

**Central West End SouthEast
Special Business District**

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**

**October 28, 2019 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on October 28, 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 (15 minutes)
4. Public Safety
 - a. The City's Finest, Charles Betts
 - b. Neighborhood Security Initiative, Jim Whyte
5. Neighborhood Stabilization
 - a. City of St. Louis, Ron Coleman
6. Approval of Meeting Minutes
7. Project Reports
 - a. Financial Reports
8. Budget Preparation
 - a. Budget Analysis
9. Other Business
 - a. Collection of Resident Feedback
 - b. Landscaping Request
 - c. Board Seats

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: 10-24-19

Time: 2:30 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
September 17, 2019 at 5:00pm
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, Alayna Graham, Kyle Oberle (Park Central Development); Rob Betts (The City's Finest); Jim Whyte (Neighborhood Security Initiative); Ron Coleman (City of St. Louis); Jeff Hood (WU Medical Redevelopment Corporation); Sue Nauert (4300 Block of Laclede Landscape Committee); Diana Gualdoni (West Pine Laclede Neighborhood Association)

1. **Call to order:** Y. Scoggin called the to order at 5:10 pm.
2. **Chair's Report & Announcement of the Order of Business**
3. **Public Comments & Questions:** Residents would like to know the process for approaching the Board with projects and requests.
 - a. **Recommendation:** Do a thorough assessment of needs for project they want to do. It would be possible to form a committee to make recommendations to the Board. Meetings are always open to the public. Residents may contact administrator (A. Johnson) with any questions or comments.
4. **Public Safety**
 - a. **The City's Finest, Rob Betts:** Two arrests in the last month: (1)aggressive panhandling and (2)public intoxication.
 - b. **CWE NSI, Jim Whyte:** Person Crime is down 50% YTD and Property Crime is down 20.93% YTD. The cameras have been helpful to identify suspects in robberies. The NSI recommends adding cameras to Laclede.
5. **Neighborhood Stabilization**
 - a. **City of St. Louis, Ron Coleman:** There was a complaint on 4300 block of Laclede about lighting. There is a gap in the lighting because there are no cobra lights. Trailnet will have a pop-up Friday September 20, 2019 for Park(ing) Day at Kaldi's. Vandeventer is being re-stripped to increase parking spaces. SLU has agreed to pay half (\$1600) of the crosswalk cost if the SBD agrees to pay the other half. Metro Reimagined: The buses will be affected in the area—there is concern that some of the residents will be negatively impacted. J. Miner requested update on watering systems on Laclede—the Parks Department will not be fixing them, so the SBD should hire someone to water or pay for the repairs.

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- b. Trailnet Parklet:** Trailnet will be able to make the parklet in front of Kaldi's a permanent fixture. They are requesting \$2000 to help with the construction cost.

- 6. Approval of Meeting Minutes:** J. Miner motioned to approve the August 20, 2019 meeting minutes. M. Michener seconded the motion. All in favor, motion passes.

- 7. Project Reports**
 - a. Financial Reports:** A. Johnson reported the financials. The pro forma for the State Auditor's Review was included in the packet for the Treasurer to sign. The budget for next year will include money that can be spent on beautification and other related items. PCD will have the bank balance for end-of-year by next meeting.
 - b. Approval of Financials:** M. Michener left meeting early—cannot vote to approve Financial Report.

- 9. Budget Preparation:**
 - a. Infrastructure Review:** PCD did a lighting assessment for the SBD to review. R. Coleman requested that PCD make a few minor edits, then R. Coleman will submit to the city for review.
 - b. Camera Review:** J. Whyte prepared a cost estimate for camera recommendations as well as new stand-alone site recommendations.

- 10. Other Business:** J. Miner signed the pro forma. There needs to be an email vote for the allocation of funds to the crosswalk striping project and the Trailnet parklet project.

- 11. Adjournment:** The meeting adjourned at 6:24 pm.

All are in favor of paying the City of St. Louis Street Dept.
\$1,552.50 for crosswalk striping on Vandeventer. 10/9/19

Re: Vandeventer striping



Miner, Jeff <jeffminer@wustl.edu>

To: Annette Pendilton; Yusef Scoggin; Dennis Overton; Marshall Michener; Tiffany Boyd
Cc: Kyle Oberle; Ashley Johnson; Alayna Graham

Reply

Reply All

Forward



Tue 10/8/2019 4:06 PM

I move to approve the payment of \$1552.50 for crosswalk striping at Vandeventer and Laclede. I am also in favor of the parket in principle and look forward to seeing a definitive proposal. Thanks, Jeff Miner

Re: Vandeventer striping



Marshall Michener <marshall.michener@gmail.com>

To: Annette Pendilton
Cc: Scoggin Joseph; Jeff Miner; Overton Dennis; Boyd Tiffany; Kyle Oberle; Ashley Johnson; Alayna Graham

Reply

Reply All

Forward



Tue 10/8/2019 4:28 PM

October 28 is fine for me as well.

I vote to approve the Vandeventer striping.

Marshall Michener

marshall.michener@gmail.com

Re: Vandeventer striping



Yusef Scoggin <ikazy@yahoo.com>

To: Annette Pendilton; Marshall Michener
Cc: Jeff Miner; Overton Dennis; Boyd Tiffany; Kyle Oberle; Ashley Johnson; Alayna Graham

Reply

Reply All

Forward



Tue 10/8/2019 5:21 PM

I vote to approve the payment of the requested expenditure.

Yusef

Re: Vandeventer striping



doverton549@gmail.com

To: Yusef Scoggin
Cc: Annette Pendilton; Marshall Michener; Jeff Miner; Boyd Tiffany; Kyle Oberle; Ashley Johnson; Alayna Graham

Reply

Reply All

Forward



Tue 10/8/2019 7:40 PM

I also vote to approve the expenditure for striping as well.

Sent from my iPhone

Dennis Overton

636-578-5780

CWE Southeast
Balance Sheet
As of September 30, 2019

	Total
ASSETS	
Current Assets	
Bank Accounts	
40900 Cash	0.00
10150 Reliance Bank checking #2910	23,340.36
10155 Reliance MMkt #8362	221,449.37
Total 40900 Cash	\$ 244,789.73
Bill.com Money Out Clearing	0.00
Restricted for Streetlights	0.00
Total Bank Accounts	\$ 244,789.73
Other Current Assets	
Due from CWE South SBD	60.50
Total Other Current Assets	\$ 60.50
Total Current Assets	\$ 244,850.23
TOTAL ASSETS	\$ 244,850.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Park Central Development	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
Retained Earnings	154,940.60
Net Income	89,909.63
Total Equity	\$ 244,850.23
TOTAL LIABILITIES AND EQUITY	\$ 244,850.23

CWE Southeast
Budget vs. Actuals: FY_2019 - FY19 P&L
 January - September, 2019

	Total				
	Sept Actual	Sept Budget	Act Jan-Sep	Bud Jan-Sep	2019 Budget
Income					
41000 Tax Revenue	0.00	0.00	259,522.22	249,000.00	255,000.00
41106 - Less Contingency (deleted)		-524.92		-4,724.24	-6,299.00
41107 - Less Unpaid Assessments (deleted)		-265.67		-2,390.99	-3,188.00
42800 Interest Income	495.00	12.50	1,868.16	112.50	150.00
Total Income	\$ 495.00	-\$ 778.09	\$ 261,390.38	\$ 241,997.27	\$ 245,663.00
Gross Profit	\$ 495.00	-\$ 778.09	\$ 261,390.38	\$ 241,997.27	\$ 245,663.00
Expenses					
61000 Administration					
61050 Annual Award		0.00		50.00	50.00
61100 Administration (PCDC)	3,967.00	0.00	15,872.92	11,901.00	15,868.00
61200 Bank Charge		3.33	2.00	30.01	40.00
61300 Insurance, Liability & D&O		108.33		975.01	1,300.00
61400 Legal Fees	225.00		14,185.84		0.00
61600 Postage and Shipping Expense		8.33	1,178.92	75.01	100.00
61800 Web Site		8.33		75.01	100.00
Total 61000 Administration	\$ 4,192.00	\$ 128.32	\$ 31,239.68	\$ 13,106.04	\$ 17,458.00
68000 Public Safety					
68200 CWE Neighborhood Safety Ini.			37,413.75	27,318.75	36,425.00
68400 National Night Out				0.00	1,000.00
68500 Patrol	13,859.38	11,666.67	93,353.48	104,999.99	140,000.00
68600 Security Camera		1,295.00	7,770.00	11,655.00	15,540.00
68700 Security Signs		116.67		1,049.99	1,400.00
68900 Lighting			1,560.00		0.00
69000 Rest Funds, Infrastructure (deleted)		2,820.00		25,380.00	33,840.00
Total 68000 Public Safety	\$ 13,859.38	\$ 15,898.34	\$ 140,097.23	\$ 170,403.73	\$ 228,205.00
Miscellaneous Expense			143.84		0.00
Unapplied Cash Bill Payment Expense			0.00		0.00
Uncategorized Expense			0.00		0.00
Total Expenses	\$ 18,051.38	\$ 16,026.66	\$ 171,480.75	\$ 183,509.77	\$ 245,663.00
Net Operating Income	-\$ 17,556.38	-\$ 16,804.75	\$ 89,909.63	\$ 58,487.50	\$ 0.00
Net Income	-\$ 17,556.38	-\$ 16,804.75	\$ 89,909.63	\$ 58,487.50	\$ 0.00

Central West End Southeast SBD

Funds Transfer Detail

09/01/19 to 09/30/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
09/06/19	PROCESS DATE					
Park Central	Q4 Payment	016VIRMGW15V2CP	09/15/19		\$ 3,967.00	Simmons ****2910
			Subtotal:		\$ 3,967.00	
09/09/19	PROCESS DATE					
The City's Finest LLC	INV-2136	016WAQICB160K9C	08/15/19		\$ 6,406.25	Simmons ****2910
			Subtotal:		\$ 6,406.25	
09/23/19	PROCESS DATE					
Lewis Rice LLC	1326739	37000121	09/09/19		\$ 225.00	Simmons ****2910
			Subtotal:		\$ 225.00	
09/24/19	PROCESS DATE					
The City's Finest LLC	INV-2162	016YSQAYN16J7GW	08/31/19		\$ 7,453.13	Simmons ****2910
			Subtotal:		\$ 7,453.13	
			Total:		\$ 18,051.38	