

**CWE SOUTHEAST BUSINESS DISTRICT
BOARD OF COMMISSIONERS
4:30 p.m. Tuesday, May 18, 2010
Draft Meeting Minutes**

Commissioners present:

Chris Papanickolas, Erik Kenyon, Jeff Miner, Yusef Scoggin

Commissioners not present:

Kathryn Chambers

Others present:

Sid Chakraverty, Stephanie Co (Park Central), Paul Henckhaus (City's Finest), Dan Krasnoff (Park Central), Jack Lynch, George Venegone (Hi-Tech)

The tentative agenda of this meeting includes:

1. Call to Order

The meeting was called to order at 4:31 p.m.

2. Approval of April 20, 2010 Minutes

Jeff Miner made a motion to approve the minutes. Yusef Scoggin seconded the motion. Voice vote, all ayes, motion passed.

3. Financial Report

Dan Krasnoff presented the financial report, which included a standard report and check register for the month of April. Dan Krasnoff said he will send out security patrol schedules from James Partee. NSI will be conducting maps and statistics rather than SLU, but Park Central will fund the maps.

4. Presentation Regarding Development Proposal 3960 & 4045 West Pine

Sid Chakraverty, owner of Asprient Properties, proposed to buy and renovate the buildings at 3960 and 4045 West Pine. These two properties currently have obvious criminal activity and are in poor condition. Sid Chakraverty explained redevelopment will improve the aesthetics, structure, and security of the building. The redevelopment plan will include systematically removing current tenants and providing affordable student housing for SLU students. Chakraverty said the redevelopment will improve security in the area, which will encourage further development and help retail. He requested support for tax abatement by CWE South SBD for various building improvements at a projected cost of \$800,000 to \$1.2 million. He said the project would not be able to move forward without tax abatement. In addition, the relocation of tenants would be a long process, further increasing costs.

Dan Krasnoff explained Alderman Joe Roddy does not want to support tax abatement because it will increase property value, benefiting the current landowner. However, he will support tax abatement if the neighborhood supports it. Dan Krasnoff also explained the current security problems would not go away without changing landlords.

Officer Paul Henckhaus explained his experience with Sid Chakraverty's other properties were positive, as the buildings had improved security with secure doors, lighting, and security cameras.

Jeff Miner suggested the SBD support tax abatement if the developer followed certain conditions. Other commissioners wanted more information before they made a decision. Yusef Scoggin also expressed concern that \$800,000 was too little to make improvements in the redevelopment. Dan Krasnoff said he would request more information from Sid Chakraverty, including a security and redevelopment plan that has a line item breakdown of redevelopment expenses, which would be sent electronically to the commissioners before the end of the month.

5. Security Report

- Hi-Tech Report

George Venegone presented fact sheets from Hi-Tech security. One arrest was made for scavenging. He also noted Hi-Tech was conducting security at the 4400 block Forest Park, which is part of CWE South rather than Southeast, which will change in the future.

- TCF Report

Officer Paul Henckhaus reported the month's arrests for warrants, panhandling, and involvement in stolen vehicles.

- NSI Update

Dan Krasnoff presented the map of the Southeast Business District, which included burglaries, larcenies, and one assault. Most crime is mid to late evening.

Eric Kenyon asked if NSI's new role in map-making has affected the capacity of NSI to do other work. Dan Krasnoff explained the NSI is receiving more income from Park Central, and map-making will go under current administrative and secretarial duties at NSI, which should not affect other work.

7. The meeting was adjourned at 5:36 p.m.