

**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 21st, 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 (Meeting ID: 872 1931 4704) or call by phone at 1-312-626-6799.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on December 21st, 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. 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. Forest Park Median Landscaping
 - c. Walk Audit
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: 12/20/2021

Time: 5:00 PM

• Central West End Southeast Special Business District •

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**Central West End Southeast SBD Meeting
November 16th, 2021 at 5:00pm
At 4512 Manchester Ave. Suite 100
St. Louis, MO 63110**

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

Board members not in Attendance: Yusef Scoggin

Others in attendance: Ashley Johnson (Park Central Development), Ron Coleman (City of St. Louis), Jim Whyte (NSI), Charles Betts (TCF), Kimberly Drake Smith (WUMC)

1. **Call to order**
 - a. D. Anderson called the meeting to order at 5:06 PM.
2. **Public Comments:** None.
3. **Approval of October Meeting Minutes**
 - a. J. Miner motioned to approve meeting minutes. R. Kissel seconded the motion. All in favor, motion approved.
4. **Public Safety**
 - a. **Neighborhood Security Initiative:** J. Whyte presented their camera expansion locations and 5-year strategy recommendations. The presentation didn't include cost estimates for new cameras. J. Whyte noted the NSI will not have access to any cameras purchased for City use. The NSI will seek out, at least 2, bids for new cameras approved by the Board. J. Whyte would like more feedback from the Board. The crime data was incorrect, J. Whyte will send out an updated version. J. Whyte discussion future District's security strategies.
 - b. **The City's Finest:** C. Betts noted that the District is under budget by \$23,000, due to COVID and staffing issues.
5. **Neighborhood Improvements**
 - a. R. Colman noted the following updates:
 - i. He will continue to monitor the progress for median project
 - ii. Trees will be planted this winter
 - iii. He shared several other development project updates
 - b. **Lighting:** The Alderwoman will not financially support the lighting project. R. Coleman suggested scheduling a meeting with the Chair, A. Johnson, and himself to go over the details of the project with the Alderwomen. A. Johnson will follow-up with Frank Eppert to looking into next steps, if the board doesn't get any financial support from the Alderwoman.
6. **Project Report**
 - a. **Financial Reports:** Board reviewed the financial reports. J. Miner noted he that he thought the total income for January – October was an error, inflated by \$200,000. A. Johnson will investigate and follow-up.
 - b. **5-Year Budget:** Board reviewed the budget. J. Minor noted that Vanderverter and Spring brings in a lot of revenue. He recommended doing some projects in the area. R. Coleman suggested bollards or median improvements.

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- c. **Forest Park Median Landscaping:** A. Johnson gave an update. The Contract needs Yusuf Scoggins signature.
 - d. **Walk Audit:** The audit will remand active, but the sign-up sheet will expire on the 30th. A. Johnson will give an update at the next board meeting.
7. **Meeting Adjourned:** R. Kessel made a motion to adjourn, J. Minor second. All in favor, meeting adjourned at 5:56 pm.

DRAFT

CWE Southeast SBD
Balance Sheet
As of November 30, 2021

	<u>Nov 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072-1 · Bill.com Clearing	5,015.63
40900 · Cash	
10150 · Simmons Bank checking #2...	37,175.89
10155 · Simmons MMkt #8362	412,914.64
10160 · GSB - CWESE 8810	450,332.23
	<hr/>
Total 40900 · Cash	900,422.76
	<hr/>
Total Checking/Savings	905,438.39
	<hr/>
Total Current Assets	905,438.39
	<hr/>
TOTAL ASSETS	905,438.39
	<hr/> <hr/>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	250,000.01
Retained Earnings	339,955.56
Net Income	315,482.82
	<hr/>
Total Equity	905,438.39
	<hr/>
TOTAL LIABILITIES & EQUITY	905,438.39
	<hr/> <hr/>

CWE Southeast SBD
Profit & Loss Budget Performance
November 2021

	<u>Nov 21</u>	<u>Jan - Nov 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	35.85	688.54		
Total Income	<u>35.85</u>	<u>789,313.42</u>	<u>560,000.00</u>	<u>560,000.00</u>
Gross Profit	35.85	789,313.42	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)	0.00	19,740.00	19,740.00	19,740.00
61200 · Bank Charge	0.00	11.30	36.67	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	1,300.00
61400 · Legal Fees	434.36	1,552.86	1,833.34	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	91.67	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>434.36</u>	<u>28,516.72</u>	<u>21,851.68</u>	<u>23,330.00</u>
62000 · Public Services				
62010 · ATBM-Street Cleaning	0.00	825.00		
Total 62000 · Public Services	<u>0.00</u>	<u>825.00</u>		
68000 · Public Safety				
68100 · Parklet	0.00	19,550.00		
68200 · CWE Neighborhood Safety Ini.	14,600.00	58,400.00	43,710.00	43,710.00
68400 · National Night Out	0.00	0.00	1,000.00	1,000.00
68500 · Patrol	9,640.63	104,171.31	128,333.34	140,000.00
68600 · Security Camera	0.00	40,411.00	14,721.67	16,060.00
68700 · Security Signs	0.00	0.00	1,283.34	1,400.00
68800 · Program/Project TBD	0.00	0.00	77,916.67	85,000.00
68900 · Lighting				
68902 · Lighting Engineer	0.00	15,152.40		
68905 · Maintenance	0.00	0.00	13,750.00	15,000.00
68900 · Lighting - Other	0.00	6,804.17	234,000.00	234,000.00
Total 68900 · Lighting	<u>0.00</u>	<u>21,956.57</u>	<u>247,750.00</u>	<u>249,000.00</u>
Total 68000 · Public Safety	<u>24,240.63</u>	<u>244,488.88</u>	<u>514,715.02</u>	<u>536,170.00</u>
Total Expense	<u>24,674.99</u>	<u>473,830.60</u>	<u>536,566.70</u>	<u>559,500.00</u>
Net Income	<u><u>-24,639.14</u></u>	<u><u>315,482.82</u></u>	<u><u>23,433.30</u></u>	<u><u>500.00</u></u>

* This expense was to move money into the GSB Acct

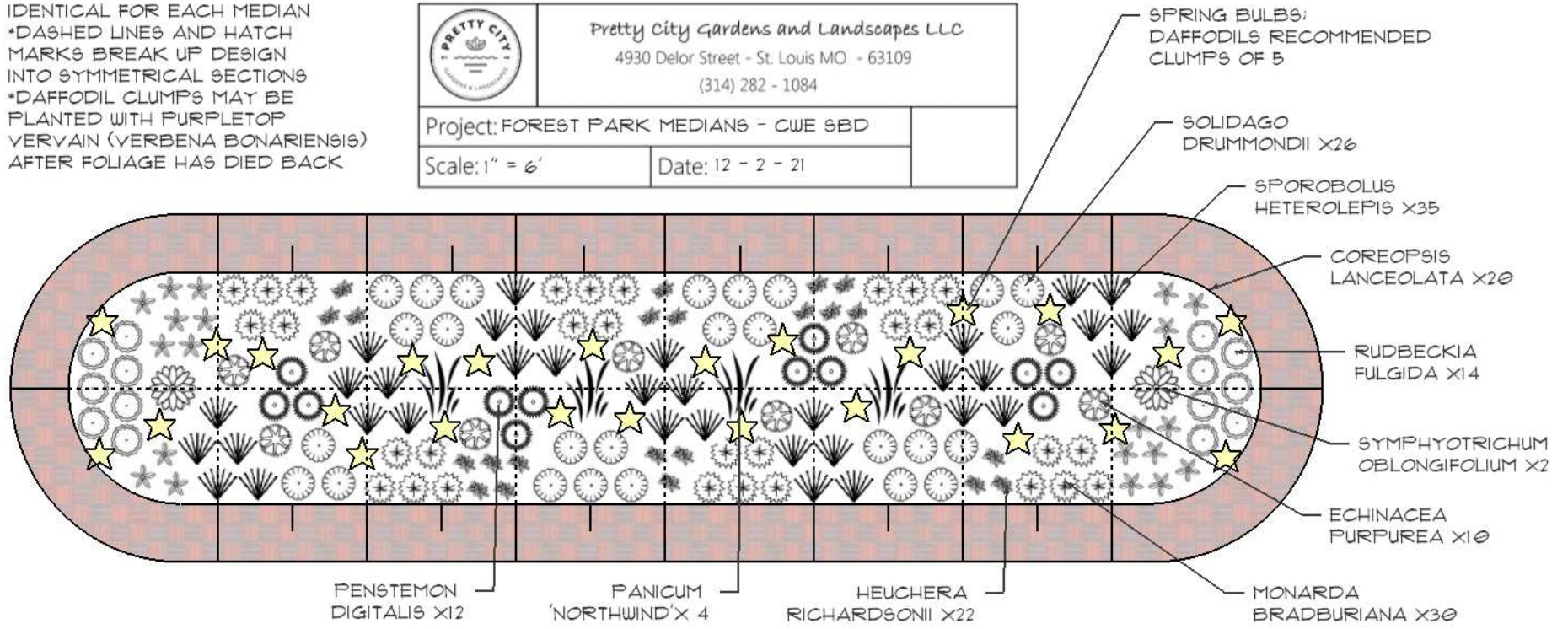
CWE Southeast SBD
Transaction List by Vendor
November 2021

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
CWE Neighborhood Security Initiative..					
Bill Pmt -Check	11/17/2021	3286	Contribution	1072-1 · Bill.com Clearing	-14,600.00
Lewis Rice LLC..					
Bill Pmt -Check	11/01/2021	1387618	Legal Fees	1072-1 · Bill.com Clearing	-434.36
The City's Finest LLC					
Bill	11/01/2021	INV-3418	Patrols	20000 · Accounts Payable	-5,015.63
Bill Pmt -Check	11/19/2021	INV-3427	Patrols	1072-1 · Bill.com Clearing	-4,625.00
Bills paid in November					-24,674.99

PROJECT NOTES:

- *PLANT LAYOUT SHOULD BE IDENTICAL FOR EACH MEDIAN
- *DASHED LINES AND HATCH MARKS BREAK UP DESIGN INTO SYMMETRICAL SECTIONS
- *DAFFODIL CLUMPS MAY BE PLANTED WITH PURPLETOP VERVAIN (*VERBENA BONARIENSIS*) AFTER FOLIAGE HAS DIED BACK

	Pretty City Gardens and Landscapes LLC 4930 Delor Street - St. Louis MO - 63109 (314) 282 - 1084	
	Project: FOREST PARK MEDIANS - CWE SBD	
Scale: 1" = 6'	Date: 12 - 2 - 21	





Pretty City Gardens and Landscapes LLC

4930 Delor St Saint Louis, MO 63109

(314)-282-1084

Work Estimate: Forest Park Ave Medians – CWE Southeast SBD – Spring Planting 2022

Project details:

Spring 2022 planting of Five (5) medians along Forest Park Avenue located at the intersections of Sarah Street (2), Boyle Ave (2), and Newstead Ave (1). This single design template is to be used for all 5 medians. Each median is ~375 sq ft. Total project size of 1870 sq ft.

Design narrative: The main feature of this design is a central stylized “S” curve of Prairie Dropseed grasses which aims to provide a more naturalistic look and feel to the overall design by breaking up the otherwise blocky matrix of pollinator plants. The central axis is accented by a row of individual ‘Northwind’ Switchgrass plants which will provide an attractive contrast in color and texture. The striking upright shape of ‘Northwind’ Switchgrass will also provide excellent winter interest. Spring bulb clumps (Daffodil) are used to fill in any remaining voids which may be planted in the summer with annual plants for additional color as needed. Plants have been chosen with varying bloom times in mind to include flowers from April to November.



Left to right top to bottom (in order of bloom time): [1st row] Daffodil (Narcissus) – to be added Fall 2022, Monarda bradburiana, Coreopsis lanceolata, Penstemon digitalis [2nd row] Heuchera richardsonii, Echinacea purpurea, Rudbeckia fulgida, Sporobolus heterolepis [3rd row] Panicum virgatum ‘Northwind’ (winter vs summer), Solidago drummondii, Symphyotrichum oblongifolium



Work Estimate:

Labor – Prep Work; Remove Vegetation etc. N/A = \$3030 *Completed Fall '21

Plants – Sourced from MO Wildflowers Nursery, Jost Greenhouses, and/or Bohn’s Farm

Scientific Name; Common Name (Pot Size) – Spacing in inches

Coreopsis lanceolata; Lanceleaf Coreopsis (4” Pot) – 18” 100 (20 ea) @ \$5.50 = \$550

Echinacea purpurea; Purple Coneflower (4” Pot) – 18” 50 (10 ea) @ \$5.50 = \$55

Heuchera richardsonii; Prairie Alumroot (4” Pot) – 18” 110 (22 ea) @ \$5.50 = \$605

Monarda bradburiana; Bradbury’s Bee Balm (4” Pot) – 18” 150 (30 ea) @ \$2.75 = \$825

Panicum ‘Northwind’; Switchgrass (1 gallon) – 36” 20 (4 ea) @ \$8 = \$160

Penstemon digitalis; Foxglove Beardtongue (4” Pot) – 18” 48 (12 ea) @ \$5.50 = \$264

Rudbeckia fulgida; Black Eyed Susan (4” Pot) – 18” 70 (14 ea) @ \$5.50 = \$385

Solidago drummondii; Cliff Goldenrod (4” Pot) – 24” 130 (26 ea) @ \$5.50 = \$715

Sporobolus heterolepis; Prairie Dropseed (4” Pot) – 18” 175 (35 ea) @ \$5.50 = \$962.50

Symphotrichum oblongifolium; Aromatic Aster (4” Pot) – 36” 8 (2 ea) @ \$5.50 = \$44

Bulbs; Spring Mix – Daffodil etc. *ADD Fall 2022 625 (125 ea) @ \$1 = \$625*clumps of 5 ea

Plant Total = \$5190.50

Labor - Planting 40 hr @ \$55/hr = \$2200

Mulch; Black Forest (Kirkwood Material) 10 yd @ \$34/yd = \$340

Labor - Spreading Mulch/Compost 20 hr @ \$55/hr = \$1100

Travel time to/from site, material pick-up/load in 16 hr @ \$55/hr = \$880

Estimated Work Total:..... = \$12740.50

Budgeted Installation Phase \$12,128 + Budgeted Annual Mulching \$1655 = \$13,783

Anticipated Estimated Surplus:..... = \$1042.50 – to be used for annuals/additional plants

*** General Disclaimer: Differences versus estimated pricing will be explained in detail at time of billing. Some plant material may be substituted due to availability or differences in pricing. Plant warranty: 6mo/50% on shrubs + trees. 30 day warranty on perennials.