

**MONTHLY MEETING  
TO BE HELD  
January 16<sup>th</sup> at 9:00 a.m.  
at Park Central Development,  
4512 Manchester Ave.  
St. Louis, Mo. 63112**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on January 16<sup>th</sup> at 9:00 a.m. via conference call, the DeBaliviere Place Special Business 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. Security Update
  - a. Central West End Neighborhood Security
    - i. Safety and Security Report
  - b. The City's Finest
    - i. Safety and Security Report
3. Public Comment
4. Approval of Previous Month Minutes
5. Budget Report
  - a. Finance Report
6. Pedestrian Lighting Project
7. Other Business
  - a. Administration Contract
  - b. Annual Report
  - c. Master Plan
8. Adjournment

***Please Note: Due to COVID-19 physical access to the general Board meeting by the public will be temporary closed and replaced by phone conferencing. To attend the meeting by phone, please dial 1-312-626-6799, meeting ID: 987 1290 7846***

**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: 01-14-2020**

**Time Posted: 11:00 AM**

**DeBaliviere Place Board of Commissioners Meeting**  
**December 19th, 2020 at 9:00 AM**  
**At Park Central Development**  
**4512 Manchester Ave; St. Louis, MO 63110**

**Board Members Present via Phone:** Bobbie Butterly, Kathryn Ruth, Neill Costello, Sherrone Beatty, Sid Chakraverty – via video/phone

**Board Members NOT Present:** Charles Wiltsch

**Others in Attendance:** Alderwomen Heather Navarro, Shameem Clark-Hubbard (St. Louis City) Ashley Johnson (Park Central Development), Jim Whyte (Neighborhood Security Initiative), Charles Betts (TCF), Frank Eppert (ABNA)– via video

**Public in Attendance via Phone:** Mike Klenc

**1. Call to Order:**

- a. S. Chakraverty called the meeting to order at 9:00 AM

**2. Security Update:**

- a. J. Whyte gave an update on the security report. The District total crime is up by 61.64% when compared to the same time last year. The increase is largely due to vehicle theft.
- b. C. Betts gave an update of the patrols and successful arrests made by TCF officers. C. Betts noted the camera software needs to be updated and an important camera in the camera network has been down for about 30 days. S. Chakraverty noted the importance of having the cameras operating and would like to see them functioning in the next 2 months. C. Betts offered to put together a proposal for approximately \$11,000 and send to J. Whyte for review. J. Whyte will review the proposals and make a formal recommendation at the next board meeting. B. Butterly made a motion to tentatively approved the proposal. Final approval will be based on J. Whyte recommendation. K. Ruth second, S. Beatty abstained. Motioned passed – 4 approved, 1 abstained. The board discussed the security budget and how it appears to have decreased. B. Butterly noted that the security budget did not decreased and asked A. Johnson to send C. Betts the updated security budget. The board discussed the life expectancy and warranty for the cameras.

**3. Public Comments & Questions:**

- a. M. Klenc asked the board to make a change to last month's meeting minutes to reflect he was in attendance. He will continue his letter writing to the City. M. Klenc also asked the board to make some changes to the website. He would like to add a service page that included some language about TCF and the NSI. He believed the pet waste station section is buried and hard to find. He offered to help make recommendation to better organize the website. He likes the yard signs but do not recommend putting them out during the pandemic.
- b. Shameem Clark-Hubbard note the Parks Department confirm they could make repairs to the fountain. Construction should start in January. Heather Navarro notes Union will not be repaired this year, but it will be early Spring and will include bike protected lanes. Shameem Clark-Hubbard noted that she received some request to open the gate at Delmar and Clara. B. Butterly noted the SBD didn't install the gate and is no longer associated with the gate. C. Betts noted that if the gate is open crime will increase. K.

Ruth mentioned that she is concerned about emergency vehicles having access to the neighborhood. The board agreed the gate shouldn't be open, and the SBD should not have ownership of the decision to open it. N. Costello asked if the construction company could do anything extra to help with traffic flow at DeBaliviere and Pershing. Heather Navarro will reach out to the Streets Department to put a better system in place and invite anyone from the board to participate in the conversation. S. Beatty volunteered to participate in the conversation.

4. **Approval of Previous Months Minutes:** B. Butterly motioned to approve the previous month's meeting minutes; S. Chakraverty second. All in favor – motion passed.
5. **Budget Report:**
  - a. B. Butterly presented the financial report.
6. **Pedestrian Lighting Project:**
  - a. F. Eppert gave an update on the pedestrian lighting project. BPS received 4 bids and selected a contractor that came in under budget. Construction will start in spring.
7. **Landscaping Update:** K. Ruth gave an update on the landscaping. B. Butterly and K. Ruth will meet with the contractors to choose flower for spring. B. Butterly asked A. Johnson to review the meeting minutes to confirm if plants were approved.
8. **Yard Signs:** K. Ruth gave an update on the yard signs. N. Costello and C. Wiltsch agreed to put them up and take them down. B. Butterly motioned to approve the yard signs; K. Ruth second. All in favor – motion passed.
9. **Other Business:**
  - a. MOPERM Insurance
    - i. A. Johnson noted that the MOPERM Insurance is expiring and needs to be renewed. K. Ruth voiced her concern about approving a policy that wasn't reviewed. The Board asked K. Ruth to research other insurance policies that may be a good fit. S. Chakraverty noted that in the meantime we need to be covered. B. Butterly motioned to renew the MOPERM Insurance policy, S. Chakraverty second, K. Ruth objected. Motion passed – 4 approved, 1 objection.
10. **Adjournment:**
  - a. S. Chakraverty motioned to adjourned, N. Costello second. All in favor, meeting adjourned at 10:10 AM.

**DeBaliviere Place**  
**Balance Sheet**  
As of December 31, 2020

	Dec 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1073 · Operating 6692	191,382.85
<b>Total Checking/Savings</b>	191,382.85
<b>Total Current Assets</b>	191,382.85
<b>TOTAL ASSETS</b>	<b>191,382.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2002 · Accounts Payable (A/P)	7,569.88
<b>Total Accounts Payable</b>	7,569.88
<b>Total Current Liabilities</b>	7,569.88
<b>Total Liabilities</b>	7,569.88
<b>Equity</b>	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-56,496.48
Net Income	-259,257.44
<b>Total Equity</b>	183,812.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>191,382.85</b>

**DeBaliviere Place**  
**Profit & Loss Budget Performance**  
**December 2020**

	<u>Dec 20</u>	<u>Jan - Dec 20</u>	<u>YTD Budget</u>
<b>Income</b>			
40000 · Revenue			
40100 · Tax	119,027.81	291,853.89	320,000.00
40200 · Interest Income	0.00	0.01	
40250 · Reserves	0.00	0.00	176,000.00
<b>Total 40000 · Revenue</b>	<u>119,027.81</u>	<u>291,853.90</u>	<u>496,000.00</u>
<b>Total Income</b>	<u>119,027.81</u>	<u>291,853.90</u>	<u>496,000.00</u>
<b>Gross Profit</b>	<u>119,027.81</u>	<u>291,853.90</u>	<u>496,000.00</u>
<b>Expense</b>			
60000 · Expenses			
61010 · Admin Fees- Park Central*	1,575.00	18,900.00	18,900.00
61020 · Legal	0.00	571.20	1,500.00
61030 · Insurance	2,651.00	2,651.00	
61035 · Meeting Room	0.00	0.00	540.00
61045 · Office Supplies	0.00	0.00	200.00
61050 · Audit	0.00	0.00	4,500.00
61070 · Misc. Exp	0.00	1,000.00	
61075 · TCF - Fraud	0.00	16,388.13	
61080 · Kindness Meals	0.00	4,450.00	
<b>Total 60000 · Expenses</b>	<u>4,226.00</u>	<u>43,960.33</u>	<u>25,640.00</u>
61150 · Marketing & Promotions			
61160 · Website Maintenance	66.34	396.34	360.00
61170 · Advertising	0.00	0.00	1,140.00
<b>Total 61150 · Marketing &amp; Promotions</b>	<u>66.34</u>	<u>396.34</u>	<u>1,500.00</u>
61250 · Public Maintenance			
61260 · Landscaping	0.00	4,345.00	15,000.00
61280 · Pet Waste Stations	0.00	825.37	
<b>Total 61250 · Public Maintenance</b>	<u>0.00</u>	<u>5,170.37</u>	<u>15,000.00</u>
61350 · Infrastructure			
61360 · Pedestrian Lighting	0.00	315,971.14	189,000.00
61350 · Infrastructure - Other	0.00	0.00	1,000.00
<b>Total 61350 · Infrastructure</b>	<u>0.00</u>	<u>315,971.14</u>	<u>190,000.00</u>
62000 · Safety and Security			
62010 · Patrols	8,500.00	127,203.17	140,000.00
62020 · Lighting/Cameras	0.00	3,155.00	41,800.00
62021 · Internet for Cameras	644.88	7,359.99	1,200.00
62022 · Camera Maintenance	0.00	0.00	7,000.00
62023 · Emergency Call Tower	0.00	0.00	25,000.00
62030 · NSI Membership	0.00	47,895.00	48,000.00
<b>Total 62000 · Safety and Security</b>	<u>9,144.88</u>	<u>185,613.16</u>	<u>263,000.00</u>
<b>Total Expense</b>	<u>13,437.22</u>	<u>551,111.34</u>	<u>495,140.00</u>
<b>Net Income</b>	<u><u>105,590.59</u></u>	<u><u>-259,257.44</u></u>	<u><u>860.00</u></u>

Tax Bills Report 12/4/20

125 Tax Bills for 2020 outstanding	\$ 57,447.23
9 Tax Bills for 2019 outstanding	\$ 11,099.00
6 Tax Bills for 2018 outstanding	\$ 930.00
1 Tax Bills for 2017 outstanding	\$ 283.00
	\$ 69,759

## DeBaliviere Place Transaction List by Vendor December 2020

Type	Date	Num	Memo	Split	Amount
<b>GoDaddy</b>					
Check	12/28/2020	DD	Website Renewal	61160 · Website Maintenance	-36.34
<b>MOPerm</b>					
Bill	12/01/2020	140476		61030 · Insurance	-2,651.00
<b>Park Central</b>					
Bill	12/10/2020	2020-12-10	Recurring Bill	61010 · Admin Fees- Park Central*	-1,575.00
<b>Seafoam Media</b>					
Bill	12/05/2020	2006247	Website	61160 · Website Maintenance	-30.00
<b>Spectrum-formerly Charter Communications</b>					
Bill	12/15/2020	0023856121520	Inv 0023856111520	62021 · Internet for Cameras	-644.88
<b>The City's Finest LLC</b>					
Bill	12/15/2020	INV-2907	Inv 2861	62010 · Patrols	-8,500.00
					-13,437.22

# DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT

ANNUAL REPORT 2020

# OVERVIEW:

The DeBaliviere Place Special Business District (SBD) is a special taxation district within a portion of the DeBaliviere Place neighborhood, including segments of the 26th and 28th wards.

The primary objective of the SBD is to improve the quality of life in the community. With the creation of the SBD, DeBaliviere Place has joined its nearby neighborhoods like Central West End and The Grove in securing the safety, beauty, and livelihood of the neighborhood.

To accomplish its objective, the SBD focuses on:

- Public safety and security
- Improved cleanliness, beautification, and infrastructure,
- Marketing, branding, and neighborhood promotion.

Created under a bill sponsored by then-Alderwoman Lyda Krewson, the SBD was established on April 7, 2015 and began official operations on January 1, 2016. Today, the SBD is managed by a 7-member Board of Commissioners appointed by the Mayor.

The SBD Board meets monthly to discuss pressing matters and ensure that any funds raised are used efficiently. Our meetings are always open to the public. We value the opinions of every resident and property owner within the District and welcome any comments or questions you may have.

## **OUR BOARD:**

- Sid Chakraverty, President
- Bobbie Butterly, Treasurer
- Kathryn Ruth, Board Member
- Sherrone Beatty, Board Member
- Charles Wiltsch, Board Member
- Neill Costello, Board Member



# ACTIVITIES:

## Kindness Meals:

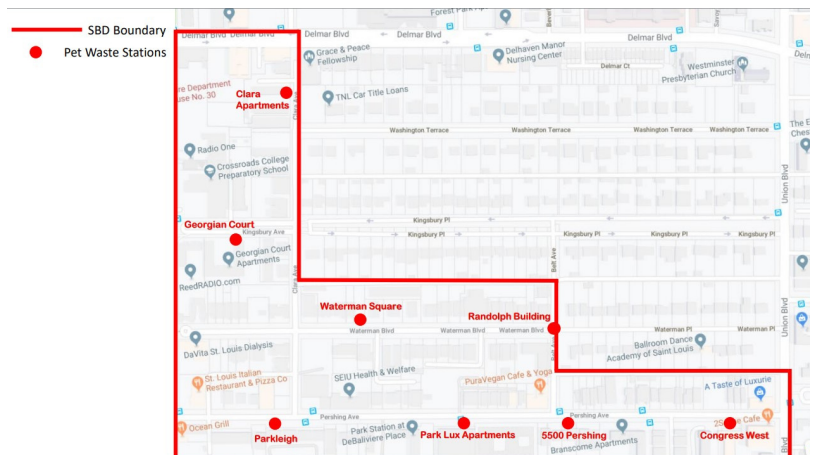
As a response to COVID-19, the SBD donated \$5,000 to the Kindness Meals Program. The Kindness Meals Program is a platform that helps residents and the corporate community partner to help small businesses and front-line responders. The program purchases meals from impacted small businesses and donated them to frontline-workers.

### DeBaliviere Place SBD businesses includes:

- 2Schae Café
- West End Bistro
- Cake Fusion

## Pet Waste Stations:

With the cooperation of management companies and condominium associations, the SBD provides pet waste stations for residents. Our stations have polite signage, locked dispensers, and convenient waste cans. The District supplies all bags. Civic-minded volunteers maintain the stations.



# ACTIVITIES:

## **Safety and Security:**

The SBD recognizes the need and is dedicated to investing in the safety of our residents and visitors. The SBD has built an extensive security network. The SBD is a member of the Central West End Neighborhood Security Initiative, a local nonprofit, that works to unify prevention efforts and respond more efficiently to crime as a community. Also, the District has hired The City Finest to provide supplemental police protection and implement the camera network within the District boundaries.

### Safety and Security Network Activities:

- 560 Hours of supplemental police coverage
- 54 Cameras

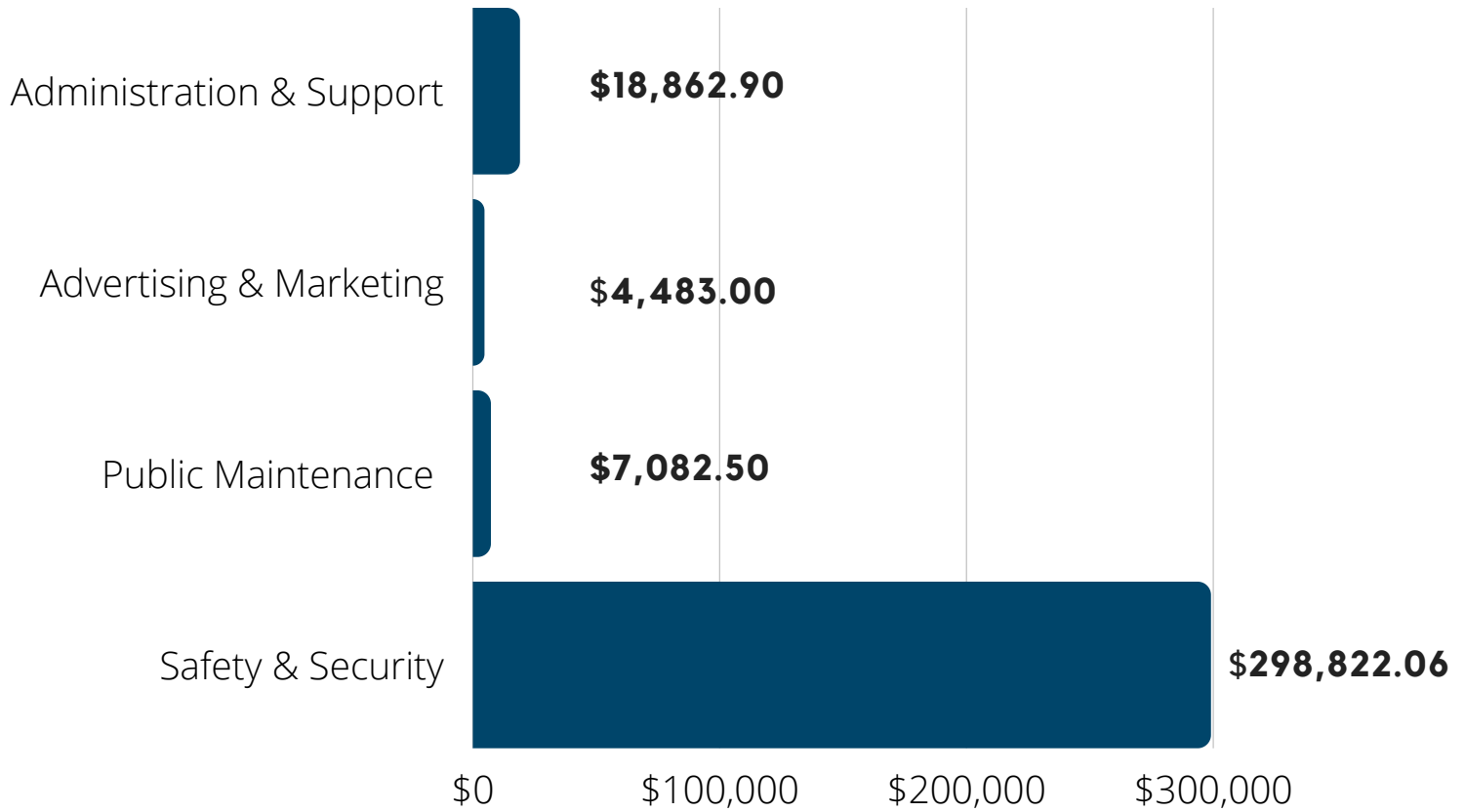
## **Landscaping:**

In addition to civic-minded residents who volunteered to landscape the roundabout on Waterman Blvd., the SBD is funding the landscaping efforts around the water fountain and the neighborhood entryway on Union and Persing Avenue.

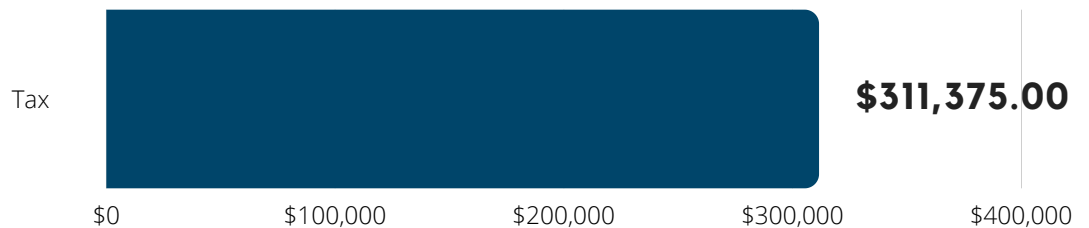
## **Pedestrian Lighting**

The SBD recognized the need to increase lighting in the neighborhood. With the assistance of Alderwomen Heather Navarro's \$10,000 capital ward contribution, the SBD is funding a total of \$317,625 for 30 new pedestrian lights on Persing between Belt and Union. Construction should begin in Spring 2021..

# FY 2020: EXPENSE



# FY 2020: INCOME



# DEBALIVIERE PLACE SBD BOUNDARY MAP



Ordinance 69915 (effective January 20, 2015) established the District.

— District Boundary



LP= Lasater Fountain  
W-R= Waterman Roundabout

MAP IS NOT TO SCALE