

**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**

**September 17, 2019 at 5:00 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on September 17, 2019 at 5:00 p.m. at 4512 Manchester Ave #100, St. Louis, MO 63110, the Central West End 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 Stabilization
 - a. City of St. Louis, Ron Coleman
6. Approval of Meeting Minutes
7. Project Reports:
 - a. Financial Reports
8. Parklet
9. Budget Preparation
 - a. Infrastructure Review
 - b. Camera Review
10. Other Business

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: 9-13-19

Time: 4:30 PM

• Central West End Southeast Special Business District •

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

**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

Central West End Southeast Board of Commissioners Meeting
August 20, 2019 at 5:00pm
At 4512 Manchester, St. Louis, MO 63110

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

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

Others in attendance: Ashley Johnson and Kyle Oberle (Park Central Development); Rob Betts (The City's Finest); Ron Coleman (City of St. Louis); Cindy Mense, Kevin Hahn, Sam McCrory, and Joe Windler (Trailnet)

1. **Call to order:** Y. Scoggin called the to order at 5:07 pm.
2. **Chair's Report & Announcement of the Order of Business:** None
3. **Public Comments & Questions**
 - a. **Trailnet Presentation:** Trailnet discussed the organization's mission, projects, and programs and presented a proposed parklet for the southwest corner of Vandeventer and Laclede. Considerations regarding layout, nearby traffic, and logistics were discussed regarding three proposals for the space. M. Michener suggested that the district finalize a comprehensive plan before committing to one-off projects. The district will follow up with Trailnet regarding the project.
4. **Public Safety**
 - a. **The City's Finest, Rob Betts:** A. Johnson presented the crime report provided by R. Betts. YTD person crime is down 38.46%, and property crime is down 18.18%. Total crime is down 20.54%.
5. **Block Captains:** The neighborhood association is the appropriate organizing body for a block captain program. The district could assist with initiatives pursued by block captains. Jeff Hood with Washington University Medical Center Redevelopment Corporation is an option for assistance.
6. **Neighborhood Stabilization**
 - a. **City of St. Louis, Ron Coleman:** Site prep is about to begin for the townhomes planned at 4201 West Pine. The completion of 4101 Laclede will lead to the start of further development efforts. 3900-4000 West Pine is scheduled to be repaved. Planter watering issues were discussed. Public trash is not always being emptied according to schedule.
7. **Approval of Meeting Minutes:** J. Miner motioned to approve the June 18, 2019 meeting minutes. M. Michener seconded the motion. All in favor, motion passes.
8. **Project Reports**
 - a. **Financial Reports:** A. Johnson reviewed the financials. There were no questions. M. Michener motioned to approve the financials. J. Miner seconded the motion. All in favor, motion passes.

**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
cwesoutheastsbd.com

9. **Budget Preparation:** A. Johnson suggested that the board have a thorough conversation regarding next year's budget after administering a survey, reviewing patrols, and assessing infrastructure.
10. **Board Seat Approval:** A. Johnson noted that all seats except for J. Miner's are due for renewal. M. Michener motioned to appoint Y. Scoggin as chairman. J. Miner seconded the motion. All in favor, motion passes. Y. Scoggin motioned to appoint M. Michener as secretary. J. Miner seconded the motion. All in favor, motion passes. Y. Scoggin motioned to appoint D. Overton as a commissioner. J. Miner seconded the motion. All in favor, motion passes.
11. **Other Business:** A needs assessment was discussed. A. Johnson will draft a needs survey to disseminate to district stakeholders to inform the district's direction over the next ten years. A. Johnson confirmed with the city assessor that the SBD taxation rate of \$.85 per \$100 will be assessed in 2019 for a payment in early 2020.
12. **Adjournment:** The meeting adjourned at 6:38 pm.

**CWE Southeast
Balance Sheet
As of August 31, 2019**

	Total
ASSETS	
Current Assets	
Bank Accounts	
40900 Cash	0.00
10150 Reliance Bank checking #2910	16,391.74
10155 Reliance MMkt #8362	245,954.37
Total 40900 Cash	\$ 262,346.11
Bill.com Money Out Clearing	0.00
Restricted for Streetlights	0.00
Total Bank Accounts	\$ 262,346.11
Other Current Assets	
Due from CWE South SBD	60.50
Total Other Current Assets	\$ 60.50
Total Current Assets	\$ 262,406.61
TOTAL ASSETS	\$ 262,406.61
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Park Central Development	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
Retained Earnings	154,940.60
Net Income	107,466.01
Total Equity	\$ 262,406.61
TOTAL LIABILITIES AND EQUITY	\$ 262,406.61

CWE Southeast
Budget vs. Actuals: FY_2019 - FY19 P&L
 January - August, 2019

	Aug Act	Aug Budget	Jan- Aug Act	Jan- Aug Budget	2019 Budget
Income					
41000 Tax Revenue			259,522.22	249,000.00	255,000.00
41106 - Less Contingency (deleted)		-524.92		-4,199.32	-6,299.00
41107 - Less Unpaid Assessments (deleted)		-265.67		-2,125.32	-3,188.00
42800 Interest Income		12.50	1,373.16	100.00	150.00
Total Income	\$ 0.00	-\$ 778.09	\$ 260,895.38	\$ 242,775.36	\$ 245,663.00
Gross Profit	\$ 0.00	-\$ 778.09	\$ 260,895.38	\$ 242,775.36	\$ 245,663.00
Expenses					
61000 Administration					
61050 Annual Award		-		50.00	50.00
61100 Administration (PCDC)		-	11,905.92	11,901.00	15,868.00
61200 Bank Charge		3.33	2.00	26.68	40.00
61300 Insurance, Liability & D&O		108.33		866.68	1,300.00
61400 Legal Fees	180.00	-	13,960.84		0.00
61600 Postage and Shipping Expense		8.33	1,178.92	66.68	100.00
61800 Web Site		8.33		66.68	100.00
Total 61000 Administration	\$ 180.00	\$ 128.32	\$ 27,047.68	\$ 12,977.72	\$ 17,458.00
68000 Public Safety					
68200 CWE Neighborhood Safety Ini.	17,581.25	-	37,413.75	27,318.75	36,425.00
68400 National Night Out		-		0.00	1,000.00
68500 Patrol	19,312.51	11,666.67	79,494.10	93,333.32	140,000.00
68600 Security Camera		1,295.00	7,770.00	10,360.00	15,540.00
68700 Security Signs		116.67		933.32	1,400.00
68900 Lighting			1,560.00		
69000 Rest Funds, Infrastructure (deleted)		2,820.00		22,560.00	33,840.00
Total 68000 Public Safety	\$ 36,893.76	\$ 15,898.34	\$ 126,237.85	\$ 154,505.39	\$ 228,205.00
Miscellaneous Expense	-	-	143.84		
Unapplied Cash Bill Payment Expense	-	-	0.00		
Uncategorized Expense	-	-	0.00		
Total Expenses	\$ 37,073.76	\$ 16,026.66	\$ 153,429.37	\$ 167,483.11	245,663.00
Net Operating Income	-\$ 37,073.76	-\$ 16,804.75	\$ 107,466.01	\$ 75,292.25	\$ 0.00
Net Income	-\$ 37,073.76	-\$ 16,804.75	\$ 107,466.01	\$ 75,292.25	0.00

Thursday, Sep 12, 2019 11:12:28 AM GMT-7 - Cash Basis

Central West End Southeast SBD

Funds Transfer Detail

08/01/19 to 08/31/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
08/09/19	PROCESS DATE					
The City's Finest LLC	INV-2054	35849109	06/30/19		\$ 3,734.38	Simmons ****2910
			Subtotal:		\$ 3,734.38	
08/20/19	PROCESS DATE					
CWE Neighborhood	3167	36156016	08/15/19		\$ 7,770.00	Simmons ****2910
Lewis Rice LLC..	1324388	016QQAXHU1596DW	08/15/19		\$ 180.00	Simmons ****2910
The City's Finest LLC	INV-2082	36149433	07/15/19		\$ 5,890.63	Simmons ****2910
The City's Finest LLC	INV-2107	36149433	08/15/19		\$ 9,687.50	Simmons ****2910
			Subtotal:		\$ 23,528.13	
08/23/19	PROCESS DATE					
Park Central	2019-Aug-16	016OKIERA15E7NB	08/16/19		\$ 60.50	Simmons ****2910
			Subtotal:		\$ 60.50	
08/28/19	PROCESS DATE					
CWE Neighborhood	3118	36379994	09/09/19		\$ 9,881.25	Simmons ****2910
			Subtotal:		\$ 9,881.25	
Total:					\$ 37,204.26	

Survey Questions

1. How important are the following factors to the quality of life in the neighborhood?

	Very Important	Important	Somewhat Important	Not at All Important	No Opinion
Safe place to live					
Trash removal					
Greenery					
Sidewalks Improvements					
Lighting improvement					

Other: _____

2. If you could change one thing about your neighborhood what would it be?

3. How satisfied are you with the Central West End Southeast Special Business District?

Very Satisfied Satisfied Dissatisfied Very Dissatisfied No Opinion