

**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

**January 15th, 2019 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on January 15th, 2019 at 4:30 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 Safety
 - a. The City's Finest, Charles Betts
 - b. Neighborhood Security Initiative, Jim Whyte
4. Neighborhood Stabilization
 - a. City of St. Louis, Ron Coleman
 - i. West Pine Garbage Bins
5. Approval of Meeting Minutes
6. Project Reports:
 - a. Financial Reports
 - b. 4400 West Pine Lighting Update
7. Renewal of CWE Southeast SBD Update
8. Public Comments & Questions (5-minute limit per speaker)
9. 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: 1-11-19

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Central West End Southeast Board of Commissioners Meeting
December 18th, 2018: 4:30pm
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Dennis Overton, Marshall Michener, Jeffrey Miner, Tiffany Small-Boyd, Yusef Scoggin

Board members not in Attendance:

Others in attendance: Ashley Johnson and Annette Pendilton (Park Central Development Corp), Jim Whyte (Central West End Neighborhood Security Initiative), Ron Coleman (City of St. Louis), Rob Betts (The City's Finest)

1. Call to order

Call meeting to order at 4:45 pm

2. Chair's Report & Announcement of the Order of Business: None

3. Public Comments: None

4. Public Safety

a. NSI

J. Whyte started his update with the following information:

a. NSI needs the projected revenue for the CWE SE for 2019 so that NSI can finalize their budget.

b. TCF needs CWES SE projected revenue for 2019 to finalize their budget.

c. NSI is asking CWE SE if they have any special patrol requests for 2019 to please let it be known.

J. Whyte stated that NSI will conduct and complete an RFP on behalf of the taxing districts during the first quarter of 2019. There will be no price increase until after the RFP process has been completed. This RFP process will be done every three years.

Crime stats for the CWE SE SBD through November 2018. Total crime is up 2.5% for the district. Total person crime is up by 26.3% and total property crime is even.

R. Betts stated that currently patrols are under budget through November 2018 by \$2,600.

5. Neighborhood Stabilization:

R. Coleman reported the following:

- Street partially opened on 4101 Laclede.
- Trees have been ordered. Not sure about the removal of the ash trees.

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- Pedestrian lights are being put up, but some lights are out due to electrical issues that the city is trying to resolve with contractor. If not able to get contractor, city will repair the electrical issue.
- 4101 W. Pine was finalized last week and should be moving forward soon.

6. Approval of November Meeting Minutes

M. Michener motioned to approve November 20, 2018 meeting minutes. Second by D. Overton. Motion passes 4-0-1 – Y. Scoggin Abstained.

7. Project Reports:

a. Financial Reports

A. Pendilton gave the update on financials. A. Pendilton presented the 2019 Budget for the board to approve.

M. Michener motioned to approve 2019 Budget with the following changes: Under Public Safety, change “Restricted Funds” to “Reserve Funds” and to balance the budget by putting overage in the Reserve Funds. Second by D. Overton. Motion passes 5-0-0.

Y. Scoggin shared that he went to the NSI board meeting and TCF is wanting to increase patrol hourly rates by 18% for 2019 and plus charging time and half on what they consider as holidays. He felt strongly about having TCF and NSI to substantiate the increase in hourly rates and to request bids for patrol services.

The commissioners agree with the NSI supplemental patrol suggestions for the CWE SE SBD for 2019. A. Johnson will reach out to NSI to confirm.

b. 4400 West Pine Lighting:

A. Johnson stated that the City has begun to install the lights.

7. Renewal of CWE Southeast SBD

A. Johnson confirmed with the attorney that we can renew the existing SBD. The attorney thinks that there is not enough time to make the April ballot but will make it the August ballot. The commissioners would like to push for the April ballot. A. Johnson stated that she would try to expedite the process, the board will need to make final decisions tonight to get it to the attorney. The changes the commissioners want to renew the SBD are 1) keep the boundaries the same as the current SBD 2) Set the rate to .85% 3) Set the SBD term for 10 years. This information will be sent to the attorney so that he can start putting together the ordinance.

Commissioners are wanting to advertise for the two open seats for renters on the board.

8. Other:

A. Johnson went over a draft of the first annual report for the CWE SE SBD to be presented to the public. A. Johnson noted the changes and recommendations and will send it to commissioners via email. Add information to inform them know that SBD is going to renew the SBD instead of the

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CID. This report will be sent to all of those that signed the petitions to educate the public that they are needed to vote for the new SBD.

Meeting adjourned at 6:07 pm.

Next meeting will be January 15, 2019 at 4:30.

DRAFT

CWE Southeast SBD
Balance Sheet
As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
40900 · Cash	
10150 · Reliance Bank checking #2910	69,881.61
10155 · Reliance MMkt #8362	<u>85,058.99</u>
Total 40900 · Cash	<u>154,940.60</u>
Total Checking/Savings	<u>154,940.60</u>
Total Current Assets	<u>154,940.60</u>
TOTAL ASSETS	<u><u>154,940.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>6,682.50</u>
Total Accounts Payable	<u>6,682.50</u>
Total Current Liabilities	<u>6,682.50</u>
Total Liabilities	<u>6,682.50</u>
Equity	
Retained Earnings	222,897.16
Net Income	<u>(74,639.06)</u>
Total Equity	<u>148,258.10</u>
TOTAL LIABILITIES & EQUITY	<u><u>154,940.60</u></u>

CWE Southeast SBD
Profit & Loss Budget Performance
December 2018

	<u>Dec 18</u>	<u>Budget</u>	<u>Jan - Dec 18</u>	<u>Annual Budget</u>
Income				
41106 - Less Contingency	0.00	(483.75)	0.00	(5,805.00)
41107 - Less Unpaid Assessments	0.00	(244.83)	0.00	(2,938.00)
41000 · Tax Revenue	0.00	19,583.33	263,259.06	235,000.00
42800 · Interest Income	174.14	12.50	4,410.40	150.00
Total Income	<u>174.14</u>	<u>18,867.25</u>	<u>267,669.46</u>	<u>226,407.00</u>
Gross Profit	174.14	18,867.25	267,669.46	226,407.00
Expense				
Miscellaneous Expense	0.00		44.35	
61000 · Administration				
61050 · Annual Award	0.00	0.00	0.00	50.00
61100 · Administration (PCDC)	0.00	0.00	15,495.00	15,868.00
61150 · Special Admin (CID)	0.00		16,606.71	
61200 · Bank Charge	2.00	3.33	125.00	40.00
61300 · Insurance, Liability & D&O	1,280.00	0.00	1,280.00	1,000.00
61500 · Meetings Expense	0.00		86.99	
61600 · Postage and Shipping Expense	0.00	0.00	0.00	50.00
61700 · Supplies Expense	0.00	0.00	375.19	50.00
61800 · Web Site	0.00	0.00	501.12	100.00
Total 61000 · Administration	<u>1,282.00</u>	<u>3.33</u>	<u>34,470.01</u>	<u>17,158.00</u>
68000 · Public Safety				
68200 · CWE Neighborhood Safety Ini.	0.00	0.00	36,425.00	36,425.00
68400 · National Night Out	0.00	0.00	176.11	1,000.00
68500 · Patrol	21,023.75	11,666.66	131,560.00	140,000.00
68600 · Security Camera	0.00	0.00	15,186.00	15,186.00
68700 · Security Signs	0.00	116.66	1,470.05	1,400.00
68900 · Lighting	0.00		122,977.00	
69000 · Rest Funds, Infrastructure	0.00	0.00	0.00	15,000.00
Total 68000 · Public Safety	<u>21,023.75</u>	<u>11,783.32</u>	<u>307,794.16</u>	<u>209,011.00</u>
Total Expense	<u>22,305.75</u>	<u>11,786.65</u>	<u>342,308.52</u>	<u>226,169.00</u>
Net Income	<u><u>(22,131.61)</u></u>	<u><u>7,080.60</u></u>	<u><u>(74,639.06)</u></u>	<u><u>238.00</u></u>