

**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  
cwesoutheastcbd.com

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

**April 23<sup>rd</sup>, 2024, at 5:00 p.m.**

**4512 Manchester Ave**

**St. Louis, MO 63110**

<https://us06web.zoom.us/j/85949356762>

Meeting ID: 859 4935 6762

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on April 23<sup>rd</sup>, 2024, 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. Pedestrian Lighting – Update
  - b. Pedestrian Crossing Signal – Update
  - c. Irrigation in SBD – Discussion
  - d. City of St. Louis, Ron Coleman
- 7. Project Reports**
  - a. Financials – Approval
- 8. Other Business**
  - a. Draft Spring Communications - Review
- 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: 4/22/2024**

**Time: 10:45 AM**

Central West End Southeast Special Business District  
Meeting Minutes

Tuesday, February 20<sup>th</sup> 2024 at 5pm:

Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

Commissioners Present: Rick Kissel, Yusef Scoggin, Mark Dangerfield, Doug Anderson, Jeff Miner

Commissioners not in Attendance: Linda Emmenegger, Brad Jones

Others Present: Jim Whyte (NSI), David Wright and Brian James (Park Central), Ron Coleman (City of St. Louis), Sam Odoom (WUMCRC), Frank Eppert (ABNA)

1. **Call to Order:** Y Scoggin called the meeting to order at 5:01pm.
2. **Chair's Report and Announcement of Order:**
  - a. Y Scoggin wished everyone a happy Black History Month, encouraging attendees to attend an event to celebrate and commemorate the occasion. He also noted that he is going to become the board president for the NSI and is looking forward to helping drive a vision for the organization forward.
3. **Public Comments & Questions:**
  - a. No public comment.
4. **Approve Previous Meeting Minutes:** R Kissel motioned to approve the January minutes; D Anderson seconded the motion. All in favor – motion carries.
5. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative reviewed the public safety report.
  - a. J Whyte reflected on January trends and happenings.
  - b. The board talked about the month as well as other safety-related matters.
6. **Neighborhood Improvement:**
  - a. R Coleman presented a tree planting proposal for 2024. He identified 35 open spaces for trees yet to be approved by the City, meaning the maximum request for planting the presented trees would be for \$5,950. D Anderson expressed an interest to remove a dead tree and add a tree planted on the 44xx block of West Pine. M Dangerfield also noted a dead tree at the corner of Lindell and Newstead.
  - b. J Miner made a motion to approve the tree planting request with the additional notes listed above; D Anderson seconded the motion. All in favor; motion passes.
  - c. R Coleman and D Wright went over the official change order request to expand the pedestrian lighting project from the City. The requested change order is for \$566,265 for 47 additional light poles.
  - d. Commissioners reflected on the importance of lighting in the District in supporting District safety and placemaking.
  - e. Y Scoggin requested that the SBD look into the final costs from the first phase of the project to compare them to the amount of money initially paid to the City. He also inquired whether the sidewalk work would be exposed aggregate, as supported by the board as well as R Coleman.
  - f. D Anderson made a motion to approve the additional lighting change order; R Kissel seconded the motion. All in favor; motion carries.
  - g. Y Scoggin noted that he is interested in pursuing a switch of older fixtures for newer ones to match the more recently installed fixtures in the future.

Central West End Southeast Special Business District  
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- h. Y Scoggin asked D Wright to reach out to CBB about clarifying the scope of the pedestrian crossing project given the current timing.
  - i. Y Scoggin requested that R Coleman find out an official report on why there had been an electricity shortage for a block of lights recently.
7. **Financial Report:**
- a. J Miner and Y Scoggin presented the financials ending 1/31/24 for the District.
  - b. Y Scoggin wanted to talk more about banking options at the next meeting.
  - c. J Miner made a motion to approve the financial report; R Kissel seconded the motion. All in favor – motion carries.
8. **Other Business:**
- a. 2023 Annual Report: D Wright presented a second draft version of the 2023 Annual Report and went over some of its text as well as the changes that took place from the last meeting.
  - b. Y Scoggin suggested that board members pass it out to neighborhood associations and condo associations in the District.
  - c. D Anderson made a motion to approve the report with the change of one photo; R Kissel seconded the motion. All in favor; motion carries.
9. **New Business:**
- a. R Coleman reflected on some areas in the SBD that could use brick repair for tree wells in the future.
10. **Adjournment:** J Miner made a motion to adjourn the meeting; D Anderson seconded the motion. All in favor – motion carries. The meeting was adjourned at 6:12pm.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development

**Central West End SE SBD**  
**Balance Sheet**  
As of March 31, 2024

	Total	
	As of Mar 31, 2024	As of Mar 31, 2023 (PP)
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
1072-1 Bill.com Clearing	0.00	681.71
40900 Cash	0.00	0.00
10160 GSB - CWESE 8810	252,891.12	251,875.55
Simmons Bank checking #2910	51,771.57	31,977.95
Simmons MMkt #8362	167,818.11	115,224.07
<b>Total 40900 Cash</b>	<b>\$ 472,480.80</b>	<b>\$ 399,077.57</b>
Restricted for Streetlights	0.00	0.00
<b>Total Bank Accounts</b>	<b>\$ 472,480.80</b>	<b>\$ 399,759.28</b>
<b>Other Current Assets</b>		
Due from CWE South SBD	0.00	0.00
<b>Total Other Current Assets</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Current Assets</b>	<b>\$ 472,480.80</b>	<b>\$ 399,759.28</b>
<b>TOTAL ASSETS</b>	<b>\$ 472,480.80</b>	<b>\$ 399,759.28</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
20000 Accounts Payable	0.00	0.00
<b>Total Accounts Payable</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Other Current Liabilities</b>		
Due to Park Central Development	0.00	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Current Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Equity</b>		
Opening Bal Equity	250,000.01	250,000.01
Retained Earnings	472,706.46	149,759.27
Net Income	-250,225.67	
<b>Total Equity</b>	<b>\$ 472,480.80</b>	<b>\$ 399,759.28</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 472,480.80</b>	<b>\$ 399,759.28</b>

**Central West End SE SBD**  
**Profit and Loss**  
As of March 31, 2024

	Total			
	Mar Actual	Jan - Mar Actual	Jan-Mar Budget	2024 Budget
<b>Income</b>				
41000 Tax Revenue	413,442.36	413,442.36	615,572.00	615,572.00
42800 Interest Income	84.72	369.04	624.99	2,500.00
<b>Total Income</b>	<b>\$ 413,527.08</b>	<b>\$ 413,811.40</b>	<b>\$ 616,196.99</b>	<b>\$ 618,072.00</b>
<b>Gross Profit</b>	<b>\$ 413,527.08</b>	<b>\$ 413,811.40</b>	<b>\$ 616,196.99</b>	<b>\$ 618,072.00</b>
<b>Expenses</b>				
<b>61000 Administration</b>				
61100 Administration (PCDC)		9,870.00	4,935.00	19,740.00
61200 Bank Charge	5.00	15.00	15.00	60.00
61300 Insurance, Liability & D&O			0.00	1,600.00
61400 Legal Fees			624.99	2,500.00
61600 Postage and Shipping Expense		26.94	24.99	100.00
61800 Web Site			125.01	500.00
<b>Total 61000 Administration</b>	<b>\$ 5.00</b>	<b>\$ 9,911.94</b>	<b>\$ 5,724.99</b>	<b>\$ 24,500.00</b>
<b>62000 Public Services</b>				
62010 ATBM-Street Cleaning	2,625.00	8,375.00	5,512.50	22,050.00
62010A Watering			0.00	32,000.00
<b>Total 62010 ATBM-Street Cleaning</b>	<b>\$ 2,625.00</b>	<b>\$ 8,375.00</b>	<b>\$ 5,512.50</b>	<b>\$ 54,050.00</b>
62015 Beautification	2,720.00	2,720.00	2,187.51	8,750.00
62030 Hawk Signal			8,000.01	32,000.00
<b>Total 62000 Public Services</b>	<b>\$ 4,776.71</b>	<b>\$ 10,526.71</b>	<b>\$ 15,950.01</b>	<b>\$ 95,800.00</b>
<b>67000 Infrastructure Reserves</b>				
67015 Hawk Signal Construction	10,000.00	10,000.00	56,250.00	225,000.00
67020 Neighborhood Projects			3,750.00	15,000.00
<b>Total 67000 Infrastructure Reserves</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 60,000.00</b>	<b>\$ 240,000.00</b>
<b>68000 Public Safety</b>				
68200 CWE Neighborhood Safety Ini.		20,325.00	20,325.00	81,300.00
68400 National Night Out			0.00	1,000.00
68500 Patrol	12,420.00	39,440.00	37,500.00	150,000.00
68600 Security Camera		6,350.00	3,062.49	12,250.00
<b>68900 Lighting</b>				
68901 Installation	566,265.00	566,265.00		
68902 Lighting Engineer	573.91	1,218.42		
<b>Total 68900 Lighting</b>	<b>\$ 566,838.91</b>	<b>\$ 567,483.42</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Total 68000 Public Safety</b>	<b>\$ 579,258.91</b>	<b>\$ 633,598.42</b>	<b>\$ 60,887.49</b>	<b>\$ 244,550.00</b>
Unapplied Cash Bill Payment Expense	0.00	0.00		
<b>Total Expenses</b>	<b>\$ 594,040.62</b>	<b>\$ 664,037.07</b>	<b>\$ 142,562.49</b>	<b>\$ 604,850.00</b>
<b>Net Operating Income</b>	<b>-\$ 180,513.54</b>	<b>-\$ 250,225.67</b>	<b>\$ 473,634.50</b>	<b>\$ 13,222.00</b>
<b>Net Income</b>	<b>-\$ 180,513.54</b>	<b>-\$ 250,225.67</b>	<b>\$ 473,634.50</b>	<b>\$ 13,222.00</b>