

**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**

**September 18, 2018 at 4:30 p.m.
at 4512 Manchester Ave #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on September 18th, 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 Mid-City Progress Report
8. Public Comments & Questions (5-minute limit per speaker)
 - a. Marc Dangerfield
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: 9-14-18

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

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Central West End Southeast Board of Commissioners Meeting

August 21st, 2018: 4:30pm

At 4512 Manchester, St. Louis, MO 63110

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

Board members not in Attendance: Marshall Michener

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), Jeff Hood (Washington Univ.), Marc Dangerfield (Evtur Creative Connections)

1. Call to order

Call meeting to order at 4:44 pm

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

NA

3. Public Safety

a. NSI

J. Whyte reported on crime statistics that total crime through July 2018 is down 12.2% in the district. Total person crime is down 14.2% and total property crime is down 11.9%. Although within the last month, there has been several incidents of copper and air conditioning thefts and five reports of tires stolen from vehicles.

J. Whyte stated The City's Finest patrol is currently under budget year to date.

4. Neighborhood Stabilization

R. Coleman has no major updates. To recap, R. Coleman could not recall when residents were scheduled to move into the 4101 Laclede Condo building and referred to M. Dangerfield. M. Dangerfield noted that residence will be moving into the building, floor by floor, sometime in September. M. Dangerfield also noted that Juniper is due to open the second week in September.

R. Coleman noted that the City is waiting for a payout from the insurance company, of the individual who hit the light at 4400 West Pine, to replace the light. If the Southeast SBD Board want the light replaced sooner, they could have it put up and be reimbursed with the insurance money. The brick gates at Taylor and Laclede will be fixed and is waiting on the insurance payout from offenders. The house at 4308 Laclede is going to be finished, there was some concerns that construction would not be completed. The lights on 3900 Laclede are back on. Paving for 3900 and 4000 West Pine are finished. Euclid will be next.

5. Approval of May Minutes

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D. Overton motioned to approve July minutes. Second by J. Miner. Motion passes 3-0-0

6. Project Reports:

a. Financial Reports

A. Pendilton gave the update on financials. A. Pendilton noted the Busey account is now closed and the checking account was opened with Reliance Bank. J. Miner and Y. Scoggin should be getting credentials to do online transactions.

D. Overton motioned to approve financial report. T. Boyd second. Motion passes all in favor.

b. 4400 West Pine Lighting:

A Johnson gave an update on the 4400 West Pine Lighting project. A. Johnson noted that Board of Public Service is collecting signatures for the contract, which may take another 2-3 weeks to complete. Once the contract has been signed, a notice to proceed will be issued. This notice will include detailed time line to completion. Y. Scoggin wants to make sure that the City is installing what the Southeast SBD agreed upon. A. Johnson stated that she's working with Washington University on an infrastructure count for the Southeast SBD.

A Johnson stated that she spoke with Muffy at the Executive House and residents are concerned about not seeing how their dollars are benefiting the district. A. Johnson noted that she has been listening to their concerns and reiterated all the positive work the Southeast SBD has been doing in the neighborhood, notably the 4400 West Pine lighting project. She also noted that she invited them to attend the Southeast SBD Board meetings.

Y. Scoggin suggested the Southeast SBD advertise meetings in the West End Word. Y. Scoggin as PCD get bids to see how much this would cost for the next meeting.

7. Mid-City CID Update

A. Johnson stated that we have 108 signatures. There is another signing event at the Executive House on August 27, 2018. She also noted that she has sent out emails to other condo's to organized signing events and has not gotten a response. A. Johnsons said that the process of collecting signatures has been slow and that she has a goal of getting all signatures by the end of the year. A. Johnson suggested coordinating a neighborhood social to collect more signatures. She noted that she reached out to Harold, President of the West Pine – Laclede Neighborhood Association, and Washington University to think though the idea of a social event. Harold suggested speaking with Marc Dangerfield to help organized such an event.

M. Dangerfield gave a brief introduction summarizing his experiences and noted that he supports the Southeast SBD efforts and would be willing to assist.

J. Miner investigated the ordinances for the Southeast SBD and noticed that Ordinance 63780 in 1996 section five had been repealed by Ordinance 64550 in 1999. Section five stated that the Southeast SBD funds could only be spent on security. In 1999 this was

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repealed, and funds can be spent for a variety of uses. J. Miner noted that this error was credited to Susan Anderson and shared his concerns regarding their ability to collect enough signatures to establish the Community Improvement District. J. Miner stated that we could have a vote on a SBD with the same tax rate and update the map area to reflect what the CID is proposing.

Y. Scoggin requested that the PCD staff outline this discussion in an email, attaching the ordinances and include all the Southeast SBD Commissioners. The Southeast SBD Board decided to continue to collect signatures for the CID and the decision on how the Southeast SBD wants to continue will be decided at the next meeting.

8. Public Comments and Questions

NA

8. Other

A Johnson told the board their current contract with The City's Finest expired on June 30, 2018. The new contract from The City's Finest has been reviewed by their attorney and will terminate June 30, 2019 for their approval and signature. J. Miner motioned to accept the contract with The City's Finest. D. Overton second. Motion passes all in favor.

Meeting adjourned at 5:47 pm.

Next meeting will be September 18, at 4:30

CWE Southeast SBD
Balance Sheet
As of August 31, 2018
Aug 31, 18

ASSETS

Current Assets

Checking/Savings

40900 - Beginning Cash On Hand

10150 - Reliance Bank checking #2910 179,605.53

10155 - Reliance MMkt #8362 34,715.64

Total 40900 - Beginning Cash On Hand 214,321.17

Total Checking/Savings 214,321.17

Total Current Assets 214,321.17

TOTAL ASSETS 214,321.17

LIABILITIES & EQUITY

Equity

Retained Earnings 222,897.16

Net Income -8,575.99

Total Equity 214,321.17

TOTAL LIABILITIES & EQUITY 214,321.17

CWE Southeast SBD Profit & Loss Budget Performance

August 2018

	<u>Aug 18</u>	<u>Jan - Aug 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
41106 - Less Contingency	0.00	0.00	-3,870.00	-5,805.00
41107 - Less Unpaid Assessments	0.00	0.00	-1,958.68	-2,938.00
41000 - Tax Revenue	0.00	256,486.19	156,666.68	235,000.00
42800 - Interest Income	202.42	3,603.86	100.00	150.00
Total Income	<u>202.42</u>	<u>260,090.05</u>	<u>150,938.00</u>	<u>226,407.00</u>
Gross Profit	202.42	260,090.05	150,938.00	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	11,621.25	11,901.00	15,868.00
61150 - Special Admin (CID)	385.00	14,961.71		
61200 - Bank Charge	2.00	117.00	26.68	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
Total 61000 - Administration	<u>387.00</u>	<u>27,275.14</u>	<u>12,152.68</u>	<u>17,158.00</u>
68000 - Public Safety				
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	18,631.25	79,516.25	93,333.36	140,000.00
68600 - Security Camera	0.00	11,389.50	11,389.50	15,186.00
68700 - Security Signs	0.00	145.05	933.36	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>18,631.25</u>	<u>241,346.55</u>	<u>148,974.97</u>	<u>209,011.00</u>
Total Expense	<u>19,018.25</u>	<u>268,666.04</u>	<u>161,127.65</u>	<u>226,169.00</u>
Net Income	<u><u>-18,815.83</u></u>	<u><u>-8,575.99</u></u>	<u><u>-10,189.65</u></u>	<u><u>238.00</u></u>

CWE Southeast SBD Transaction List by Vendor

Type	Date	Num	August 2018 Memo	Split	Amount
Lewis Rice LLC					
Bill	08/06/2018		Invoice 1300075(Mid-City CID)	61150 · Special Admin (CID)	-210.00
Bill	08/06/2018	1300078	Invoice 1300078 Review TCF contract	61150 · Special Admin (CID)	-175.00
Bill Pmt -Check	08/13/2018	1044		20000 · Accounts Payable	-385.00
The City's Finest LLC					
Bill	08/01/2018	Inv-1523	Invoice 1523	68500 · Patrol	-8,250.00
Bill	08/15/2018	INV-1544	Invoice 1544	68500 · Patrol	-6,558.75
Bill	08/29/2018	Inv-1503	Invoice 1503	68500 · Patrol	-3,822.50
Bill Pmt -Check	08/29/2018	1037, 1038		20000 · Accounts Payable	-18,631.25