

**THE CWE BUSINESS  
COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF THE COMMISSION  
August 16, 2022**

The August meeting of the CWE Business Community Improvement District was called to order at 10:00 A.M. The meeting was held at the Chase Park Plaza.

PRESENT: Commissioners Kyle Bozoian, Jim Dwyer, Paul Filla, Ken Fowler, and Trip Straub; Kate Maher, Executive Director; Debra Hunter, incoming commissioner; and Alderman Mike Gras.

**MINUTES**

Trip Straub called for a motion to approve the June 2022, meeting minutes. Kyle Bozoian moved to approve the meeting minute. Ken Fowler seconded. Minutes approved.

**FINANCIAL REVIEW & ADMINISTRATIVE ITEMS**

**Review of July 2022 Financials**

Trip Straub reviewed the July Financial Report, stating that we had a strong first month of the fiscal year with \$84,884.84 in sales and use tax receipts. He noted that revenue was up, and expenses were down. Jim Dwyer asked which months these receipts were for, and Kate explained that typically, the monthly tax distribution was for the month or two prior, but that there were also receipts in the disbursement that dated back a number of months or even years. Kate added that she had reported to the state that they had not seen collections from some of the businesses in the neighborhood for a number of months and that the CID had received disbursements from businesses not in the CID boundary. She had requested that these be reversed.

Trip Straub asked about the PR line item in the budget noting that the actual was higher than the budget. Kate explained that because she had not found someone to take the marketing position, that she was still working with Novella and the expenses were being coded to PR. She explained that the salary line item was lower because of it and they off-set each other.

Kate stated that the Audit was scheduled for the 1<sup>st</sup> week in October and that this year, a full audit would be completed.

Kate explained that the rent for the new office space was higher than originally budgeted for and that the monthly rent for the new space was \$1,740.00.

**PUBLIC REALM**

**400 N. Euclid Project Update and Recommendation**

Kate reported that the 100% schematic drawing for the 400 block on Euclid was complete and that due to the total projected cost of the project, the committee was recommending that the project be done in phases, starting with the section of sidewalk in front of Dressel's. She explained that the estimated cost for that section was \$211K compared to \$607K for the entire project. She stated that the committee did not feel that it was the right time to move ahead with the full project due to current cost of construction, unknown uses within the area and other projects that the CID has discussed and added that Ben Dressel is currently renovating his restaurant and façade, and this was the best time to collaborate with him on the improvements. Kate reviewed the list of other potential projects for future consideration and stated that the committee agreed that leaving available funds for these projects was the best option. Other projects included:

- Maryland / Euclid Sidewalk Improvements

- Tree replacement and canopy improvement plans
- Holiday décor
- McPherson Street Enhancements

Paul Filla asked if the Board was comfortable using this amount of the money from its reserves. Kyle stated that he was eager to move forward and make improvements in the CID rather than hold on to the available funds. Jim added that he agreed and that he felt that there were other projects on the list that were not high dollar amounts that we should also focus on, such as the trip hazards and trees replacements. Kate explained that the next step would be to complete the bid documents and then take the project to bid. The board agreed to continue to move the project forward.

Alderman Gras asked for more detail on the project and noted that the city had developed a list of sidewalk repairs in each Ward and that he would share that list with the group.

### **McPherson Tree Study Update**

Kate reported that she had met with John Hoal and Skip Kincaid to review the initial tree study report. She stated that based on the discussion at that meeting, Skip was finalizing the report and that it would be presented to the committee in the upcoming weeks.

### **Brake Landscape Contract**

Kate noted that she had received the maintenance contract from Brake Landscaping for the annual maintenance. She noted that the overall maintenance contract increased slightly to \$43,125 but that she expected additional increases to be seen in the cost of plant materials going forward.

## **MARKTING, COMMUNICATIONS AND EVENTS**

### **Streatory Update**

Kate reported that the July Streatory had better attendance than the June event and that she was looking at adding a little more entertainment and activity to the August and September events.

### **Halloween Update**

Kate stated that Halloween planning is underway. She explained that the tent expense is currently the biggest challenge this year with significant increases in tent rental and labor. She stated that the best option appeared to be for the CID to purchase tents that could then be used for other events and keep costs down in the future. She added that AB and Four Hands have declined sponsor opportunities, but we have secured Johnny Brocks, Crown Vision and State Farm and hoping to bring in Urban Chestnut.

### **Window Walk**

Kate stated that she had met with the lead designer for Window Walk and the planning process had begun. She noted that they were bringing in a second designer to assist in leading the effort. She added that she had been speaking to the Women's Creative about the possibility of bringing their Winter Market to the CWE on two Saturdays during the holiday season. She stated that the Winter Market would take place the Chase or Mahler Ballroom and that it had the potential to bring more people into the CWE for the Holiday.

### **Missouri Governors Conference of Tourism**

Kate reported that the Missouri Governors Conference on Tourism would be held at the Chase Park Plaza in early October and that she had been participating in the planning process. She explained that the opening reception would be at the World Chess Hall of Fame and that the planning committee was hoping to close Maryland for the reception. Kate noted that she would be meeting with them on site to get a better understanding of their needs and to discuss alternatives such as only closing the parking lanes and leaving the traffic lanes open.

**OTHER BUSINESS**

Kate stated that Pete Rothschild had emailed and asked that the CID take action with MSD on the recent flooding that had happened in the CWE. She noted that Jim Dwyer had responded to Pete and advised that as the property owner, it would be his role to take action in regard to any damages the properties incurred. The board agreed that it was not the CID's role to take legal action but that the CID could collect as much data as possible from the businesses on the damage and loss of business, and report this to MSD and the City to request the main line be replaced.

**ADJOURNMENT**

The meeting was adjourned at 10:50 a.m.

Respectfully submitted,

---

JAMES DWYER, SECRETARY