

**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

Central West End Southeast Board of Commissioners Meeting  
September 21<sup>st</sup>, 2021 at 5:00pm  
**Via Zoom**

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

**Board members not in Attendance:** N/A

**Others in attendance:** Alayna Graham (Park Central Development), Ron Coleman (City of St. Louis), Rob Betts (TCF), Frank Eppert (ABNA), Kimberly Smith-Drake (Washington University), Gerry Connolly (8<sup>th</sup> Ward Resident)

1. **Call to order**
  - a. Y. Scoggin called the meeting to order at 5:01 pm.
2. **Chair's Report & Announcement of the Order of Business:** Y. Scoggin announced that Park Central Development, the administrator for the SBD, held a successful Gala fundraiser.
3. **Public Comments:** K. Smith-Drake announced the Delmar Main project that will be officially announced soon. K. Smith-Drake announced that WUMC has posted the live link for their Holiday Outreach program.
4. **Approval of August Meeting Minutes**
  - a. D. Anderson motioned to approve the August 17<sup>th</sup>, 2021 meeting minutes with the corrections. Seconded by R. Kissel. All in favor—Motion approved.
5. **Public Safety**
  - a. R. Betts went over crime data to the Board.
    - i. Crime is down for the year through August compared to last year. It was down 36% for person crime, down 9% overall.
    - ii. The SBD is under budget due to Covid reductions at the beginning of the year.
    - iii. TCF is submitting a proposal to the NSI to raise their rates.
6. **Neighborhood Improvement-** R. Coleman gave updates for the Board of Commissioners.
  - a. The water spigot and plumbing at Laclede and Boyle has been repaired.
  - b. R. Coleman will be asking to plant 30-40 trees. He will get the list to propose to the SBD soon.
  - c. R. Coleman emailed Harold with the Neighborhood Association to ask if they will be hosting a National Night Out.
    - i. J. Miner motioned to approve up to \$500 for National Night Out if any neighborhood groups decide to host an event. R. Kissel seconded the motion. All in favor, motion approved.
7. **Project Reports:**
  - a. **Financial Reports:** A. Graham presented the financial reports.

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- i. There were no questions or comments on the financial reports.
  - ii. A. Graham presented the tax rate memorandum.
    - 1. J. Miner motioned to keep the rate the same. R. Kissel seconded the motion. All in favor, motion approved.
  - iii. A. Graham presented the draft 2022 budget.
    - 1. J. Miner asked what the Miscellaneous \$200,000 expense was.
    - 2. J. Miner and Y. Scoggin asked about the "Lighting" being \$0 since they plan on spending money on lighting.
    - 3. J. Miner noted that the landscaping and beautification contracts were not included in the budget.
    - 4. Y. Scoggin suggested moving the vote to the next meeting when some of these items get cleared up.
  - iv. Notice that MOPERM will not offer cyber insurance.
    - 1. A. Graham presented the 2 options of going without or purchasing cyber insurance from another company.
    - 2. J. Miner suggested looking into other options.
    - 3. R. Coleman asked if Park Central has insurance that would protect the SBD since Park Central holds the information and files of the SBD.
    - 4. Y. Scoggin suggested doing some training for taxing districts and Park Central to protect against phishing scams. A. Graham asked if Y. Scoggin had specific trainings he knew about. He responded that he knows the County has some that might be available that he will send more information on.
- b. 5-Year Planning**
- i. Median Landscaping & Trash and Litter Pickup- A. Graham presented the two edited contracts that have been reviewed by the lawyers.
    - 1. D. Anderson motioned to approve both contracts with the lawyer edits. J. Miner seconded the motion. All in favor, motion approved.
  - ii. Lighting- A. Graham submitted the most recent plans to the City.
    - 1. F. Eppert reviewed some of the comments from the residents and addressed any concerns.
    - 2. F. Eppert discussed the taxing districts go in on spare parts for the lights that Park Central could take lead on storing.
    - 3. Y. Scoggin asked if the Alderwoman will provide any monetary support to the project.
      - a. R. Coleman stated that the Alderwoman is not interested in putting monetary support to decorative lights for any taxing district.
      - b. Y. Scoggin reminded the group that this particular lighting project is not only decorative. This street does not have the overhead cobra lights, so it is a matter of safety.
      - c. R. Coleman committed to getting the City involved in a conversation about cost-sharing.

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4. R. Coleman asked about the presentation from last time about the fiber connection. D. Anderson gave some input from their Condo Association lawyers. F. Eppert responded that they would still have to dig two holes to add in the connection for fiber unless someone else has another way of doing it.
5. Y. Scoggin asked about addressing the residents' concerns. A. Graham noted that they had discussed just sending out an email to Bernie or the specific resident who had expressed concerns. R. Coleman stated that he was the only resident that had concerns and F. Eppert has addressed the need.
  - iii. Supplemental Meeting-
    1. A. Graham agreed to send another Doodle Poll for October.
    2. Considering vacations, A. Graham agreed to send out a Doodle Poll for the end of October.
8. **Other**
  - a. **None.**
9. **Meeting Adjourned:** The meeting was adjourned at 6:14 pm.