

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
MEETING RESCHEDULED: TUESDAY, SEPTEMBER 22, 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
 - 1) Reports
 - 2) 2016 Planning
 - C. Board Membership: Open Board Seat (reenter): invitation to Marc del Pietro (The Block)
4. Other Business to Come Before the Board: Draft By Laws
5. Adjournment

NEXT MEETING: TUESDAY, OCTOBER 20, 2015

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 09.08.2015

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MINUTES of the MEETING of the BOARD OF COMMISSIONERS Tuesday, August 18, 2015

1. Call to Order: Mr. Scoggin 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: Susan Anderson, Park Central Development

2. Project Updates

- A. Public Safety: In lieu of the regular public safety presentation, Mr. Scoggin described recent CWE Neighborhood Security Initiative Board conversations regarding potential NSI program growth and how CWE SouthEast could benefit and participate. It has been suggested that data provided by NSI could be improved, including Field Interview Reports (FIRs), calls for service (resulting in a case), arrests made, and trial outcomes, etc., that could include comparisons with the previous month, and year. The board agreed that NSI efforts and operations should be transparent, and that these reports should include race and gender, believing that not knowing is indefensible.

Board members suggested child safety education, expanded offers of anti-theft clubs for cars, contributions to a gun-buy-back program and safety presentation at Washington and St. Louis University's student orientation. Ms. Anderson will ask the West Pine-Laclede Neighborhood Association about use of their membership database for outreach.

Panhandling continues to be an issue. Ms. Anderson will talk to social work interns working with Park Central about developing a list of nearby social service agencies for production of a business-type card that could be given to panhandlers.

Ms. Anderson noted that NSI is funded solely with tax-generated funds from special business and community improvement districts. As such, a request for proposal re. patrol services should be opened every three to five years in order to comply with the laws which govern these districts.

Mr. Scoggin said he understood that Mr. Whyte (NSI) was to speak with Colonel O'Toole (SLMPD) re. the police department providing the same insurance coverage received by on-duty officers to officers working a secondary job for by a special business district or community improvement

district. He is to present this request based on the officer providing police service to the community and those services are paid for by tax dollars.

B. Neighborhood Stabilization, Ron Coleman – No report made.

C. Streetscape Maintenance – No report made.

3. Ordinary Business

A. Approval of Minutes: Ms. Pesapane made a motion to approve the July 2015 minutes as presented. 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. Mr. Miner made a motion to approve the financial reports as submitted. Ms. Pesapane seconded the motion and the reports were unanimously approved.

C. Board Membership: Open Board Seat (renter): Ms. Anderson said that a staff person from The Block attended a recent West Pine-Laclede Neighborhood Association meeting and indicated to her that Marc del Pietro, owner of The Block at 33 N. Sarah is interested in serving on this Board. Mr. del Pietro owns the business and is a renter, fulfilling the ordinance requirement. The Board agreed that Ms. Anderson should meet with him and then invite him to the September meeting.

4. Other Business to Come Before the Board – Ms. Anderson said that she had unsuccessfully searched for bylaws. The Board agreed that she should draft bylaws using other SBD and CID bylaws as an example. Park Central Development generally has one or two Washington University law interns; an attorney at Bryan-Cave reviews all of their work before it is finalized. This process allows the SBDs and CIDs managed by Park Central to receive the majority of their legal services without charge.

5. Adjournment: There being no further business, the meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Susan Anderson

Project Manager, 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; 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). 09.09.15 Anderson to meet w/ Marc del Pietro
6	Request use of West Pine-Laclede Neighborhood Association membership database for outreach (safety issues)	Anderson	09.08.15
7	Compile list of social service agencies w/ contact info for "business card" distribution	Anderson	
8	Bylaws	Anderson	

11:08 AM
09/07/15
Accrual Basis

CWE Southeast SBD
Balance Sheet
As of August 31, 2015

	<u>Aug 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10200 · Pulaski CWE SE SBD #0576	77,013.55
11200 · Pulaski CWESE SBD #5936	163,318.00
Total Checking/Savings	<u>240,331.55</u>
Total Current Assets	<u>240,331.55</u>
TOTAL ASSETS	<u><u>240,331.55</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	157,364.16
Net Income	82,967.39
Total Equity	<u>240,331.55</u>
TOTAL LIABILITIES & EQUITY	<u><u>240,331.55</u></u>

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

	<u>Jan - Aug 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income			
41000 · Tax Revenue	222,411.90	195,000.00	223,000.00
42800 · Interest Income	95.68	100.00	200.00
Total Income	<u>222,507.58</u>	<u>195,100.00</u>	<u>223,200.00</u>
Gross Profit	222,507.58	195,100.00	223,200.00
Expense			
61000 · Administration			
61100 · Administration (PCDC)	7,500.00	7,500.00	15,000.00
61200 · Bank Charge	10.00	16.66	25.00
61300 · Insurance, Liability & D&O	-65.78	0.00	1,500.00
61500 · Meetings Expense	50.00	0.00	50.00
61600 · Postage and Shipping Expense	0.00	0.00	50.00
61800 · Web Site	67.87	100.00	100.00
Total 61000 · Administration	<u>7,562.09</u>	<u>7,616.66</u>	<u>16,725.00</u>
68000 · Public Safety			
68200 · CWE Neighborhood Safety Ini.	24,000.00	24,000.00	32,000.00
68400 · National Night Out	118.13		
68500 · Patrol	82,537.50	98,666.68	148,000.00
68600 · Security Camera	20,000.00		
Total 68000 · Public Safety	<u>126,655.63</u>	<u>122,666.68</u>	<u>180,000.00</u>
80000 · Maintenance Expense	2,116.64	2,116.66	3,175.00
90000 · Infrastructure	1,376.66	15,310.64	22,465.96
Total Expense	<u>137,711.02</u>	<u>147,710.64</u>	<u>222,365.96</u>
Net Income	<u><u>84,796.56</u></u>	<u><u>47,389.36</u></u>	<u><u>834.04</u></u>

**CENTRAL WEST END SOUTHEAST
SPECIAL BUSINESS DISTRICT**

Draft Budget 2016

INCOME

Funds Remaining from 2015 ⁽¹⁾		
2016 Special Taxes Billed ⁽²⁾	\$	223,000.00
Interest	\$	50
TOTAL FUNDS AVAILABLE		\$ 223,050

EXPENSES

Administration

Admin. Services	\$	(15,000)	
Bank Charges	\$	(25)	
Insurance	\$	(1,100)	
Legal Fees	\$	-	
Meeting Expenses	\$	(50)	
Postage	\$	(100)	
Website (to satisfy "Sunshine Laws")	\$	(100)	
Total: Administration (7.5% of 2016 Income)			\$ (16,375)

Programs

Infrastructure			
Restricted Funds, 4400 West Pine	\$	(20,000)	
Streetlights			
Total: Infrastructure (8.9% of 2016 Income)			\$ (20,000)

Public Safety

CWE-NSI ⁽³⁾	\$	(33,000)	
National Night Out	\$	(1,000)	
Safety Patrols-As Scheduled ⁽⁴⁾	\$	(150,000)	
Safety Patrols-Over Time Contingencies ⁽⁵⁾	\$	(1,275)	
Safety Message on Wayfinders ⁽⁶⁾	\$	(1,400)	
Total: Public Safety (84% of 2016 Income)			\$ (186,675)

TOTAL: ADMINISTRATION AND PROGRAM EXPENSES

\$ (223,050)

NOTES:

- (1) Projection TBD
- (2) Based on 2014 assessments received as of 09.2015
- (3) 12.5% of assessment income (based on 2 above)
- (4) \$2,000 increase over 2015 budget
- (5) Scaled back due to limited access to additional staff & hours
- (6) Wayfinders to include 911 & NSI information