

**Central West End SouthEast  
Special Business District**

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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**

**July 19<sup>th</sup>, 2022, at 5:00 p.m.**

**4512 Manchester Ave**

**St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on July 19<sup>th</sup>, 2022 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
    - ii. Public Infrastructure Projects
      1. Tree Watering
- 7. Project Reports**
  - a. Financial Reports
- 8. Other Business**
  - a. Sidewalk Assessment
- 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: 7/14/2022**

**Time: 5:00 PM**

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

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**Central West End Southeast SBD Meeting  
May 17<sup>th</sup>, 2022 at 5:00pm  
At 4512 Manchester Ave. Suite 100  
St. Louis, MO 63110 (Zoom)**

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

**Board members not in Attendance:** -

**Others in attendance:** Ashley Johnson (Park Central Development); Ron Coleman (St. Louis City)

1. **Call to order:**
  - a. Y. Scoggin called the meeting to order at 5:09 PM.
2. **Chair's Report and Announcement of Order:**
  - a. Y. Scoggin recommended taking a vacation in June and resume board meetings in July. Board discussion and verbally agreed.
3. **Approval of previous Meeting Minutes:**
  - a. R. Kissel motioned to approve meeting minutes; D. Anderson seconded. All in favor, motion approved.
4. **Public Safety:**
  - a. **Neighborhood Security Initiative:** Board discussed the current crime statics for the district. Noting their concern with the lost in patrol coverage. The board discussed some other solutions to addressing crime, noting a need to meet and discuss how to evaluate the Major Case Squad. Y. Scoggin asked A. Johnson to reach out to Jim Whyte and get his input on other solutions to addressing crime.
    - i. **NSI Contract Renewal:** The board reviewed the NSI contract. Upon discussion, Y. Scoggin motioned to approve the NSI contract; R. Kissel seconded. All in favor, motion approved.
5. **Neighborhood Improvements:** R. Colman gave the following community updates:
  - a. BPS is working on the lighting project. Hopefully is should be completed by the end of the year.
  - b. The Laclede medians plumbing was damaged. Due to this issue, the landscaping is delayed until the water issue is resolved.
  - c. No one has heard from the contractor installing the new litter barrels.
  - d. R. Coleman will give A. Johnson a list of trees that requires watering in the district.
  - e. The Alderwoman authorized ADA ramps in the district.
  - f. R. Coleman gave several other housing development updates.
6. **Project Report:**
  - a. **Financial Reports:** Board reviewed the financial reports. J. Miner motioned to approve the financials; R. Kissel second. All in favor, motion approved.
7. **Other Business:** The board discussed the conditions of the district sidewalks. A. Johnson noted Park Central could conduct a sidewalk assessment and present it at the next board meeting.
8. **Meeting Adjourned:** Meeting adjourned at 6:06 PM.

## WATER TREES

<b>3949 Forest Park</b>	<b>4100 Laclede (15 trees)</b>
<b>4121 Forest Park (6 trees)</b>	<b>4127 Laclede</b>
<b>4111 Forest Park</b>	<b>4150 Laclede</b>
<b>4205 Forest Park (2 trees)</b>	<b>4159 Laclede</b>
<b>4301 Forest Park</b>	<b>4163 Laclede</b>
<b>4365 Forest Park</b>	<b>4169 Laclede</b>
<b>4150 LACLEDE AVE</b>	<b>4237 Laclede</b>
<b>4219 LACLEDE AVE</b>	<b>4334 Laclede</b>
<b>4231 LACLEDE AVE</b>	<b>4375 Laclede</b>
<b>4235 LACLEDE AVE</b>	<b>4377 Laclede (2 Trees)</b>
<b>4020 Lindell</b>	<b>4397 Laclede (2 Trees)</b>
<b>4314 Lindell</b>	<b>4399 Laclede</b>
<b>4362 Lindell</b>	
<b>4374 Lindell</b>	
<b>4464 LINDELL</b>	
<b>4464 LINDELL</b>	
<b>33 N SARAH ST</b>	
<b>4245 West Pine (2 trees)</b>	
<b>4350 West Pine</b>	

**CWE Southeast SBD**  
**Balance Sheet**  
As of June 30, 2022

	<u>Jun 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1072-1 · Bill.com Clearing	5,015.63
<b>40900 · Cash</b>	
10150 · Simmons Bank checking #2910	52,336.84
10155 · Simmons MMkt #8362	300,136.49
10160 · GSB - CWESE 8810	251,439.18
<b>Total 40900 · Cash</b>	<u>603,912.51</u>
<b>Total Checking/Savings</b>	<u>608,928.14</u>
<b>Total Current Assets</b>	<u>608,928.14</u>
<b>TOTAL ASSETS</b>	<b><u>608,928.14</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Bal Equity	250,000.01
Retained Earnings	637,897.44
Net Income	-278,969.31
<b>Total Equity</b>	<u>608,928.14</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>608,928.14</u></b>

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
June 2022

	<u>Jun 22</u>	<u>Jan - Jun 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
41000 · Tax Revenue	151,960.04	587,848.37	560,000.00	560,000.00
42800 · Interest Income	16.16	1,333.69		
49900 · Lighting Project Reserves	0.00	0.00	0.00	514,982.00
<b>Total Income</b>	<u>151,976.20</u>	<u>589,182.06</u>	<u>560,000.00</u>	<u>1,074,982.00</u>
<b>Gross Profit</b>	151,976.20	589,182.06	560,000.00	1,074,982.00
<b>Expense</b>				
<b>61000 · Administration</b>				
61050 · Annual Award	0.00	0.00	0.00	50.00
61100 · Administration (PCDC)	0.00	9,870.00	9,870.00	19,740.00
61200 · Bank Charge	0.00	15.00	20.02	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	2,600.00
61400 · Legal Fees	0.00	0.00	1,000.04	2,000.00
61600 · Postage and Shipping Expense	0.00	24.50	50.02	100.00
61755 · Contribution/Donations	0.00	0.00	7,000.00	7,000.00
61800 · Web Site	0.00	20.17	0.00	250.00
<b>Total 61000 · Administration</b>	<u>0.00</u>	<u>9,929.67</u>	<u>17,940.08</u>	<u>31,780.00</u>
<b>62000 · Public Services</b>				
62010 · ATBM-Street Cleaning	1,750.00	10,500.00	9,900.00	19,800.00
62015 · Beautification	360.00	4,270.00	10,616.02	21,232.00
<b>Total 62000 · Public Services</b>	<u>2,110.00</u>	<u>14,770.00</u>	<u>20,516.02</u>	<u>41,032.00</u>
<b>68000 · Public Safety</b>				
68200 · CWE Neighborhood Safety Ini.	0.00	33,500.00	21,855.00	43,710.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	5,560.00	64,975.01	70,000.04	140,000.00
68600 · Security Camera	0.00	6,600.00	8,030.02	16,060.00
68700 · Security Signs	0.00	0.00	1,400.00	1,400.00
<b>68900 · Lighting</b>				
68901 · Installation	0.00	723,325.00		
68905 · Maintenance	0.00	7,995.32		
68900 · Lighting - Other	1,309.00	7,056.37	266,666.67	800,000.01
<b>Total 68900 · Lighting</b>	<u>1,309.00</u>	<u>738,376.69</u>	<u>266,666.67</u>	<u>800,000.01</u>
<b>Total 68000 · Public Safety</b>	<u>6,869.00</u>	<u>843,451.70</u>	<u>367,951.73</u>	<u>1,002,170.01</u>
<b>Total Expense</b>	<u>8,979.00</u>	<u>868,151.37</u>	<u>406,407.83</u>	<u>1,074,982.01</u>
<b>Net Income</b>	<u><u>142,997.20</u></u>	<u><u>-278,969.31</u></u>	<u><u>153,592.17</u></u>	<u><u>-0.01</u></u>

## CWE Southeast SBD Transaction List by Vendor June 2022

Type	Date	Num	Memo	Split	Amount
<b>ABNA Engineering, Inc.</b>					
Bill	06/21/2022	21-6030-06	Laclede Ave-Lighting	68900 · Lighting	-1,309.00
<b>AT Building Maintenance</b>					
Bill	06/03/2022	1363	Street Cleaning	62010 · ATBM-Street Cleaning	-1,750.00
<b>Pretty City Gardens</b>					
Bill	06/14/2022	2395	Landscaping	62015 · Beautification	-360.00
<b>The City's Finest LLC</b>					
Bill	06/01/2022	INV-4750	Patrols	68500 · Patrol	-2,760.00
Bill	06/03/2022	INV-4718	Patrols	68500 · Patrol	-2,800.00
<b>Bills Paid</b>					<b>-8,979.00</b>

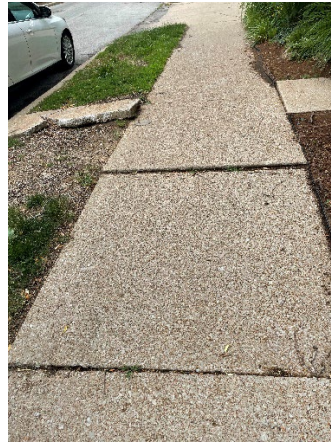
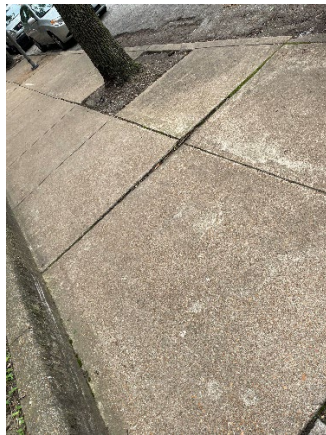
**Color Code:**

**Yellow** = Good condition

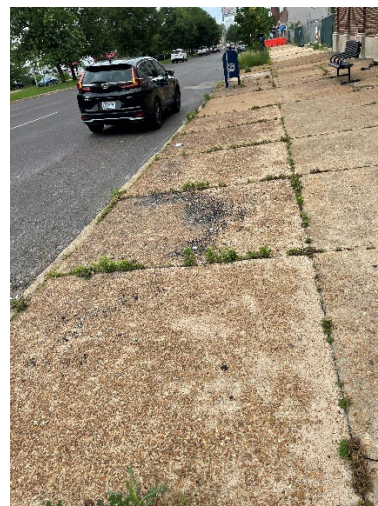
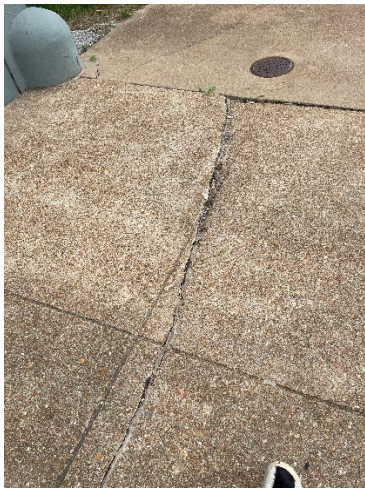
**Blue** = Needs work

**Red** = Bad condition

- 1) **Laclede Ave** (between S Newstead and Boyle) – tree uprooted the sidewalk in several places, moderate to severe dips in the walkway and some with concrete slabs, sections leading to the road entirely broken up with edges exposed over walkway



- 2) **Forest Park Ave** (between Boyle and S Sarah) – pictures from two sections in the road - Moderate to severe dips in walkway, section with patches of grass with many cracks.



- 3) **W Pine Blvd** (between S Sarah and Vandeventer) – many cracks in road





4) **Lindell Blvd** (between Whittier and S Sarah)- one section w deep cracks, other bad section aren't on the walkway but on adjacent sections leading to the road



5) **W Pine Blvd** (between S Newstead and Boyle) – moderate cracks and dips in road



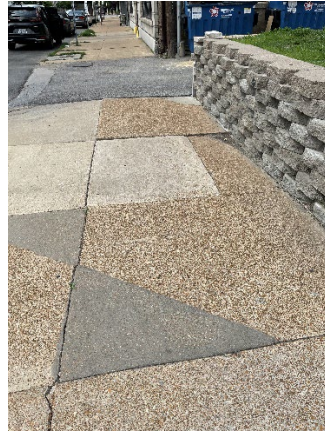
**W Pine Blvd** (between Boyle and S Sarah) – moderate cracks and dips in road



**Lindell Blvd** (between S Sarah and Vandeventer) – slight to moderate dips, a lot of discolored tiles



**S Newstead Ave** (between Lindell and W Pine) – slight to moderate dips in road + rounded tiles possibly from trees growing underneath throughout; sections are shaped like hills



**Lindell** (between N Taylor and Newstead) - has one spot with hole although marked yellow



**N Taylor** (between W Pine and Lindell) – good condition overall despite moderate crack



**Lindell** (between N Newstead and Boyle) – good condition overall despite moderate cracks



S Sarah St (under construction) – pictures not provided, but majority of street is undergoing construction and is inaccessible to walkers