  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on September 20<sup>th</sup>, 2022, 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
    - i. Lighting
    - ii. Sidewalk Repairs
    - iii. Public Infrastructure Projects
      1. Tree Watering
- 7. Project Reports**
  - a. Monthly Financial Reports
  - b. FY 2023 Budget – Approval
  - c. Vote on Tax Rate – Approval
- 8. Other Business**
  - a. Board Member Application – Approval
    - i. Linda Emmenegger – Applicant
- 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: 9/16/2022  
Time: 5:00 PM**

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

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

**Central West End SouthEast  
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cwesoutheastsbd.com

**Central West End Southeast SBD Meeting  
August 16<sup>th</sup>, 2022 at 5:00pm  
At 4512 Manchester Ave. Suite 100  
St. Louis, MO 63110 (Zoom)**

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

**Board members not in Attendance:**

**Others in attendance:** Codi Holt, Ashley Johnson, Julia Rabin (Park Central Development); Ron Coleman (St. Louis City); Jim Whyte (NSI), Brad Jones, Mark Dangerfield, David Rover, Brooks Goedeker

1. **Call to order:**
  - a. D. Anderson called the meeting to order at 5:05 PM.
2. **Chair's Report and Announcement of Order:**
  - a. None.
3. **Public Comments & Questions:**
  - a. Brooks Goedeker and David Rover introduced themselves, sharing their interest in coordinating with safety efforts near the Elements Hotel and the Foundry.
4. **Approval of previous Meeting Minutes:**
  - a. J Miner noted that his update last week on the new watering system was at 4100 Laclede and not 3100 Laclede as noted in the Minutes. C. Holt also shared that B. Jones' name needed to be moved from the "Board Members in Attendance" section to the "Others in attendance" section until his seat has been approved by the city. J. Miner motioned to approve the meeting minutes with the discussed changes; R. Kissel seconded. All in favor, motion approved.
5. **Public Safety:**
  - a. **Neighborhood Security Initiative:** J. Whyte highlighted the auto thefts within the CWE that are targeting Kia's and Hyundai's. The NSI is working to provide car clubs to residents with these cars. J. Whyte also invited the board to the NSI's meeting in September to discuss new safety and security strategies. R. Coleman asked how businesses should navigate panhandler concerns. A. Johnson shared how other districts are working to create a marketing campaign to encourage people to donate to homeless people resource initiatives.
6. **Neighborhood Improvements:**
  - a. R. Colman gave the following community updates:
    - i. BPS bidding on the lighting project came in \$4,000 less than anticipated. The alderwoman provided \$50,000 for the lighting project. Their next steps are to verify the project through the controller's office.
    - ii. The alderwoman is still working through the approval process for the ADA ramps.
    - iii. R. Coleman is currently working with the traffic division to create an estimate for how much a crosswalk at the Element would cost.

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- b. **Tree Watering:** A. Johnson shared that ATBM had not yet provided a cost estimate for tree watering. The committee agreed to give him more time to respond as the watering season is approaching the end.
  - c. **Angel Statue:** A. Johnson shared that a community member asked if the Board would consider funding repairs on an angel statue located in a community space at West Pine and Sarah. Y. Scoggin shared that the WashU Redevelopment Corporation is considering funding this and that the board should table funding on the statue at this time.
7. **Project Report:**
  - a. **Financial Reports:** C. Holt gave a summary of the financial reports. R. Kissel motioned to approve the financials; J. Miner seconded. All in favor, motion approved.
8. **Other Business:**
  - a. **Board Member appointments – UPDATE:** A. Johnson shared that the board is still waiting to hear back from the alderwoman T. Phil and the mayor's office for approval for the new board members. A. Johnson also shared that one of the new appointees Scott Gilbert has declined his offer to join the board and that the board now has one seat open. D. Rover shared interest in the position and asked for C. Holt to send him an application for the position.
9. **Meeting Adjourned:** D. Anderson motioned to adjourn; R. Kissel seconded. All in favor – meeting adjourned at 6:08 PM.

A T BUILDING MAINTENANCE  
4541 CHOUTEAU  
ST LOUIS MO 63110  
314 629-8444

# Estimate

Number E105

Date 9/15/2022

Bill To

CODI HOLT  
PARK CENTRAL  
4512 MANCHESTER  
SUITE 100  
ST LOUIS, MO, 63110

Ship To

CODI HOLT  
PARK CENTRAL  
4512 MANCHESTER  
SUITE 100  
ST LOUIS, MO, 63110

PO Number

Terms

Project

TREE WATERING

Date	Description	Hours	Rate	Amount
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09/15/2022

SARAH HAS 1 TREE

WEST PINE HAS 3  
TREES

FOREST PARK HAS  
13 TREES

LACLEDE HAS 32  
TREES

LINDELL HAS 6  
TREES

TOTAL TREES IS 55  
ALL TREES WILL BE  
WATERED ONCE A  
WEEK UNLESS  
DROUGH REQUIRES  
ADDITIONAL  
EATERING THAT MAY  
BE NEEDED DURIND  
THE SUMMER  
MONTHS OF  
JUNE, JULY, AUGUST

TOTAL COST TO  
WATER ALL 55  
TREES 350.00

\$350.00

**CWE Southeast SBD**  
**Balance Sheet**  
**As of August 31, 2022**

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	<u>Aug 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
40900 · Cash	
10150 · Simmons Bank checking #2...	26,172.23
10155 · Simmons MMkt #8362	270,185.26
10160 · GSB - CWESE 8810	251,439.18
<b>Total 40900 · Cash</b>	<u>547,796.67</u>
<b>Total Checking/Savings</b>	<u>547,796.67</u>
<b>Total Current Assets</b>	<u>547,796.67</u>
<b>TOTAL ASSETS</b>	<b><u>547,796.67</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	632,881.81
Net Income	-335,085.15
<b>Total Equity</b>	<u>547,796.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>547,796.67</u></b>

## CWE Southeast SBD Profit & Loss Budget Performance August 2022

	<u>Aug 22</u>	<u>Jan - Aug 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
41000 · Tax Revenue	0.00	587,848.37	560,000.00	560,000.00
42800 · Interest Income	23.28	1,382.46		
49900 · Lighting Project Reserves	0.00	0.00	0.00	514,982.00
<b>Total Income</b>	<u>23.28</u>	<u>589,230.83</u>	<u>560,000.00</u>	<u>1,074,982.00</u>
<b>Gross Profit</b>	23.28	589,230.83	560,000.00	1,074,982.00
<b>Expense</b>				
<b>61000 · Administration</b>				
61050 · Annual Award	0.00	0.00	50.00	50.00
61100 · Administration (PCDC)	0.00	14,805.00	14,805.00	19,740.00
61200 · Bank Charge	0.00	15.00	26.68	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	2,600.00
61400 · Legal Fees	0.00	0.00	1,333.36	2,000.00
61600 · Postage and Shipping Expense	0.00	24.50	66.68	100.00
61755 · Contribution/Donations	0.00	0.00	7,000.00	7,000.00
61800 · Web Site	0.00	20.17	0.00	250.00
<b>Total 61000 · Administration</b>	<u>0.00</u>	<u>14,864.67</u>	<u>23,281.72</u>	<u>31,780.00</u>
<b>62000 · Public Services</b>				
62010 · ATBM-Street Cleaning	2,250.00	15,000.00	13,200.00	19,800.00
62015 · Beautification	9,860.50	14,610.50	14,154.68	21,232.00
<b>Total 62000 · Public Services</b>	<u>12,110.50</u>	<u>29,610.50</u>	<u>27,354.68</u>	<u>41,032.00</u>
<b>68000 · Public Safety</b>				
68200 · CWE Neighborhood Safety Ini.	16,750.00	50,250.00	29,140.00	43,710.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	3,880.00	75,035.01	93,333.36	140,000.00
68600 · Security Camera	6,600.00	13,200.00	10,706.68	16,060.00
68700 · Security Signs	0.00	0.00	1,400.00	1,400.00
<b>68900 · Lighting</b>				
68901 · Installation	0.00	723,325.00		
68905 · Maintenance	0.00	7,995.32		
68900 · Lighting - Other	2,979.11	10,035.48	444,444.45	800,000.01
<b>Total 68900 · Lighting</b>	<u>2,979.11</u>	<u>741,355.80</u>	<u>444,444.45</u>	<u>800,000.01</u>
<b>Total 68000 · Public Safety</b>	<u>30,209.11</u>	<u>879,840.81</u>	<u>579,024.49</u>	<u>1,002,170.01</u>
<b>Total Expense</b>	<u>42,319.61</u>	<u>924,315.98</u>	<u>629,660.89</u>	<u>1,074,982.01</u>
<b>Net Income</b>	<u><b>-42,296.33</b></u>	<u><b>-335,085.15</b></u>	<u><b>-69,660.89</b></u>	<u><b>-0.01</b></u>

**CWE Southeast SBD**  
**Transaction List by Vendor**  
July 29 through September 1, 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
<b>ABNA Engineering, Inc.</b>				
Bill	08/05/2022	21-6030-07	Laclede Ave-Lighting	-2,979.11
<b>AT Building Maintenance</b>				
Bill	08/08/2022	1378	Street Cleaning	-2,250.00
<b>NSI</b>				
Bill Pmt -Check	08/03/2022	Bill.com	NSI and Security Camera	-23,350.00
<b>Pretty City Gardens</b>				
Bill	08/08/2022	2498	Landscaping	-1,030.00
Bill Pmt -Check	08/09/2022	2483	Landscaping	-8,830.50
<b>The City's Finest LLC</b>				
Bill	08/04/2022	INV-4837	Patrols	-3,880.00
<b>Bills Paid In August</b>				<b>-42,319.61</b>

## CWE Southeast SBD Profit & Loss Budget Performance January through August 2022

	Jan - Aug 22	Budget	Proj Jan - Dec 22	2022 Annual Budget
<b>Income</b>				
41000 · Tax Revenue	587,848.37		587,848.37	560,000.00
42800 · Interest Income	1,359.18		1,359.18	
49900 · Lighting Project Reserves	0.00		0.00	514,982.00
<b>Total Income</b>	<b>589,207.55</b>	<b>0.00</b>	<b>589,207.55</b>	<b>1,074,982.00</b>
<b>Gross Profit</b>	<b>589,207.55</b>	<b>0.00</b>	<b>589,207.55</b>	<b>1,074,982.00</b>
<b>Expense</b>				
<b>61000 · Administration</b>				
61050 · Annual Award	0.00		0.00	50.00
61100 · Administration (PCDC)	14,805.00	4,935.00	19,740.00	19,740.00
61200 · Bank Charge	15.00		15.00	40.00
61300 · Insurance, Liability & D&O	0.00	1,300.00	1,300.00	2,600.00
61400 · Legal Fees	0.00		0.00	2,000.00
61600 · Postage and Shipping Expense	24.50		24.50	100.00
61755 · Contribution/Donations	0.00		0.00	7,000.00
61800 · Web Site	20.17	150.00	170.17	250.00
<b>Total 61000 · Administration</b>	<b>14,864.67</b>	<b>6,385.00</b>	<b>21,249.67</b>	<b>31,780.00</b>
<b>62000 · Public Services</b>				
62010 · ATBM-Street Cleaning	15,000.00	5,750.00	20,750.00	19,800.00
62015 · Beautification	14,610.50	6,621.50	21,232.00	21,232.00
<b>Total 62000 · Public Services</b>	<b>29,610.50</b>	<b>12,371.50</b>	<b>41,982.00</b>	<b>41,032.00</b>
<b>68000 · Public Safety</b>				
68200 · CWE Neighborhood Safety Ini.	50,250.00	16,750.00	67,000.00	43,710.00
68400 · National Night Out	0.00		0.00	1,000.00
68500 · Patrol	75,035.01	64,965.00	140,000.01	140,000.00
68600 · Security Camera	13,200.00		13,200.00	16,060.00
68700 · Security Signs	0.00		0.00	1,400.00
68900 · Lighting			0.00	
68901 · Installation	723,325.00		723,325.00	800,000.01
68905 · Maintenance	7,995.32		7,995.32	
68900 · Lighting - ABNA	10,035.48	4,139.93	14,175.41	
<b>Total 68900 · Lighting</b>	<b>741,355.80</b>	<b>4,139.93</b>	<b>745,495.73</b>	<b>800,000.01</b>
<b>Total 68000 · Public Safety</b>	<b>879,840.81</b>	<b>85,854.93</b>	<b>965,695.74</b>	<b>1,002,170.01</b>
<b>Total Expense</b>	<b>924,315.98</b>	<b>104,611.43</b>	<b>1,028,927.41</b>	<b>1,074,982.01</b>
<b>Net Income</b>	<b>-335,108.43</b>		<b>-439,719.86</b>	<b>-0.01</b>



## CWE Southeast SBD Profit & Loss Budget Performance January through August 2022

	2023 Budget	ASSET:
<b>Income</b>		<b>Curr</b>
41000 · Tax Revenue	560,000.00	<b>CI</b>
42800 · Interest Income		
49900 · Lighting Project Reserves	0.00	
<b>Total Income</b>	<b>560,000.00</b>	
<b>Gross Profit</b>	<b>560,000.00</b>	
<b>Expense</b>		
61000 · Administration		
61050 · Annual Award	50.00	<b>Tc</b>
61100 · Administration (PCDC)	19,740.00	
61200 · Bank Charge	40.00	
61300 · Insurance, Liability & D&O	1,500.00	
61400 · Legal Fees	2,000.00	
61600 · Postage and Shipping Expense	100.00	
61755 · Contribution/Donations	0.00	
61800 · Web Site	250.00	
<b>Total 61000 · Administration</b>	<b>23,680.00</b>	
62000 · Public Services		
62010 · ATBM-Street Cleaning	22,000.00	watering was added mid year 2022
62015 · Beautification	21,232.00	Pretty City Gardens 3 year contract 2022-2024
<b>Total 62000 · Public Services</b>	<b>43,232.00</b>	
68000 · Public Safety		
68200 · CWE Neighborhood Safety Ini.	67,000.00	2022 Pledge
68400 · National Night Out	1,000.00	
68500 · Patrol	140,000.00	
68600 · Security Camera	16,060.00	
68700 · Security Signs	1,400.00	
68900 · Lighting		
68901 · Installation		??? Any cost for 2023 for lights?
68905 · Maintenance	5,000.00	
68900 · Lighting - ABNA		
<b>Total 68900 · Lighting</b>	<b>5,000.00</b>	
<b>Total 68000 · Public Safety</b>	<b>230,460.00</b>	
<b>Total Expense</b>	<b>297,372.00</b>	
<b>Net Income</b>	<b>262,628.00</b>	

Aug 25, 22

Assets

Current Assets

Checking/Savings

1072-1 - Bill.com Clearing

40900 - Cash

10150 - Simmons Bank checking #2910

26,172.23

10155 - Simmons MMkt #8362

270,161.98

10160 - GSB - CWESE 8810

251,439.18

Total 40900 - Cash

547,773.39

Total Checking/Savings

547,773.39



Summary Page

(2022)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Central West End Southeast SBD	15-115-0016	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

A. <b>Prior year tax rate ceiling</b> as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)	0.8500
B. <b>Current year rate computed</b> pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)	0.8565
C. <b>Amount of rate increase authorized by voters for current year</b> if same purpose. (Form B, Line 7)	
D. <b>Rate to compare to maximum authorized levy to determine tax rate ceiling</b> (Line B if no election, otherwise Line C)	0.8565
E. <b>Maximum authorized levy</b> the most recent voter approved rate	0.8500
F. <b>Current year tax rate ceiling</b> maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)	0.8500
G1. <b>Less required sales tax reduction</b> taken from tax rate ceiling (Line F), if applicable	0.00
G2. <b>Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)</b> taken from tax rate ceiling (Line F)	0.00
H. <b>Less voluntary reduction by political subdivision</b> taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.	0.00
I. <b>Plus allowable recoupment rate</b> added to tax rate ceiling (Line F) If applicable, attach Form G or H.	0.00
J. <b>Tax rate to be levied</b> (Line F - Line G1 - Line G2 - Line H + Line I)	0.8500
AA. <b>Rate to be levied for debt service</b> , if applicable (Form C, Line 10)	
BB. <b>Additional special purpose rate authorized by voters</b> after the prior year tax rates were set. (Form B, Line 7 if a different purpose)	

Certification

I, the undersigned, Treasurer (Office) of Central West End Southeast SBD (Political Subdivision) levying a rate in St. Louis (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

	Jeffrey Miner	314-262-4082
(Date)	(Signature)	(Print Name) (Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)



Special Taxing District Board Interest Form

Park Central Development manages the administration of several special taxing districts within the City of St. Louis. Each district has a Board of Directors who determines which initiatives will be carried out within the footprint. The boards are comprised of community stakeholders who meet on a regularly scheduled basis to discuss projects affecting the district including safety and security, economic development, infrastructure, public improvements, marketing and special events.

Those interested in serving on a Board of Directors or learning more about the various opportunities to serve can submit the following form to Park Central Development. For more information on the special taxing districts we serve, visit our website at parkcentraldevelopment.org.

Please print legibly:

Name: Linda Emmenegger

Check all that apply: Property Owner: (Y) N Renter: Y N

Business Owner: (Y) N Company Name: Midas Hospitality

Address: 3763 Forest Park Avenue, St. Louis, Mo. 63108

Cell Phone: 314-630-7572 Work Phone: 314-817-5114 Email: lemnenegger@midashospitality.com

I am interested in serving on the board for the following districts: (Please indicate with a check mark)

- Checked: CWE Southeast Special Business District
Unchecked: Euclid South Community Improvement District
Unchecked: Grove Community Improvement District
Unchecked: DeBalviere Place Special Business District

★★ Please note any times or days that you are NOT available to meet. ★★

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above. We have made two large investments in new business's in the district, the Element Hotel and the Aloft Hotel which are starship assets to our company. I am the President of Midas Hospitality and I have been in real estate development and hospitality management for 43 years. During my time with Midas our assets have grown from 16 hotels to 42 which are in communities throughout the US. This has allowed me to experience many communities both successful and unsuccessful. My home is St. Louis, I was intricately involved in a project in the city that was multi use, I think my current position and my past experience will allow me to help lead, share and learn from and benefit CWE SE SBD. Please share any other information that may help us better understand your interests and commitment.

The safety and security of our guests and associates along with the safety and security of the districts patrons and residents is paramount to everyone's success. My strength is leadership, communication and compassion and I feel that if you are persistent and determined and are willing to compromise you can find solutions to most problems.

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: [Handwritten Signature] Date: 8/19/22

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110 (or email to Ashley@pcd-stl.org)