

**Central West End SouthEast  
Special Business District**

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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**

**August 20, 2019 at 5:00 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on August 20, 2019 at 5:00 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, the Central West End 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)
  - a. Trailnet Presentation
4. Public Safety
  - a. The City's Finest, Charles Betts
  - b. Neighborhood Security Initiative, Jim Whyte
5. Block Captains
6. Neighborhood Stabilization
  - a. City of St. Louis, Ron Coleman
7. Approval of Meeting Minutes
8. Project Reports:
  - a. Financial Reports
9. Budget Preparation
10. Board Seat Approval
11. Other Business

**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: 8-16-19**

**Time: 4:30 PM**

**• Central West End Southeast Special Business District •**

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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Central West End Southeast Board of Commissioners Meeting  
June 18, 2019 at 4:30pm  
**At 4512 Manchester, St. Louis, MO 63110**

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

**Board members not in Attendance:** Tiffany Small-Boyd, Dennis Overton,

**Others in attendance:** Ashley Johnson (Park Central Development Corp), Jim Whyte (Central West End Neighborhood Security Initiative), Ron Coleman (City of St. Louis)

**1. Call to order**

- a. Y. Scoggin called the to order at 5:13 pm.

**2. Chair's Report & Announcement of the Order of Business:** None

**3. Public Safety**

**a. NSI – Update**

- i. J. Whyte gave an update for the NSI. Compared to May 2018, total crime is up 4.4%, total person crime is down 33%, total property crime is up 10.3%. The City's Finest patrols on budget.

**4. Neighborhood Stabilization:** No significant updates

**5. Approval of May Meeting Minutes**

- a. M. Michener motioned to approve May 21, 2019 meeting minutes. J. Miner second the motion. All in favor, motion passes.

**6. Financial Reports**

- a. A. Johnson gave an update on the Financial Reports. Y. Scoggin asked that the list of transactions be added to the financial reports. Y. Scoggin motioned to approve financials. M. Michener second the motion. All in favor, motion passes.

**7. Renewal of CWE Southeast SBD**

- a. A. Johnson noted the Board of Elections is proposing one polling location, Park Place Apartments. Board reviewed the marketing flyer. Y. Scoggin ask to add website address to the flyer. M. Michener asked to add a picture of security cameras to the flyer. Y. Scoggin asked A. Johnson to work with board members to schedule a date and time to flyer homes.

**9. Public Comments & Questions- None**

Y. Scoggin motioned to adjourn at 6:10 pm. M. Michener second.

**CWE Southeast**  
**Balance Sheet**  
As of July 31, 2019

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
40900 Cash	0.00
10150 Reliance Bank checking #2910	23,596.00
10155 Reliance MMkt #8362	275,954.37
<b>Total 40900 Cash</b>	<b>\$ 299,550.37</b>
Bill.com Money Out Clearing	0.00
Restricted for Streetlights	0.00
<b>Total Bank Accounts</b>	<b>\$ 299,550.37</b>
<b>Other Current Assets</b>	
Due from CWE South SBD	0.00
<b>Total Other Current Assets</b>	<b>\$ 0.00</b>
<b>Total Current Assets</b>	<b>\$ 299,550.37</b>
<b>TOTAL ASSETS</b>	<b>\$ 299,550.37</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Due to Park Central Development	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 0.00</b>
<b>Total Current Liabilities</b>	<b>\$ 0.00</b>
<b>Total Liabilities</b>	<b>\$ 0.00</b>
<b>Equity</b>	
Retained Earnings	154,940.60
Net Income	144,609.77
<b>Total Equity</b>	<b>\$ 299,550.37</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 299,550.37</b>

**CWE Southeast**  
**Budget vs. Actuals: FY\_2019 - FY19 P&L**  
 January - July, 2019

	Jul 2019 Actual	July 2019 Budget	YTD Actual	YTD Budget
<b>Income</b>				
41000 Tax Revenue		4,080.00	259,522.22	249,000.00
41106 - Less Contingency (deleted)		-524.92		-3,674.40
41107 - Less Unpaid Assessments (deleted)		-265.67		-1,859.65
42800 Interest Income	288.00	12.50	1,373.16	87.50
<b>Total Income</b>	<b>\$ 288.00</b>	<b>\$ 3,301.91</b>	<b>\$ 260,895.38</b>	<b>\$ 243,553.45</b>
<b>Gross Profit</b>	<b>\$ 288.00</b>	<b>\$ 3,301.91</b>	<b>\$ 260,895.38</b>	<b>\$ 243,553.45</b>
<b>Expenses</b>				
<b>61000 Administration</b>				
61050 Annual Award				50.00
61100 Administration (PCDC)	3,967.00	3,967.00	11,905.92	11,901.00
61200 Bank Charge		3.33	2.00	23.35
61300 Insurance, Liability & D&O		108.33		758.35
61400 Legal Fees	180.00		13,780.84	
61600 Postage and Shipping Expense		8.33	1,178.92	58.35
61800 Web Site		8.33		58.35
<b>Total 61000 Administration</b>	<b>\$ 4,147.00</b>	<b>\$ 4,095.32</b>	<b>\$ 26,867.68</b>	<b>\$ 12,849.40</b>
<b>68000 Public Safety</b>				
68200 CWE Neighborhood Safety Ini.		9,106.25	19,762.50	27,318.75
68400 National Night Out				0.00
68500 Patrol	4,921.88	11,666.67	60,181.59	81,666.65
68600 Security Camera		1,295.00	7,770.00	9,065.00
68700 Security Signs		116.67		816.65
68900 Lighting			1,560.00	
69000 Rest Funds, Infrastructure (deleted)		2,820.00		19,740.00
<b>Total 68000 Public Safety</b>	<b>\$ 4,921.88</b>	<b>\$ 25,004.59</b>	<b>\$ 89,274.09</b>	<b>\$ 138,607.05</b>
Miscellaneous Expense			143.84	
Unapplied Cash Bill Payment Expense			0.00	
Uncategorized Expense			0.00	
<b>Total Expenses</b>	<b>\$ 9,068.88</b>	<b>\$ 29,099.91</b>	<b>\$ 116,285.61</b>	<b>\$ 151,456.45</b>
<b>Net Operating Income</b>	<b>-\$ 8,780.88</b>	<b>-\$ 25,798.00</b>	<b>\$ 144,609.77</b>	<b>\$ 92,097.00</b>
<b>Net Income</b>	<b>-\$ 8,780.88</b>	<b>-\$ 25,798.00</b>	<b>\$ 144,609.77</b>	<b>\$ 92,097.00</b>

# Central West End Southeast SBD Funds Transfer Detail

07/01/19 to 07/31/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
07/05/19	PROCESS DATE					
Park Central	Q3 Payment	016QTVKTT13QV77	07/15/19		\$ 3,967.00	Simmons ****2910
The City's Finest LLC	Inv-2030	34894414	07/15/19		\$ 4,921.88	Simmons ****2910
			Subtotal:		\$ 8,888.88	
07/17/19	PROCESS DATE					
Lewis Rice LLC	1322320	016VLSMKO144O3E	07/08/19		\$ 180.00	Simmons ****2910
			Subtotal:		\$ 180.00	
			<b>Total:</b>		<b>\$ 9,068.88</b>	

CWE SOUTHEAST SPECIAL BUSINESS DISTRICT  
**Projected Budgets**

2019  
**BUDGET PROPOSAL**

<b>REVENUE</b>		Tax Rate .085	Tax Rate .085	Tax Rate .065	Tax Rate .065
	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Special Taxes Billed	\$ 255,000	558,167.89	\$ 558,167.89	426,834.27	426,834.27
Less 1.25% Projected Unpaid Special Tax: Interest	\$ (3,188)	\$ (6,977)	\$ (6,977)	\$ (5,335)	\$ (5,335)
<b>Total 2019 Revenue</b>	<b>\$ 251,813</b>	<b>\$ 551,191</b>	<b>\$ 551,191</b>	<b>\$ 421,499</b>	<b>\$ 421,499</b>
Less Contingency: 2.5% of 2019 Revenue	\$ (6,295)	\$ (13,780)	\$ (13,780)	\$ (10,537)	\$ (10,537)
Reserves Carryover from Previous Year	\$ 141,000				
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 386,517</b>	<b>\$ 537,411</b>	<b>\$ 537,411</b>	<b>\$ 410,961</b>	<b>\$ 410,961</b>

**EXPENSES**

**Administration**

Admin. Services	\$ (15,868)					Est. increase of
Annual Award	\$ (50)					3% each year
Bank Charges	\$ (40)					
Insurance	\$ (1,300)	\$ (1,339.00)	\$ (1,379.17)	\$ (1,420.55)	\$ (1,463.16)	Est. insurance
Postage & Supplies	\$ (100)					increase 3% each
Website	\$ (100)					
<b>Total: Administration</b>	<b>\$ (17,458)</b>	<b>\$ (17,683)</b>	<b>\$ (18,214)</b>	<b>\$ (18,760)</b>	<b>\$ (19,323)</b>	

**Programs**

**Public Safety**

CWE-NSI	\$ (36,425)	\$ (40,000)	\$ (40,000)	\$ (40,000)	\$ (40,000)	
National Night Out	\$ (1,000)					
Safety Patrols-As Scheduled	\$ (140,000)	\$ (200,000)	\$ (200,000)	\$ (200,000)	\$ (200,000)	
Cameras	\$ (15,540)	\$ (15,540)	\$ (15,540)	\$ (15,540)	\$ (15,540)	
Safety Message on Wayfinders	\$ (1,400)					
Project: 4400 Laclede	\$ (141,000)					
Project:						
Project:						
<b>Total: Public Safety</b>	<b>\$ (335,365)</b>	<b>\$ (255,540)</b>	<b>\$ (255,540)</b>	<b>\$ (255,540)</b>	<b>\$ (255,540)</b>	
<b>TOTAL: ADMINISTRATION AND PROGRAM</b>	<b>\$ (352,823)</b>	<b>\$ (273,223)</b>	<b>\$ (273,754)</b>	<b>\$ (274,300)</b>	<b>\$ (274,863)</b>	

TOTAL NET INCOME  
CWE SOUTHEAST SPECIAL BUSINESS DISTRICT \$ 33,694 \$ 264,188 \$ 263,657 \$ 136,661 \$ 136,099 2019  
BUDGET PROPOSAL