

**THE CWE BUSINESS  
COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF THE COMMISSION**

**May 21, 2024**

The May 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; Kate Hahe, Executive Director, and Nina Emerson, Marketing and Communications Specialist for the CID; Alderman Michael Browning; Ron Coleman, Neighborhood Improvement Specialist; Peter Cassel, MAC Properties; Jim Whyte, Director of the Neighborhood Security Initiative

**ABSENT:** Trip Straub

**MINUTES:**

Jim Dwyer called for a motion to approve the March minutes. Ken Fowler moved to approve. Debra Hunter seconded. Minutes approved.

**ADMINISTRATIVE ITEMS:**

**Financial Review**

Kate presented the April Financial Reports, noting that the sales tax receipts for the month were under budget. She stated that the Chase and other businesses were not included in the monthly report and that could contribute to coming in under budget.

Kate also presented the March Financial Report. She stated that there were no significant expenses to note. She added that the May/June expenses will start coming in for Cocktail Party, and informed the Board that expenses for Cocktail Party would be a couple of thousand dollars over the \$60,000 budget due to prices on everything increasing.

**Statement of Financial Position**

Kate explained that the additional accounts shown on the report are the new accounts opened with Great Southern Bank. She said that the new CD, ICS and checking accounts are open and funds were being moved over.

**2024-25 Proposed Budget**

Kate shared the 2024-25 proposed budget. She stated that the budget and detail had been sent via email. She said that, prior to the meeting, Trip Straub asked about the allocation of the Euclid shuttle funds, noting that \$113,000 is a significant amount given the program is new. Kate

explained that ridership has increased and, following discussion, advised renewing the contract on a quarterly basis. The Board had no other questions.

Jim called for a motion to approve the budget as presented. Paul Filla moved to approve. Kyle Bozoian seconded. Resolution of the 2024-25 Proposed Budget 2024-01 was approved.

Election of Officers Resolution 2024-02 was presented. Kate noted that currently Trip serves as chairman, Jim serves in a dual capacity as vice-chair and secretary and Ken serves as treasurer. She asked if anyone else was interested in serving in some capacity on the Board of Directors. No one expressed interest.

Kyle moved to re-elect the current officers. Paul seconded. Election of Officers Resolution 2024-02 was approved.

Kate presented Resolution 2024-03. She said the CID is required to submit disclosure statements and conflict of interest statements to the state. She said the proposed resolution states that the CID's treasurer and chairman are the two that submit the conflict of interest statements and are on file with the city and state. Ken moved to approve the resolution. Kyle seconded. Resolution 2023-03 was approved.

## **PUBLIC REALM**

### **Gearhart Building/Chess Club Update**

Peter Cassel shared that MAC Properties has gotten final lender approval and construction has re-started. He informed the Board that a small plate wine bar would go in the former Culpepper space and added that a community/game space would go in along Maryland Avenue. He shared that the Chess Club hired Pinnacle Contracting and the additions are expected to open in late 2025.

### **Streetscape**

Kate shared that she is meeting with Mark Stika to discuss the schedule for the sidewalk concrete repairs. She said that Mark was hoping to start work next week.

Kate said that she is working to set up a meeting with the streetscape committee to meet with Andrew Rigante to present the proposed O&M guidelines.

Kate said the living wall is showing signs of life. She informed the Board that Margie with Brake Landscaping has been monitoring it and she has done research to determine what the issues are. Kate said that the sedum is coming out and Margie suggested planting native grass with sedum. She said she is waiting to hear about pricing.

### **Holiday Tree**

Kate reminded the Board that the Window Walk holiday tree at Maryland Plaza is dated and should be replaced. She stated that the current tree was funded 50/50 with Koplak Replacements, and that is what is proposed now. Kate shared that she and Frances Thompson have been meeting

with Jim Espy to look at new trees. She proposes moving from a 20” to 24”, pre-decorated tree that would cost the CID \$16,500 of a \$33,000 total.

Paul Filla moved to approve ordering a new tree. Kyle seconded. Motion approved.

### **York Avenue**

Paul asked if there were any updates on traffic control at York Avenue.

Ron Coleman said the dumpster was removed and that the valet company at the AC Hotel is also working to get cars off the street more quickly. He said he contacted the Street Department about enforcement but has not heard back.

### **SAFETY & SECURITY**

Jim Whyte presented the May Crime Report. He reminded the Board that if their business experiences crime, it is important to let the NSI know quickly so there is a better chance of identifying the perpetrator.

### **MARKETING & EVENTS**

Kate informed the Board that she met with Alexis Tucci and her team to continue planning for the Cocktail Party. She shared that everything was coming together, and nine businesses are participating.

Kate shared that the Neighborhood Crawl takes place on Saturday, June 1. She said this is not a CID event, but she encouraged business participation.

Kate said she was told Rosé Day sales were slightly lower than in years past, but it was a good day overall.

### **OTHER**

Kate shared that she is waiting on BPS approval of the sidewalk improvement plan near the parking lot on the south side of McPherson at Walton.

### **ADJOURN**

The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

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JAMES DWYER, SECRETARY