

**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**

**March 20, 2018 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on March 20, 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 February Minutes
6. Project Reports:
 - a. Financial Reports
 - b. 4400 West Pine Lighting
7. Mid-City CID Update
 - a. Upcoming Events
 - b. Plan of Action
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: 3-16-18

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

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Central West End Southeast Board of Commissioners Meeting
February 20th, 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: Sara Fegeans (PCDC), Annette Pendilton (PCDC), Jim Whyte (CWE NSI), Ashley Johnson (WUMCRC), Dave Brown (resident)

1. Call to order

Called to order at 4:45 pm

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

NA

3. Public Comments and Questions

NA

4. Public Safety

Jim Whyte updated the board on the crime statistics through December 2017 and total crime was down 5.33%. He also presented a report from The City's Finest With stats and averages for the years of 2013-2017. J. Miner questioned that the totals for 2016 from TCF are different than what NSI is reporting. J. Whyte will follow up with Charles and get a more accurate report.

The commissioners would like for J. Whyte to come up with some stats and reports for them to present to residents so that it can be used to show them how safety and security has kept the neighborhood safe. This will be a presentation to help residents to understand why the Community Improvement District will be a great help in their neighborhood.

5. Approval of January Minutes

J. Miner motioned to approve the January meeting minutes. M. Michener seconded the motion. Vote passes 3-0-0

6. Financial Reports

Sara Feagans presented the balance sheet and profit and loss report through January 2018. A note that all checks have cleared from the Busey account and the balance will be transferred to Reliance Bank account. The bank made an error in January transferring \$25,000 from CWSE account. This has been corrected.

Sara Feagans stated the assessment disbursement to be released is \$252,164.37.

7. 4400 West Pine Lighting:

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Sara Feagans shared that a letter is needed agreeing to change the 11 foot poles to the 13 foot poles so they can proceed. And also a letter to Alderman Roddy since he is doing a cost share.

8. Other

There was discussion in ways to maybe have a block party or an event and reach out to block captains to reach as many residents as possible to explain how the CID will benefit the neighborhood. Signatures and paperwork needs to be turned in by April 15, 2018.

S. Feagans stated that the next public meeting will be at Doris Lofts on February 28, 2018 at 6:30. She has also been looking into other places where meetings can be held for free. A meeting can be made at the Cortex building at 4240 Duncan in March on one of the three dates 19th, 20th and 27th. She will also call Schafly Library to see if they would host a meeting for free. She asked if they had any suggestions where meetings could be held.

Some of the commissioners would like to have the meetings within the district. They have asked Sara to look into the Cortex building at 4320 Forest Park at Boyle, Executive House at 4466 W. Pine, and Park Place Apartment. Sara will follow up with these suggestions and asked if it was okay to go ahead and set up meetings. They agreed for to do set up meetings and Sara will follow up with them via email to all commissioners.

S. Feagans handed out flyers and brochures to hand out at the meetings and asking for feedback. Some suggestions made are to put more pictures in the handout as well as using more crime statistics. Another suggestion is to try to get more condo/apartment owners and have special meetings with them as well as on Lindell and meeting with residents, businesses owners. Possibly walking block to block knocking on doors and talking with residents on the importance of the CID. Having events for residents to attend where there is discussion on the CID.

Meeting was adjourned at 5:55 pm.

CWE Southeast SBD
Balance Sheet
As of February 28, 2018

	<u>Feb 28, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Restricted for Streetlights	107,408.00
40900 · Beginning Cash On Hand	
10150 · Reliance Bank checking #2910	132,002.10
10200 · Busey CWE SE #0576 (Ckng)	923.24
11200 · Busey CWE SE #5936 (MMkt)	32,139.09
40900 · Beginning Cash On Hand - Other	-107,408.00
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Total 40900 · Beginning Cash On Hand	57,656.43
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Total Checking/Savings	165,064.43
	<hr/>
Total Current Assets	165,064.43
	<hr/>
TOTAL ASSETS	165,064.43
	<hr/> <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,506.25
	<hr/>
Total Accounts Payable	3,506.25
	<hr/>
Total Current Liabilities	3,506.25
	<hr/>
Total Liabilities	3,506.25
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Equity	
Retained Earnings	222,897.16
Net Income	-61,338.98
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Total Equity	161,558.18
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TOTAL LIABILITIES & EQUITY	165,064.43
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CWE Southeast SBD
Profit & Loss Budget Performance
 January through February 2018

	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income			
41000 · Tax Revenue	0.00	39,166.70	235,000.00
41106 · Less Contingency	0.00	-967.50	-5,805.00
41107 · Less Unpaid Assessments	0.00	-489.70	-2,938.00
42800 · Interest Income	359.99	25.00	150.00
Total Income	<u>359.99</u>	<u>37,734.50</u>	<u>226,407.00</u>
Gross Profit	359.99	37,734.50	226,407.00
Expense			
Miscellaneous Expense	25,000.00		
61000 · Administration			
61050 · Annual Award	0.00	0.00	50.00
61100 · Administration (PCDC)	3,873.75	3,967.00	15,868.00
61150 · Special Admin (CID)	1,929.83		
61200 · Bank Charge	26.00	6.70	40.00
61300 · Insurance, Liability & D&O	0.00	0.00	1,000.00
61600 · Postage and Shipping Expense	0.00	12.50	50.00
61700 · Supplies Expense	191.64	12.50	50.00
61800 · Web Site	0.00	0.00	100.00
Total 61000 · Administration	<u>6,021.22</u>	<u>3,998.70</u>	<u>17,158.00</u>
68000 · Public Safety			
68200 · CWE Neighborhood Safety Ini.	9,106.25	9,106.25	36,425.00
68400 · National Night Out	0.00	0.00	1,000.00
68500 · Patrol	16,995.00	23,333.40	140,000.00
68600 · Security Camera	3,796.50	3,796.50	15,186.00
68700 · Security Signs	0.00	233.40	1,400.00
68900 · Lighting	780.00		
69000 · Rest Funds, Infrastructure	0.00	0.00	15,000.00
Total 68000 · Public Safety	<u>30,677.75</u>	<u>36,469.55</u>	<u>209,011.00</u>
Total Expense	<u>61,698.97</u>	<u>40,468.25</u>	<u>226,169.00</u>
Net Income	<u><u>-61,338.98</u></u>	<u><u>-2,733.75</u></u>	<u><u>238.00</u></u>