

**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**

**April 21st, 2020 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

Please Note: Due to COVID-19, physical access to the Board of Commissioners meeting will be closed and replaced by Zoom Conference.

Please sign in at <https://zoom.us/j/97777134025> (Meeting ID: 977 7713 4025) or call by phone at 1-253-215-8782.

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on April 21st, 2020 at 5:00 p.m. via Zoom Conference, 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)
 - a. Trailnet
4. Public Safety
 - a. The City's Finest, Charles Betts
 - b. Neighborhood Security Initiative, Jim Whyte
5. Neighborhood Improvement
 - a. City of St. Louis, Ron Coleman
 - i. Lighting
6. Approval of Meeting Minutes
7. Project Reports
 - a. Financial Reports
 - b. Bank Comparison
8. Other Business
 - a. Collection of Resident Feedback
 - b. Board Seats- Sam McCrory Application

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.

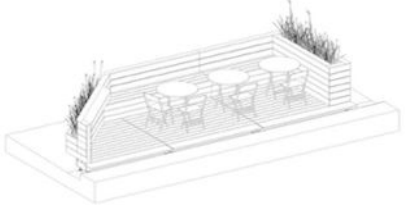
DATE POSTED: 4/17/2020

Time: 4:30 PM

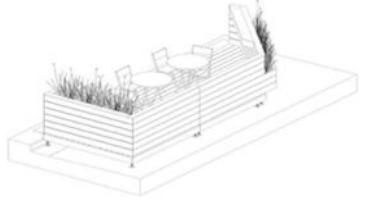
• Central West End Southeast Special Business District •

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

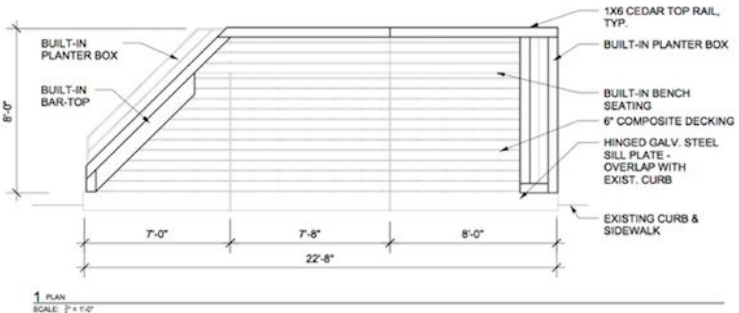
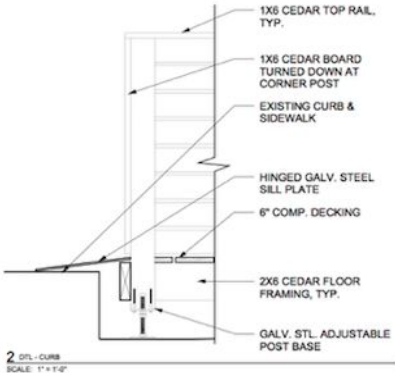
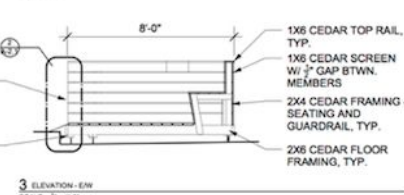
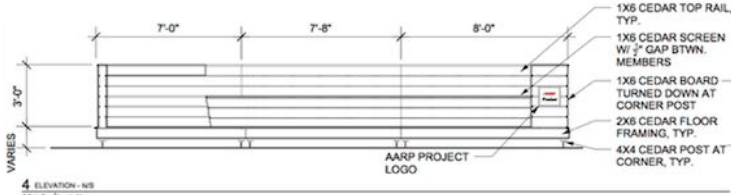
Parklet - Laclede & Vandeventer



6 AXON
SCALE: N.T.S.



5 AXON
SCALE: N.T.S.



Custom Rehabs

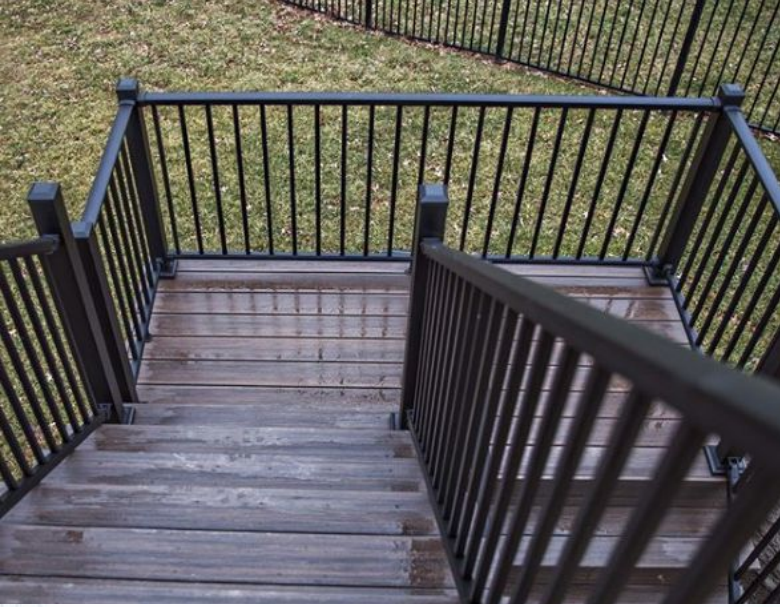
- Placemaking as a priority
- Focuses on hiring teens/young adults in neighborhoods to increase economic development opportunities in low to moderate income neighborhoods.
- Partner with Dream Builders for Equity (org. focused to make an impact in the lives of St Louis' youth population) to hire those involved in their programs and whom have interest in the skilled trades as a career.
- Improving the construction eco-system: Custom Rehabs works with SLPS on an initiative to adopt "Geometry in Construction" curriculum for high school/junior high students.
 - Student would constructing tiny homes, combining geometry and construction positively impact the students' academic experience and the construction industry.
- CR takes their work very seriously
 - Provide youth and young adults livable wages that do not require 4 year degrees.
 - The believe that investment will help to take the skill trades into the future.
- **Bid: \$11,600**
- **Build time: 2 weeks - 1 month**



California Custom Decks

- Deck design and construction company in the St. Louis, region since 1990
- Leader in deck, gazebo, and sunroom construction and renovation.
- Focusing on a small segment of the vast construction industry
 - Provide unique solutions and custom designs for your outdoor living space

- **Bid:** \$19,600
- **Build time:** 6 months from start to build



Pinnacle Contracting

- Established with the goal of providing personalized service for every client, no matter the size or scope of the project.
- Experienced team that offers full-service general contracting for owners and developers in industrial, leisure, office, retail and historic renovation categories.
- Types of projects:
 - Traditional general construction
 - Design-build
 - Historical and general renovations
 - Tenant build-outs and ground-up projects
 - Clayton Parklet
- **Bid: \$27,850**
- **Build Time: 2 months**



Custom Rehabs	California Custom Decks	Pinnacle Contracting
\$11,600	\$19,600	\$27,850
2 weeks - 1 month	6 months from start to build	2 months

Central West End Southeast Special Business District Commissioners,

In our vision, Trailnet identifies several core values that help us reach our goal of creating vibrant and prosperous communities. We recognize that the power of place helps energize and animate neighborhoods into places that inspire pride, stewardship, social cohesion, and economic prosperity.

In 2018, Trailnet conducted a walk audit with St. Louis University Occupational Therapy students and identified the need for safer ways to cross Vandeventer at Laclede. In 2019, we identified an unused public space on the corner of Laclede Avenue and Vandeventer Avenue as an opportunity to enhance power of place in the Central West End neighborhood. The idea started with a parklet - a former street space now designed for people to stop, rest, and socialize. After conversations with numerous partners, the idea evolved from improving one space with a parklet to improving the entire area around the intersection into a space that invites and encourages people to utilize the community around them. With support from SE SBD, Alderman Joe Roddy, and St. Louis University, completion of new continental crosswalks initiated the first phase of improvements. We are now planning for possible installation of a mural and bike improvements on Laclede Avenue as further improvements for this space. Trailnet received initial funding through an AARP grant to pay for the planning and design phases of the parklet.

The parklet is the focal point of this project and has been identified as the next phase of improvements. Throughout the planning process, Trailnet has worked with partners to design and identify an affordable method to help bring the project to fruition. From the materials and bids presented to the SBD commissioners, Trailnet is formally asking the Central West End Southeast Special Business District to fund the construction of the parklet with funds that will not exceed \$12,000. This financial support will fund the cost of materials, labor, and other associated construction costs to complete the project.

In partnership with the SBD, we have a unique opportunity to create a space for people by constructing the first parklet in the City of St. Louis. We believe this project will be a great success for the neighborhood and a model for similar placemaking projects in St. Louis. We hope to see this project move forward as quickly as possible and would be more than willing to discuss financials, planning details, or any other questions about the project.

Thank you for your interest and we eagerly await your response.

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Central West End Southeast Board of Commissioners Meeting
March 17, 2020 at 5:00pm
At 4512 Manchester, St. Louis, MO 63110

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

Board members not in Attendance: Tiffany Small-Boyd, Dennis Overton

Others in attendance: Abdul Abdullah, Kyle Oberle, Alayna Graham (Park Central Development), Jim Whyte (Central West End Neighborhood Security Initiative), Ron Coleman (City of St. Louis), Rob Betts (The City's Finest) Jeff Hood (WUMRC), Sam McCrory, Joe (Trailnet), Diana Gualdoni (Median Planters Project)

1. Call to order

- a. Y. Scoggin called the meeting to order at 5:11 pm.

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

3. Public Comments:

- a. **Trailnet-** Parklet Update: They have received three proposals for construction. Custom Rehabs was the least expensive, had the fastest construction time, and is a local company. While there has been no official choice yet, Trailnet will most likely choose Custom Rehabs. They will come back to the board with a monetary request by next meeting. If Trailnet needs to request City/Ward dollars for the project, the BID process will have to be redone and the project will be delayed.
- b. **Median Planters-** D. Gualdoni presented the Median Planter project. The Alderman has committed to 1/3 of the cost. Cortex has committed to 1/3 of the cost not to exceed a certain amount. She requests that the SBD commit to the final 1/3 of the cost. *M. Michener motioned to commit to 1/3 of the cost with an upper limit of \$10,000 for the first year and \$2,500 per year the second and third years.* J. Miner seconded the motion. All in favor— approved.

4. Public Safety

- a. **Fraud-** A. Abdullah updated the Board on the bank fraud. A detective is investigating. The IP address is from Nigeria, but they do not know where the fraud originated. The SBD filed an insurance claim from MOPERM and are still waiting for a response.
- b. **NSI Update-** J. Whyte presented the NSI Security Reports. Crime is slightly up for the first two months of 2020. There is a new reporting system that will be happening next year called NIBRS. There will appear to be an increase in crime because of the way it will be reported.
- c. **TCF Update-** R. Betts gave an update for COVID-19. It will be difficult to staff during this time due to shortages across the city. Shifts for police are increasing and there will be fewer officers available for secondary shifts.

5. Neighborhood Stabilization:

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- a. R. Coleman reported the following- The city is still waiting on BIDS for lighting outages on the 4300 and 4400 block of Laclede. J+A Bar has been getting complaints and claim to have been broken into. Forestry will continue to provide service and plan to remove more than 50 trees over the next month.

6. Approval of February Meeting Minutes

- a. J. Miner motioned to approve February 19th, 2020 meeting minutes. Seconded by M. Michener. All in favor—Motion approved.

7. Project Reports:

- a. **Financial Reports-** K. Oberle presented the Financial reports. J. Miner would like to open new bank account to ensure all money is protected by FDIC insurance. Y. Scoggin is in support. PCD will look into banks and present them at next meeting.

8. Other:

- a. **Resident Feedback-** PCD has listed web address on website, still working on getting a comprehensive list for condo association. Y. Scoggin would like a timeline for feedback received. He also recommends posting the link on the WPLNA website.
- b. **Board Seats-** T. Boyd is resigning. Y. Scoggin will forward official resignation to PCD. Board members should reach out to interested community members.
- c. **Lighting-** R. Coleman is working the lighting commissioner to find out why some lights are not turning on. He will keep the Board updated. There is a request that PCD add West Pine and Sarah lighting problems to the map.

Meeting adjourned at 6:28 pm.

CWE Southeast SBD

Balance Sheet

As of March 31, 2020

	<u>Mar 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
40900 · Cash	
10150 · Reliance Bank checking #2910	16,528.23
10155 · Reliance MMkt #8362	114,324.51
Total 40900 · Cash	<u>130,852.74</u>
Total Checking/Savings	<u>130,852.74</u>
Total Current Assets	<u>130,852.74</u>
TOTAL ASSETS	<u>130,852.74</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	191,513.86
Net Income	-60,661.12
Total Equity	<u>130,852.74</u>
TOTAL LIABILITIES & EQUITY	<u>130,852.74</u>

CWE Southeast SBD
Profit & Loss Budget Performance
 March 2020

	<u>Mar 20</u>	<u>Budget</u>	<u>Jan - Mar 20</u>	<u>YTD Budget</u>
Income				
41000 · Tax Revenue	0.00	0.00	0.00	0.00
42800 · Interest Income	172.70		324.78	
Total Income	<u>172.70</u>	<u>0.00</u>	<u>324.78</u>	<u>0.00</u>
Gross Profit	172.70	0.00	324.78	0.00
Expense				
Miscellaneous Expense	9,250.00		9,250.00	
61000 · Administration				
61050 · Annual Award	0.00	4.16	0.00	12.56
61100 · Administration (PCDC)	0.00	0.00	3,967.00	3,967.00
61200 · Bank Charge	0.00	3.33	0.00	10.03
61300 · Insurance, Liability & D&O	0.00	0.00	1,280.00	0.00
61400 · Legal Fees	0.00	166.66	0.00	500.06
61600 · Postage and Shipping Expense	0.00	8.33	0.00	25.03
61800 · Web Site	<u>0.00</u>	<u>8.33</u>	<u>0.00</u>	<u>25.03</u>
Total 61000 · Administration	0.00	190.81	5,247.00	4,539.71
68000 · Public Safety				
68200 · CWE Neighborhood Safety Ini.	0.00	0.00	9,881.25	9,106.25
68400 · National Night Out	0.00	0.00	0.00	0.00
68500 · Patrol	13,234.39	11,666.67	28,765.65	34,999.97
68600 · Security Camera	0.00	1,295.00	7,842.00	3,885.00
68700 · Security Signs	0.00	116.66	0.00	350.06
68900 · Lighting	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total 68000 · Public Safety	<u>13,234.39</u>	<u>13,078.33</u>	<u>46,488.90</u>	<u>48,341.28</u>
Total Expense	<u>22,484.39</u>	<u>13,269.14</u>	<u>60,985.90</u>	<u>52,880.99</u>
Net Income	<u><u>-22,311.69</u></u>	<u><u>-13,269.14</u></u>	<u><u>-60,661.12</u></u>	<u><u>-52,880.99</u></u>

CWE Southeast SBD
Profit & Loss Budget Performance

March 2020

Annual Budget

	<u>Annual Budget</u>
Income	
41000 · Tax Revenue	537,557.00
42800 · Interest Income	
Total Income	<u>537,557.00</u>
Gross Profit	<u>537,557.00</u>
Expense	
Miscellaneous Expense	
61000 · Administration	
61050 · Annual Award	50.00
61100 · Administration (PCDC)	15,868.00
61200 · Bank Charge	40.00
61300 · Insurance, Liability & D&O	1,300.00
61400 · Legal Fees	2,000.00
61600 · Postage and Shipping Expense	100.00
61800 · Web Site	100.00
Total 61000 · Administration	<u>19,458.00</u>
68000 · Public Safety	
68200 · CWE Neighborhood Safety Ini.	36,425.00
68400 · National Night Out	1,000.00
68500 · Patrol	140,000.00
68600 · Security Camera	15,540.00
68700 · Security Signs	1,400.00
68900 · Lighting	323,000.00
Total 68000 · Public Safety	<u>517,365.00</u>
Total Expense	<u>536,823.00</u>
Net Income	<u><u>734.00</u></u>

Central West End Southeast SBD
 Funds Transfer Detail
 03/01/20 to 03/31/20

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account	SentPay ID
03/04/20	PROCESS DATE						
The City's Finest LLC	INV-2325 F	41552928	03/02/20		\$ 4,406.25	Simmons ****2910	stp01NBWKZLXNR24sgpr
The City's Finest LLC	INV-2353 F	41552928	01/14/20		\$ 4,843.75	Simmons ****2910	stp01NBWKZLXNR24sgpr
			Subtotal:		\$ 9,250.00		
03/17/20	PROCESS DATE						
The City's Finest LLC	2449	41910854	03/16/20		\$ 6,671.89	Simmons ****2910	stp01XBJGCBRAV25jkdp
			Subtotal:		\$ 6,671.89		
03/20/20	PROCESS DATE						
The City's Finest LLC	INV-2473	42017549	03/30/20		\$ 6,562.50	Simmons ****2910	stp01ZBMJMUTJS25jkdq
			Subtotal:		\$ 6,562.50		
			Total:		\$ 22,484.39		