

**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

**May 16, 2017 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on May 16, 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. Chair's Report & Announcement of the Order of Business
3. Public Safety
 - a. The City's Finest, Charles Betts
 - b. Neighborhood Security Initiative, Jim Whyte
4. Neighborhood Stabilization
 - a. City of St. Louis, Ron Coleman
5. CWE Southeast CID, Susan Anderson
6. Approval of April Minutes
7. Project Reports:
 - a. Financial Reports
 - b. 4400 West Pine Lighting
8. Public Comments & Questions (5 minute limit per speaker)
9. Administrator's Report
10. 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: 5-12-17

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

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Central West End Southeast Board of Commissioners Meeting
April 18th, 2017: 4:30pm
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Jeffery Miner, Yusef Scoggin, Tiffany Boyd, Dennis Overton, Marshall Michener

Board members not in Attendance: Sandy Bender

Others in attendance: Matt Green(PCDC), Hannah Curtin (PCDC), Jim Whyte (CWE NSI), Carolyn Compton(CWE NSI), Ron Coleman (City of St. Louis), John Luer (ABNA), Frank Eppet (ABNA)

1. Call to order

Y. Scoggin called the meeting to order at 4:35 pm

2. Chair's Report & Announcement of the Order of Business

Y. Scoggin asked for introductions.

3. Public Comments and Questions

NA

4. Public Safety

J. Whyte updated the board on the crime statistics thru March 2017. J. Whyte reported that there are suspects that have been stealing license plate tabs. J. Whyte reported that TCF stopped 6 young men on Laclede and Taylor, after there were reports of them looking inside cars, and checking door handles. All 6 men were FIRed.

5. NSI- Carolyn Compton

C. Compton reminded board members of a training that will help business and property owners better write victim advocacy letters that can be used in court.

6. ABNA Street Light Engineers

J. Luer and F. Eppet from ABNA Engineering, the firm that was chosen by the board to conduct a lighting study at 45xx West Pine, discussed the process of the study. They mentioned that tentatively, if all goes well, the lights could be installed by the end of Summer 2017. M. Michener asked if any trees will need to be removed. M. Green explained that if they can work through directional boring they will most likely not need to remove the trees, however the alternative would be to trench the tree line, in which case the trees would likely be removed. M. Green and J. Luer will be meeting with BPS and will report back to the board after.

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7. Neighborhood Stabilization- Ron Coleman

R. Coleman reported that there is a new bike rack located at Retreat Gastropub. R. Coleman also updated the board that the sidewalks that have been on the list to get re-done are in the process of starting. R. Coleman mentioned that there is a hold on the protected bike lane on West Pine.

8. Park Central Development- Susan Anderson

S. Anderson was absent, and will give an update of the progress of the CID at May's board meeting.

9. Approval of Board Commissioner: Marshal Michener

Y. Scoggin nominated Marshal Michener as Board Commission to fill the place of a property owner within the district. T. Boyd seconded, and the nomination was unanimously approved. Welcome Marshal!

10. Approval of February Minutes

J. Minor motioned to approve the March meeting minutes, M. Michener seconded and the vote was unanimously passed.

11. Financial Reports

M. Green walked the board through the financials through March 2017 noting that there is a total of \$397,862.75 in both the checking and money market accounts. He noted that \$107,408.00 is restricted for streetlights.

12. CWE Streetlight Inventory:

M. Green went through a brief overview of the issues of old, outdated, or non-operating pedestrian lights in the CWE south of Lindell. Some of such issues include aesthetics of the poles (different globes, poles, materials, etc) spacing of the lights, and the wiring of the lights. M. Green introduced a recommendation to hire a contractor that is able to give the CWE South SBD, Euclid South SBD, and Central West End Southeast CID clear information about the specific lighting issues the neighborhood is faced with and a plan to resolve. As the project evolves, M. Green will report back to the CWE Southeast SBD.

13. Other

M. Green reported the Brooks Goedeker, the former Park Central Development Executive Director has resigned and will be replaced by an interim director, Susan Anderson, until a new director is named.

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CWE Southeast SBD
Balance Sheet
As of April 30, 2017

	<u>Apr 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Restricted for Streetlights	107,408.00
40900 · Beginning Cash On Hand	
10200 · Busey CWE SE #0576 (Ckng)	311,957.07
11200 · Busey CWE SE #5936 (MMkt)	79,625.04
40900 · Beginning Cash On Hand - Other	<u>-107,408.00</u>
Total 40900 · Beginning Cash On Hand	<u>284,174.11</u>
Total Checking/Savings	<u>391,582.11</u>
Total Current Assets	<u>391,582.11</u>
TOTAL ASSETS	<u>391,582.11</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	195,947.36
Net Income	<u>195,634.75</u>
Total Equity	<u>391,582.11</u>
TOTAL LIABILITIES & EQUITY	<u>391,582.11</u>

CWE Southeast SBD
Profit & Loss Budget Performance
 January through April 2017

	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income			
41000 · Tax Revenue	251,362.78	258,501.60	287,224.00
41100 · Contingency (Unused from 2016)	0.00	8,333.36	25,000.00
41105 · Contingency-7% of 2017 Revenue	0.00	-6,705.36	-20,116.00
42200 · Miscellaneous Income	0.00		
42800 · Interest Income	98.97	50.00	150.00
Total Income	<u>251,461.75</u>	<u>260,179.60</u>	<u>292,258.00</u>
Gross Profit	251,461.75	260,179.60	292,258.00
Expense			
61000 · Administration			
61050 · Annual Award	0.00	25.00	75.00
61100 · Administration (PCDC)	0.00	7,500.00	15,000.00
61150 · Special Admin(SBD Renewal)	0.00	8,333.36	25,000.00
61200 · Bank Charge	0.00	13.36	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	1,100.00
61500 · Meetings Expense	0.00	16.64	50.00
61600 · Postage and Shipping Expense	0.00	33.36	100.00
61800 · Web Site	0.00	33.36	100.00
Total 61000 · Administration	<u>0.00</u>	<u>15,955.08</u>	<u>41,465.00</u>
68000 · Public Safety			
68200 · CWE Neighborhood Safety Ini.	24,697.00	19,000.00	38,000.00
68400 · National Night Out	0.00	0.00	1,500.00
68500 · Patrol	31,130.00	53,333.36	160,000.00
68600 · Security Camera	0.00	0.00	24,750.00
68700 · Security Signs	0.00	0.00	1,400.00
68900 · Lighting	0.00	8,333.36	25,000.00
Total 68000 · Public Safety	<u>55,827.00</u>	<u>80,666.72</u>	<u>250,650.00</u>
Total Expense	<u>55,827.00</u>	<u>96,621.80</u>	<u>292,115.00</u>
Net Income	<u><u>195,634.75</u></u>	<u><u>163,557.80</u></u>	<u><u>143.00</u></u>