

**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**

**October 16, 2018 at 4:30 p.m.  
at 4512 Manchester Ave #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on October 16<sup>th</sup>, 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 Meeting Minutes
6. Project Reports:
  - a. Financial Reports
  - b. 4400 West Pine Lighting Update
7. Mid-City CID Update
  - a. Review CWE Southeast SBD 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: 10-12-18**

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

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Central West End Southeast Board of Commissioners Meeting  
September 18<sup>th</sup>, 2018: 4:30pm  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Jeffery Miner, Dennis Overton, Tiffany Boyd, Yusef Scoggin, Marshall Michener

**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), Marc Dangerfield (Evtur Creative Connections), Frank Eppert (ABNA)

**1. Call to order**

Call meeting to order at 4:30 pm

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

NA

**3. Public Comments:**

Marc Dangerfield did a presentation on the Sarah Street Festival which will be held November 8, 2018. He thought that maybe the CWE SE would like to be a part of the event to help get signatures and update residents on the CID. Marc will send information for booth rental.

**4. Approval of August Meeting Minutes**

J. Miner motioned to approve August 21<sup>st</sup> meeting minutes. Second by T. Boyd. Motion passes 4-0-0

**5. Public Safety**

**a. NSI**

J. Whyte reported on crime statistics that total crime through August 2018 is down 1.39 % in the district with total person crime being down by 1.56% J. Whyte spoke about a robbery/kidnapping on Westminister. Within two days the suspect had committed a murder and NSI was able to supply pictures of the suspect to St. Louis County Police Department which helped in capturing him in Illinois.

J. Whyte would like to see a policy with NSI and St. Louis City Police Department to be able to get information that NSI have and to be able to quickly supply to St. Louis Police Department and Crimestoppers to assist in arrest.

**6. Neighborhood Stabilization**

R. Coleman's Updates:

- a. He will be meeting at 4399 Forest Park to talk with residents.
- b. Four new pedestrians lights installed in 4000 block of West Pine.
- c. No update on the repairs of the brick wall on Taylor or the culdesac at West Pine.

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- d. No word on 4101 Laclede opening.
- e. Paving has been done on West Pine between Sarah and Vandeventer.
- f. The house at 4308 Laclede is up for sale.
- g. The Neighborhood Association is pursuing a company to do landscaping at Sarah and West Pine and might ask CWE SE SBD to pay for maintenance
- h. National Night Out is October 2, 2018

**7. Project Reports:**

**a. 4400 West Pine Lighting:**

Mr. Frank Eppert supplied updated lighting drawings for the commissioners. He announced there will be a pre-construction meeting on September 21, 2018 at 9:00 am. The contractor will stake out where lights are to be installed, this should happen in a couple of weeks. The commissioners are welcomed to attend the meeting. A. Johnson will be in attendance.

**b. Financial Reports**

A. Pendilton gave the update on financials. J. Miner has access to on-line banking for the SBD and will be forwarding statements to A. Pendilton for reconciliations.

**7. Mid-City CID Update**

A. Johnson was at the Executive House on August 27, 2018 and got 18 signatures for the CID. Last meeting there was a discussion about the SBD being able to use tax dollars on more than just security. A. Johnson emailed the attorney and confirmed that SBD is no longer restricted on how funds could be spent but there are some limitations. A. Johnson asked the commissioners to confirm if they wanted to continue to establish a Community Improvement District or just renew the Special Business District?

J. Miner made a motion to terminate the Community Improvement District and to go forward with Special Business District, with the same map and tax rate that is requested in Community Improvement District. T. Boyd second the motion. Motion passes 5-0-0.

A. Johnson will check with the board of elections on a timeline and what all is needed to get the SBD on the ballot for voters in April 2019.

The next step is to draft a letter to update residents of the changes as well as the website.

**8. Other: None**

Meeting adjourned at 6:25 pm.

Next meeting will be October 16, at 4:30.

# CWE Southeast SBD Balance Sheet

As of September 30, 2018

Sep 30, 18

## ASSETS

### Current Assets

#### Checking/Savings

40900 - Beginning Cash On Hand

10150 - Reliance Bank checking #2910 66,653.03

10155 - Reliance MMkt #8362 84,715.64

11200 - Busey CWE SE #5936 (MMkt) 0.00

Total 40900 - Beginning Cash On Hand 151,368.67

Total Checking/Savings 151,368.67

Total Current Assets 151,368.67

**TOTAL ASSETS 151,368.67**

## LIABILITIES & EQUITY

### Equity

Retained Earnings 222,897.16

Net Income -21,528.49

Total Equity 201,368.67

**TOTAL LIABILITIES & EQUITY 201,368.67**

**CWE Southeast SBD**  
**Profit & Loss Budget Performance**  
September 2018

	<b>Sep 18</b>	<b>Jan - Sep 18</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>Income</b>				
41106 - Less Contingency	0.00	0.00	-4,353.75	-5,805.00
41107 - Less Unpaid Assessments	0.00	0.00	-2,203.51	-2,938.00
41000 - Tax Revenue	0.00	256,486.19	176,250.01	235,000.00
42800 - Interest Income	0.00	3,603.86	112.50	150.00
<b>Total Income</b>	<b>0.00</b>	<b>260,090.05</b>	<b>169,805.25</b>	<b>226,407.00</b>
<b>Gross Profit</b>	<b>0.00</b>	<b>260,090.05</b>	<b>169,805.25</b>	<b>226,407.00</b>
<b>Expense</b>				
Miscellaneous Expense	0.00	44.35		
<b>61000 - Administration</b>				
61050 - Annual Award	0.00	0.00	50.00	50.00
61100 - Administration (PCDC)	0.00	11,621.25	11,901.00	15,868.00
61150 - Special Admin (CID)	0.00	14,961.71		
61200 - Bank Charge	0.00	117.00	30.01	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	37.50	50.00
61700 - Supplies Expense	0.00	191.64	37.50	50.00
61800 - Web Site	0.00	357.72	100.00	100.00
<b>Total 61000 - Administration</b>	<b>0.00</b>	<b>27,275.14</b>	<b>12,156.01</b>	<b>17,158.00</b>
<b>68000 - Public Safety</b>				
68200 - CWE Neighborhood Safety Ini.	0.00	27,318.75	27,318.75	36,425.00
68400 - National Night Out	0.00	0.00	1,000.00	1,000.00
68500 - Patrol	12,952.50	92,468.75	105,000.02	140,000.00
68600 - Security Camera	0.00	11,389.50	11,389.50	15,186.00
68700 - Security Signs	0.00	145.05	1,050.02	1,400.00
68900 - Lighting	0.00	122,977.00		
69000 - Rest Funds, Infrastructure	0.00	0.00	15,000.00	15,000.00
<b>Total 68000 - Public Safety</b>	<b>12,952.50</b>	<b>254,299.05</b>	<b>160,758.29</b>	<b>209,011.00</b>
<b>Total Expense</b>	<b>12,952.50</b>	<b>281,618.54</b>	<b>172,914.30</b>	<b>226,169.00</b>
<b>Net Income</b>	<b>-12,952.50</b>	<b>-21,528.49</b>	<b>-3,109.05</b>	<b>238.00</b>

# CWE Southeast SBD Transaction List by Vendor

September 2018

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Memo</u>	<u>Split</u>	<u>Amount</u>
<b>The City's Finest LLC</b>					
Bill	09/01/2018	INV-1567	Invoice 1567	68500 · Patrol	-7,067.50
Bill	09/15/2018	INV-1591	Invoice 1591	68500 · Patrol	-5,885.00
Bill Pmt -Check	09/26/2018	1039		20000 · Accounts Payable	-12,952.50

## PROPOSED CENTRAL WEST END SPECIAL BUSINESS DISTRICT (SBD)

Survey and investigation on the desirability and possibility of forming a Special Business District

### 1. Background and Existing Conditions:

The Central West End Southeast Special Business District is located within the Central West End neighborhood. The District is bounded by Lindell Boulevard to the North, Taylor Avenue to the west, Vanderverter Avenue to the West and the alley, behind Laclede Avenue, to the South. The district is mostly a residential area including single family homes and large-scale condominiums, with a small but important amount of retail and service business. The area experienced a rapid decline in the 1960's that left it nearly empty and abandon. During the 1970's and 1980's, through the early efforts of neighborhood residents, University and Medial Institutions support of the City, the neighborhood was rehabbed and restored. The revitalization was among the earliest example of neighborhood reinvestment in the metropolitan area. Today, the Central West End neighborhood is one of the region's most sought-after communities and contains some of the City's most regal historic architecture. The Central West End has become a premiere 24-hour mixed-use district. It's home to the Euclid Avenue entertainment district, which includes many of the region's trendiest restaurants, bars, boutiques and shops.

However, as the Central West End neighborhood grows in density and popularity it continues to be a major target for criminal activity. In addition, the public infrastructure in the neighborhood residential areas are suffering from deterioration. These issues threaten the neighborhood positive progress and have a significantly negative impact on the safety and quality of life for its residents and visitors. In an era of increasingly constrained City budgets, no funds are available or likely to become available to address these kinds of challenges.

### 2. Survey and Investigation

Neighborhood Needs Assessment: In 2016, a group of Central West End Southeast Special Taxing District residents and stakeholder met regularly to discuss the state of the neighborhood. Data was collected from monthly meetings and neighborhood surveys. As a result, the working-group proposed an action plan for maintaining the neighborhood. The views expressed by those in attendance, includes improving public safety, enhancing the public infrastructure and to improve the cleanliness, landscaping and maintenance for the District.

### **3. Current Problem and Ongoing Needs:**

1. Safety and Security: Neighborhood safety and security add another layer of unresolved challenge that will be very expensive to deal with. Recent events in the neighborhood highlight the need to have a routine, high profile security presence to keep residents and visitors in the neighborhood safe. The neighborhood is a destination for many and increased security patrols and presence would help visitors and residents feel safe and take full advantage of the neighborhood.
2. Beautification and Infrastructure: Portion of the Districts public infrastructure have become neglected, deteriorating and needs updates. This deterioration has a negative impact of the quality of life, property values and the long-term vitality of the neighborhood. Areas that suffer from deferred maintenance and need serious attention soon includes walkways and street maintenance and upkeep. Restoration of the lighting system would help strengthen the District historic architecture and would also offer major safety and security benefits.

### **4. Proposed District Boundaries:**

[Insert Legal Description]

(See attached Map)

### **5. Proposed Tax Rate in the District:**

The proposed tax rate is \$0.85 (eighty-five) cents per \$100.00 (one-hundred) dollars of taxable assessed valuation on real property.

### **6. Proposed Initial Budget and Uses:**

The District will provide certain services and construct, reconstruct, install, repair, maintain, and equip various public improvements, as described herein (collectively, the services and improvements shall be referred to as the “Project”). The Project may be completed in one or more phases. Services and improvements contemplated by the District are as follows:

- Cleaning, Landscaping, and Maintenance
- Security and Public Safety
- Public Transportation
- Contingency Fund
- Administrative Support



\$467,961 is the estimated annually budget raised from the sale taxes. The budget will be distributed in approximate percentages as follows:

- i. 15.5% - Cleaning, Landscaping and Maintenance
- ii. 19.0% - Purchase and Installation of Public Infrastructure
- iii. 50.0% - Public Safety and Security
- iv. 5.50% - Public Transportation
- v. 2.0% - Contingency Fund
- vi. 8.0%- Administration

## **7. Establishment and Governance:**

Number of Commissioners: The Board of Commissioners shall consist of seven (7) members

Board Representation: In order to ensure fair representation of the District, the Board representation shall meet the following requirements:

- (5) members shall own real property within the District
- (2) members shall be renters within the District.

No employee or elected official of the City shall be a member of the Board of Commissioners. Each member of the Board of Commissioners will serve a four-year term.

The initial slate of Commissioners should be as follows:

1. Yusef Scoggin
2. Jeffery Miner
3. Tiffany Boyd
4. Dennis Overton
5. Marshall Michener
6. –
7. –

## **8. Conclusion:**

The Central West End Southeast Special Business District has been in place for the past 22 years. It was first established in 1996, then renewed in 1999 and 2008. This District will continue play a very pivotal role in the continued growth and development of the Central West End Neighborhood and serve as a community-strengthening tool designed to provide services to and improvements for the District Property.

**Central West End Southeast Special Business District  
Area Map**

[Insert Map]