

**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**

**August 16<sup>th</sup>, 2022, at 5:00 p.m.**

**4512 Manchester Ave  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on August 16<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. Sidewalk Repairs
    - iii. Public Infrastructure Projects
      1. Tree Watering
- 7. Project Reports**
  - a. Financial Reports
- 8. Other Business**
  - a. Board Member appointments – UPDATE
    - i. Scott Gilbert nomination
- 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: 8/11/2022**

**Time: 5:00 PM**

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

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

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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, Jeff Miner, Brad Jones

**Board members not in Attendance:** Yusef Scoggin

**Others in attendance:** Codi Holt (Park Central Development); Ron Coleman (St. Louis City); Jim Whyte (NSI)

1. **Call to order:**
  - a. D. Anderson called the meeting to order at 5:04 PM.
2. **Chair's Report and Announcement of Order:**
  - a. None.
3. **Approval of previous Meeting Minutes:**
  - a. R. Kissel motioned to approve meeting minutes; B. Jones seconded. All in favor, motion approved.
4. **Public Safety:**
  - a. **Neighborhood Security Initiative:** J. Whyte gave an overview of the previous month's crime data, noting an increase in crime primarily due to vehicle thefts. J. Whyte noted the heavy increases in cost for secondary security as well as loss in patrol coverage and discussed ways of addressing the issue. J. Whyte shared that the NSI is considering their own patrol services though they would face the same challenges with moral and burnout that other secondary patrol services are struggling with. D. Anderson discussed reaching out to neighboring districts to see if secondary patrols could be shared while on shift.
5. **Neighborhood Improvements:**
  - a. R. Colman gave the following community updates:
    - i. The Laclede lighting project is moving along well, and there is no to disturb most of the sidewalk or landscaping for the project. Instead, the project will bore holes under the sidewalk for the electric. The next steps will be for BPS to start bids.
    - ii. The pedestrian lights have been ordered but are on backorder.
    - iii. The Forest Park Ave planter water pipes that were broken have been mostly repaired.
    - iv.
  - b. **Tree Watering:** C. Holt shared that Toni Trotter (ATBM) has been providing emergency watering services for trees, and that the board should expect an invoice from him soon. After discussion, D. Anderson motioned to expand T. Trotter's current services with the district to include watering of trees; R. Kissel seconded. All in favor – motion passed. R. Coleman requested that Park Central send him the invoice to see if Toni's prices are competitive with other watering services in the area.
6. **Project Report:**

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- a. **Financial Reports:** C. Holt gave a summary of the financial reports. D. Anderson motioned to approve the financials; R. Kissel second. All in favor, motion approved.
7. **Other Business:**
  - a. **Sidewalk Assessment:** C. Holt shared an overview of the sidewalk assessment conducted by Park Central. J. Miner asked what the best way to move forward would be. R. Coleman shared that next steps would include asking the alderperson to fund a portion of the project and to conduct a formal walk assessment and cost estimate.
  - b. R. Coleman asked on behalf of Brooks Goedeker if the board would be interested in helping fund a crosswalk between the Element Hotel and the Foundry. After discussion, the board showed interest in assisting financially.
  - c. J. Miner shared that the new watering system at 3100 Laclede has been working great but has been hit by a car twice. The system is still working, but J. Miner recommends bollards. R. Coleman shared that he would ask about the city placing a bollard in front of the system.
8. **Meeting Adjourned:** J. Miner motioned to adjourn; B. Jones seconded. All in favor – meeting adjourned at 6:06 PM.

**CWE Southeast SBD**  
**Balance Sheet**  
As of July 31, 2022

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	<u>Jul 31, 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 #2...	38,491.84
10155 · Simmons MMkt #8362	300,161.98
10160 · GSB - CWESE 8810	251,439.18
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<b>Total 40900 · Cash</b>	590,093.00
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<b>Total Checking/Savings</b>	595,108.63
	<hr/>
<b>Total Current Assets</b>	595,108.63
	<hr/>
<b>TOTAL ASSETS</b>	<b>595,108.63</b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Bal Equity	250,000.01
Retained Earnings	637,897.44
Net Income	-292,788.82
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<b>Total Equity</b>	595,108.63
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>595,108.63</b>
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## CWE Southeast SBD Profit & Loss Budget Performance

July 2022

	<u>Jul 22</u>	<u>Jan - Jul 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
41000 · Tax Revenue	0.00	587,848.37	560,000.00	560,000.00
42800 · Interest Income	25.49	1,359.18		
49900 · Lighting Project Reserves	0.00	0.00	0.00	514,982.00
<b>Total Income</b>	<u>25.49</u>	<u>589,207.55</u>	<u>560,000.00</u>	<u>1,074,982.00</u>
<b>Gross Profit</b>	25.49	589,207.55	560,000.00	1,074,982.00
<b>Expense</b>				
<b>61000 · Administration</b>				
61050 · Annual Award	0.00	0.00	50.00	50.00
61100 · Administration (PCDC)	4,935.00	14,805.00	14,805.00	19,740.00
61200 · Bank Charge	0.00	15.00	23.35	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	0.00	2,600.00
61400 · Legal Fees	0.00	0.00	1,166.70	2,000.00
61600 · Postage and Shipping Expense	0.00	24.50	58.35	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>4,935.00</u>	<u>14,864.67</u>	<u>23,103.40</u>	<u>31,780.00</u>
<b>62000 · Public Services</b>				
62010 · ATBM-Street Cleaning	2,250.00	12,750.00	11,550.00	19,800.00
62015 · Beautification	480.00	4,750.00	12,385.35	21,232.00
<b>Total 62000 · Public Services</b>	<u>2,730.00</u>	<u>17,500.00</u>	<u>23,935.35</u>	<u>41,032.00</u>
<b>68000 · Public Safety</b>				
68200 · CWE Neighborhood Safety Ini.	0.00	33,500.00	25,497.50	43,710.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	6,180.00	71,155.01	81,666.70	140,000.00
68600 · Security Camera	0.00	6,600.00	9,368.35	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	0.00	7,056.37	355,555.56	800,000.01
<b>Total 68900 · Lighting</b>	<u>0.00</u>	<u>738,376.69</u>	<u>355,555.56</u>	<u>800,000.01</u>
<b>Total 68000 · Public Safety</b>	<u>6,180.00</u>	<u>849,631.70</u>	<u>473,488.11</u>	<u>1,002,170.01</u>
<b>Total Expense</b>	<u>13,845.00</u>	<u>881,996.37</u>	<u>520,526.86</u>	<u>1,074,982.01</u>
<b>Net Income</b>	<u><u>-13,819.51</u></u>	<u><u>-292,788.82</u></u>	<u><u>39,473.14</u></u>	<u><u>-0.01</u></u>

## CWE Southeast SBD Transaction List by Vendor July 2022

Type	Date	Num	Memo	Split	Amount
<b>AT Building Maintenance</b>					
Bill	07/06/2022	1370	Street Cleaning	62010 · ATBM-Street Cleaning	-2,250.00
<b>Park Central Development Corporation</b>					
Bill	07/15/2022	2022-07-15	PCD contract with CWE SE SBD for 2021-2023. Q 61100 · Administration (PCDC)		-4,935.00
<b>Pretty City Gardens</b>					
Bill	07/06/2022	2433	Landscaping	62015 · Beautification	-480.00
<b>The City's Finest LLC</b>					
Bill	07/06/2022	INV-4761	Patrols	68500 · Patrol	-2,820.00
Bill	07/18/2022	INV-4809	Patrols	68500 · Patrol	-3,360.00

<b>Bills Paid in July 2022</b>	<b>-13,845.00</b>
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