

**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**

**August 18th, 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/96938183423?from=msft> (Meeting ID: 969 3818 3423) or call by phone at 1-312-626-6799.***

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on August 18th, 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)
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. Trailnet Parklet
    - ii. Median Landscaping
6. Approval of Meeting Minutes
7. Project Reports
  - a. Financial Reports
    - i. Opening account for CD
  - b. Pedestrian Lights
  - c. Collection of Resident Feedback
8. Other Business
  - a. Board Seats

**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: 8/14/2020**

**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 Board of Commissioners Meeting  
July 21, 2020 at 5:00pm  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Marshall Michener, Rick Kissel, Doug Anderson

**Board members not in Attendance:** Yusef Scoggin, Jeff Miner

**Others in attendance:** 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), Gerry Connolly & Jeff Wiegand (Members of the Public)

1. **Call to order**
  - a. M. Michener called the meeting to order at 5:07 pm.
2. **Chair's Report & Announcement of the Order of Business:**
3. **Public Comments:** One member of the public (Jeff Wiegand) was on the call during this time. The Commissioners and other participants introduced themselves, but the member of public did not respond.
4. **Public Safety**
  - a. **NSI Update-** Property crimes are up due to several reasons relating to COVID-19. NSI is going to coordinate with Walgreens to track shoplifting. The Aldermen did not vote on Bill 95, which creates policies and procedures for surveillance technology. The bill will be reworked and put back on the agenda for next meeting.
5. **Neighborhood Stabilization:**
  - a. 4100-4200 West Pine project has made progress.
  - b. The lighting superintendent said the lights on Sarah between West Pine and Laclede were repaired.
  - c. The City does not have the equipment to cut through the streetcar tracks to fix the lighting at Forest Park and 4900 Laclede.
  - d. R. Coleman would like the SBD to at least fund the engineering study for 4300-4400 Laclede pedestrian lighting. This will be discussed further at the next meeting.
6. **Approval of May Meeting Minutes**
  - a. D. Anderson motioned to approve June 16, 2020 meeting minutes. Seconded by R. Kissel. All in favor—Motion approved.
7. **Project Reports:**
  - a. **Financial Reports-** A. Graham presented the Financial reports.

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- i. **Opening account for CD-** The SBD is still waiting for the drawdown check. Once this has come through, there will be a resolution to sign to open a new account with Busey Bank. The signers will have to go into the bank to sign a signature card.
  - b. **Trailnet Parklet-** R. Coleman asked the Commissioners if the SBD could be listed as the owner. He will speak with his contact at the City to see if the SBD can donate the parklet to the City to avoid paying insurance on it. R. Coleman will work with Kaldis to ensure the parklet is maintained.
  - c. **Median Landscaping-** A. Graham has drafted an RFP for the design, build, and maintenance of planters on Forest Park. R. Coleman is still waiting to hear back from the City whether they will be able to provide irrigation for the planters. Once this is clarified, the SBD can put out the RFP. Please send any revisions or alterations of the RFP to A. Graham.
  - d. **Collection of Resident Feedback-** There have been very few responses. Residents seem to care about amenities equally except for public art. There were no major complaints about the SBD. A. Graham will hang posters near restaurants in the SBD to try to solicit more responses.
- 8. **Other:**
  - a. **Board Seats-** Congratulations to Rick Kissel and Doug Anderson, who were both approved by the City to become Commissioners. A. Graham will send the new Commissioners a guide to help them get started. There are still two renter seats available on the Board.

Meeting adjourned at 5:58 pm.

1:57 PM

08/14/20

Accrual Basis

# CWE Southeast SBD

## Balance Sheet

As of July 31, 2020

	<u>Jul 31, 20</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 · Reliance Bank checking #2910	5,356.66
10155 · Reliance MMkt #8362	41,395.07
<b>Total 40900 · Cash</b>	<u>46,751.73</u>
<b>Total Checking/Savings</b>	<u>51,767.36</u>
<b>Total Current Assets</b>	<u>51,767.36</u>
<b>TOTAL ASSETS</b>	<b><u>51,767.36</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	4,218.75
<b>Total Accounts Payable</b>	<u>4,218.75</u>
<b>Total Current Liabilities</b>	<u>4,218.75</u>
<b>Total Liabilities</b>	4,218.75
<b>Equity</b>	
Retained Earnings	191,513.86
Net Income	-143,965.25
<b>Total Equity</b>	<u>47,548.61</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>51,767.36</u></b>

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
July 2020

	<u>Jul 20</u>	<u>Jan - Jul 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
41000 · Tax Revenue	0.00	0.00	537,557.00	537,557.00
42800 · Interest Income	10.29	395.34		
<b>Total Income</b>	<u>10.29</u>	<u>395.34</u>	<u>537,557.00</u>	<u>537,557.00</u>
<b>Gross Profit</b>	10.29	395.34	537,557.00	537,557.00
<b>Expense</b>				
Miscellaneous Expense	0.00	9,250.00		
<b>61000 · Administration</b>				
61050 · Annual Award	0.00	0.00	29.20	50.00
61100 · Administration (PCDC)	3,967.00	11,901.00	11,901.00	15,868.00
61200 · Bank Charge	0.00	0.00	23.35	40.00
61300 · Insurance, Liability & D&O	0.00	1,280.00	0.00	1,300.00
61400 · Legal Fees	0.00	623.00	1,166.70	2,000.00
61600 · Postage and Shipping Expense	0.00	0.00	58.35	100.00
61750 · Kindness Meals	0.00	5,070.00		
61800 · Web Site	0.00	18.17	58.35	100.00
<b>Total 61000 · Administration</b>	<u>3,967.00</u>	<u>18,892.17</u>	<u>13,236.95</u>	<u>19,458.00</u>
<b>68000 · Public Safety</b>				
68200 · CWE Neighborhood Safety Ini.	9,881.25	37,485.75	27,318.75	36,425.00
68400 · National Night Out	0.00	0.00	0.00	1,000.00
68500 · Patrol	4,218.75	70,890.67	81,666.65	140,000.00
68600 · Security Camera	0.00	7,842.00	9,065.00	15,540.00
68700 · Security Signs	0.00	0.00	816.70	1,400.00
68900 · Lighting	0.00	0.00	53,833.35	323,000.00
<b>Total 68000 · Public Safety</b>	<u>14,100.00</u>	<u>116,218.42</u>	<u>172,700.45</u>	<u>517,365.00</u>
<b>Total Expense</b>	<u>18,067.00</u>	<u>144,360.59</u>	<u>185,937.40</u>	<u>536,823.00</u>
<b>Net Income</b>	<u><u>-18,056.71</u></u>	<u><u>-143,965.25</u></u>	<u><u>351,619.60</u></u>	<u><u>734.00</u></u>

**CWE Southeast SBD**  
**Transaction List by Vendor**  
July 2020

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Split</u>	<u>Amount</u>
<b>CWE Neighborhood Security Initiative..</b>					
Bill	07/01/2020	3190		68200 · CWE Neighborhood Safety Ini.	-9,881.25
<b>Park Central Development Corporation</b>					
Bill	07/15/2020	2020-Jul-15		61100 · Administration (PCDC)	-3,967.00
<b>The City's Finest LLC</b>					
Bill	07/15/2020	INV-2673	Patrols	68500 · Patrol	-4,218.75
					-18,067.00

## Q2 What aspects do you like about this neighborhood?

Answered: 14 Skipped: 7

#	RESPONSES	DATE
1	It is beautiful and well maintained with many different types of people	7/29/2020 8:39 AM
2	the sidewalk restaurants and shops	7/17/2020 11:26 AM
3	walkable	6/30/2020 9:50 AM
4	Walkability	6/28/2020 8:25 AM
5	Mix of single and multi family housing and businesses, lovely neighborhoods in which to safely walk and enjoy the landscaping.	6/23/2020 8:09 PM
6	It feels like a neighborhood while still being urban. It's very walkable	6/23/2020 3:06 PM
7	diverse architecture	6/11/2020 3:50 PM
8	Diversity, landscaping, distance to work, restaurants, bars, Forest Park	4/15/2020 1:51 PM
9	The neighborhood "feel" and the amount of green space.	4/14/2020 4:07 PM
10	walkable	4/14/2020 3:19 PM
11	Beautiful old architecture, close to restaurants and activities. Great location within the metropolitan area. Great vibe.	4/14/2020 3:06 PM
12	WALKABILITY, SENSE OF COMMUNITY, ARCHITECTURE, POTENTIAL	4/14/2020 1:49 PM
13	I	1/23/2020 11:58 AM
14	Close to work, restaurants, shops and Forest Park	1/23/2020 10:24 AM