

**Central West End SouthEast  
Special Business District**

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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**

**May 15, 2018 at 4:30 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on May 15, 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 April Minutes
6. Project Reports:
  - a. Financial Reports
  - b. 4400 West Pine Lighting Update
  - c. Discuss Excess Revenues
7. Mid-City CID Update
  - a. Questions for Legal Team, Craig Biesterfeld
  - 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: 5-11-18**

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

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Central West End Southeast Board of Commissioners Meeting  
April 17th, 2018: 4:30pm  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Jeffery Miner, Marshall Michener, Yusef Scoggin, Tiffany Boyd (on the phone), Dennis Overton

**Board members not in Attendance:** None

**Others in attendance:** Sara Feagans and Annette Pendilton (Park Central Development Corp), Jim Whyte (Central West End Neighborhood Security Initiative)

**1. Call to order**

Called to order at 4:35 pm

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

NA

**3. Public Safety**

**a. NSI**

Jim Whyte gave an update that there is someone making sure that special taxing districts are in compliant with the Missouri Sunshine Law. A. Pendilton will look into trying to set up a meeting/training for all taxing districts and getting Sunshine Law books.

J. Whyte updated the board on the crime statistics through March 2018 and total crime was down 7%. Crimes are down in the area with two fewer person crimes and one fewer property crime.

J. Whyte handed copy of the NSI Annual Report to commissioners. He will send out a link so that it could be shared to anyone wanting to see it.

J. Whyte updated on the budget tracker from The City's Finest, shows they're right on target with the budget. J. Whyte mentioned he would like to see more reserve dollars for any spikes that may occur and will have a conversation with Rob Betts.

J. Whyte, J. Baumstark, K. Kenter and B. Phillips met with Police Commissioner John Hayden to discuss St. Louis County Police Officers for supplemental patrols in contract areas. Commissioner Hayden wants to discuss with their legal team and will make his decision after the discussion.

J. Whyte presented two proposals, The City's Finest and Will Electronics, for seven security cameras. J. Whyte suggested the cameras should go at the new building on Sarah and Laclede for the commissioners to consider. The quotes are based on the assumption that the wiring is

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already in place. J. Whyte asked if there is any other place they would like to see cameras. Another location to consider for cameras is at Sarah and West Pine with their new construction.

J. Miner asked about cameras on Forest Park. J. Whyte stated that the St. Louis Police Department has cameras on Forest Park, at Sarah, at Boyle and at Newstead. He also said that Cortex will be putting in a campus wide camera system as well.

J. Whyte asked that when the commissioners are ready to move forward with the cameras, to let him know.

More discussion was made on the bid proposals for the cameras. The commissioners have a list of questions for J. Whyte to answer before they make their decision.

1. What is required of the building?
2. What will the cabinet store?
3. The difference in the quality of cameras?
4. What cameras work best with current camera system?
5. Is there a difference in maintenance cost?
6. Is there a difference in warranty?

#### **4. Neighborhood Stabilization**

R. Coleman wanted to see if the commissioners have any interest in replacing the lollipop globes to globes with LED lighting and new base and fixtures along the 4300 and 4400 blocks of Laclede. It will cost about \$150 per light to convert. The city will install them.

R. Coleman is getting a lot of complaints about missing lights and globes on 4400 block of Laclede.

The commissioners want to be sure that the suggested globe lights will be comparable to the lighting project that will be going up on 4400 West Pine. They would like to see the globe light replacements that Central West End South will be installing.

R. Coleman announced that 4101 Laclede project will be done by June. The exterior sidewalks and windows will be done by May.

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

R. Coleman talked about the Lime Bikes all over the city and everyone seems to be excited. All you need to do is download the app to see where they are and to sign up to ride one.

S. Feagans announced there will be a meeting with Lime Bike people to explain the program and if you have any questions or concerns. All the CID's and SBD's are invited to attend on April 24, at 10:00 am at Park Central.

#### **5. Approval of March Minutes**

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J. Miner motioned to approve the March 20, 2018 meeting minutes. M. Michener seconded the motion. Vote passes unanimously.

**6. Project Reports:**

**a. Financial Reports**

Annette Pendilton went over the financials as of March 2018. There is \$165,641 cash on hand and a total of \$273,049 in the savings and checking accounts combined.

A. Pendilton will do an assessment of available funds so that the commissioners can decide on what projects can be done in the community with the remaining SBD funds.

A. Pendilton will also follow up with City of St. Louis to find out how and when the funds should be disbursed.

J. Miner motioned to approve the financials. D. Overton seconded the motion. Vote passes unanimously.

**b. 4400 West Pine Lighting:**

Sara Feagans updated that the process of signing the paperwork has to be re-started because City of St. Louis didn't receive the packet. Sara will personally deliver the package this time. The next step is for the city to put out a bid and then the lights will be ordered.

S. Feagans will get an updated timeline of the process.

Y. Scoggin asked that we make sure that what is put up is what they actually purchased based off of Abna's final report.

M. Michener requested a report of where the lights are supposed to be installed and emailed to all of the commissioners.

Y. Scoggin suggested that once we have a final total of how much excess revenue that they will have from SBD that they can see what projects like lighting, cameras or others can use to spend the funds in the SBD. M. Michener stated that there was a request for speed bumps on Lindell Place.

**6. Mid-City CID Update**

Sara Feagans has been out and about collecting signatures. She will be at the Doris Lofts this weekend and will be at CIC@CET on April 24, at 6:30. On April 25<sup>th</sup> will be at the Executive House. On Saturday, April 28, will be the outreach push to go door to door by block with a notary at the end of the blocks.

Y. Scoggin suggested a spreadsheet on what signatures have been acquired so that the focus could be more on those that have not signed. Would like a copy of the spreadsheet once a week.

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S. Feagans will look into signage that can be re-useable for other meetings.

S. Feagans asked what kind of meetings would the commissioners like for her to set up for the going forward.

**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.

DRAFT

05/11/18

**CWE Southeast SBD**  
**Balance Sheet**  
As of April 30, 2018

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	<u>Apr 30, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Restricted for Streetlights	107,408.00
40900 · Beginning Cash On Hand	
10150 · Reliance Bank checking #2910	220,206.00
10200 · Busey CWE SE #0576 (Ckng)	907.26
11200 · Busey CWE SE #5936 (MMkt)	32,139.09
40900 · Beginning Cash On Hand - Other	-107,408.00
<b>Total 40900 · Beginning Cash On Hand</b>	<u>145,844.35</u>
<b>Total Checking/Savings</b>	<u>253,252.35</u>
<b>Total Current Assets</b>	<u>253,252.35</u>
<b>TOTAL ASSETS</b>	<b><u>253,252.35</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	5,555.00
<b>Total Accounts Payable</b>	<u>5,555.00</u>
<b>Total Current Liabilities</b>	<u>5,555.00</u>
<b>Total Liabilities</b>	5,555.00
<b>Equity</b>	
Retained Earnings	222,897.16
Net Income	24,800.19
<b>Total Equity</b>	<u>247,697.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>253,252.35</u></b>

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

	<u>Jan - Apr 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>			
<b>41000 · Tax Revenue</b>	252,164.39	78,333.36	235,000.00
<b>41106 · Less Contingency</b>	0.00	-1,935.00	-5,805.00
<b>41107 · Less Unpaid Assessments</b>	0.00	-979.36	-2,938.00
<b>42800 · Interest Income</b>	1,029.04	50.00	150.00
<b>Total Income</b>	<u>253,193.43</u>	<u>75,469.00</u>	<u>226,407.00</u>
<b>Gross Profit</b>	253,193.43	75,469.00	226,407.00
<b>Expense</b>			
<b>Miscellaneous Expense</b>	25,044.35		
<b>61000 · Administration</b>			
<b>61050 · Annual Award</b>	0.00	50.00	50.00
<b>61100 · Administration (PCDC)</b>	7,747.50	7,934.00	15,868.00
<b>61150 · Special Admin (CID)</b>	12,651.71		
<b>61200 · Bank Charge</b>	97.00	13.36	40.00
<b>61300 · Insurance, Liability &amp; D&amp;O</b>	0.00	0.00	1,000.00
<b>61500 · Meetings Expense</b>	25.82		
<b>61600 · Postage and Shipping Expense</b>	0.00	25.00	50.00
<b>61700 · Supplies Expense</b>	191.64	25.00	50.00
<b>61800 · Web Site</b>	357.72	0.00	100.00
<b>Total 61000 · Administration</b>	<u>21,071.39</u>	<u>8,047.36</u>	<u>17,158.00</u>
<b>68000 · Public Safety</b>			
<b>68200 · CWE Neighborhood Safety Ini.</b>	18,212.50	18,212.50	36,425.00
<b>68400 · National Night Out</b>	0.00	0.00	1,000.00
<b>68500 · Patrol</b>	33,495.00	46,666.72	140,000.00
<b>68600 · Security Camera</b>	7,593.00	7,593.00	15,186.00
<b>68700 · Security Signs</b>	0.00	466.72	1,400.00
<b>68900 · Lighting</b>	122,977.00		
<b>69000 · Rest Funds, Infrastructure</b>	0.00	0.00	15,000.00
<b>Total 68000 · Public Safety</b>	<u>182,277.50</u>	<u>72,938.94</u>	<u>209,011.00</u>
<b>Total Expense</b>	<u>228,393.24</u>	<u>80,986.30</u>	<u>226,169.00</u>
<b>Net Income</b>	<u><u>24,800.19</u></u>	<u><u>-5,517.30</u></u>	<u><u>238.00</u></u>