

MINUTES of the MEETING of the  
CWE SOUTH SPECIAL BUSINESS DISTRICT BOARD OF COMMISSIONERS  
SEPTEMBER 16, 2020  
VIA ZOOM

Log In: <https://us02web.zoom.us/j/71363586339?pwd=T1A3WVBPanpLb1BFZWRObnloZSs2dz09>

Meeting ID: 713 6358 6339, Passcode: 2Cux4k

NOTICE & PROPOSED AGENDA

1. Call to Order: Mr. Maize called the meeting to order at 12:02 p.m.  
Commissioners Present: Bruce Maize; Todd Mandel; John McElwain; Pete Rothschild  
Commissioner Nominee Present: Katharyn Davis  
Commissioners Absent: NA  
Commissioners Excused: Wendy Timm  
Others Present: James Whyte, CWE Neighborhood Security Initiative; Ron Coleman, Neighborhood Improvement Specialist; Rob Betts, The City's Finest; Susan Anderson, District Manager
2. Public Comments & Questions (5-minute limit per speaker)
3. Neighborhood Improvement Specialist, Ron Coleman
  - A. Ms. Davis thanked Mr. Coleman for his work to address the regularly overflowing dumpster in the alley at 4907 West Pine. Mr. Coleman said that corrective measures are on-going regarding building maintenance and management practices at 4907 West Pine and 101 N. Euclid.
  - B. Mr. Coleman said he is working with Justin DeCarlo of the Street Department to correct the misappropriation of twelve streetlight globes and fixtures purchased by CWE South SBD that was used on the 4400 block of Laclede (CWE Southeast SBD). The CWE Southeast SBD board is aware of the error.
4. Projects
  - A. Public Safety, CWE Neighborhood Security Initiative Report (10 minutes), Jim Whyte
    - 1) Crime Statistics: Mr. Whyte reported that overall crime is up 18% and included a rape at 4451 Forest Park (the rape was reportedly between known parties). He said there are about 1,200 arrests in which the circuit attorney did not charge the individuals, including crimes that involved the use of a weapon.
    - 2) Status, Proposed Ordinance 95: To date there have been three attempts to get this approved by the Board of Aldermen and it is still on the calendar. Mr. Whyte has asked to be part of the discussion regarding the limits of camera use and the amounts spent on the cameras. The reporting requirements cited in the bill are onerous. The general consensus of attorneys not affiliated with City government is that the ordinance (as written) will not survive a court challenge.  
The NSI has engaged Lewis Rice for assistance in thwarting this ordinance and requests contributions from political subdivisions which will be impacted if it is approved. To date, the Downtown STL CID and the CWE North SBD and CID have contributed.
  - B. Marketing/Promotion: Website is down. Repair and update work is ongoing.
  - C. Public Area Maintenance (5 minutes): Ms. Anderson reported that the work is going smoothly and has received no complaints.
  - D. Infrastructure: Trash Containers (5 minutes): Ordered. Mr. McElwain has agreed to allow delivery on the parking lot serving 4530 West Pine. Delivery is several weeks out.
5. Administration

- A. Approval of Minutes, July 15, 2020 (5 minutes): Mr. McElwain made a motion to approve the minutes as distributed. Mr. Mandel seconded the motion and the minutes were unanimously approved.
- B. Treasurer's Report
  - 1) Approval of Treasurer's Report, August 30, 2020 (5 minutes), Susan Anderson received and deposited \$100K from City; a disbursement request for \$80,000 will be submitted in the next few weeks. All expenses are as expected.
  - 2) 2021 Proposed Budget: Ms. Anderson said that projected revenue has increased, but the TIF reduction will result in 2021 revenue of \$181,050. She reviewed the changes in detail
    - a. Administration: Management was increased from \$14,000 to \$20,000, Post office box fee increase from \$96 to \$118; insurance increased from \$1,200 to \$2,100, and a Zoom subscription added at \$180, for a total of \$22,853 administration costs (12.6% of overall budget).
    - b. Projects:
      - i. Security: Small increase overall in security (patrols, camera maintenance and NSI for a total of \$122,957 (68% of the overall budget).
      - ii. Infrastructure: Vandalism was decreased from \$200 to \$150 and \$6,000 was included for new trash cans for a total of \$6,150 (3.4% of the overall budget).
      - iii. Public Area Maintenance: Cleaning was increased from \$2,799 to \$29,000 (16% of the overall budget).

The total proposed budget is \$181,045, only \$5 less than the projected revenue. Mr. McElwain made a motion to approve the budget as presented. Mr. Mandel seconded and the 2021 proposed budget was approved.

Zoom: The Board has used the free version of Zoom, however the time limit of forty minutes required Board members to log onto a second meeting. The second log on has proven difficult. Mr. Maize agreed with Ms. Anderson that the purchase of Zoom was appropriate, and she purchased a one-year subscription for "Zoom-Pro," at a cost of \$149.90 vs \$180. Mr. McElwain made a motion to approve the purchase of Zoom-Pro. Mr. Mandel seconded, and the motion was unanimously approved.

- c. District Manager, Transition: Ms. Anderson reported that she placed the ad on Indeed and forwarded it to Park Central Development (former SBD management service). Park Central is interested and will forward a proposal. Ms. Timm referred Megan Werner and she is interested. Messrs. Maize and McElwain agreed that none of which six responses received to date are a good match. Mr. McElwain made a motion for an individual hired as the District Manager will be a private contractor rather than an employee. Mr. Rothschild seconded the motion and it was unanimously approved. seconded

6. New Business: None.

7. Adjournment: There being no further business, Mr. McElwain made a motion to adjourn the meeting. Mr. Mandel seconded the motion and it was unanimously approved. The meeting adjourned at 1:35 p.m.

Respectfully submitted,

Susan Anderson  
District Manager