

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

**March 25, 2025**

The March meeting of the CWE Business Community Improvement District was called to order at 10:00 A.M. The meeting was held via Zoom.

**PRESENT:** Commissioners: Kyle Bozoian, Jim Dwyer, Ken Fowler, Debra Hunter; Kate Maher, Executive Director, and Nina Emerson, Marketing and Communications Specialist for the CID; Alderman Michael Browning; Ron Coleman, Neighborhood Improvement Specialist

**ABSENT:** Paul Filla, Trip Straub

**MINUTES:**

Ken Fowler called for a motion to approve the February 2025 meeting minutes. Kyle Bozoian moved to approve. Debra Hunter seconded. Minutes approved.

**ADMINISTRATIVE ITEMS:**

**Financial Review**

Kate Maher presented the February financials. She shared that revenue came in under budget in with sales and use tax at \$55,681.29 collected for February but that the overall revenue continued to track slightly above the projected budget for the year.

**Preliminary 2025-26 Budget**

Kate presented the proposed 2025-26 budget. She stated that there is a projected increase in sales and use tax revenue due to the scheduled opening of new businesses within the next few months. She highlighted key changes from the 2024/25 fiscal year, including an increase in maintenance and holiday expenses, and a decrease in shuttle cost due to the decision to only run one shuttle from April through December.

Kate reminded the Board that the preliminary budget must be submitted to the city and state by the end of March but that the Board will have time to review and discuss before adopting a final budget at the annual meeting in May.

Jim Dwyer called for a motion to approve the preliminary 2025-26 budget. Kyle moved to approve. Ken seconded. The preliminary budget was approved.

**Lease Agreement**

Kate advised that it is time to renew the lease agreement and noted that the base rent cost is increasing from \$1,429 to \$1,467, and the triple net factor decreased, resulting in an overall decrease from \$1,844 to \$1,832 per month.

Kyle and Debra voted in favor of approving the new lease. Kate stated she would reach out to Jim and Trip for final approval.

## **STREETSCAPE**

### **McPherson Project**

Kate shared that she received a proposal from LanDesign and that her initial thought is that the proposal seemed slightly high. She added that Brake Landscaping declined to submit a proposal because they did not believe the project was within their scope. She stated she was looking at cost for the separate line items to compare.

### **Summer Flowers**

Kate said she is working with Brake Landscaping on the summer flower order. She explained that she would issue an RFP for landscape services this spring, as it had been three years since the CID had received competing proposals.

### **Trees**

Kate reported that The Forestry Division had planted 18 of the 24 requested trees and four tree removals still needed to happen. She reminded the Board that they had previously approved cost sharing with Rothschild for improving conditions at the Euclid parking lot between Washington and McPherson and that she is meeting with Scott Sturdevant to revisit that project.

### **Painting**

Kate said that she is looking for painters to get the Griffin light posts painted this spring and would present bids at the April meeting.

## **MARKETING & EVENTS**

Kate reminded the Board that Back in Bloom will take place on Saturday, April 5.

Kate shared that Rose Day will take place on Saturday, May 3, and that this year, the hub of the event will move to McPherson Ave. She said that McPherson Ave. would close from Euclid to The McPherson lot.

Kate informed the Board that Cocktail Party planning has begun.

## **OTHER**

Debra asked about any updates on businesses opening at the corner of McPherson.

Kate shared that Pass The Past, a coffee and vintage shop, opened over the weekend. She also shared that Session Taco expects to open by Cinco de Mayo.

## **ADJOURNMENT**

The meeting was adjourned at 10:50 A.M.

Respectfully submitted,

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JAMES DWYER, SECRETARY