

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

August 19, 2025

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 CID office at 412 B North Euclid Ave.

PRESENT: Commissioners: Kyle Bozoian, Ken Fowler, Debra Hunter, Trip Straub; Kate Hahe, Executive Direct, and Nina Emerson, Marketing and Communications Specialist for the CID. Alderman Michael Browning; Jim Whyte, Director of the Neighborhood Security Initiative; Amy Ruffner, General Manager of The Chase Park Plaza Royal Sonesta

ABSENT: Jim Dwyer

MINUTES:

Trip Straub called for a motion to approve the June 2025 meeting minutes. Ken Fowler moved to approve. Kyle Bozoian seconded. Minutes approved.

ADMINISTRATIVE ITEMS:

2024-25 Financial Review

Kate Hahe presented the YTD 2024-25 Financial Position. She noted that the CID collected \$92,837.66 in sales and use tax revenue for the month of June, including catch-up payments from Drunken Fish, Kendra Scott, Taste of Lebanon and both hotels, which helped boost revenue slightly for the year. She noted that the CID came in under budget in media expenses. She reminded the Board that this was the first year of the contract with the Euclid South CID, which helped offset budget costs, and that ending the shuttle program early resulted in savings. She noted that the Cocktail Party and Halloween events came in slightly over budget, but that the Window Walk came in under budget due to one less day of programmed activities.

July Financial Review

Kate presented the July Financial Report, noting CID revenues came in slightly above the projected budget with \$89,058.02 in sales and use tax revenue.

Financial Position

Kate presented the June and July Financial Position, noting that the CID had \$595,362.61 in total assets at the end of July.

Kate shared a Financial Engagement Review proposal from Stopp & VanHoy at a cost not to exceed \$6,800. Kate reminded the Board that a full audit was unnecessary, so the CID would continue to do annual financial reviews.

Kyle moved to approve the Financial Engagement Review. Trip seconded. Financial Engagement Review approved.

Kate presented a Euclid commercial corridor report from Brian Phillips of Washington University Redevelopment Corp. She noted that the data shows the CWE's population continues to grow and shows the CWE tracking higher than other city neighborhoods in growth. She noted that the report included both CWE CIDs' sales tax over the past decade, visitor frequency and more. She said she would share the report with the Board via email.

PUBLIC REALM

Neighborhood Updates

Alderman Browning shared that the city hired a company to work on debris removal from the May 16 tornado and that the work continues. He advised that alley recycling is ending, and the city is switching to drop-off point recycling. He said that stump removal is an ongoing effort and must happen before sidewalk repairs. He shared additional news that the St. Louis Chess Club construction continues, The Albion apartment construction began, and there would be paving on Kingshighway from Forest Park Ave. to Hospital Drive this fall. He noted that the paving would include a redo of the Lindell and Kingshighway intersection and Delmar and Kingshighway intersection, to make them safer.

McPherson Sidewalk

Kate said that she and Jim Dwyer were looking at potentially lowering the cost of the project by subcontracting individually with the contractors, rather than engaging a general contractor.

Lighting Repairs

Kate said that Gerstner was working on an estimate for repairing damaged lights from the tornado within the CID and SBD.

She said that the Griffin light repair estimate is almost \$10,000 and that Jim was reaching out to someone to see if a mold could be made at a lower cost than what St. Louis Antique Lighting would do. She said she would follow up with the Board once she had firm prices.

SAFETY AND SECURITY

Jim Whyte shared the August safety report. He informed the Board that crime is down. He said that there is an increase in unhoused and those suffering from mental health issues in the neighborhood. He said that the NSI Outreach Team is in contact with individuals and working to get them help.

Ken Fowler suggested that the CID look at its current resources and deployment to ensure the best coverage option for the CID.

Kate said that the North SBD has added licensed watchmen to the partner schedule who are not police officers and cost half the hourly rate, along with police shifts. She said there has been an increase in watchmen vehicles in the neighborhood, which was a positive.

MARKETING AND EVENTS

Events

Kate shared the upcoming events. She said the CWE Jazz and Blues Festival will take place on August 30, the final CWE Gallery Night joint opening will take place on September 12 and the CWE Cocktail Crawl will take place on September 20.

Kate said that she and Nina will work on the annual report and send it out next week.

Business Updates

Kate shared that El Burro Loco had recently closed due to unpaid taxes. She said upcoming openings include Stacked STL and Mainlander in September and a botanical store in October.

ADJOURNMENT

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

Respectfully submitted,

JAMES DWYER, SECRETARY