

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, August 18, 2015 4:30 p.m.

1. Call to Order
2. Project Updates
 - A. Public Safety
 - 1) The City's Finest; Crime Reports
 - 2) Neighborhood Security Initiative; Camera Project, Jim Whyte
 - B. Neighborhood Stabilization, Ron Coleman
 - C. Streetscape Maintenance
3. Ordinary Business
 - A. Approval of Minutes
 - B. Financial Reports
 - C. Board Membership: Open Board Seat (reenter): invitation to Marc del Pietro (The Block)
4. Other Business to Come Before the Board
5. Adjournment

NEXT MEETING: TUESDAY, SEPTEMBER 15, 2015
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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 July 21, 2015

1. Call to Order: Mr. Scoggins called the meeting to order at 4:35 p.m.
Commissioners Present: Yusef Scoggin; Jeff Miner; Dennis Overton; Teri Pesapane; Tiffany Small-Boyd
Commissioners Absent: None
Commissioners Excused: None
Guests Present: Sandy Bender, Board Nominee; Ron Coleman, Neighborhood Stabilization; Charles Betts, The City's Finest; Jim Whyte, CWE Neighborhood Stabilization Initiative; Susan Anderson, Park Central Development
2. Project Updates
 - A. Public Safety
 - 1) The City's Finest; Crime Reports: Mr. Betts described activities of the TCF officers which included five Field Interviews; one resulted in an arrest on 4300 Laclede (individual had outstanding warrants, and a loaded pistol and drugs in his possession).
Also discussed was the recent shooting of an officer working secondary duty on Maryland (vest stopped the bullets). The property owner's exterior cameras recorded the event, providing needed information for identification of the shooter and three men in the car as well as the license plate.
A female on 4500 Laclede was assaulted by an individual believed to be part of a loosely organized group of residents from the Hillvale Apartments on Goodfellow (North St. Louis).
 - 2) Neighborhood Security Initiative; Camera Project, Jim Whyte: Mr. Whyte said that there will be five cameras at 4400 Laclede (southeast corner of Newstead). He expects the installation to be complete very soon.
Mr. Whyte is scheduled to meet with Colonel Larry O'Toole to discuss SLMPD including officers working secondary (for special business or community improvement districts) in health and disability insurance now carried by SLMPD. These are tax-supported government agencies and the officers are working for the benefit of the community at large, identical to when they are on-duty for the SLMPD. He will keep the Board advised as to the response.
 - B. Neighborhood Stabilization, Ron Coleman reported on the following:
 - 1) 3914 Lindell: The weeds were mowed today and he has the maintenance person's contact info.

- 2) Gastro Pub Retreat is working through the liquor license process and is expected to open late August.
 - 3) There was a general discussion re. ponding during heavy rains at the Laclede/Boyle alley. Mr. Coleman will check on this to see what can be done to correct the issue.
 - 4) Pet Waste Receptacle at the 4300 Laclede/Boyle Cul de Sac: Mr. Coleman reported that the receptacle and pole is down. CWE SouthEast's ordinance provides only for public safety and administrative expenditures; he will check to how this can be corrected.
 - 5) Board members voiced their appreciation of the new pedestrian street lights on the 4000 and 4100 Laclede.
- C. Streetscape Maintenance – Ms. Anderson said the contract with Top Care identifies the services as “bed maintenance” but is actually for maintenance of the trees along Sarah Street. There was general discussion about needed trimming. Mr. Coleman will request the service by the Forestry Department.
3. Ordinary Business
- A. Approval of Minutes: The June minutes incorrectly identifies Sasha's Wine Bar address on Sarah St. It is on Laclede, just east of Boyle. The Sarah St. address is Gastro Pub Retreat. Mr. Miner made a motion to approve the minutes as revised. Mr. Overton seconded and the minutes were unanimously approved.
 - B. Financial Reports: Ms. Anderson reviewed the financial reports, saying that there were no unexpected expenditures. The authorized signature form and a request for disbursement for \$60,XXX will be mailed tomorrow to the Comptroller's Office. Mr. Overton made a motion to approve the financial reports as submitted. Mr. Miner seconded the motion and the reports were unanimously approved.
 - C. Board Membership
 - 1) Introduction of Sandy Bender: Mr. Scoggin thanked Ms. Bender for considering the vacant board seat. Ms. Bender has occupied the office at 4400 Laclede fourteen years and is a long-time resident north of Lindell Blvd.
 - 2) Recommendations for Vacant Board Seat (renter): No recommendations were made.
 - D. Ratify E-mail Vote re. Grant to Laclede-West Pine: By e-mail, the Board voted unanimously to approve the expenditure of \$127 for National Night Out expenses for the West Pine-Laclede Neighborhood Association. Ms. Boyd made a motion to ratify the vote. Ms. Pesapane seconded and the vote was unanimously ratified.
4. Other Business to Come Before the Board: Ms. Anderson said that the invoices to CWE South SBD to update the way-finders totaled \$4,130, making a one-third share \$1,376.66. She reminded the

Board that the budgeted amount was \$1,000. Mr. Miner made a motion to approve payment of \$1,376.66. Mr. Overton seconded the motion and it was unanimously approved.

5. Adjournment: There being no further business, Ms. Pesapane made a motion to adjourn the meeting. Mr. Overton seconded the motion and the meeting was adjourned 5:45 p.m.

Respectfully submitted,

Susan Anderson
Park Central Development

ACTIONS ASSIGNED

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Cameras: install at 4400 Laclede	J. Whyte	In process.
2	Cameras: plan relocation of camera at rear of 4045 West Pine	J. Whyte	On hold.
3	Connect West Pine Lofts property manager to NSI re. public safety coordination	S. Anderson	E-mail intro made via project manager; property manager has failed to respond to Whyte or Anderson.
4	Track progress of Sandy Bender's appointment to Board	Anderson	08.03.15, application submitted to Mayor's office
5	Recommendation for vacant board seat	Board members & Anderson	08.05.15 e-mailed Cortex for potential board member (4240 Forest Park).

CWE Southeast SBD
Balance Sheet
As of July 31, 2015

	<u>Jul 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10200 · Plulaski CWE SE SBD #0576	24,961.57
11200 · Pulaski CWESE SBD #5936	163,318.00
Total Checking/Savings	<u>188,279.57</u>
Total Current Assets	<u>188,279.57</u>
TOTAL ASSETS	<u>188,279.57</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	155,534.99
Net Income	32,744.58
Total Equity	<u>188,279.57</u>
TOTAL LIABILITIES & EQUITY	<u>188,279.57</u>

CWE Southeast SBD
Profit & Loss Budget Performance
 January through July 2015

	<u>Jan - Jul 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income			
41000 · Tax Revenue	155,701.01	175,000.00	223,000.00
42800 · Interest Income	95.68	100.00	200.00
Total Income	<u>155,796.69</u>	<u>175,100.00</u>	<u>223,200.00</u>
Gross Profit	155,796.69	175,100.00	223,200.00
Expense			
61000 · Administration			
61600 · Bank Charge	10.00	14.58	25.00
62100 · Insurance, Liability & D&O	-65.78	0.00	1,500.00
71000 · Meetings Expense	50.00		
89125 · Administration (PCDC)	0.00	7,500.00	15,000.00
Total 61000 · Administration	<u>-5.78</u>	<u>7,514.58</u>	<u>16,525.00</u>
68000 · Public Safety			
68001 · Security Patrols	66,500.00	86,333.35	148,000.00
68125 · Security Camera (38K, 2012-13)	20,000.00		
68200 · NSI	24,000.00	16,000.00	32,000.00
Total 68000 · Public Safety	<u>110,500.00</u>	<u>102,333.35</u>	<u>180,000.00</u>
68500 · Maintenance Expense	3,681.23	1,852.08	3,175.00
89150 · Infrastructure	8,876.66	0.00	22,446.00
Total Expense	<u>123,052.11</u>	<u>111,700.01</u>	<u>222,146.00</u>
Net Income	<u><u>32,744.58</u></u>	<u><u>63,399.99</u></u>	<u><u>1,054.00</u></u>