

Old Webster Special Business District Advisory Commission
MEETING MINUTES
APPROVED

MEETING DATE: Tuesday, March 22, 2022
 LOCATION: City Hall & Zoom
 CALLED TO ORDER: 8:03 AM
 MEETING ADJOURNED: 8:37 AM
 NEXT MEETING: Tuesday, April 26, 2022

NAME	PRESENT	ABSENT
Ron Clipp, Chair	X	
Joe Rath	X	
Tim Delanty	X	
Micki Hansel		X
Margaret Stevens	X	
Bill Newhouse	X	
Stacie Swederska	X	
Vacancy		
Vacancy		
David Franklin, Council Liaison		X
Eric Peterson, City Liaison	X	

Also, in attendance:
 Officer Ahmar Rasool – Webster Groves Police Department
 Fran Sudekum – Administrative Support

APPROVAL OF MINUTES

Joe Rath made a motion to approve the March minutes as presented. The motion was seconded by Tim Delanty and unanimously approved.

BUDGET

Commission Members reviewed the budget document previously approved in February (See Appendix A). Confirmed such items as:

- **Holiday Garland** – New garland for the lampposts will be ordered now for the 2022 holiday season. Existing garland will be offered to the Old Orchard Business District.
- **Holiday Bows** – Current bows will be used for the 2022 holiday season and new bows will be ordered for the 2023 holiday season from the fiscal '23 budget.
- **Benches** – The Parks Department has looked at the benches in the District and all are in need of some repair; they can put together a triage list. If metal style benches are half the cost of the current style of benches they could be considered as replacement benches.
- **Advertising** – Additional funds supporting the Jazz & Blues Festival and Summer Night Street Dance have been added.

OLD BUSINESS

- **Rooftop Lighting Update** – We are still waiting on Streib Electric to provide cost estimates for the work to be done at Olive + Oak as well as completing repair work in other areas of the District. In addition, there is work waiting to be done in the Old Orchard Business District as well. Tom Streib, the owner of Streib Electric is not responding to calls. Pursuing a new vendor is on the table.
- **Holiday Lighting in Trees** – The lights in the trees in front of 52 West Lockwood and 23 North Gore will go up this week. There are enough strands to add lighting to a third additional tree if identified.
- **Access to Electricity** – Costs to add electric access to the lampposts in the District needs to be acquired.
- **Digital Kiosk** – Staff is getting quotes from three vendors for digital kiosks. A digital kiosk would require an exemption to the City’s sign ordinance.
- **District Plantings Areas** – The Parks Department has applied for grants to fund the naturalization of the planting space in front of Straub’s and the concrete strip near Dewey’s Pizza.
- **On-Street Parking** – City staff will send out an email to District businesses regarding the various aspects and proper use of on-street parking going forward for such things as curbside pickup, etc.
- **Commission Vacancies** – The Commission has two vacancies, soon to be three vacancies. Members have approached some business owners and are encouraged to reach out to others. The link to apply will be emailed to Members for their use.

BDC UPDATE

- The Business Survey opened three weeks ago; a reminder email will be sent out. It closes on April 5th. The survey is exhaustive with 60 questions; all questions do not have to be answered in order to submit.

CITY UPDATE

- A Mayor/City Council candidate forum will take place on March 24 hosted by the League of Women Voters and held on the Webster University campus and live streamed as well.
- The new building next to Regions Bank is slated to be completed in June.

NEXT MEETING

- Tuesday, April 26, 2022, at 8:00 AM

APPENDIX A

Type	Account Number	FY2021 Actual	FY2022 Budget	Y-T-D Amount	%Used	Proposed FY 23 Budget	FY22/FY23 DIFFERENCE
Expense	701 MISCELLANEOUS	\$ -	\$ 100.00	\$ -	0%	\$ 100.00	\$ -
Expense	730 OPERATIONAL EQUIPMENT	\$ 2,886.13	\$ 9,000.00	\$ 345.00	4%	\$ 25,000.00	\$ 16,000.00
Expense	803 PROFESSIONAL SERVICES	\$ 5,488.62	\$ 5,150.00	\$ 2,825.54	55%	\$ 6,000.00	\$ 850.00
Expense	810 DISPOSAL SERVICES	\$ 1,594.79	\$ 1,600.00	\$ 1,250.93	78%	\$ 1,900.00	\$ 300.00
Expense	814 LAND RENTAL	\$ 13,226.28	\$ 12,870.00	\$ 4,384.80	34%	\$ 13,250.00	\$ 380.00
Expense	823 STREET LIGHTS	\$ 1,147.87	\$ 1,400.00	\$ 631.79	45%	\$ 1,400.00	\$ -
Expense	830 ADVERTISING	\$ 24,567.49	\$ 25,500.00	\$ 8,775.97	34%	\$ 30,000.00	\$ 4,500.00
Expense Totals:		\$ 48,911.18	\$ 55,620.00	\$ 18,214.03	33%	\$ 77,650.00	\$ 22,030.00
Revenue	PROPERTY TAX	\$ 40,776.44	\$ 47,000.00	\$ 19,657.39	42%	\$ 43,000.00	\$ (4,000.00)
Revenue	FINANCIAL INSTITUTION TAXES	\$ 1,825.70	\$ -	\$ -	0%	\$ -	\$ -
Revenue	LICENSES	\$ 37,812.45	\$ 30,000.00	\$ 1,857.12	6%	\$ 37,000.00	\$ 7,000.00
Revenue	OTHER INCOME	\$ 247.17	\$ 100.00	\$ 53.38	53%	\$ 100.00	\$ -
Revenue	OPERATING TRANSFERS OUT	\$ (43,324.00)	\$ (40,950.00)	\$ (40,950.00)	100%	\$ (43,000.00)	\$ (2,050.00)
Revenue Totals:		\$ 37,337.76	\$ 36,150.00	\$ (19,382.11)	-54%	\$ 37,100.00	\$ 950.00
Revenue Less Expenses:		\$ (11,573.42)	\$ (19,470.00)	\$ (37,596.14)		\$ (40,550.00)	\$ (21,080.00)

Business License Trends	2018	2019	2020	2021	2022
Adopted	\$35,000.00	\$35,000.00	\$35,000.00	\$47,000.00	\$30,000.00
Actual	\$39,053.88	\$44,527.58	\$39,741.59	\$37,812.45	\$1,857.12

#	BUDGET ITEM	QTY	EACH	TOTAL
1	Water Saving Hanging Baskets	48	\$ 72.00	\$ 3,456.00
2	Basket Brackets	48	\$ 72.00	\$ 3,456.00
3	Bench Repair	1	\$ 10,000.00	\$ 10,000.00
6	Lighting Additions			\$ 5,000.00
9	Nylon Bows	103	\$ 37.99	\$ 3,912.97
1A	Soil and Plants	103	\$ 55.00	\$ 5,665.00
1B	Bi-Weekly Fertilization	8	\$ 125.00	\$ 1,000.00

#	HOLIDAY ITEM	QTY	EACH	TOTAL
8	Garland - new	9	\$ 2,850.57	\$ 2,850.57