

**Central West End SouthEast
Special Business District**

c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
Saint Louis, Missouri 63110-2100
O: 314.535.5311
cwesoutheastssbd.com

BOARD OF COMMISSIONERS MONTHLY MEETING

TO BE HELD

**January 21st, 2020 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on January 21st, 2020 at 5:00 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, the Central West End Southeast Special Business District (the " District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Chair's Report & Announcement of the Order of Business
3. Public Comments & Questions (5-minute limit per speaker)
4. Public Safety
 - a. The City's Finest, Charles Betts
 - b. Neighborhood Security Initiative, Jim Whyte
5. Neighborhood Improvement
 - a. City of St. Louis, Ron Coleman
6. Approval of Meeting Minutes
7. Project Reports
 - a. Financial Reports
8. Other Business
 - a. Collection of Resident Feedback
 - b. Website
 - c. Board Seats
 - d. Liability Coverage
 - e. Forest Park Median Planters

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

**DATE POSTED: 1-17-20
Time: 4:30 PM**

• Central West End Southeast Special Business District •

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Central West End Southeast Board of Commissioners Meeting
December 17, 2019 at 5:00pm
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Marshall Michener, Dennis Overton, Yusef Scoggin, Jeff Miner

Board members not in Attendance: Tiffany Small-Boyd

Others in attendance: Kyle Oberle, Alayna Graham (Park Central Development), Jim Whyte (Central West End Neighborhood Security Initiative), Jeff Hood (WUMRC), Chris Kissel, Rick Kissel (Residents)

1. Call to order

Y. Scoggin called the meeting to order at 5:03 pm.

2. Introductions

3. Chair's Report & Announcement of the Order of Business: Y. Scoggin noted the Nicole Galloway State Audit of Special Taxing Districts and explained that Park Central Development is the administrator for the CWE SE SBD to help the SBD follow Sunshine Law.

4. Public Comments: None

5. Public Safety

a. NSI – J. Whyte presented the Security Report

Total crime is down 16.4%, total person crime is down 39.1% and total property crime is down 13.5%.

The NSI recently honored officers who have been involved in catching criminals in the area. Y. Scoggin represents the SBD on the NSI Board. A new contract has been proposed for the SBD as the old one expired.

M. Michener inquired about how the NSI is responding to the State Audit and if there is a public outreach plan to shed light on their involvement with Special Taxing Districts. J. Whyte said he will begin to work on a plan immediately.

6. Neighborhood Stabilization: No updates.

7. Approval of October Meeting Minutes:

J. Miner motioned to approve October 28, 2019 meeting minutes. Second by M. Michener. All in favor—motion approved.

8. Project Reports:

- a. Financial Reports-** K. Oberle presented the financial reports. Expenses included National Night Out and the Vandeventer crosswalk project.

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10. Other:

- a. Collection of Resident Feedback-** Y. Scoggin explained that they are working on surveys for public outreach to decide how to budget for the coming years. K. Oberle presented the sample questions to the Board. They approved the questions presented. M. Michener would also like to add a URL for the SBD website for any hard copies printed. The Board would like to add questions about demographics such as age, if the resident is owner or renter, what street they live on, and how many years they've been in the neighborhood. The Board requests that PCD reach out to J. Whyte and Ron Coleman (NSO) to get landlord information for renter outreach. PCD will have a final draft for the next meeting.
- b. Website-** K. Oberle asked for input on adding content to the website.
 - i.** Simple pie chart of budget
 - ii.** Update map of boundaries
 - iii.** Add more and different pictures (C. Kissel volunteered to take new ones and send any that she has already)
 - iv.** Add pictures of what the SBD has done and ensure there are before and after photos for future projects
 - v.** Collage or scrolling pictures on home page
 - vi.** Links to surrounding neighborhood websites and neighborhood association website
 - vii.** Possible NextDoor link
- c. Board Seats-** There are currently two (2) open Board seats for renters. T. Boyd needs to submit formal resignation, and then one (1) Board seat for a property owner will be open.
- d. Liability Coverage-** K. Oberle presented MOPERM Liability Coverage Renewal information. The Board would like for PCD to research how long the SBD has been covered, what companies the SBD has previously used, and how much it has cost in the past. They will discuss further at the next meeting.

- 11. NSI Contract Vote:** Y. Scoggin made a motion to approve the new NSI contract. M. Michener seconded the motion. All in favor— motion approved.

Meeting adjourned at 5:57 pm.

CWE Southeast
Balance Sheet
As of December 31, 2019

	Total
ASSETS	
Current Assets	
Bank Accounts	
40900 Cash	0.00
10150 Reliance Bank checking #2910	29,514.13
10155 Reliance MMkt #8362	161,999.73
Total 40900 Cash	\$ 191,513.86
Bill.com Money Out Clearing	0.00
Restricted for Streetlights	0.00
Total Bank Accounts	\$ 191,513.86
Other Current Assets	
Due from CWE South SBD	60.50
Total Other Current Assets	\$ 60.50
Total Current Assets	\$ 191,574.36
TOTAL ASSETS	\$ 191,574.36
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Park Central Development	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
Retained Earnings	154,940.60
Net Income	36,633.76
Total Equity	\$ 191,574.36
TOTAL LIABILITIES AND EQUITY	\$ 191,574.36

Thursday, Jan 16, 2020 02:47:22 PM GMT-8 - Cash Basis

CWE Southeast
Budget vs. Actuals: FY_2019 - FY19 P&L
December 31, 2019

	Dec Actual	Total	
		Jan-Dec Actual	2019 Budget
Income			
41000 Tax Revenue		259,522.22	255,000.00
41106 - Less Contingency (deleted)			-6,299.00
41107 - Less Unpaid Assessments (deleted)			-3,188.00
42800 Interest Income	329.93	2,418.52	150.00
Total Income	\$ 329.93	\$ 261,940.74	\$ 245,663.00
Gross Profit	\$ 329.93	\$ 261,940.74	\$ 245,663.00
Expenses			
61000 Administration			
61050 Annual Award			50.00
61100 Administration (PCDC)		15,872.92	15,868.00
61200 Bank Charge		2.00	40.00
61300 Insurance, Liability & D&O			1,300.00
61400 Legal Fees		14,185.84	
61600 Postage and Shipping Expense		1,178.92	100.00
61800 Web Site			100.00
Total 61000 Administration	\$ 0.00	\$ 31,239.68	\$ 17,458.00
68000 Public Safety			
68200 CWE Neighborhood Safety Ini.		39,525.00	36,425.00
68400 National Night Out		267.46	1,000.00
68500 Patrol	21,906.26	135,478.50	140,000.00
68600 Security Camera		15,540.00	15,540.00
68700 Security Signs			1,400.00
68900 Lighting		1,560.00	
69000 Rest Funds, Infrastructure (deleted)			33,840.00
Total 68000 Public Safety	\$ 21,906.26	\$ 192,370.96	\$ 228,205.00
Miscellaneous Expense		1,696.34	
Unapplied Cash Bill Payment Expense	0.00	0.00	
Uncategorized Expense	0.00	0.00	
Total Expenses	\$ 21,906.26	\$ 225,306.98	\$ 245,663.00
Net Operating Income	-\$ 21,576.33	\$ 36,633.76	\$ 0.00
Net Income	-\$ 21,576.33	\$ 36,633.76	\$ 0.00

Central West End Southeast SBD Funds Transfer Detail

12/01/19 to 12/31/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
12/10/19	PROCESS DATE					
The City's Finest LLC	INV-2292	39231562	11/15/19		\$ 5,734.38	Simmons ****2910
The City's Finest LLC	INV-2269	39231562	10/31/19		\$ 6,921.88	Simmons ****2910
			Subtotal:		\$ 12,656.26	
12/27/19	PROCESS DATE					
The City's Finest LLC	INV-2325	016RTSTGU19TOQV	12/01/19		\$ 4,406.25	Simmons ****2910
The City's Finest LLC	INV-2353	016RTSTGU19TOQV	12/15/19		\$ 4,843.75	Simmons ****2910
			Subtotal:		\$ 9,250.00	
			Total:		\$ 21,906.26	