

**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

**BOARD OF COMMISSIONERS MONTHLY MEETING
TO BE HELD**

**January 17, 2017 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on January 17, 2017 at 4:30 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, the Central West End 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. Approval of December Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5 minute limit per speaker)
5. Project Reports:
 - a. Financial Reports
 - b. Public Safety
 - i. The City's Finest, Charles Betts
 - ii. Neighborhood Security Initiative, Jim Whyte
 - c. Neighborhood Stabilization
 - i. City of St. Louis, Ron Coleman
 - d. 4400 West Pine Pedestrian Streetlights
 - e. SBD Renewal
6. Administrator's Report
7. 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: 1-13-17

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**MINUTES of the MEETING of the BOARD OF COMMISSIONERS
December 20, 2016**

- I. Call to Order: Mr. Scoggin called the meeting to order at 4:40 p.m.
Commissioners Present: Yusef Scoggin; Jeffrey Miner; Dennis Overton; Teri Pesapane; Tiffany Boyd;
Commissioners Absent: NA
Commissioners Excused: Sandy Bender
Others Present: Sean Ordway (Assessor's Office); Ron Coleman (Neighborhood Improvement Specialist);
Matthew Green, Linda Nguyen and Susan Anderson, Park Central Development

The order of agenda was suspended by Mr. Scoggin who introduced Sean Ordway of the St. Louis Assessor's Office. Mr. Ordway is administrator of sixteen special taxing districts. He described how the Hancock Amendment impacts the SBD revenue, saying that the SBD assessments were limited to an increase over the previous year, matching the Consumer Price Index (CPI) or 5%, whichever is higher. New construction may be assessed at the full rate the first year which, in the case of CWE SouthEast, would be a sizable increase. The following year the assessment would again be treated in accord with the Hancock Amendment.

Mr. Ordway noted that several SBDs had opted to establish a community improvement district in order to eliminate the impact of the Hancock Amendment.

Some of the questions asked require a response from the State Auditor's office and Commissioners were not clear about the information presented. As this is significant factor in the determination of how to move forward with the renewal of the SBD, Ms. Anderson will work with Mr. Ordway to present this info in relation to the SouthEast's revenue.

- II. Project Updates
- A. Public Safety
- 1) The City's Finest, Charles Betts: NA
 - 2) Neighborhood Security Initiative, Jim Whyte: Mr. Whyte was unable to attend, but forwarded the crime data. Comparisons between the number of crimes occurring in 2015 and 2016 showed there were ten fewer crimes against persons in 2016 as in 2015 and thirty more crimes against property. The increase in property crimes were in larcenies and auto thefts. Eight of the twelve larcenies occurred in the 4300 and 4400 blocks of West Pine and Laclede.
- B. Neighborhood Stabilization, Ron Coleman: Mr. Coleman reported that the Sarah Street broken cobra light pole was recently replaced. He received a notice that the street light at the rear of Eagle Bank has not worked since the renovation was completed. He will confirm this and act accordingly.
- C. 4400 West Pine Pedestrian Streetlights, Susan Anderson: Ms. Anderson presented two proposals, ABNA at \$15,600 and CDG at \$34,100. The ABNA proposal does not include the same line items as CDG. After discussion, the Board agreed that Ms. Anderson should contact the Board of Public Service to ask if the ABNA proposal meets the City's standards and if it is sufficient as it does not include all of the line items provided in the CDG proposal. The contract with the selected provider will include a "not to exceed" amount.

- D. SBD Renewal, Susan Anderson. Ms. Anderson said she had not received responses to her request for contacts in the multi-unit buildings and will forward the list by e-mail. After meeting with Mr. Ordway, Ms. Anderson will supply financial scenarios to the Board citing revenue earned at varying rates and program funding.

III. Ordinary Business

- A. Approval of Minutes (11.15.2016): Ms. Boyd made a motion to approve the November 15, 2016 minutes. Mr. Overton seconded the motion and the minutes were approved as distributed with Ms. Pesapane abstaining (was not present at the November meeting).
- B. Financial Reports: Ms. Anderson reviewed the financial reports, noting the account balance is \$218,300.37 and is tracking as projected.
- C. Proposed 2017 Budget: Ms. Anderson presented the 2017 budget, noting that the changes to the public safety program were in response to the Board’s requests. Mr. Overton made a motion to approve the proposed budget. Ms. Boyd seconded the motion and it was unanimously approved as presented.
- D. Board Membership: Ms. Anderson said that in addition to the four suggestions she made via e-mail, Michael Panneton, a long-time Laclede Place (4400 Laclede) resident, is another potential board member. These were suggestions, with no individual having been invited to the meetings. She will forward previous meeting minutes and info about the meeting dates, time involved, etc., and ask about their interest.

IV. Other Business to Come Before the Board: NA

- V. Adjournment: There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Susan Anderson, Project Manager
Park Central Development

ACTIONS ASSIGNED/STATUS:

#	ACTION ITEM	ASSIGNED TO	STATUS
1	Prospective board member (property owner)	Anderson & Board	Suggestions: <ul style="list-style-type: none"> ▪ Amy Levin, Helix Realty, owns multiple sites ▪ Bill Georges, owner 4222 West Pine, retired City Building Inspector (▪ Marshall Michener, owner, 4132 West Pine; serves as the West Pine-Laclede Neighborhood Assoc. Safety & Security chairperson ▪ Jan Mangelsdorf, owner/operator of Humphrey’s at Laclede & Spring; board of the 9th District Business Association. ▪ Michael Panneton, resident 4400 Laclede; trustee Laclede Place Neighborhood Assoc.
2	Relocate 2 cameras removed from 3954 West Pine	Jim Whyte	John McElwain, owner of 33 N. Sarah (The Block) is interested. .
3	4252 West Pine, missing streetlight fixture	Anderson	Ordered & delivered to St. Dept. (Street’s can’t find it.)
4	4400 West Pine streetlights	Anderson	Request BPS info re. selection

5	Renewal of CWE SouthEast Ordinance	Anderson	Request contact info re. photo inventory of multi-unit buildings.
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**CWE Southeast SBD
Balance Sheet
As of December 31, 2016**

	Dec 31, 16
ASSETS	
Current Assets	
Checking/Savings	
Restricted for Streetlights	110,000.00
40900 · Beginning Cash On Hand	
10200 · Buseyi CWE SE #0576 (Ckng)	130,058.57
11200 · Busey CWE SE #5936 (MMkt)	79,625.04
40900 · Beginning Cash On Hand - Other	-110,000.00
Total 40900 · Beginning Cash On Hand	99,683.61
Total Checking/Savings	209,683.61
Total Current Assets	209,683.61
TOTAL ASSETS	209,683.61
LIABILITIES & EQUITY	
Equity	
Retained Earnings	192,165.66
Net Income	17,517.95
Total Equity	209,683.61
TOTAL LIABILITIES & EQUITY	209,683.61

CWE Southeast SBD
Profit & Loss
 January through December 2016

	Jan - Dec 16
Income	
41000 · Tax Revenue	226,834.09
42800 · Interest Income	225.25
Total Income	227,059.34
Gross Profit	227,059.34
Expense	
61000 · Administration	
61100 · Administration (PCDC)	15,000.00
61300 · Insurance, Liability & D&O	992.05
61400 · Legal Fees	120.00
61600 · Postage and Shipping Expense	50.00
61800 · Web Site	223.74
Total 61000 · Administration	16,385.79
68000 · Public Safety	
68200 · CWE Neighborhood Safety Ini.	38,000.00
68400 · National Night Out	240.10
68500 · Patrol	145,887.50
68600 · Security Camera	5,900.00
68700 · Security Signs	1,400.00
68900 · Lighting	
68905 · Maintenance	1,728.00
Total 68900 · Lighting	1,728.00
Total 68000 · Public Safety	193,155.60
Total Expense	209,541.39
Net Income	17,517.95