

# Central West End South East Special Business District

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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, May 19, 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, April 21, 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.

DATE POSTED 05.11.2015

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## MINUTES of MEETING of the BOARD OF COMMISSIONERS April 21, 2015

### 1. Call to Order

Attendance: Jeff Miner; Dennis Overton; Yusef Scoggin; Tiffany Small-Boyd

Absent: NA

Excused: Teri Pesapane

Others Attending: Ron Coleman, Neighborhood Stabilization; Charles Betts, The City's Finest; Sarah Wickenhauser and Carolyn Compton, Neighborhood Safety Initiative; Brooks Goedecker and Susan Anderson, Park Central Development

Mr. Scoggin called the meeting to order 4:40 p.m.

### 2. Project Updates

#### A. Public Safety

##### 1) Neighborhood Security Initiative, Jim Whyte

- a. Previous Month Crime Statistics – Sarah Wickenhauser (reporting in Mr. Whyte's absence) said that property crimes dramatically increased February, March and early April, however arrests have been made by officers working secondary duty with The City's Finest. Police believe these individuals are responsible for the majority of these incidents.

Ms. Compton, Neighborhood Court Advocate, offered her thoughts on recent sentencing by judges:

- Judge Margaret Neill accepts community impact letters, but does not allow verbal statements from the community.
- Judge John Riley accepts impact letters and allows verbal statements, but (at this point) they seem to have little influence in his sentencing. He routinely gives probation for offenses considered Part 1 crimes, and rarely revokes the probation of those that violate their probation terms, especially the Neighborhood Order of Protection.
- Judge Dennis Schaumann allows community impact letters and sometimes verbal statements. His sentences vary, but he may be responding to recent media pressure, i.e., he recently issued prison sentences for a robbery conviction and to someone involved in the "knock-out" offense downtown (their community advocate was also present).

- b. Camera Project – Ms. Wickenhauser said Mr. Whyte is working with the property owner at 4400 Laclede, the camera and internet providers on this last installation of the security cameras.

- c. Ms. Anderson said she contacted the Sarah/West Pine loft project (Hallmark) project manager who responded by connecting the property manager with Mr. Whyte so they could discuss safety measures for new building and residents.

##### 2) The City's Finest, Charles Betts – Mr. Betts detailed two arrests made by TCF officers.

Another issue TCF continues to face is SLMPD requesting off-duty officers who are on-duty with TCF to address police calls. The most recent incident was a larceny at CVS (3925

D. Streetscape Maintenance – No report made.

3. Ordinary Business

- A. Approval of Minutes, March 17, 2015 – The minutes were included in the agenda packet e-mailed to the Board. After review, Mr. Miner made a motion to approve the minutes. Mr. Overton seconded and the minutes were approved as distributed.
- B. Financial Reports – The financial reports were included in the agenda packet e-mailed to the Board. Ms. Anderson said that since the report was prepared, she had transferred \$110,000 from the checking account into the money market account. After review, Mr. Overton made a motion to approve the minutes. Mr. Miner seconded and the financial report was approved.
- C. Board Membership – Ms. Anderson said she had contacted the four business owners suggested by the Board as a potential board member to fill the vacant seat. Both restaurant managers (The Block and Scottish Arms) said they would be interested, but a 4:30 p.m. meeting made it impossible for them to attend meetings. City Studio and H3 are owner-occupied, which does not meet the requirement of a tenant. She e-mailed Sandy Bender Real Estate (4400 Laclede) and received a positive response. Mr. Scoggin and Ms. Anderson will meet with Ms. Bender next week to discuss her interest.

4. Other Business to Come Before the Board

- A. Ms. Anderson said she met with an insurance brokerage to review CWE SouthEast current insurance policies and had requested costs.
- B. Messrs. Overton and Scoggin discussed a proposed Gaslight Square SBD that would initially focus on public safety. NSI has met with stakeholders and Alderman Kennedy, all of whom are in favor of such a project. Boundaries at this time are described as Vandeventer (east) to Boyle (west), Lindell (south) to Finney (north).
- C. Mr. Scoggin requested Ms. Anderson to investigate angled parking for Laclede Avenue (east of Boyle) with the Street Department.

5. Adjournment – There being no further business the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Susan Anderson, Project Manager  
Park Central Development

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**ACTIONS ASSIGNED**

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Prospective board member: Sandy Bender, 4400 Laclede	Susan Anderson	Ms. Bender to attend 05.19.15 meeting.
2	Add crime stats to web site	Susan Anderson	
3	Cameras A. installation at 4400 Laclede B. relocate camera 4045 West Pine, rear	Jim Whyte	A. In process. B.
4	Research cost to renew SBD ordinance	Susan Anderson	Printed public hearing notice x 2 (\$2,750 for previous renewal). PR to voters; public meetings

4:48 PM  
05/15/15  
Accrual Basis

**CWE Southeast SBD**  
**Balance Sheet**  
As of April 30, 2015

	<u>Apr 30, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10200 · Plulaski CWE SE SBD #0576	12,757.01
11200 · Pulaski CWESE SBD #5936	<u>223,318.00</u>
Total Checking/Savings	<u>236,075.01</u>
Total Current Assets	<u>236,075.01</u>
<b>TOTAL ASSETS</b>	<b><u>236,075.01</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	155,534.99
Net Income	<u>80,540.02</u>
Total Equity	<u>236,075.01</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>236,075.01</u></b>

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
 January through April 2015

	<u>Jan - Apr 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
41000 · Tax Revenue	155,701.01	111,965.96	223,931.90
42800 · Interest Income	66.55	60.00	240.00
<b>Total Income</b>	<u>155,767.56</u>	<u>112,025.96</u>	<u>224,171.90</u>
<b>Gross Profit</b>	155,767.56	112,025.96	224,171.90
<b>Expense</b>			
61600 · Bank Charge	10.00	8.36	25.00
68000 · Security Patrols	38,175.00	49,333.36	148,000.00
68100 · Insurance	-65.78	500.00	1,500.00
68125 · Security Camera (38K, 2012-13)	20,000.00		
68200 · NSI	16,000.00	16,000.00	32,000.00
68500 · Maintenance Expense	1,058.32	1,400.00	4,200.00
71000 · Meetings Expense	50.00		
89125 · Administration (PCDC)	0.00	3,750.00	15,000.00
89150 · Infrastructure	0.00	0.00	22,446.00
<b>Total Expense</b>	<u>75,227.54</u>	<u>70,991.72</u>	<u>223,171.00</u>
<b>Net Ordinary Income</b>	<u>80,540.02</u>	<u>41,034.24</u>	<u>1,000.90</u>
<b>Net Income</b>	<u><u>80,540.02</u></u>	<u><u>41,034.24</u></u>	<u><u>1,000.90</u></u>