

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, March 17, 2015 4:30 p.m.

1. Call to Order
2. Project Updates
 - A. Public Safety, Jim Whyte
 - 1) The City's Finest; Crime Reports
 - 2) Neighborhood Security Initiative; Camera Project
 - B. Neighborhood Stabilization, Ron Coleman
 - C. Streetscape Maintenance
3. Ordinary Business
 - A. Approval of Minutes, February 17, 2015
 - B. Financial Reports
 - C. Disbursement of 2014 Real Estate Assessments
 - D. Board Membership
 - 1) Jason Wilson, NW Coffee
 - 2) Conflict of Interest
 - E. Comparison of SBD Scope of Work
4. Other Business to Come Before the Board
5. Adjournment

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MINUTES of the MEETING of the BOARD OF COMMISSIONERS FEBRUARY 17, 2015

1. Call to Order: Mr. Scoggin called the meeting to order 4:45 p.m.
Board Members Present: Yusef Scoggin; Jeff Miner; Dennis Overton; Tiffany Small Boyd
Board Members Excused: Teri Pesapane
Board Members Absent: NA
Others Present: Ron Coleman, Neighborhood Stabilization Team; Jim Whyte, CWE Neighborhood Security Initiative; Susan Anderson, Park Central Development
2. Project Updates
 - A. Public Safety, Jim Whyte
 - 1) TCF Supplemental Patrols, 2015 Contract – The contract language remains the same as the 2014 contract. After review, Ms. Boyd made a motion to approve the contract as written. Mr. Miner seconded the motion and the contract was unanimously approved.
 - 2) It was agreed that the crime reports will be added to the CWE SouthEast website.
 - 3) Neighborhood Security Initiative – Mr. Whyte reported that he regularly communicates with the police department and neighborhood institutions re. security, including Cortex and BJC to coordinate efforts.
 - a. Monthly Crime Reports – Mr. Whyte reviewed the January 2015 statistics which showed one less crime compared to January 2014.
 - b. Camera Project – The camera installation is complete as proposed except for the Laclede/Newstead location at Park Place Apartments (4399 Forest Park Ave.). Mr. Whyte has had an initial conversation with and is to meet with the owners of 4400 Laclede to talk with them about installing the cameras on their building. He said that the camera on the rear of Growing Green (3954 West Pine) does not adequately cover the alley and needs to be relocated. Mr. Whyte requested a contact for the West Pine Lofts. Ms. Anderson will make the introduction via e-mail.
 - B. Neighborhood Stabilization, Ron Coleman
 - 1) 3945 West Pine – Mr. Coleman said that the former ACI Plastics building (just west of Café Ventana) is scheduled for demolition in March. A seventy-seven unit apartment building will be constructed (scheduled to open 2019).
 - 2) Street Lights, 41-4200 West Pine – There was a general discussion re., specifically a damaged pole and light head on that block. Ms. Anderson will check with Gelinda Connell about a previous survey of the street lights. The topic was tabled for the next meeting.
 - 3) Fire Hydrants – Mr. Coleman reported that the Water Division confirmed that the fire hydrants are operational.
 - 4) Dog Waste Stations – Board members and residents report a constant problem with dog owners who do not clean up after their dog. Mr. Coleman will request signage installed.
 - C. Streetscape Maintenance & Landscaping – A planter at the West Pine/Boyle intersection is damaged. CWE SouthEast was approached to replace the planter. Ms. Anderson said that the

Mr. Miner requested Laura Cohen be contacted as she is preparing a proposal for CWE SouthEast's financial participation in maintenance of the Forest Park Avenue islands and cul de sac gardens in the neighborhood. Ms. Anderson will do so, explaining the limitations of the ordinance.

3. Ordinary Business

- A. Approval of Minutes, December 16, 2014 – Mr. Miner made a motion to approve the December 2014 minutes as written. Ms. Boyd seconded and the minutes were unanimously approved. As a quorum was unavailable for the January 2015 meeting, meeting notes were presented but do not require approval.
- B. Financial Reports: Resolution re. Project Manager Change and Bank Account Administration – Mr. Scoggin explained the need for this resolution. Mr. Miner made a motion to approve the resolution as presented. Ms. Boyd seconded and the resolution was unanimously approved. The bank statements were not received. No financial report was submitted.

C. Board Membership

- 1) Recruitment Status: Ralph Wafer and Jason Wilson – Ms. Anderson contacted Mr. Wafer. He has retired, closed his business and has moved out of the CWE (required for a board seat). She will stop in at Northwest Coffee to talk to Mr. Wilson.
- 2) Conflict of Interest Form – Board members present submitted a signed conflict of interest form.

- 4. Other Business to Come Before the Board – Following up on the conversation begun re. item 2B, Ms. Anderson confirmed that the current ordinance expires 2018. Mr. Scoggin said that the Board needs to consider the future of the SBD, to renew or not as well as consideration of the term, the boundaries and the scope of projects outlined in the ordinance. Ms. Anderson will research the cost of renewing the ordinance and the scope of work provided in other area SBD and CID ordinances.
- 5. Adjournment – There being no further business the meeting was adjourned at 5:44 p.m.

Respectfully,

Susan Anderson
Park Central Development

ACTIONS ASSIGNED

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Prospective board members: Jason Wilson (NW Coffee, 4215 Laclede)	Susan Anderson	LM 03.12.15, 10 am
2	Add crime stats to web site	Susan Anderson	
3	Cameras – owner's authorization for installation at 4400 Laclede	Jim Whyte	Meeting w/ Smith's 02.2015
4	Cameras – relocate camera at rear of 3045 West Pine	Jim Whyte	
5	Connect West Pine Lofts to NSI re. public safety coordination	Susan Anderson	Complete
6	Request info from Gelinda Connell re. street light survey	Susan Anderson	Complete (no survey exists)
7	E-mail introduction: Jim Whyte & West Pine Lofts	Susan Anderson	Complete
8	Research cost to renew SBD ordinance	Susan Anderson	
9	Research scope of projects allowed by other SBD/CID ordinances	Susan Anderson	Complete

8:13 AM
03/12/15
Accrual Basis

CWE Southeast SBD
Balance Sheet
As of February 28, 2015

	<u>Feb 28, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10200 · CWESE SBD Plulaski #0576	-4,507.12
11200 · CWESE SBD Pulaski #5936	137,254.79
Total Checking/Savings	<u>132,747.67</u>
Total Current Assets	<u>132,747.67</u>
TOTAL ASSETS	<u><u>132,747.67</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	155,534.99
Net Income	-22,787.32
Total Equity	<u>132,747.67</u>
TOTAL LIABILITIES & EQUITY	<u><u>132,747.67</u></u>

CWE Southeast SBD
Income-Expense Budget Performance
 January through February 2015

	<u>Jan - Feb 15</u>	<u>Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
41000 · Tax Revenue	0.00	0.00	223,931.88
42800 · Interest Income	1.84	0.00	240.00
Total Income	<u>1.84</u>	<u>0.00</u>	<u>224,171.88</u>
Gross Profit	1.84	0.00	224,171.88
Expense			
61600 · Bank Charge	0.00	4.20	25.00
68000 · Security Expense	22,250.00	24,666.70	148,000.00
68100 · Insurance	0.00	250.00	1,500.00
68200 · NSI	0.00	7,977.57	31,910.31
68500 · Maintenance Expense	529.16	700.00	4,200.00
71500 · Interest Expense	10.00		
89125 · Administration (PCDC)	0.00	0.00	15,000.00
89150 · Infrastructure	0.00	0.00	22,446.00
Total Expense	<u>22,789.16</u>	<u>33,598.47</u>	<u>223,081.31</u>
Net Ordinary Income	<u>-22,787.32</u>	<u>-33,598.47</u>	<u>1,090.57</u>
Net Income	<u><u>-22,787.32</u></u>	<u><u>-33,598.47</u></u>	<u><u>1,090.57</u></u>

SPECIAL BUSINESS DISTRICT PROJECT SCOPE (selected from 22 SBD ordinances representing the range of projects undertaken by the SBDs.)

Name & Ord. #	Scope of Projects per Ordinance
East Loop Parkview Gardens SBD # 63634	SECTION FIVE: All District revenues collected hereunder by the Collector of Revenue, except those revenues for the necessary costs of the establishment and administration of the District, and for collection fees for tax revenue may only be used to carry out any and all of the improvement, services and activities allowed in Section 71.79 RSMo, 1993
Cherokee Station SBD # 63957	<p>Section 5:</p> <p>A. To construct or install pedestrian or shopping malls, plazas, sidewalks or moving sidewalks, parks,, meeting and display facilities, convention centers, arenas, bus stop shelters, lighting, benches, or other seating furniture, sculptures, telephone booths, traffic signs, fire hydrants, kiosks, trash receptacles, marquees, awnings, canopies, walls and barriers, paintings, murals, alleys, shelters, display cases, fountains, rest rooms, information booths, aquariums, aviaries, tunnels and ramps, pedestrian and vehicular over passes and under passes, and each and every other useful or necessary or desire improvement;</p> <p>B. To landscape and plant trees, bushes and shrubbery, flowers and each and every other kind of decorative planting;</p> <p>C. To install and operate, or to lease, public music and news facilities;</p> <p>D. To purchase and operate buses, minibuses, mobile benches and other modes of transportation;</p> <p>E. To lease space within the District for sidewalk café tables and chairs.</p> <p>F. To provide special police or cleaning facilities and personnel for the protection and enjoyment of the property owners and the general public using the facilities of the District;</p> <p>G. To maintain any City-owned streets, alleys, malls, bridges, ramps, tunnels, trees and decorative plantings of each and every nature, and any structure or object of any nature whatsoever constructed or operated by the City;</p> <p>H. To grant permits for newsstands, sidewalk cafes, and each and every other or necessary or desired private usage of public or private property;</p> <p>I. To lease, acquire, construct, reconstruct, extend, maintain, or repair parking lots or parking garages, both above and below ground, or other facilities for the parking of vehicles, including the power to install such facilities in public areas, whether such areas are owned in fee or by easement;</p>
Soulard SBD # 63154	<p>SECTION FIVE: The funds of the District collected by the Collector of Revenue shall only be used for any of the following activities and improvements related to enhanced security for the protection and enjoyment of the property owners and the general public using the facilities of the District:</p> <p>A. For the provision of special police facilities, equipment and personnel for the protection of the property owners, residents and the general public within the District; and.</p>

<p>Locust SBD # 58728</p>	<p><i>(Ordinance pre-dates the SL Public Library's electronic information; Info below is cited from SBD's website: http://www.locustbusinessdistrict.com/history/)</i></p> <p>Ordinance 58728, as amended by the Board of Aldermen with Resolution 184, enlarged the Locust Business District to provide a catalytic force in the area with the express objectives of stimulating community morale and facilitating "spin-off" investments in new construction and rehabilitation.</p>
<p>CWE South SBD # 60196</p>	<p>SECTION FIVE:</p> <ol style="list-style-type: none"> 1. For the closing of existing streets or alleys or for the opening of new streets and alleys or for widening or narrowing existing streets and alleys in whole or in part. 2. For the construction or installation of pedestrian or shopping malls, plazas, sidewalks or moving sidewalks, parks,, meeting and display facilities, convention centers, arenas, bus stop shelters, lighting, benches, or other seating furniture, sculptures, telephone booths, traffic signs, fire hydrants, kiosks, trash receptacles, marquees, awnings, canopies, walls and barriers, paintings, murals, alleys, shelters, display cases, fountains, rest rooms, information booths, aquariums, aviaries, tunnels and ramps, pedestrian and vehicular over passes and under passes, and each and every other useful or necessary or desire improvement. 3. To landscape and plant trees, bushes and shrubbery, flowers and each and every other kind of decorative planting. 4. To install and operate, or to lease, public music and news facilities. 5. To purchase and operate buses, minibuses, mobile benches and other modes of transportation. 6. For the construction and operation of child care facilities. 7. To lease space within the District for sidewalk café tables and chairs. 8. For the provision of special police or cleaning facilities and personnel for the protection and enjoyment of the property owners and the general public using the facilities of the District. 9. For the maintenance of all City-owned streets, alleys, malls, bridges, ramps, tunnels, trees and decorative plantings of each and every nature, and any structure or object of any nature whatsoever constructed or operated by the City. 10. For the granting of permits for newsstands, sidewalk cafes, and each and every other or necessary or desired private usage of public or private property. 11. For the prohibition or restriction of vehicular traffic on such streets within the business district as the governing body may deem necessary for the provision or means for access by emergency vehicles to or in such areas. 12. For the leasing, acquisition, construction, reconstruction, extension, maintenance, or repair parking lots or parking garages, both above and below ground, or other facilities for the parking of vehicles, including the power to install such facilities in public areas, whether such areas are owned in fee or by easement; 13. For the promotion of business activity in the district, but not limited to advertising, decoration of any public place in the area, promotion of

	<p>public events which are to take place on or in public places, furnishing of music in any public place, and for all the general promotion of trade activities in the district.</p>
<p>CWE SouthEast SBD # 63780</p>	<p>SECTION FIVE: A. For the provision of security facilities, improvements, equipment and personnel for the security and protection of the property owners, residents and the general public within the District;</p>
<p>CWE North SBD # 64935</p>	<p>SECTION FIVE. A. To provide special police and/or security facilities, equipment, vehicles and/or personnel for the protection and enjoyment of the property owners and the general public within the District; B. To provide special cleaning facilities and personnel for the enjoyment of the property owners and the general public within the District; C. To landscape and plant trees, bushes and shrubbery, flowers and each and every other kind of decorative planting; D. To construct, install, improve and/or maintain pedestrian malls, plazas, streets, sidewalks, parks, bus stop shelters, lighting benches or other seating furniture, sculptures, traffic signs, fire hydrants, kiosks, trash receptacles, marquees, awnings, canopies, walls, fences, gates and barriers, paintings, murals, alleys, shelters, fountains, ramps and each and every other useful or necessary or desired improvement; E. To promote activities in the District by, but not limited to, advertising, decoration of any public place in the area, promotion of public events which are to take place on or in public places, furnishing of music in any public place and the general promotion of activities in the District; F. To maintain any City-owned streets, alleys, malls, ramps. Trees and decorative plantings of each and every nature, and any structure or object of any nature whatsoever constructed or operated by the City; G. To prohibit or restrict vehicular traffic on such streets and alleys within the District as the Board of Aldermen may deem necessary and to provide the means for access by emergency and refuse vehicles to or in such areas; H. To close existing streets of alleys or to open new streets or alleys or widen or narrow existing streets or alleys in whole or in part within the District as the Board of Aldermen may deem necessary.</p>