

**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 16th, 2021 at 5:00 p.m.
Via Zoom**

Please Note: Due to Covid-19, the Board of Commissioners meeting will be held via Zoom at <https://us06web.zoom.us/j/89446668162?from=addon> (Meeting ID: 894 4666 8162) or call by phone at 1-312-626-6799.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on November 16th, 2021 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
 - b. Camera Map and Recommendations
 - c. The City's Finest, Rob Betts
6. Neighborhood Improvement
 - a. City of St. Louis, Ron Coleman
 - i. Lighting
7. Project Reports
 - a. Financial Reports
 - b. 5-Year Budget
 - c. Forest Park Median Landscaping
 - d. Walk Audit
8. 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: 11/12/2021
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 Board of Commissioners Meeting
October 28th, 2021 at 5:00pm
At 4512 Manchester Ave. Suite 100
St. Louis, MO 63110

Board Members in Attendance: Yusef Scoggin, Rick Kissel, Doug Anderson, Jeff Miner

Board members not in Attendance: N/A

Others in attendance: Alayna Graham, Ashley Johnson (Park Central Development), Ron Coleman (City of St. Louis)

1. **Call to order**
 - a. Y. Scoggin called the meeting to order at 5:01 PM.
2. **Chair's Report & Announcement of the Order of Business**
3. **Public Comments:** None.
4. **Approval of October Meeting Minutes**
 - a. D. Anderson motioned to approve meeting minutes. R. Kissel seconded the motion. All in favor, motion approved.
5. **5-Year Planning**
 - a. Lighting – Y. Scoggin discussed some of the history behind the lighting projects.
 - i. Commissioners agreed that the North/South streets are the highest priority.
 - ii. R. Coleman mentioned he gets complaints about the bank at Lindell and Sarah because the lights that are there are dark.
 - iii. R. Coleman stated there are five lighting poles that need to be replaced at a cost of \$19,036.50. The Commissioners would like to replace those as soon as possible.
 - b. Safety – The Commissioners agree that Safety is number one priority.
 - i. The Commissioners requested that PCD get an updated camera proposal and map from the NSI.
 - ii. A. Johnson detailed that patrols will be increasing in the next few years. The SBD will need to decide if they would like to increase their budget or utilize fewer patrols.
 - c. Beautification – The Commissioners agree that beautification is less of a priority than lighting, cameras, and infrastructure.
 - i. The Commissioners discussed trees taking priority over planters since the District is mostly residential; PCD agreed to ask Pretty City about adding watering/pruning trees to their contract in the future.
 - ii. R. Coleman brought up a resident complaint about the median jersey barriers and concrete tree lawn on Forest Park Avenue. The Commissioners would like to address these changes at a later date when some of the higher priority items have been completed.
 - d. Infrastructure – A. Graham will be sending out the sign up sheet for the Walk Audit

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- i. Commissioners agree that sidewalks are a top priority. J. Miner mentioned the mud that collects on some areas of the sidewalks because of run off from yards. They would like to look into metal edging along sidewalk or other solutions to block mud.
 - ii. Speed bumps in alley ways- A. Graham reminded the Commissioners that they had discussed this in a previous meeting. R. Coleman informed them that it would be \$200 per 6-foot bump and estimated about \$1000 per alley. A. Graham stated PCD will include \$2000 per year for speed bumps.
- 1. **Other**
 - a. A. Graham stated that this would be her last meeting with the CWE Southeast SBD as she has resigned from PCD. A. Johnson will be filling in until the position has been replaced.
- 2. **Meeting Adjourned:** The meeting was adjourned at 6:09 pm.

DRAFT

CWE Southeast SBD
Balance Sheet
As of October 31, 2021

	<u>Oct 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072-1 · Bill.com Clearing	5,015.63
40900 · Cash	
10150 · Simmons Bank checking #2...	36,850.88
10155 · Simmons MMkt #8362	437,878.79
10160 · GSB - CWESE 8810	450,332.23
	<hr/>
Total 40900 · Cash	925,061.90
	<hr/>
Total Checking/Savings	930,077.53
	<hr/>
Total Current Assets	930,077.53
	<hr/>
TOTAL ASSETS	930,077.53
	<hr/> <hr/>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	339,955.56
Net Income	340,121.96
	<hr/>
Total Equity	930,077.53
	<hr/>
TOTAL LIABILITIES & EQUITY	930,077.53
	<hr/> <hr/>

CWE Southeast SBD
Profit & Loss Budget Performance
 October 2021

	<u>Oct 21</u>	<u>Jan - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41000 · Tax Revenue	0.00	788,624.88	560,000.00	560,000.00
42800 · Interest Income	40.26	652.69		
Total Income	<u>40.26</u>	<u>789,277.57</u>	<u>560,000.00</u>	<u>560,000.00</u>
Gross Profit	40.26	789,277.57	560,000.00	560,000.00
Expense				
Miscellaneous Expense	0.00	200,000.00		
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	11.30	33.34	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	1,300.00
61400 · Legal Fees	0.00	1,118.50	1,666.68	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	83.34	100.00
61755 · Contribution/Donations	0.00	7,000.00		
61800 · Web Site	0.00	212.56	100.00	100.00
Total 61000 · Administration	<u>4,935.00</u>	<u>28,082.36</u>	<u>21,673.36</u>	<u>23,330.00</u>
62000 · Public Services				
62010 · ATBM-Street Cleaning	825.00	825.00		
Total 62000 · Public Services	<u>825.00</u>	<u>825.00</u>		
68000 · Public Safety				
68100 · Parklet	0.00	19,550.00		
68200 · CWE Neighborhood Safety Ini.	0.00	43,800.00	43,710.00	43,710.00
68400 · National Night Out	0.00	0.00	1,000.00	1,000.00
68500 · Patrol	8,328.13	94,530.68	116,666.68	140,000.00
68600 · Security Camera	24,351.00	40,411.00	13,383.34	16,060.00
68700 · Security Signs	0.00	0.00	1,166.68	1,400.00
68800 · Program/Project TBD	0.00	0.00	70,833.34	85,000.00
68900 · Lighting				
68902 · Lighting Engineer	0.00	15,152.40		
68905 · Maintenance	0.00	0.00	12,500.00	15,000.00
68900 · Lighting - Other	6,804.17	6,804.17	234,000.00	234,000.00
Total 68900 · Lighting	<u>6,804.17</u>	<u>21,956.57</u>	<u>246,500.00</u>	<u>249,000.00</u>
Total 68000 · Public Safety	<u>39,483.30</u>	<u>220,248.25</u>	<u>493,260.04</u>	<u>536,170.00</u>
Total Expense	<u>45,243.30</u>	<u>449,155.61</u>	<u>514,933.40</u>	<u>559,500.00</u>
Net Income	<u><u>-45,203.04</u></u>	<u><u>340,121.96</u></u>	<u><u>45,066.60</u></u>	<u><u>500.00</u></u>

CWE Southeast SBD
Transaction List by Vendor
October 2021

Type	Date	Num	Memo	Amount
ABNA Engineering, Inc.				
Bill	10/07/2021	4	Laclede Ave-Lighting	-6,804.17
AT Building Maintenance				
Bill	10/22/2021	1311	Street Cleaning	-825.00
Dynamic Controls Inc				
Bill	10/01/2021	512702	Cameras at New Market Hardware Store	-11,351.00
Bill	10/21/2021	512543	Cameras at New Market Hardware Store	-13,000.00
Park Central Development Corporation				
Bill	10/15/2021	2021-10-15	Recurring Bill PCD contract with CWE SE SBD for 2021-2023. Qtrly pmt of \$4,935	-4,935.00
The City's Finest LLC				
Bill	10/01/2021	INV-3357	Patrols	-5,250.00
Bill	10/01/2021	INV-3385	Patrols	-3,078.13
Bills Paid in October				-45,243.30

CWE Southeast SBD
Profit & Loss Budget Performance
January through December 2021

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	
	<u>Annual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	
	<u>Budget</u>	<u>Projection</u>	<u>Projection</u>	<u>Projection</u>	<u>Projection</u>	<u>Projection</u>	
Income							
41000 · Tax Revenue	560,000.00	560,000.00	560,000.00	560,000.00	560,000.00	560,000.00	
42800 · Interest Income							
Total Income	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	
Gross Profit	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	<u>560,000.00</u>	
Expense							
Miscellaneous Expense							
61000 · Administration							
61050 · Annual Award	50.00	50.00	50.00	50.00	50.00	50.00	
61100 · Administration (PCDC)	19,740.00	19,740.00	19,740.00	19,740.00	19,740.00	19,740.00	PCD Contract ends 12/31/23
61200 · Bank Charge	40.00	40.00	40.00	40.00	40.00	40.00	
							Est. increase rates by 3%
61300 · Insurance, Liability & D&O	1,271.00	1,309.13	1,348.40	1,388.86	1,430.52	1,473.44	annually
61400 · Legal Fees	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	
61600 · Postage and Shipping Expense	100.00	100.00	100.00	100.00	100.00	100.00	
61750*Kindness Meals							
61755*Contributions/Donations	7,000.00						
61800 · Web Site	250.00	250.00	250.00	250.00	250.00	250.00	
Total 61000 · Administration	<u>30,451.00</u>	<u>23,489.13</u>	<u>23,528.40</u>	<u>23,568.86</u>	<u>23,610.52</u>	<u>23,653.44</u>	
62000 - Public Services							
62010- ATBM - Street Cleaning	19,800.00	19,800.00	19,800.00	19,800.00	19,800.00	19,800.00	ATBM contract may be for just one year
62015-Beautification	21,232.00	8,279.00	8,279.00				Pretty City has three year contract
68000 · Public Safety							
68100 · Parklet							
							Est. rate increase 3% every
68200 · CWE Neighborhood Safety Ini.	43,710.00	58,400.00	60,152.00	60,152.00	61,956.56	61,956.56	two years
68400 · National Night Out	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
							Didn't increase expenses has never exceeded budget
68500 · Patrol	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	
68600 · Security Camera	16,060.00						
68700 · Security Signs	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	
68800 · Project Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	
Project Speed Bumps							
68900 · Lighting							
68905 · Maintenance	19,036.50	0.00	0.00	0.00	0.00	0.00	
68902 · Lighting Engineering	133,525.00	133,525.00	133,525.00	133,525.00	133,525.00	133,525.00	
Total 68900 · Lighting	<u>152,561.50</u>	<u>133,525.00</u>	<u>133,525.00</u>	<u>133,525.00</u>	<u>133,525.00</u>	<u>133,525.00</u>	
Total 68000 · Public Safety	<u>354,731.50</u>	<u>334,325.00</u>	<u>336,077.00</u>	<u>336,077.00</u>	<u>337,881.56</u>	<u>337,881.56</u>	
Total Expense	<u>385,182.50</u>	<u>357,814.13</u>	<u>359,605.40</u>	<u>359,645.86</u>	<u>361,492.08</u>	<u>361,535.00</u>	
Net Income	<u>174,817.50</u>	<u>202,185.87</u>	<u>200,394.60</u>	<u>200,354.14</u>	<u>198,507.92</u>	<u>198,465.00</u>	