

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, April 21, 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, March 17, 2015
 - B. Financial Reports
 - C. Board Membership
4. Other Business to Come Before the Board
5. Adjournment

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.

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

1. Call to Order

Board Members Present: Teri Pesapane; Jeff Miner; Denis Overton; Yusef Scoggin

Board Members Absent: Tiffany Small-Boyd

Board Members Excused: NA

Others Present: Ron Coleman, NST, City of St. Louis; Jim Whyte, CWE Neighborhood Security Initiative; Charles (Rob) Betts, The City's Finest; Brooks Goedeker & Susan Anderson, Park Central Development

2. Project Updates, Jim Whyte and Charles Betts

A. Public Safety,

- 1) The City's Finest (TCF) – Mr. Betts said that the \$50 per-hour contract costs have been consistent for seven years, ensuring they would have a supply of well-qualified and enthusiastic officers. Other security providers recently decided to match this rate and the recent civil unrest that began in Ferguson and spread sporadically in the metro area has resulted in fewer officers being available to work requested shifts.

Patrol changes will include

- a. Two officers on patrol on select weekend nights after 11:30 p.m.
- b. GPS has been installed on the ATV that are used during inclement weather.

There was a general discussion re. The Spot, which provides services for teens. There have been some calls for service at that location, however Mr. Betts said that this was limited to loitering. Mr. Whyte will contact the manager.

- 2) Crime Reports – Messrs. Whyte and Betts reviewed the crime statistics for February 2015, stating that there are 3 additional burglaries and one more car theft compared to February 2014 statistics. There appears to be no specific pattern to the burglaries.
- 3) Neighborhood Security Initiative: Camera Project – Mr. Whyte reported that Dean & Juliette Smith, owners of the building at the southwest corner of Laclede & Newstead, have agreed to the proposed security camera installation on their building.

B. Neighborhood Stabilization, Ron Coleman reported that

- 1) Additional signage re. pet waste clean-up will be installed.
- 2) After general discussion re. noise from waste haulers, Mr. Coleman said that he would share a copy of the City ordinance restricting collection hours with board members.

C. Streetscape Maintenance – Top Care fulfilling contract.

4. Ordinary Business

- A. Approval of Minutes, February 17, 2015 – Ms. Anderson said that two revisions to the minutes were needed: Item 2B, 1) the scheduled opening should be 2016 rather than 2019 and Action Item 4 should be 4045. Mr. Overton made a motion to approve the minutes as revised. Mr. Miner seconded and the minutes were unanimously approved.
- B. Financial Reports – The Board reviewed the financial reports, showing a balance of \$132,747.67. Mr. Overton made a motion to approve the reports as presented. Ms. Pesapane seconded and the financial reports were unanimously approved.
- C. Disbursement of 2014 Real Estate Assessments – Ms. Anderson said that the disbursement request for \$155,701.01 from Comptroller’s Office will be mailed tomorrow
- D. Board Membership – Ms. Anderson reported that Jason Wilson, NW Coffee, is not available to serve on the Board. She presented a roster of 2014 businesses within the District’s boundaries. After discussion, it was agreed that Ms. Anderson will research to ensure the following business fulfill the vacant board seat requirement (tenant) and then speak to the owner/manager individually about potential interest in serving on the board.
- H3, 4395 Laclede
 - The Block, 33 N. Sarah
 - Sandy Bender, 4400 Laclede
 - Scottish Arms, 6 S. Sarah
 - City Studio Dance, 4397 Laclede
 -
- E. Comparison of SBD Scope of Work – At the request of the Board, Ms. Anderson presented an analysis of several SBD’s scope of projects. This will be used when the board considers renewal of the SBD ordinance (expires 2018).

5. Other Business to Come Before the Board – Mr. Goedeker reminded the Board that it had contributed \$70,000 to the 41-4200 Laclede lighting project in 2014. He is meeting with Alderman Roddy within a few days and needed an idea of what the Board would consider for a second phase. After discussion, Mr. Scoggin made a motion to approve \$110,000 for the lighting. Mr. Miner seconded the motion and it was unanimously approved

6. Adjournment – There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Susan Anderson
Project Manager, Park Central Development

ACTIONS ASSIGNED

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Research ownership vs tenant (requirement) and approach prospective board members: H3, 4395 Laclede The Block, 33 N. Sarah Sandy Bender, 4400 Laclede Scottish Arms, 6 S. Sarah City Studio Dance, 4397 Laclede	Susan Anderson	Owner; fails qualification Attendance impossible due to restaurant's demands at 4:30 p.m. E-mailed; responded w/ preliminary interest. Attendance impossible due to restaurant's demands at 4:30 p.m. E-mailed 04.15.15
2	Add crime stats to web site	Susan Anderson	
3	Cameras - installation at 4400 Laclede	Jim Whyte	
4	Cameras - relocate camera at rear of 4045 West Pine	Jim Whyte	
5	Research cost to renew SBD ordinance	Susan Anderson	Public hearing notice x 2 = approx. \$2,750 PR to voters

12:01 PM
04/15/15
Accrual Basis

CWE Southeast SBD
Balance Sheet
As of March 31, 2015

	<u>Mar 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10200 · Plulaski CWE SE SBD #0576	161,379.31
11200 · Pulaski CWESE SBD #5936	113,254.79
Total Checking/Savings	<u>274,634.10</u>
Total Current Assets	<u>274,634.10</u>
TOTAL ASSETS	<u>274,634.10</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	155,534.99
Net Income	119,099.11
Total Equity	<u>274,634.10</u>
TOTAL LIABILITIES & EQUITY	<u>274,634.10</u>

CWE Southeast SBD
Income Expense Budget Performance
 January through March 2015

	<u>Jan - Mar 15</u>	<u>Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
41000 · Tax Revenue	155,701.01	111,965.96	223,931.90
42800 · Interest Income	1.84	60.00	240.00
Total Income	<u>155,702.85</u>	<u>112,025.96</u>	<u>224,171.90</u>
Gross Profit	155,702.85	112,025.96	224,171.90
Expense			
61600 · Bank Charge	0.00	6.28	25.00
68000 · Security Expense	27,800.00	37,000.03	148,000.00
68100 · Insurance	0.00	375.00	1,500.00
68200 · NSI	8,000.00	7,977.57	31,910.31
68500 · Maintenance Expense	793.74	1,050.00	4,200.00
71500 · Interest Expense	10.00		
89125 · Administration (PCDC)	0.00	3,750.00	15,000.00
89150 · Infrastructure	0.00	0.00	22,446.00
Total Expense	<u>36,603.74</u>	<u>50,158.88</u>	<u>223,081.31</u>
Net Ordinary Income	<u>119,099.11</u>	<u>61,867.08</u>	<u>1,090.59</u>
Net Income	<u><u>119,099.11</u></u>	<u><u>61,867.08</u></u>	<u><u>1,090.59</u></u>