

**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 20th, 2022, at 5:00 p.m.

4512 Manchester Ave

St. Louis, MO 63110

Hybrid Option Available Join Zoom Meeting At:

Mobile: US: +13052241968,,89290191431# or +13092053325,,89290191431#

Meeting URL: <https://us06web.zoom.us/j/89290191431?from=addon>

Meeting ID: 892 9019 1431

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. Camera Project Update
 - b. The City's Finest, Rob Betts
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Ron Coleman
 - i. Lighting
 - ii. Sidewalk Repairs – Sidewalk Survey
- 7. Project Reports**
 - a. Monthly Financial Reports
 - b. Tree Watering RFPs – Approval
 - c. HAWK Signal RFPs – Approval
 - d. 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: 12/16/2022

Time: 3:00 PM

• Central West End Southeast Special Business District •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

**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
cwesoutheastsbd.com

Central West End Southeast SBD Meeting

November 15th, 2022 at 5:00pm

At 4512 Manchester Ave. Suite 100

St. Louis, MO 63110

Board Members in Attendance: Yusef Scoggin, Doug Anderson, Brad Jones, Rick Kissel, Marc Dangerfield,

Board members not in Attendance: Jeff Miner, Linda Emmenegger,

Others in attendance: Codi Holt (Park Central Development), Kimberly Smith-Drake (WUMRC), Jim Whyte (NSI), Ron Coleman (Improvement Specialist), Rob Betts (TCF), Frank Eppert (ABNA),

1. **Call to order:**
 - a. Y Scoggin called the meeting to order at 5:05 PM.
2. **Chair's Report and Announcement of Order:**
 - a. Y Scoggin welcomed new board member M Dangerfield to the board and asked C Holt to check in with the city to see what next steps are regarding signing. Y Scoggin also requested that the annual report be presented at the next meeting to review the impact the SBD has made this past year.
3. **Public Comments & Questions:**
 - a. none
4. **Approval of previous Meeting Minutes:**
 - a. D Anderson motioned to approve the previous meeting minutes; B Jones seconded. All in favor – motion passed.
5. **Public Safety:**
 - a. **Neighborhood Security Initiative:**
 - i. **Crime Update:** J Whyte gave an update on the crime occurrences in the district, noting a continued increase in crime compared to the past 5 years. J Whyte recommended Safe Haven Defense smash resistant windows as a solution for businesses in the region to deter break-ins. A Abdullah shared that the Grove's special taxing district approved a cost sharing program with businesses to cover the cost of installations and recommended that the CWE SE consider a similar program.
 - ii. **Contribution Amount – Approval:** J Whyte provided an overview of the requested contribution amount for the NSI, suggesting the operation contribution be at \$81,300 and camera contribution to be \$15,750. M Dangerfield motioned to approve the contribution amount; R Kissel seconded. All in favor – motion passed.
 - iii. **Camera Project Proposal:** J Whyte suggested a 3 to 5 year camera expansion proposal, identifying the intersections at Forest Park & Boyle, Lindell & Boyle, 4300 Lindell, Sarah & Lindell, Boyle & Laclede, as well as Lindell & Whittier as prime spots for installations. Y Scoggin recommended accepting the proposal as presented and to further discuss a funding strategy at the next meeting.
- b. **The City's Finest, Rob Betts:**

**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
cwesoutheastsbd.com

- i. R Betts informed the board that patrol costs have increased and recommended the board consult with J Whyte when considering increasing their budget for patrols to continue receiving the same amount of patrolling they currently receive in the neighborhood.
- 6. **Neighborhood Improvements:**
 - a. R Coleman gave the following community updates:
 - i. Laclede Lighting Project: R Coleman mentioned that the lighting project was expected to cost \$70,000 more than initially expected. A Abdul recommended seeing if any additional ward fund would be available to assist as the SBD has taken on the majority of funding for the project. Y Scoggin recommended that he, R Coleman and A Abdullah reach out to the alderperson to see if funding were available, and if not, to conduct an email vote.
 - ii. Sidewalk Repairs: R Coleman requested that Park Central work with him to conduct a sidewalk survey to identify areas needing repair.
 - iii. Infrastructure: Supply chains continue to run slow, slowing down progress with the litter barrels and streetlights that have not come in yet. The ADA ramps installation has been delayed and will continue once weather is better.
 - iv. Tree planting: R Coleman asked the board if they would consider funding \$5,000 to tree planting. Y Scoggin suggested tabling funding for the project until time is closer to planting season.
- 7. **Project Report:**
 - a. **Financial Reports:** C. Holt gave a summary of the monthly financial reports. B Jones asked if a variance column could be added to the report. C Holt shared that he would check with PCDs accountant to see if one could be added. D Anderson shared that the reports provided are standard. B Jones motioned to approve the financials; R Kissel seconded. All in favor, motion approved.
 - b. **Liability Insurance Renewal – Approval:** C Holt gave an overview of the insurance renewal. R Kissel motioned to approve the new contract; M Dangerfield seconded. All in favor – motion passed.
 - c. **Bike Corrals:** C Holt gave an overview of bike corral options and costs. R Coleman recommended working with Mike Woodling for installation.
- 8. **Other Business:**
 - a. **December Meeting:** R Kissel asked what next months meeting would look like given the holiday season. Y Scoggin suggested having a hybrid meeting option in December due to the holidays and possible weather concerns.
- 9. **Meeting Adjourned:** Y Scoggin adjourned the meeting at 6:19 PM.

CWE Southeast SBD
Balance Sheet
As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
40900 · Cash	
10150 · Simmons Bank checking #2...	27,277.90
10155 · Simmons MMkt #8362	224,219.67
10160 · GSB - CWESE 8810	251,875.55
Total 40900 · Cash	503,373.12
Total Checking/Savings	503,373.12
Total Current Assets	503,373.12
TOTAL ASSETS	503,373.12
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	632,881.81
Net Income	-379,508.70
Total Equity	503,373.12
TOTAL LIABILITIES & EQUITY	503,373.12

CWE Southeast SBD

Profit & Loss Budget Performance

November 2022

	Nov 22	Jan - Nov 22	YTD Budget	Annual Budget
Income				
41000 · Tax Revenue	35,874.30	623,722.67	560,000.00	560,000.00
42800 · Interest Income	104.41	1,978.94		
49900 · Lighting Project Reserves	0.00	0.00	0.00	514,982.00
Total Income	35,978.71	625,701.61	560,000.00	1,074,982.00
Gross Profit	35,978.71	625,701.61	560,000.00	1,074,982.00
Expense				
61000 · Administration				
61050 · Annual Award	0.00	0.00	50.00	50.00
61100 · Administration (PCDC)	0.00	19,740.00	19,740.00	19,740.00
61200 · Bank Charge	0.00	15.00	36.67	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	2,600.00
61400 · Legal Fees	0.00	0.00	1,833.34	2,000.00
61600 · Postage and Shipping Expense	0.00	24.50	91.67	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	0.00	19,943.07	29,001.68	31,780.00
62000 · Public Services				
62010 · ATBM-Street Cleaning	2,050.00	22,650.00	18,150.00	19,800.00
62015 · Beautification	1,515.00	17,457.50	19,462.67	21,232.00
Total 62000 · Public Services	3,565.00	40,107.50	37,612.67	41,032.00
68000 · Public Safety				
68200 · CWE Neighborhood Safety Ini.	0.00	50,250.00	40,067.50	43,710.00
68400 · National Night Out	0.00	0.00	1,000.00	1,000.00
68500 · Patrol	18,320.00	121,105.01	128,333.34	140,000.00
68600 · Security Camera	0.00	29,950.00	14,721.67	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		
68905 · Maintenance	0.00	7,995.32		
68900 · Lighting - Other	0.00	12,534.41	711,111.12	800,000.01
Total 68900 · Lighting	0.00	743,854.73	711,111.12	800,000.01
Total 68000 · Public Safety	18,320.00	945,159.74	896,633.63	1,002,170.01
Total Expense	21,885.00	1,005,210.31	963,247.98	1,074,982.01
Net Income	14,093.71	-379,508.70	-403,247.98	-0.01

CWE Southeast SBD
Transaction List by Vendor
November 2022

Type	Date	Num	Memo	Split	Amount
AT Building Maintenance					AT
Bill	11/08/2022	1406	Street Cleaning	62010 · ATBM-Street Cleaning	-2,050.00
Pretty City Gardens					Pret
Bill	11/03/2022	2662	Landscaping	62015 · Beautification	-1,275.00
Bill	11/21/2022	2702	Landscaping	62015 · Beautification	-240.00
The City's Finest LLC					The
Bill	11/04/2022	INV-5048	Patrols	68500 · Patrol	-5,420.00
Bill	11/22/2022	INV-5086	Patrols	68500 · Patrol	-7,560.00
Bill Pmt -Check	11/23/2022	INV-5011	Patrols	20000 · Accounts Payable	-5,340.00
Bills Paid in November					-21,885.00