

## Meeting Notice

**CWE SOUTHEAST BUSINESS DISTRICT  
BOARD OF COMMISSIONERS  
4:30 p.m. Tuesday, January 20, 2015  
4512 Manchester Ave., Suite 100, St. Louis, MO 63110**

### **TENTATIVE AGENDA**

1. Call to Order
2. Project Updates
  - A. Public Safety, Jim Whyte
    - 1) TCF Supplemental Patrols
    - 2) Neighborhood Security Initiative
      - a) Monthly Report
      - b) NSI Camera Project
  - B. Neighborhood Stabilization Officer: 4451 Forest Park Parkway
  - C. Streetscape Maintenance & Landscaping
3. Ordinary Business
  - A. Approval of Minutes, December 16, 2014
  - B. Financial Reports; Resolution re. Project Manager Change & Bank Account Administration
  - C. Board Membership:
    - 1) Recruitment Status: Ralph Wafer and Jason Wilson
    - 2) Conflict of Interest Form
4. Other Business to Come Before the Board
5. Adjournment

**This meeting is open 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 can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

**DATE POSTED: 01.13.2015 SKA**

*e-mailed to board  
01.14.15 SKA*

**CWE Southeast Business District  
Board of Commissioners  
Meeting Minutes  
4:30 p.m. Tuesday December 16, 2014**

**Commissioners present:** Teri Pesapane, Tiffany Boyd, Yusef Scoggin, Jeff Miner

**Commissioners not present:** Dennis Overton

**Others present:** Gelinda Connell (Park Central), Jim Whyte (NSI), Charles Betts (TCF), Ron Coleman (City)

**Call to Order 4:45pm**

**NSI / TCF**

Jim Whyte notes an overall 31.5% decrease in crime YTD. However, car break-ins and vehicle thefts are up, as in the entire City of St. Louis. On 11/14 the area had one aggravated assault with two victims. On 12/13, TCF took a juvenile into custody for attempted car theft. The individual had prior convictions for the same crime and a warrant for his arrest.

TCF explained that there still exist issues with staffing due to increased demands put on officers by the SLMPD. Commissioners expressed that they would like to see the full complement of regular patrols for the area during the remainder of the Holiday season.

**Camera project**

The camera project is 50% complete and still awaiting approval from one location for placement of cameras.

An article on the camera project is forthcoming for St. Louis Magazine.

**NSO**

The City has an upcoming meeting with Park Place apartments to review the current Cease and Desist on file. There has been a change in management which makes communication difficult. Ron requests that commissioners consider paying for the replacement of a missing faux gas light fixture. Ron will forward an estimate. Another light fixture is missing at 4410 Laclede. The City has a replacement fixture that is the same style, but does not match in finish. Commissioners asked Ron to check with the neighborhood association to see if they would be open to having that fixture installed by the City. Ron is still awaiting a meeting with the Office of Disability regarding safe wheelchair routes through the district. Ron will also look into the cost of replacing the missing planter at West Pine and Laclede and forward a quote to Commissioners. Ron cannot locate the owner of the trash dumpster by Jarrold. Jeff Miner told Ron that the "No Parking" signs that used to be at 6 North Sarah are gone which causes a parking and traffic congestion problem along the street. Ron will look into replacing.

**Minutes from November meeting**

TP/motioned JM/ seconded all ayes. Approved.

**New business**

**New commissioners**

Jason Wilson has not responded to Yusef's phone calls. Gelinda has a call out to Ralph Wafer.

**Budget**

2015 Budget met with approval of the Commissioners.

TP motion, TB second all ayes.

**Other**

TP suggests that commissioners look into performing a Fire Hydrant assessment to identify locations of hydrants and working conditions and share findings with the Fire Department and Water Department.

**Financial report**

Meeting adjourned at 5:57 pm

The next meeting will be on **January 20, 2015**

Respectfully submitted,  
Gelinda Connell

ACTION ITEMS:

1. Gelinda will re-categorize an entry in the budget which shows \$41,018.96 as uncategorized income. The income was tax revenue from the City of St. Louis. The amount was re-categorized in December. **Action item complete.**
2. Commissioners requested an agenda item for January which discusses investigating who initially purchased the planters at the corner of West Pine and Newstead. One of two planters is broken/missing. Ron Coleman will come to the meeting with information regarding the cost of replacing the planters.
3. Gelinda will email TCF and the NSI and let them know that commissioners expect at least the minimum of patrols during the holiday season. Email has been forwarded to you. **Action item complete.**

**CWE Southeast SBD**  
**Balance Sheet**  
As of December 31, 2014

	<u>Dec 31, 14</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Pulaski Bank Money market accou	137,254.79
10200 · Pulaski Bank	<u>18,279.85</u>
<b>Total Checking/Savings</b>	<u>155,534.64</u>
<b>Total Current Assets</b>	<u>155,534.64</u>
<b>TOTAL ASSETS</b>	<u><u>155,534.64</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	98,485.25
Net Income	<u>57,049.39</u>
<b>Total Equity</b>	<u>155,534.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>155,534.64</u></u>

**CWE SouthEast SBD**  
**Profit & Loss Budget Performance**  
December 2014

	<u>Dec 14</u>	<u>Budget</u>	<u>Jan - Dec 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
41000 · Tax Revenue	0.00	0.00	226,059.34	223,316.16	223,316.16
42800 · Interest Income	67.53	20.00	289.47	240.00	240.00
48000 · Fee Refunds	0.00		60.28		
<b>Total Income</b>	<u>67.53</u>	<u>20.00</u>	<u>226,409.09</u>	<u>223,556.16</u>	<u>223,556.16</u>
<b>Gross Profit</b>	67.53	20.00	226,409.09	223,556.16	223,556.16
<b>Expense</b>					
61600 · Bank Charge	0.00	2.00	0.00	24.00	24.00
68000 · Security Expense	9,175.00	12,333.34	100,187.50	148,000.08	148,000.08
68100 · Insurance	1,000.00	1,500.00	1,000.00	1,500.00	1,500.00
68125 · Security Camera (38K, 2012-13)	0.00	0.00	20,712.50	15,000.00	15,000.00
68200 · NSI	0.00	0.00	29,795.00	29,795.00	29,795.00
68500 · Maintenance Expense	0.00	237.50	1,425.00	2,850.00	2,850.00
77700 · Security Signs	0.00		1,000.00		
89125 · Administration (PCDC)	75.00	3,750.00	15,239.70	15,000.00	15,000.00
89150 · Infrastructure (70K, 2010-2013)	0.00	10,000.00	0.00	10,000.00	10,000.00
<b>Total Expense</b>	<u>10,250.00</u>	<u>27,822.84</u>	<u>169,359.70</u>	<u>222,169.08</u>	<u>222,169.08</u>
<b>Net Ordinary Income</b>	<u>-10,182.47</u>	<u>-27,802.84</u>	<u>57,049.39</u>	<u>1,387.08</u>	<u>1,387.08</u>
<b>Net Income</b>	<u><u>-10,182.47</u></u>	<u><u>-27,802.84</u></u>	<u><u>57,049.39</u></u>	<u><u>1,387.08</u></u>	<u><u>1,387.08</u></u>

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE  
CENTRAL WEST END SOUTHEAST  
SPECIAL BUSINESS DISTRICT**

**AT A MEETING** of the Board of Directors of **CENTRAL WEST END SOUTHEAST SPECIAL BUSINESS DISTRICT** ("SBD") duly called and held on the **FOURTEENTH** day of **JANUARY, 2015**, the following resolution regarding SBD bank accounts ending 0576 and 5936 held at Pulaski Bank was offered, seconded and adopted.

**"BE IT RESOLVED** Susan Anderson shall be the administrator for the above-referenced bank accounts with the right to electronically view bank account activity, to download bank account statements, to request and receive account-related information from bank staff, to make deposits to, and to transfer funds between these accounts.

BE IT FURTHER RESOLVED that Susan Anderson shall not have the right to sign checks or to make electronic transfers outside of bank accounts held at Pulaski Bank."

**I HEREBY CERTIFY THAT** the foregoing is a true and correct statement of a resolution passed by a majority of the Board of Directors of Park Central Development on the date specified above.

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Yusef Scoggin, President to the Board  
CWE SouthEast Special Business District