

**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**

**June 19, 2018 at 4:30 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on June 19, 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. 4400 West Pine Lighting Update
  - c. Discuss Excess Revenues
7. Mid-City CID Update
8. Public Comments & Questions (5 minute limit per speaker)
9. Administrator's Report
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: 6-15-18**

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

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**Central West End Southeast Board of Commissioners Meeting  
May 15th, 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, Sara Feagans and Annette Pendilton (Park Central Development Corp), Jim Whyte (Central West End Neighborhood Security Initiative), Ron Coleman (City of St. Louis), Attorney Craig Biesterfield with Zorn Law Firm

**1. Call to order**

Called to order at 4:30 pm

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

NA

- 3.** S. Feagans introduced Craig Biesterfield the attorney representing the CWISE SBD. S. Feagans asked Craig to explain the difference in Special Business District (SBD) vs. Community Improvement District (CID) and does it make sense to go with the CID, and when does the money from the expiring SBD have to be spent.

Craig Biesterfield response about the difference between the two is that a Special Business District has the ability to put a surcharge on a business license tax and a Community Improvement District is much more flexible on what you can spend money on and different sources to collect revenue.

Craig Biesterfield answered that once we have received funds in 2019 for the 2018 year, we can spend the money whenever we want, there is no expiration time. It will be up to the City of St. Louis to expire the SBD, once they expire it no more funds for the SBD can be received. Any past taxes paid after the SBD has been dissolved, will stay with the City and the City will spend those funds towards the dissolved SBD.

The commissioners wanted clarification on when we need to do to file paperwork for the Community Improvement District. Craig Biesterfield responded that the signed petitions would need to be filed by the assessor's office deadline so that they could verify signatures and residency and move it onto the board of alderman and then to the mayor. He did say that the new CID will not get money until 2020.

Craig Biesterfield will look into the difference of how the Hancock Amendment reflects on SBD's property taxes and CID's assessments.

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4. A. Adullah announced that Ashley Johnson will be filling Matt's position and that they will be transitioning Ashley to take Sara's place. Abdul communicated to the commissioners that there will be no extra costs to the SBD regarding staff time worked on converting SBD to CID. He will answer any questions or concerns.

Y. Scoggin told Sara he really appreciated all of her help.

**5. Public Safety**

**a. NSI**

J. Whyte updated the board on the crime statistics through April 2018 and total crime was down 22%. Crimes are down in the area with 2 fewer in person crimes and 12 fewer in property crime.

J. Whyte stated that the The City's Finest is on budget with policing the SBD.

J. Whyte gave some incidents on how the cameras in the area has helped to identify people to aid in police cases.

J. Whyte stated that there are Aldermen wanting to push Board Bill 66. This bill is to regulate surveillance technology to be used by the Police Department. J. Whyte says their legal team doesn't think that it will affect taxing districts. It is being thought that the Bill will certainly stop cooperative agreements with the St. Louis Metropolitan Police Department. J. Whyte will email the Board Bill 66 to the commissioners.

**6. Neighborhood Stabilization**

Updates from Ron Coleman:

There is only one person from the City removing and replacing trees. Please be patient.

Everyone seems to be happy about 4101 West Pine project.

No updates on 4308 Laclede house.

Marc Dangerfield is planning a street festival in September or October of this year.

Any suggestions for streets to paved. The City will be paving Euclid this year.

Thanks for the signs that were purchased by CWE SBD they were delivered and will go up this week.

M. Michener asked about the Metro Stop. R. Coleman said it should be completed any time.

**7. Approval of April Minutes**

M. Michener motioned to approve the April 17, 2018 meeting minutes. J. Miner seconded the motion. Vote passes unanimously.

Y. Scoggin mentioned that at the next meeting to follow with J. Whyte about the using St. Louis County Police officers in the districts.

**8. Project Reports:**

**a. Financial Reports**

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Financials as of April 2018. There is \$145,844.35 cash on hand and a total of \$253,252.35 in the savings and checking accounts combined. Total revenues year to date is \$253,193.43, total expenses year-to-date is \$228,393.24 leaving a net income of \$24,800.19.

**b. 4400 West Pine Lighting:**

Sara Feagans updated on the West Pine Lighting Project that the paperwork will be sent to the board next week and a RFP will go out and the bids will be opened on June 26, 2018.

c. Excess revenues will be discussed at a later meeting.

**6. Mid-City CID Update**

Sara Feagans stated that she has been talking with block captains and they are willing to help out in any way they can. Maybe we can do a mini block party, hold some more events as happy hour, or have a meet the alderman night.

S. Feagans asked the question of where should we put our efforts since in the past events wasn't very successful.

Y. Scoggin suggested that maybe we could piggy back with the block party. Showing up at 17<sup>th</sup> Ward meetings to talk to residents.

S. Feagans said that she has updated the spreadsheet with the names of signed petitions. Currently we have 62 signatures which is 4.5% of assessed value. We need 450+ signatures.

S. Feagans will be at the Executive House tomorrow accepting signatures.

M. Michener we need better access to building managers to be able to reach out to owners.

**7. Public Comments and Questions**

NA

**8. Other**

Y. Scoggins motioned to adjourn the meeting. M. Michener seconded the motion. Vote passes unanimously. Meeting was adjourned at 6:15 pm.

Next meeting will be June 19, at 4:30

11:01 AM

06/08/18

Accrual Basis

**CWE Southeast SBD**

**Balance Sheet**

As of May 31, 2018

	May 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Restricted for Streetlights	107,408.00
40900 · Beginning Cash On Hand	
10150 · Reliance Bank checking #2910	229,332.87
10200 · Busey CWE SE #0576 (Ckng)	899.27
11200 · Busey CWE SE #5936 (MMkt)	32,139.09
40900 · Beginning Cash On Hand - Other	-107,408.00
Total 40900 · Beginning Cash On Hand	154,963.23
Total Checking/Savings	262,371.23
Total Current Assets	262,371.23
<b>TOTAL ASSETS</b>	<b>262,371.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	222,897.16
Net Income	39,474.07
Total Equity	262,371.23
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>262,371.23</b>

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
January through May 2018

	<u>Jan - May 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>			
<b>41000 - Tax Revenue</b>	252,164.39	97,916.69	235,000.00
Reserved for Street Lighting	107,408.00		
<b>41106 - Less Contingency</b>	0.00	-2,418.75	-5,805.00
<b>41107 - Less Unpaid Assessments</b>	0.00	-1,224.19	-2,938.00
<b>42800 - Interest Income</b>	1,264.72	62.50	150.00
<b>Total Income</b>	<u>360,837.11</u>	<u>94,336.25</u>	<u>226,407.00</u>
<b>Gross Profit</b>	360,837.11	94,336.25	226,407.00
<b>Expense</b>			
<b>Miscellaneous Expense</b>	44.35		
<b>61000 - Administration</b>			
61050 - Annual Award	0.00	50.00	50.00
61100 - Administration (PCDC)	7,747.50	7,934.00	15,868.00
61150 - Special Admin (CID)	12,651.71		
61200 - Bank Charge	105.00	16.69	40.00
61300 - Insurance, Liability & D&O	0.00	0.00	1,000.00
61500 - Meetings Expense	25.82		
61600 - Postage and Shipping Expense	0.00	25.00	50.00
61700 - Supplies Expense	191.64	25.00	50.00
61800 - Web Site	357.72	0.00	100.00
<b>Total 61000 - Administration</b>	<u>21,079.39</u>	<u>8,050.69</u>	<u>17,158.00</u>
<b>68000 - Public Safety</b>			
68200 - CWE Neighborhood Safety Ini.	18,212.50	18,212.50	36,425.00
68400 - National Night Out	0.00	0.00	1,000.00
68500 - Patrol	43,903.75	58,333.38	140,000.00
68600 - Security Camera	7,593.00	7,593.00	15,186.00
68700 - Security Signs	145.05	583.38	1,400.00
68900 - Lighting	122,977.00		
69000 - Rest Funds, Infrastructure	0.00	0.00	15,000.00
<b>Total 68000 - Public Safety</b>	<u>192,831.30</u>	<u>84,722.26</u>	<u>209,011.00</u>
<b>Total Expense</b>	<u>213,955.04</u>	<u>92,772.95</u>	<u>226,169.00</u>
<b>Net Income</b>	<u><u>146,882.07</u></u>	<u><u>1,563.30</u></u>	<u><u>238.00</u></u>