

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

1. Call to Order: Mr. Maize called the meeting to order at 12:05 p.m.

Commissioners Present: Bruce Maize; Todd Mandel; John McElwain; Pete Rothschild; 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

Ms. Anderson welcomed Ms. Davis' to the CWE South SBD Board. Her nomination was approved by the Board of Aldermen and she was recently sworn in. She added that Ms. Timm had planned to attend this meeting but was unable to do so. Ms. Timm has relocated to Colorado and resigned from the SBD Board effective December 14.

2. Public Comments & Questions: NA

3. Neighborhood Improvement Specialist, Ron Coleman: Mr. Coleman requested comments or questions and said he would speak about trees later in the agenda. There were no questions or comments.

4. Projects

- a. Public Safety, CWE Neighborhood Security Initiative Report (10 minutes), Jim Whyte:

- i. Crime

- a) Statistics: Mr. White noted that crimes against persons are up 75%, crimes against property up 18% and overall crime is up within the district by 22.77%.

The UCR (usual, customary, and reasonable) manner of crime reports is expected to change nationwide next year. Currently the highest crime within a single occurrence is where crimes are reported. Now, each crime within an event will be reported, which will make a significant difference when comparing crimes within a previous period.

- b) The CWE has had several catalytic converters stolen, with a significant number from yota Prius and Honda Elements. He cited after-market products (CatCage & Cat-Clamp) that can be installed as a preventative.

- c) 4451 Forest Park: This multi-unit building is owned and managed by the St. Louis Housing Authority and has been the scene of a number of crimes. There are to be ninety cameras installed in and around the building and recordings will be shared with SLMPD.

- d) Camera Maintenance: Mr. White showed the overall maintenance costs for cameras throughout the Central West End, noting that the Euclid CID and CWE South SBD had agreed to share the cost of the cameras. He recommended and Ms. Anderson requested a motion to approve a draft camera agreement to be sent to the Euclid CID with a proposal that the two districts share the legal fees. After discussion, Mr.

McElwain made the motion, citing that the SBD would be responsible for cameras within the SBD boundaries and outside of the Euclid CID boundaries and the CID would be responsible only for cameras within its boundary. Mr. Rothschild seconded the motion, and it was unanimously approved.

- e) CWE Neighborhood Security Initiative Pledges: Mr. White showed a breakdown of all the district pledges which support the organization. Mr. McElwain noted that the CIDs receive sales tax revenue which is significantly more than the usual SBD property assessment revenue. Mr. White explained that the SBDs were the creators of CWE Neighborhood Security Initiative and that any changes should be brought to the NSI board. Mr. Rothschild is the CWE South SBD's representative on the NSI Board and will bring this to the next meeting.
 - ii. Status, Proposed Ordinance 95: Mr. Whyte said the bill was debated, tabled and sent to the informal calendar. Although requested, to date no change has been made to the bill's text regarding special business and community improvement districts. It could be brought to vote and is being watched the David Sweeney, lobbyist for the NSI.
 - b. Marketing/Promotion: No update.
 - c. Public Area Maintenance (15 minutes)
 - i. Status: A complaint about the pet waste station fronting the BJC garage was received, the first complaint for the new contractor. The station was cleared the same day the complaint was received, and the contractor is watching to see if the schedule needs to be added to or if it was a one-time event.
 - ii. City-Request re. Trees: Ms. Anderson reminded the board that she had given a 2019 report showing a priority of eighteen trees needed in the District. Mr. Coleman recently walked the District and recommends fifty-seven sites for new trees, which the City would charge \$200 per tree. Ms. Anderson noted that four of the trees are within the CID and would be their responsibility. Planting fifty-three trees at \$200 each is \$10,600 and, using Boardwalk Contracting Services per-tree maintenance costs, she projected the cost for watering, fertilizing, etc. to be \$11,071. Mr. McElwain made a motion to approve the cost of the new trees and maintenance. Mr. Rothschild seconded the motion, and it was unanimously approved.
 - d. Infrastructure: Trash Containers (5 minutes): Ms. Anderson said that the Board previously approved the purchase of new trash containers however, due to the pandemic, the company is having significant difficulties providing the containers. She recommended that the project be placed on hold until late winter of 2021 so that installation would be timed to eliminate work during icy conditions.
5. Administration
- a. Approval of Minutes, September 16, 2020 (5 minutes), Susan Anderson: 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, October 31, 2020 (5 minutes), Susan Anderson: Ms. Anderson explained that the Quickbooks program was damaged when her computer was hacked. After a couple of days with Quickbooks support, it was determined to be fatal. She discussed option with Mr. Maize and he agreed to the purchase of Quicken and Ms. Anderson re-entered all the data from 2019 and 2020. The reports appear somewhat different, but the information is correct and agrees with the bank statements.

The balance of the accounts is about \$112,000 and tax revenue of \$80,000 was deposited this week. Ms. Anderson reminded the board that last year the Comptroller's Office refunded \$60,000 that had been erroneously withdrawn from the District's revenue and that the projected 2019 revenue numbers were not available in time for the budget, so the 2018 budget was used. In fact, about \$30,000 more was received than expected.

- c. District Manager: The individual responses to the ad were not acceptable. Proposals from Park Central Development and Megan Werner (recommended by Wendy Timm). After discussion, the Board agreed that Mr. Maize will speak with both Park Central Development and Ms. Werner.

Mr. Maize believes that Ms. Anderson's input is important to the transition. Mr. McElwain made a motion to authorize Ms. Anderson to continue as District Manager through December 31, 2020 and to be paid her usual fee. Mr. Mandel seconded the motion, and it was unanimously approved.

6. New Business: NA

7. Adjournment: There being no further business, Mr. Mandel made a motion to adjourn the meeting. Ms. Davis seconded the motion, and the meeting was adjourned.

Respectfully submitted,

Susan Anderson
District Manager