

Central West End South East Special Business District

c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
Saint Louis, Missouri 63110
314.535.5311 office 314.531.1894 fax

MEETING of the BOARD OF COMMISSIONERS

Tuesday, January 19, 2016

4:30 p.m.

1. Call to Order
2. Project Updates
 - A. Public Safety
 - 1) The City's Finest; Crime Reports
 - 2) Neighborhood Security Initiative; Camera Project, Jim Whyte
 - B. Neighborhood Stabilization, Ron Coleman
3. Ordinary Business
 - A. Approval of Minutes (12.15.2015)
 - B. Financial Reports
 - C. Board Membership
4. Other Business to Come Before the Board
5. Adjournment

NEXT MEETING: TUESDAY, FEBRUARY 16, 2016

This meeting is open to the public, provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMO. Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend may contact: Park Central Development Corporation, 45112 Manchester, Suite 100, St. Louis, MO 63110, (314) 535-5311.

DATE POSTED 01.15.2016

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MINUTES of the MEETING of the BOARD OF COMMISSIONERS

December 15, 2015

1. Call to Order: Mr. Scoggin called the meeting to order at 4:33 p.m.
Directors Present: Yusef Scoggin; Dennis Overton; Teri Pesapane; Jeff Miner
Directors Absent: Sandy Bender
Directors Excused: NA
Others Present: Rob Betts and Officer Donnell Walters, The City's Finest: James Whyte, CWE Neighborhood Security Initiative; Ron Coleman, Neighborhood Stabilization; Susan Anderson, Park Central Development
2. Project Updates
 - A. Public Safety
 - 1) The City's Finest; Crime Reports: Mr. Betts reviewed the previous month's crime statistics, pointing out that the comparison between 2014 and 2015 statistics, property crimes are down and crimes against persons is up. TCF officers have made an extra effort to address aggressive panhandling complaints. Officer Walters has developed a data base of panhandlers regularly seen in the neighborhood, noting specific health issues that impact behavior. The data base is available to officers so they understand the individuals and are better able to work with them.
 - 2) Neighborhood Security Initiative; Camera Project, Jim Whyte: Mr. Whyte reported that the cameras at 3954 West Pine aided in the arrest of two suspects for robbery.
Ms. Anderson said that developers working with Park Central are strongly encouraged to install camera systems and to work with the NSI.
 - B. Neighborhood Stabilization, Ron Coleman: Mr. Coleman said that work on 4308 Laclede, a single family home, continues. The owner is out of state and isn't on site on a regular basis to oversee the work. This has created numerous complaints and issues.
 - C. Streetscape Maintenance: Ms. Anderson reminded the Board that the maintenance program will end with 2015.
3. Ordinary Business
 - A. Approval of Minutes (11.17.2015): Mr. Miner made a motion to approve the minutes as presented. Mr. Overton seconded and the minutes were approved as distributed.

B. Financial

- 1) Reports: The October meeting was cancelled due to lack of a quorum. Ms. Anderson presented the October and November financial reports, noting that there were no unexpected expenditures. The Board has set aside funds for installation of pedestrian streetlights on 4400 West Pine, and that some financial assistance might be available from developers of nearby projects. Ms. Pesapane made a motion to approve the October and November 2015 financial reports as presented. Mr. Overton seconded, and the financial reports for were unanimously approved as presented.
- 2) 2016 Planning: During discussion, it was suggested that the developers of 4101 Laclede at Sarah assist with production and installation of a wayfinder at Laclede and Sarah and for angled parking on one side of 41-4200 Laclede. Ms. Boyd made a motion to approve the 2016 budget as proposed. Ms. Pesapane seconded the motion and the budget for 2016 was unanimously approved.

C. Board Membership: Ms. Anderson said she has received a copy of the letter approving Sandy Bender to the Board. This leaves one open seat for a renter.

4. Revised By Laws; Resolution to Approve (15-02): Ms. Anderson said that the By Laws were revised as discussed at the November meeting. After discussion, Ms. Pesapane made a motion to approve Resolution 15-02, the By Laws as submitted. Ms. Boyd seconded the motion and the By Laws and resolution were unanimously approved as submitted.
5. Other Business to Come Before the Board: 2015 Annual "Certificate of Appreciation" (17th Ward Holiday Party): Ms. Anderson reminded the Board that CWE SouthEast SBD will be honoring Yusef Scoggin at the 17th Ward Holiday party, immediately following adjournment of the meeting.
6. Adjournment: There being no further business the meeting was adjourned 5:55 p.m.

Respectfully submitted,

Susan Anderson

Project Manager, Park Central Development

ACTIONS ASSIGNED

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Appointment to Board: Sandy Bender	S. Anderson	Complete.
2	Renewal of Y. Scoggin and T. Pesapane to Board.	S. Anderson	Form to each; to be submitted to Mayor's office.
3	Swearing in, Bender, Scoggin & Pesapane		
4	By Laws	S. Anderson	Complete.

CWE Southeast SBD
Balance Sheet
As of December 31, 2015

	<u>Dec 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10200 · Pulaski CWE SE SBD #0576	28,855.12
11200 · Pulaski CWESE SBD #5936	163,310.54
Total Checking/Savings	<u>192,165.66</u>
Total Current Assets	<u>192,165.66</u>
TOTAL ASSETS	<u><u>192,165.66</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	155,534.99
Net Income	36,630.67
Total Equity	<u>192,165.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>192,165.66</u></u>

CWE Southeast SBD Profit & Loss Budget Performance January through December 2015

	<u>Jan - Dec 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income			
41000 · Tax Revenue	222,411.90	223,000.00	223,000.00
42800 · Interest Income	125.65	200.00	200.00
Total Income	<u>222,537.55</u>	<u>223,200.00</u>	<u>223,200.00</u>
Gross Profit	222,537.55	223,200.00	223,200.00
Expense			
61000 · Administration			
61100 · Administration (PCDC)	15,000.00	15,000.00	15,000.00
61200 · Bank Charge	10.00	25.00	25.00
61300 · Insurance, Liability & D&O	934.22	1,500.00	1,500.00
61500 · Meetings Expense	100.00	50.00	50.00
61600 · Postage and Shipping Expense	0.00	50.00	50.00
61800 · Web Site	67.87	100.00	100.00
Total 61000 · Administration	<u>16,112.09</u>	<u>16,725.00</u>	<u>16,725.00</u>
68000 · Public Safety			
68200 · CWE Neighborhood Safety Ini.	32,000.00	32,000.00	32,000.00
68400 · National Night Out	118.13		
68500 · Patrol	113,125.00	148,000.00	148,000.00
68600 · Security Camera	20,000.00		
Total 68000 · Public Safety	<u>165,243.13</u>	<u>180,000.00</u>	<u>180,000.00</u>
80000 · Maintenance Expense	3,175.00	3,175.00	3,175.00
90000 · Infrastructure	1,376.66	22,465.96	22,465.96
Total Expense	<u>185,906.88</u>	<u>222,365.96</u>	<u>222,365.96</u>
Net Income	<u><u>36,630.67</u></u>	<u><u>834.04</u></u>	<u><u>834.04</u></u>

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2016 MEETING SCHEDULE Third Tuesday of Each Month, 4:30 p.m.

January 19

February 16

March 15

April 19

May 17

June 21

July 19

August 16

September 20

October 18

November 15

December 20