

**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**

**November 15th, 2022, at 5:00 p.m.
4512 Manchester Ave
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on November 15th, 2022, at 5:00 p.m., the Central West End Southeast 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)**
- 4. Approve Previous Meeting Minutes**
- 5. Public Safety**
 - a. Neighborhood Security Initiative, Jim Whyte
 - i. Crime Update
 - ii. Contribution Amount – Approval
 - iii. Camera Project Proposal – Approval
 - b. The City's Finest, Rob Betts
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Ron Coleman
 - i. Lighting
 - ii. Sidewalk Repairs
 - iii. Public Infrastructure Projects
 - iv. Tree Planting Funds – Approval
- 7. Project Reports**
 - a. Monthly Financial Reports
 - b. Liability Insurance Renewal – Approval
 - c. Bike Corral – Approval
- 8. Other Business**
- 9. 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 can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314) 535-5311.

**DATE POSTED: 11/11/2022
Time: 5:00 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 SBD Meeting

October 18th, 2022 at 5:00pm

At 4512 Manchester Ave. Suite 100

St. Louis, MO 63110

Board Members in Attendance: Jeff Miner, Yusef Scoggin, Doug Anderson, Linda Emmenegger, Brad Jones

Board members not in Attendance: Rick Kissel, Marc Dangerfield,

Others in attendance: Codi Holt (Park Central Development), Kimberly Smith-Drake (WUMRC), Jim Whyte (NSI), Ron Coleman (Improvement Specialist), Brooks Goedeker,

1. **Call to order:**
 - a. Y Scoggin called the meeting to order at 5:04 PM.
2. **Chair's Report and Announcement of Order:**
 - a. Y Scoggin welcomed new board members to the board and lead brief introductions.
3. **Public Comments & Questions:**
 - a. none
4. **Approval of previous Meeting Minutes:**
 - a. B Jones motioned to approve the previous meeting minutes; J Miner seconded. All in favor – motion passed.
5. **Public Safety:**
 - a. **Neighborhood Security Initiative:** J Whyte gave an overview of what the NSI is for new board members. J Whyte noted that crime is still up compared to last year, with the majority of crimes being larceny and vehicle theft. Y Scoggin shared that a lot of activity occurs near Newstead and Lindell, where lighting is poor. Y Scoggin noted that attention should be paid to crime patterns to help identify where new cameras should go as well as new lighting. J Whyte also noted a discrepancy between what the NSI believed the CWE SE SBD tax revenue was and what PCD reported. J Whyte shared he would follow up with C Holt after the meeting.
6. **Neighborhood Improvements:**
 - a. R Coleman gave the following community updates:
 - i. Infrastructure: Supply chains continue to run slow, slowing down progress with the litter barrels and streetlights that have not come in yet. ADA ramps are also running behind. No new news is available on the Laclede Lighting project.
 - ii. Tree planting: R Coleman asked the board if they would consider funding \$5,000 to tree planting. Y Scoggin shared that the board would explore the option and put the funds up for vote at the next meeting.
 - iii. R Coleman shared that the businesses on Laclede and Vandeventer were asking for a bike corral and that he would work with C Holt to identify pricing for the next board meeting.
7. **Project Report:**

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- a. **Financial Reports:** C. Holt gave a summary of the monthly financial reports. D Anderson motioned to approve the financials; J Miner seconded. All in favor, motion approved. C Holt reminded that he would work with J Whyte to identify the requested level of contribution to vote on amending the budget at the next board meeting. J Miner asked if C Holt could send out the new approved budget to all board members.
 - b. **Tree Watering RFP – Approval:** C Holt gave an overview of the RFP, highlighting the deadline and scope of services. R Coleman noted that the mailing address should be updated. J Miner voted to approve the Tree Watering RFP; B Jones seconded. All in favor – motion passed.
 - c. **Hawk Signal RFP – Approval:** C Holt gave an overview of the RFP. Y Scoggin recommended working with David Newburger (Commissioner on the Disabled and ADA Coordinator) on the project to ensure the project fully complies with ADA guidelines. D Anderson motioned to approve the Hawk Signal RFP; Y Scoggin seconded. All in favor – motion passed.
8. **Other Business:**
- a. **New Board Members Approved:** Y Scoggin gave new board members a review of the CWE SE SBD and the work they have done in the district and the work they are currently conducting.
9. **Meeting Adjourned:** B Jones motioned to adjourn; J Miner seconded. All in favor – meeting adjourned at 6:11 PM.

CWE Southeast SBD
Balance Sheet
As of October 31, 2022

Oct 31, 22

ASSETS

Current Assets

Checking/Savings

40900 · Cash

10150 · Simmons Bank checking #2910 25,162.90

10155 · Simmons MMkt #8362 212,240.96

10160 · GSB - CWESE 8810 251,803.11

Total 40900 · Cash 489,206.97

Total Checking/Savings 489,206.97

Total Current Assets 489,206.97

TOTAL ASSETS 489,206.97

LIABILITIES & EQUITY

Equity

Opening Bal Equity 250,000.01

Retained Earnings 632,881.81

Net Income -393,674.85

Total Equity 489,206.97

TOTAL LIABILITIES & EQUITY 489,206.97

CWE Southeast SBD Profit & Loss Budget Performance October 2022

	<u>Oct 22</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	
Income					
41000 · Tax Revenue	0.00	587,848.37	560,000.00	560,000.00	
42800 · Interest Income	26.53	1,802.09			
49900 · Lighting Project Reserves	0.00	0.00	0.00	514,982.00	
Total Income	<u>26.53</u>	<u>589,650.46</u>	<u>560,000.00</u>	<u>1,074,982.00</u>	
Gross Profit	26.53	589,650.46	560,000.00	1,074,982.00	
Expense					
61000 · Administration					
61050 · Annual Award	0.00	0.00	50.00	50.00	
61100 · Administration (PCDC)	4,935.00	19,740.00	19,740.00	19,740.00	
61200 · Bank Charge	0.00	15.00	33.34	40.00	
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	2,600.00	
61400 · Legal Fees	0.00	0.00	1,666.68	2,000.00	
61600 · Postage and Shipping Expense	0.00	24.50	83.34	100.00	
61755 · Contribution/Donations	0.00	0.00	7,000.00	7,000.00	
61800 · Web Site	0.00	163.57	250.00	250.00	
Total 61000 · Administration	<u>4,935.00</u>	<u>19,943.07</u>	<u>28,823.36</u>	<u>31,780.00</u>	
62000 · Public Services					
62010 · ATBM-Street Cleaning	3,850.00	20,600.00	16,500.00	19,800.00	Actual compared to budget is over due to watering added to ATBM contract
62015 · Beautification	972.00	15,942.50	17,693.34	21,232.00	
Total 62000 · Public Services	<u>4,822.00</u>	<u>36,542.50</u>	<u>34,193.34</u>	<u>41,032.00</u>	
68000 · Public Safety					
68200 · CWE Neighborhood Safety Ini.	0.00	50,250.00	36,425.00	43,710.00	Increase in NSI Fees
68400 · National Night Out	0.00	0.00	1,000.00	1,000.00	
68500 · Patrol	14,190.00	102,785.01	116,666.68	140,000.00	
68600 · Security Camera	16,750.00	29,950.00	13,383.34	16,060.00	
68700 · Security Signs	0.00	0.00	1,400.00	1,400.00	
68900 · Lighting					
68901 · Installation	0.00	723,325.00			Lighting project
68905 · Maintenance	0.00	7,995.32			Two lighting fixtures replaced
68900 · Lighting - Other	0.00	12,534.41	622,222.23	800,000.01	ABNA Fees
Total 68900 · Lighting	<u>0.00</u>	<u>743,854.73</u>	<u>622,222.23</u>	<u>800,000.01</u>	
Total 68000 · Public Safety	<u>30,940.00</u>	<u>926,839.74</u>	<u>791,097.25</u>	<u>1,002,170.01</u>	
Total Expense	<u>40,697.00</u>	<u>983,325.31</u>	<u>854,113.95</u>	<u>1,074,982.01</u>	
Net Income	<u><u>-40,670.47</u></u>	<u><u>-393,674.85</u></u>	<u><u>-294,113.95</u></u>	<u><u>-0.01</u></u>	

CWE Southeast SBD Transaction List by Vendor

Type	Date	Num	October 2022	Split	Amount
AT Building Maintenance					
Bill	10/07/2022	1392	Street Cleaning	62010 · ATBM-Street Cleaning	-3,850.00
NSI					
Bill	10/13/2022	3342	4th Qtr Contribution/	68600 · Security Camera	-16,750.00
Park Central Development Corporation					
Bill	10/15/2022	2022-10-15	PCD contract with CWE SE SBD for 2021-2023. Qtrly pmt of \$4,935	61100 · Administration (PCDC)	-4,935.00
Pretty City Gardens					
Bill	10/07/2022	2623	Landscaping	62015 · Beautification	-240.00
Bill	10/14/2022	2579	Landscaping	62015 · Beautification	-732.00
The City's Finest LLC					
Bill	10/05/2022	INV-4976	Patrols	68500 · Patrol	-7,750.00
Bill Pmt -Check	10/05/2022	INV-4941	Patrols	68500 · Patrol	-6,440.00
Bills Paid in October					-40,697.00

Do Not Pay. This is not an invoice.



Renewal Pricing for CWE SOUTHEAST SPECIAL BUSINESS DISTRICT

Memorandum No. 4338

Date: November 10, 2022

Policy Period: January 1, 2023 to January 1, 2024

<u>Line of Business</u>	<u>Annual Contribution</u>	<u>Deductible</u>	<u>Deductible Applicability</u>
Liability	Included	Per Schedule	
Employment Practices Liability	\$433.00	\$500.00	Loss
Errors & Omissions Liability	\$300.00	\$500.00	Loss
General Liability	\$538.00	\$500.00	Loss
Hired and Non-Owned Vehicles	Included	\$500.00	Loss
TOTAL RENEWAL PRICING:	<u>\$1,271.00</u>	*	

If "Loss & LAE" (Loss Adjustment Expense) is indicated under *Deductible Applicability*, the Member will be responsible for defense and other adjustment costs up to the deductible amount.

Deductibles have been determined based on total contribution, loss history, and existing deductibles.

*The entity's current coverage will expire on January 1, 2023. Renewal is hereby offered at the price indicated above, which is based on information on file as of November 10, 2022. Changes requested before January 1, 2023 will affect the actual renewal price invoiced.

MOPERM reserves the right to correct any errors discovered before the renewal invoice is issued. If such corrections result in a change in contribution, notice will be sent to the appropriate parties.

BIKE CORRALS



Capacity: 9 Approx.
\$230.99
Length 91"
Height: 36"
[Click Here](#)

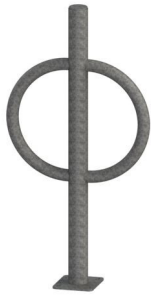
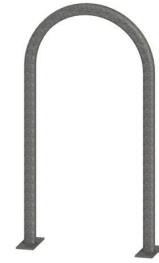
Capacity: 6
Approx.
\$338.85
Length 78.25"
Height: 8"
Width: 17.25"
[Click Here](#)



Capacity: 6
Approx.
\$771.00
Length 72"
Height: 33"
Width: 42"
[Click Here](#)

Dimensions: 21.5"L × 33.81"H × 2"OD

Cost: \$141.00 - \$294.00

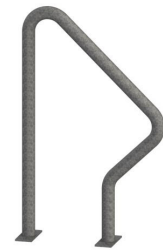


Dimensions: 17.88"L × 45.05"H × 2.38"OD

Cost: \$188.00

Dimensions: 21.4"L × 34.7"H × 1.9"OD

Cost: \$207.00



Dimensions: 39.9"L × 34.2"H × 1.9"OD

Cost: \$322.00