

**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**

**December 17, 2019 at 5:00 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on December 17, 2019 at 5:00 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, 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. Public Safety
  - a. The City's Finest, Charles Betts
  - b. Neighborhood Security Initiative, Jim Whyte
    - i. Contract Renewal
5. Neighborhood Improvement
  - a. City of St. Louis, Ron Coleman
6. Approval of Meeting Minutes
7. Project Reports
  - a. Financial Reports
8. Other Business
  - a. Collection of Resident Feedback
  - b. Website
  - c. Board Seats
  - d. Liability Coverage

**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: 12-13-19**

**Time: 4:30 PM**

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

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Central West End Southeast Board of Commissioners Meeting  
October 28, 2019 at 5:00pm  
**At 4512 Manchester, St. Louis, MO 63110**

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

**Board members not in Attendance:** Tiffany Small-Boyd

**Others in attendance:** Kyle Oberle, Alayna Graham (Park Central Development); Ron Coleman (City of St. Louis); Jeff Hood (WU Medical Redevelopment Corporation); Sue Nauert, Diana Gualdoni (West Pine Laclede Neighborhood Association); Sam McCrory, Taylor March (Trailnet)

1. **Call to order:** Y. Scoggin called the meeting to order at 5:00 pm.
2. **Chair's Report & Announcement of the Order of Business:** Introductions
3. **Public Comments & Questions:**
  - a. **Trailnet:** S. McCrory presented an overview of the parklet project. Through public outreach, Trailnet moved the parklet back away from the intersection for safety. The cost estimates for material are between \$4,800 and \$5,600. T. March agreed to follow up with the architectural designer to give more information on the base of the structure. Maintenance details are still being negotiated. The goal is to open the parklet by March 2020.
4. **Public Safety**
  - a. **CWE NSI:** J. Whyte sent the report before the meeting, as requested. Person crime is down 50% YTD, property crime is down 24.49% YTD, and total crime is down 27.54% YTD.
  - b. Y. Scoggin recommended the Board read the St. Louis American article about race, crime, and surveillance to think about how to utilize resources in the future.
5. **Neighborhood Stabilization**
  - a. **City of St. Louis, R. Coleman:** The parking signage has been readjusted around Kaldi's for clarity. West Pine will be repaved in the Spring. The crosswalk striping has been approved. Café Ventana is closed. 10 N Newstead is attempting to get a liquor license. 4308 Laclede is on hold due to owner death. Park Central Development will discuss missing light poles offline with R. Coleman.
6. **Approval of Meeting Minutes:** J. Miner motioned to approve the meeting minutes. M. Michener seconded the motion. All in favor—approved.

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**7. Project Reports**

- a. **Financial Reports:** K. Oberle reported the financials. The balance sheet, funds transfer, and budget forecast were presented. There are still some outstanding tax bills that will contribute to income for the rest of the year. K. Oberle to check with PCD accountant as to how much of those bills are expected to be paid and if there are any other revenue sources.
- b. **Approval of Financials:** Approved.

**9. Budget Preparation:**

- a. **Budget Analysis:** Kyle Oberle presented the 2020 draft budget that is due in November. Marshall Michener motioned to approve 2020 draft budget. Dennis Overton seconded the motion. All in favor—approved.

**10. Other Business:**

- a. **Collection of Resident Feedback:** K. Oberle presented the draft resident survey. The Board recommended using an electronic version and J. Hood volunteered to help coordinate. Recommendations for draft: Add option to input multiple answers. Add short explanation of SBD to introduction. Add an opportunity to expand on what they like and dislike about the neighborhood and why. Priorities of neighborhood change should have a ranking.
  - i. Y. Scoggin recommends this survey be distributed annually.
- b. **Landscaping Request:** The West Pine Laclede Neighborhood Association (WPLNA) presented a request to prioritize landscaping for planters on Forest Park Parkway and Laclede.
  - i. Kimberly Haegele of the St. Louis City Parks Department approves of the beautification, but the department has no funds to contribute.
  - ii. The WPLNA will reach out to partners for sponsorship (Cortex, IKEA).
  - iii. Alderman Joe Roddy and Neighborhood Improvement Specialist Ron Coleman have agreed to match dollars that the SBD contributes.
  - iv. The first-year estimated cost is ~\$32,500 based on input from City Parks Dept. and Top Care. PCD can issue a Request for Proposals for landscaping companies when plans have been confirmed.
- c. **Board Seats:** Two Board seats are currently available. Y. Scoggin requested that the WPLNA reach out to their members to see if anyone is interested. PCD will make a list of current seat openings and the requirements for seat-holders.

**11. Adjournment:** The meeting adjourned at 6:27 pm.

**CWE Southeast**  
**Balance Sheet**  
As of October 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	11,420.39
10155 Reliance MMkt #8362	201,669.80
<b>Total 40900 Cash</b>	<b>\$ 213,090.19</b>
Bill.com Money Out Clearing	0.00
Restricted for Streetlights	0.00
<b>Total Bank Accounts</b>	<b>\$ 213,090.19</b>
<b>Other Current Assets</b>	
Due from CWE South SBD	60.50
<b>Total Other Current Assets</b>	<b>\$ 60.50</b>
<b>Total Current Assets</b>	<b>\$ 213,150.69</b>
<b>TOTAL ASSETS</b>	<b>\$ 213,150.69</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	58,210.09
<b>Total Equity</b>	<b>\$ 213,150.69</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 213,150.69</b>

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

	<b>Oct. Actual</b>	<b>Oct. Budget</b>	<b>Jan-Oct Actual</b>	<b>Jan-Oct Budget</b>	<b>2019 Budget</b>
<b>Income</b>					
41000 Tax Revenue			259,522.22	249,000.00	255,000.00
41106 - Less Contingency (deleted)		-524.92		-5,249.16	-6,299.00
41107 - Less Unpaid Assessments (deleted)		-265.67		-2,656.66	-3,188.00
42800 Interest Income	220.43	12.50	2,088.59	125.00	150.00
<b>Total Income</b>	<b>\$ 220.43</b>	<b>-\$ 778.09</b>	<b>\$ 261,610.81</b>	<b>\$ 241,219.18</b>	<b>\$ 245,663.00</b>
<b>Gross Profit</b>	<b>\$ 220.43</b>	<b>-\$ 778.09</b>	<b>\$ 261,610.81</b>	<b>\$ 241,219.18</b>	<b>\$ 245,663.00</b>
<b>Expenses</b>					
<b>61000 Administration</b>					
61050 Annual Award		0.00		50.00	50.00
61100 Administration (PCDC)		3967.00	15,872.92	15,868.00	15,868.00
61200 Bank Charge		3.33	2.00	33.34	40.00
61300 Insurance, Liability & D&O		108.33		1,083.34	1,300.00
61400 Legal Fees		0.00	14,185.84		
61600 Postage and Shipping Expense		8.33	1,178.92	83.34	100.00
61800 Web Site		8.33		83.34	100.00
<b>Total 61000 Administration</b>	<b>\$ 0.00</b>	<b>\$ 4,095.32</b>	<b>\$ 31,239.68</b>	<b>\$ 17,201.36</b>	<b>\$ 17,458.00</b>
<b>68000 Public Safety</b>					
68200 CWE Neighborhood Safety Ini.	9,881.25	9,106.25	47,295.00	36,425.00	36,425.00
68400 National Night Out	267.46	1,000.00	267.46	1,000.00	1,000.00
68500 Patrol	20,218.76	11,666.67	113,572.24	116,666.66	140,000.00
68600 Security Camera		1,295.00	7,770.00	12,950.00	15,540.00
68700 Security Signs		116.67		1,166.66	1,400.00
68900 Lighting			1,560.00		
69000 Rest Funds, Infrastructure (deleted)		2,820.00		28,200.00	33,840.00
<b>Total 68000 Public Safety</b>	<b>\$ 30,367.47</b>	<b>\$ 26,004.59</b>	<b>\$ 170,464.70</b>	<b>\$ 196,408.32</b>	<b>\$ 228,205.00</b>
Miscellaneous Expense	1,552.50		1,696.34		
Unapplied Cash Bill Payment Expense			0.00		
Uncategorized Expense			0.00		
<b>Total Expenses</b>	<b>\$ 31,919.97</b>	<b>\$ 30,099.91</b>	<b>\$ 203,400.72</b>	<b>\$ 213,609.68</b>	<b>\$ 245,663.00</b>
<b>Net Operating Income</b>	<b>-\$ 31,699.54</b>	<b>-\$ 30,878.00</b>	<b>\$ 58,210.09</b>	<b>\$ 27,609.50</b>	<b>\$ 0.00</b>
<b>Net Income</b>	<b>-\$ 31,699.54</b>	<b>-\$ 30,878.00</b>	<b>\$ 58,210.09</b>	<b>\$ 27,609.50</b>	<b>\$ 0.00</b>

# Central West End Southeast SBD

## Funds Transfer Detail

10/01/19 to 10/31/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
10/08/19	PROCESS DATE					
Dennis Overton.	09.30.19	37434230	09/30/19		\$ 267.46	Simmons ****2910
			Subtotal:		\$ 267.46	
10/11/19	PROCESS DATE					
The City's Finest LLC	INV-2189	016QFNLXL1793JW	09/15/19		\$ 5,375.00	Simmons ****2910
			Subtotal:		\$ 5,375.00	
10/21/19	PROCESS DATE					
St. Louis City Street	10.14.19	37781672	10/14/19		\$ 1,552.50	Simmons ****2910
			Subtotal:		\$ 1,552.50	
10/24/19	PROCESS DATE					
CWE Neighborhood	3119	37930260	10/01/19		\$ 9,881.25	Simmons ****2910
The City's Finest LLC	INV-2214	016SMRMGN17NCRG	09/30/19		\$ 8,484.38	Simmons ****2910
			Subtotal:		\$ 18,365.63	
10/30/19	PROCESS DATE					
The City's Finest LLC	INV-2242	016LAOEYEG17VD7H	10/15/19		\$ 6,359.38	Simmons ****2910
			Subtotal:		\$ 6,359.38	
<b>Total:</b>					<b>\$ 31,919.97</b>	