

**THE CWE BUSINESS  
COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF THE COMMISSION  
February 20, 2024**

The February meeting of the CWE Business Community Improvement District was called to order at 10:00 A.M. The meeting was held at the CID office at 412 B N. Euclid Avenue.

**PRESENT:** Commissioners: Kyle Bozoian, Jim Dwyer, Paul Filla, Ken Fowler, Debra Hunter, Trip Straub; Kate Haher, Executive Director, and Nina Emerson, Marketing and Communications Specialist for the CID; Alderman Michael Browning; Ron Coleman, Neighborhood Improvement Specialist; Jim Whyte, Executive Director for the Neighborhood Security Initiative, Tom Bradford

**MINUTES:**

Jim Dwyer called for a motion to approve the January minutes. Ken Fowler moved to approve. Paul Filla seconded. Minutes approved.

**ADMINISTRATIVE ITEMS:**

**Financial Review**

Kate presented the January Financial Reports. Kate noted a zero amount in Use Tax Receipts for the month due to the previous month's correction of an erroneous use tax report. She shared that, due to the weather, the snow removal budget had been exceeded, but that it had otherwise been a quiet month.

Kyle suggested specifying the type of ice melt they put down, in order to avoid damage.

**Statement of Financial Position**

Kate noted the new account on the Financial Position and advised that the old account should be completely closed by the end of February, and all funds moved to the new account. She noted that it had been a challenging process working with Busey to close the account and remedy the fraud.

**PUBLIC REALM**

**Concrete Repairs**

Kate reminded the Board that she is working on a list of trip hazards in the neighborhood. She shared a proposal that focuses on the McPherson and Euclid corridor and another repair at Washington. She said areas in front of Mission Taco and in front of the Houska Gallery are the highest priority. She added that she wants to further discuss the Washington Ave. corner with Mark Stika to determine the best solution where a tree is uprooting the sidewalk.

Kate shared that she has asked Mark for a proposal on fixing the water ponding condition on Euclid in front of Pi. She said she would then work with Alderman Browning to determine funding going forward.

Jim moved to approve the concrete repair proposal totaling \$15,122. Paul seconded. Motion approved.

### **Landscaping**

Kate informed the Board the proposal for the spring annuals increased this year from around \$1,400 to \$1,800 due to a general increase in plant prices. She said that the proposal included six new pots at the corner of McPherson which accounted for part of the increase. She added that she and Margie from Brake Landscaping worked together to identify flowers that are available now that will carry through to summer, to lessen replacements.

Kate shared that several trees in the York Alley landscaping have died and need to be replaced. She shared a proposal for the replacement at \$1,936. She stated that some of the irrigation needs replacing because that was the cause of some of the trees dying and said that the irrigation proposal is not to exceed \$2,500 and would be done in conjunction with getting the trees planted. She also shared that the irrigation in the beds on the Euclid side of the library was ineffective and troubleshooting is needed to determine the issues, and the proposal for that was not to exceed \$5,000. She added that as they troubleshoot they would give an estimate on all repair costs.

Kate recommended that they proceed with the spring annuals, York tree replacement and irrigation proposals and investigate the library irrigation and, depending on cost, determine whether it is worth the investment.

### **Shuttle Update**

Kate shared that since the last meeting, the shuttle company has been tracking the drop-off and pick-up locations more specifically. She said to date the shuttle had just under 800 rides, with top locations for pick-up being Straub's, the Chase and the AC Hotel, and top drop-offs being Drunken Fish, Straub's, Up-Down, Dressel's and the Maryland Plaza area. She said that after a discussion with the South CID, the Thursday lunch and Sunday lunch will be eliminated due to low ridership. She noted that the shuttle company came back with an increase in price from \$100 an hour to \$125 due to their insurance and labor costs increasing. She said that she and Brian James from Park Central believed that to be too high of an increase and the shuttle company lowered the cost to \$115, to be split between the CIDs. She said that Brian was also discussing the continuation and increased fee with the SCID Board.

Jim shared that he thought the program was worth continuing. Kate agreed and added that more time was needed to evaluate the program overall.

Kyle asked whether there is a service agreement and suggested that, if the program continued long-term, rate increases should be specified. Trip noted that the contract said it was good through November 2024. Kate said the CID is only contracted with them through June for that price, which provides an opportunity to monitor the price and data.

Jim asked if Kate had heard feedback from the merchants on the program. Kate said there was not much feedback at the last merchant meeting, but she can ask for more feedback.

Kyle motioned to approve the agreement. Paul seconded. Motion approved.

## **O&M Manual**

Kate shared that the streetscape committee met to revisit the O&M Manual and discussed the program with Alderman Browning. She explained that the Alderman will do further review and advise on how to move forward with the city.

## **MARKETING & EVENTS**

Kate reminded the Board that 314 Day is approaching and, based on a survey she put out, it looked like several businesses are planning on participating. She also shared that Back in Bloom will take place in mid-April, Rose Day will be on May 5 and the Cocktail Party on June 8.

Kate shared that there will be changes in the operations and management group of the Cocktail Party due to the previous person being too busy. Kate said that she was meeting next week with Alexis Tucci, who was previously involved and is building a team to manage the entire process.

Kate stated that the Maryland Plaza holiday tree needs to be replaced or significantly upgraded, and that she and Francis Thompson reached out to Jim Espy for an estimate and are waiting to hear back on costs.

Kate shared that there was interest from the Window Walk carriage company to operate in the neighborhood regularly, where they would offer rides for a cost.

Paul expressed interest in learning more about the carriage rides.

Jim cautioned that he did not believe the carriage rides may not be a good idea due to the impact on traffic, because they are slow and difficult to safely get around.

Kate agreed that the carriages were good for Christmas, but even then there was a backup of traffic. She said there were certain concerns that the carriages caused, but believed it was worth discussing further with the company. She agreed to gather more information and get back with the Board.

## **SAFETY AND SECURITY**

Jim Whyte shared with the Board the end-of-year Safety and Security Report and the report for the new year so far. He noted that the crime was down significantly in January 2024 compared to January 2023. He stated that total crime was down 51.8%, with 14 fewer reported crimes than the previous January.

Jim noted that one area the Central West End deals with at a higher level than other areas is a high concentration of stolen cars, particularly in the north taxing district. He noted that two different groups have been identified.

Jim shared that the NSI Outreach Team had 45 engagements in January 2024 and stated that the team has switched to an automated phone service so that all team members get incoming messages when people are reporting issues.

Kate noted that Jim puts this report together monthly for the CID and SBD area and it will be sent to the Board each month, and suggested that Jim Whyte attend the CID meeting quarterly.

## **OTHER BUSINESS**

Ken asked about the status with Placer AI. Kate shared that she has been learning the platform and hopes to be able to share information with the Board at the next meeting.

## **PUBLIC COMMENTS**

Tom Bradford introduced himself and shared that he has a new condominium development project at Sarah and Vandeventer. He said that Alderman Browning suggested he call the new CDA Director. He said that the CDA is asking for demonstrated support from the neighborhood and that is why he is reaching out. He added that he is unsure who he should be contacting regarding the project.

Trip suggested that Tom put his request in writing and send it to Kate and the Executive Committee of the Board, so they can discuss it and perhaps direct him to the appropriate group.

## **ADJOURNMENT**

The meeting was adjourned at 11 a.m.

Respectfully submitted,

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JAMES DWYER, SECRETARY