

**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
July 17, 2018 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on July 17, 2018 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
5. Approval of May Minutes
6. Project Reports:
 - a. Financial Reports
 - b. Resolution
 - c. 4400 West Pine Lighting Update
7. Mid-City CID Update
 - a. Review Mid-City Progress Report
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: 7-11-18

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

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Central West End Southeast Board of Commissioners Meeting
June 19th, 2018: 4:30pm
At 4512 Manchester, St. Louis, MO 63110

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

Board members not in Attendance: Dennis Overton, Tiffany Boyd

Others in attendance: Abdul Abdullah, 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

Called to order at 4:45 pm

2. Chair's Report & Announcement of the Order of Business

NA

3. Public Safety

a. NSI

J. Whyte updated that total crime was down 15.5% through May 2018. There were 12 fewer incidents compared to last year.

R. Betts stated that the City's Finest is below budget through the month of May 2018.

4. Neighborhood Stabilization

Updates from Ron Coleman:

- Thank you for the four wheelchair signs. They have been installed at Sara & Boyle, Lindell & Forest Park
- Residents will be moving into 4101 Laclede Condo on July 1
- The construction at 4101 West Pine will start immediately after 4101 Laclede projects. The construction workers will park on the Schnucks lot on Lindell
- West Pine and Laclede alley drainage issue is being corrected and speed bumps are being installed and are paid for by the alderman
- The gates and brick wall at Laclede & Taylor has been damaged. Considering other options rather than the brick wall. Maybe tree planters as to not cause expensive repairs.
- Ron is advocating street paving for the blocks of 3900-4000 on West Pine
- The house at 4308 Laclede is still being reconstructed – no further updates
- There is a request for pedestrian street lights on West Pine down to Vandeventer
- Suggestion to replace the lollipops lights with new fixtures, LED Lights and the globes. He will look into costs for this project.
- Tower Grove is doing a \$10 million project to make a bike lane from Botanical Gardens to the Metro Link station

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M. Michener asked about the Metro Ling stop being ready July 23. R. Coleman confirmed.

5. Approval of May Minutes

Motion was made by J. Miner to approve April 17, 2018 as amended with the adjustment to the Balance Sheet to fix the cash on hand total. Seconded by M. Michener. Motion passes 3-0-0.

Questions concerned on April's balance sheet to correctly reflect the \$107,408. The financials are correct, there needs to be an adjustment to remove the accrual for funds to show the expense has been paid.

6. Project Reports:

a. Financial Reports

Annette Pendilton gave the update on the financials as of May 2018. There is \$154,963.23 cash on hand and a total of \$262,371.23 in the savings and checking accounts combined. Total revenues year to date is \$253,429.11, total expenses year-to-date is \$106,547 leaving a net income of \$39,474.07. Please note in the financials in the revenue there is a line for "reserve for street lighting of \$107,408, was added so that net income wouldn't appear to be off because of the payment for the street lighting. The cash was held aside from previous year.

Annette Pendilton explained about the warnings that Reliance Bank has been sending. According to the Money Market account rules, there cannot be no more than six transactions per month. The money market account is being used as a general operating account to processes expenses. Annette Pendilton suggested that they open a regular checking account for general operations. Close the Busey Bank accounts and open a checking account at Reliance Bank and to only transfer from the Reliance Money Market account as needed to fund the checking account.

M. Michener motioned to have a resolution written to close account and move the balance from the two accounts at Busey Bank and open a checking account at Reliance to use as CWE Southeast SBD operations account. Y. Scoggin second the motion. Motion passes 3-0-0.

J. Miner would like for the financials to include the current month actuals along with year-to-date totals. Will also add a listing of bills paid in the month.

Annette Pendilton will look at statements and financials and send out via email a reconciliation of the CWE Southeast account.

b. 4400 West Pine Lighting:

Abdul Abdullah updated on the West Pine Lighting Project - the City has posted the Request For Proposal for bids on May 29, 2018. Bids are due in by June 26, 2018 and they will pick a vendor and voted for the lighting project on West Pine. Y. Scoggin ask that we make sure what was submitted from developer drawings is what the City will install. Abdul Abdullah will follow up on any updates and will make sure the SBD is getting what they are paying.

6. Mid-City CID Update

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Annette Pendilton has reached out to City of St. Louis Assessors office to find out deadline to submit signed petitions. Shawn Ordway of St. Louis City Assessors office stated that we need to give 90 days for the approval process from City Hall. The deadline to have the complete process to collect funds by 2020, is September 1, 2019. All signed petitions should be turned in by March 1, 2019 to submit to the St. Louis Assessors office for them to start their process.

Abdul Abdullah stated this is a top priority and he will be helping get signatures. He thinks we should handle like a campaign. We will have three notaries and will be more active in getting signatures. Will also ask Alderman Roddy to help with getting the word out for signatures as well as helping set up some meetings.

July's meeting is to focus on different ways to get petitions signed.

7. Public Comments and Questions

NA

8. Other

Y. Scoggins motioned to adjourn the meeting. M. Michener seconded the motion. Meeting adjourned at 5:53 pm.

Next meeting will be July 17, at 4:30

CWE Southeast SBD
Balance Sheet
As of June 30, 2018

Jun 30, 18

ASSETS

Current Assets

Checking/Savings

40900 - Beginning Cash On Hand

10150 - Reliance Bank checking #2910 215,953.59

10200 - Busey CWE SE #0576 (Ckng) 34,711.36

Total 40900 - Beginning Cash On Hand 250,664.95

Total Checking/Savings 250,664.95

Total Current Assets 250,664.95

TOTAL ASSETS 250,664.95

LIABILITIES & EQUITY

Equity

Retained Earnings 222,897.16

Net Income 27,767.79

Total Equity 250,664.95

TOTAL LIABILITIES & EQUITY 250,664.95

CWE Southeast SBD Profit & Loss Budget Performance June 2018

	<u>Jun 18</u>	<u>Jan - Jun 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41000 - Tax Revenue	0.00	252,164.39	117,500.02	235,000.00
41106 - Less Contingency	0.00	0.00	-2,902.50	-5,805.00
41107 - Less Unpaid Assessments	0.00	0.00	-1,469.02	-2,938.00
42800 - Interest Income	1,900.47	3,165.19	75.00	150.00
Total Income	<u>1,900.47</u>	<u>255,329.58</u>	<u>113,203.50</u>	<u>226,407.00</u>
Gross Profit	1,900.47	255,329.58	113,203.50	226,407.00
Expense				
Miscellaneous Expense	0.00	44.35		
61000 - Administration				
61050 - Annual Award	0.00	0.00	50.00	50.00
61100 - Administration (PCDC)	0.00	7,747.50	7,934.00	15,868.00
61150 - Special Admin (CID)	1,925.00	14,576.71		
61200 - Bank Charge	8.00	113.00	20.02	40.00
61300 - Insurance, Liability & D&O	0.00	0.00	0.00	1,000.00
61500 - Meetings Expense	0.00	25.82		
61600 - Postage and Shipping Expense	0.00	0.00	25.00	50.00
61700 - Supplies Expense	0.00	191.64	25.00	50.00
61800 - Web Site	0.00	357.72	100.00	100.00
Total 61000 - Administration	<u>1,933.00</u>	<u>23,012.39</u>	<u>8,154.02</u>	<u>17,158.00</u>
68000 - Public Safety				
68200 - CWE Neighborhood Safety Ini.	0.00	18,212.50	18,212.50	36,425.00
68400 - National Night Out	0.00	0.00	0.00	1,000.00
68500 - Patrol	4,867.50	55,577.50	70,000.04	140,000.00
68600 - Security Camera	0.00	7,593.00	7,593.00	15,186.00
68700 - Security Signs	0.00	145.05	700.04	1,400.00
68900 - Lighting	0.00	122,977.00		
69000 - Rest Funds, Infrastructure	0.00	0.00	15,000.00	15,000.00
Total 68000 - Public Safety	<u>4,867.50</u>	<u>204,505.05</u>	<u>111,505.58</u>	<u>209,011.00</u>
Total Expense	<u>6,800.50</u>	<u>227,561.79</u>	<u>119,659.60</u>	<u>226,169.00</u>
Net Income	<u><u>-4,900.03</u></u>	<u><u>27,767.79</u></u>	<u><u>-6,456.10</u></u>	<u><u>238.00</u></u>

CWE Southeast SBD
Transaction List by Vendor
June 2018

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Amount</u>
Lewis Rice LLC				
Bill Pmt -Check	06/20/2018	1032	Invoice 1296171 (Mid-City CID)	-1,925.00
The City's Finest LLC				
Bill Pmt -Check	06/28/2018	1033	Invoice 1454	-4,867.50
				<u>-6,792.50</u>