

**MONTHLY MEETING  
TO BE HELD  
November 20<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 November 20<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
  - b. The City's Finest
- 3. Public Comment**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
  - a. Finance Report
- 6. Other Business**
  - a. Newsletter
  - b. Damage Light: Update
- 7. 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: 898 8261 3157***

**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: 11-16-2021**

**Time Posted: 11:00 AM**

**DeBaliviere Place Board of Commissioners Meeting**  
**October 16<sup>th</sup>, 2020 at 9:00 AM**  
**At Park Central Development - Zoom**  
**4512 Manchester Ave; St. Louis, MO 63110**

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

**Board Members NOT Present:** Sherrone Beatty

**Others in Attendance:** Shameem Clark Hubbard, Heather Navarro (St. Louis City), Jim Whyte (NSI), Charles Betts (TCF)– via video/phone

**Public in Attendance via Phone:** Mike Klenc, Amy Grace

**1. Call to Order:**

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

**2. Security Update:**

- a. J. Whyte gave the security report update. Total crime has decreased 7.9% when compared to the same time last year. Patrols are under budget. It has been a challenge to get Officers to work secondary. Jim gave an update on a sexual assault that occurred in the district. The camera was very helpful evidence. K. Ruth requested more information on the NSI Outreach Program. J. Whyte gave a brief update and noted he will share an overview report on the program with the board.
- b. **PTZ Camera:** J. Whyte is in support of purchasing the PTZ camera on behalf of the City. He noted that the NSI will not have access, but it is still beneficial. Upon discussion, the board decided not to purchase the camera, at this time.
- c. **The City's Finest:** C. Betts noted that the last quarter of the year tends to have an increase in robberies. He will increase patrol coverage to limit such incidents.

**3. Public Comments & Questions:**

- a. M. Klenc gave an update on several community improvement projects within the district. M. Klenc asked the Board to consider creating a kid park. He is attempting to place trash bins near pet waste stations. Lastly, the About Us page on the website is still a work in progress.

- 4. Approval of Previous Months Minutes:** B. Butterly motioned to approve the previous month's meeting minutes; N. Costello second. All in favor – motion passed.

**5. Budget Report:**

- a. **Finance Report:** B. Butterly presented the financial report. B. Butterly motioned to approve the financials. N. Costello second. All in favor – motion passed.
- b. **2022 Budget:** B. Butterly presented the 2022 budget. Upon discussion, B. Butterly made a motion to approve the 2022 budget. N. Costello second. All in favor – motion passed.
- c. **Accounting for lighting project:** A. Johnson presented the accounting for the lighting project along Pershing. The remaining balance is \$64,840.

6. **Phase 2 Waterman Lighting Project: Draft RFP:** The board made edits to the RFP. The work scope should be along Waterman from Belt to DeBaliviere. The board would like to issue the RFP in January. B. Butterly motion to approve the RFP with corrections. K. Ruth second. All in favor – motion passed.

7. **Other Business:**

- a. **Legal Review:** A. Johnson presented the legal review to the board. The board asked her to get a legal opinion on several issues related to newsletters with advertisements and publicly supporting development projects.
- b. **Newsletter:** The board discussed the newsletter. N. Costello noted that Amy Grace will produce it and he will work with Mike to edit it. Board members are welcome to contribute. K. Ruth would like to see neighborhood advertisements. N. Costello will present a draft and the next board meeting.
- c. **MOPERM Insurance Renewal:** The board reviewed the insurance policy. B. Butterly motion to renew the insurance policy. S. Chakraverty second. All in favor – motion passed.
- d. **Board Vacancy:** the board discussed Amy Grace's appointment. A. Johnson noted that it's working its way through the system and Amy should be receiving a request to get sworn in. N. Costello asked A. Johnson to investigate appointing Amy as an interim board member until she is officially appointed.

8. **Adjournment:** B. Butterly motioned to adjourn; N. Costello second. All in favor - meeting adjourned at 10:13 AM.

**DeBaliviere Place**  
**Balance Sheet**  
As of October 31, 2021

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	<u>Oct 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1073 · Operating 6692	217,982.77
<b>Total Checking/Savings</b>	<u>217,982.77</u>
<b>Total Current Assets</b>	<u>217,982.77</u>
<b>TOTAL ASSETS</b>	<u><u>217,982.77</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-306,609.04
Net Income	25,024.92
<b>Total Equity</b>	<u>217,982.77</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>217,982.77</u></u>

**DeBaliviere Place**  
**Profit & Loss Budget Performance**  
**October 2021**

	<u>Oct 21</u>	<u>Jan - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
40000 · Revenue				
40100 · Tax	2,249.41	205,811.79	220,000.00	320,000.00
40200 · Interest Income	0.00	0.00	0.00	0.00
<b>Total 40000 · Revenue</b>	<u>2,249.41</u>	<u>205,811.79</u>	<u>220,000.00</u>	<u>320,000.00</u>
<b>Total Income</b>	<u>2,249.41</u>	<u>205,811.79</u>	<u>220,000.00</u>	<u>320,000.00</u>
<b>Gross Profit</b>	<u>2,249.41</u>	<u>205,811.79</u>	<u>220,000.00</u>	<u>320,000.00</u>
<b>Expense</b>				
60000 · Expenses				
61010 · Admin Fees- Park Central*	1,575.00	15,750.00	15,750.00	18,900.00
61020 · Legal	0.00	0.00	1,700.00	2,040.00
61030 · Insurance	0.00	557.00	0.00	0.00
61035 · Meeting Room	0.00	0.00	450.00	540.00
61045 · Office Supplies	0.00	0.00	166.68	200.00
61070 · Misc. Exp	0.00	0.00	0.00	0.00
61075 · TCF - Fraud	0.00	0.00	0.00	0.00
61080 · Kindness Meals	0.00	0.00	0.00	0.00
62035 · Rserve	0.00	0.00	61,666.68	74,000.00
<b>Total 60000 · Expenses</b>	<u>1,575.00</u>	<u>16,307.00</u>	<u>79,733.36</u>	<u>95,680.00</u>
6004 · Bank Charges & Fees	0.00	5.30		
61150 · Marketing & Promotions				
61160 · Website Maintenance	30.00	300.00	300.00	360.00
61170 · Advertising	0.00	0.00	950.00	1,140.00
<b>Total 61150 · Marketing &amp; Promotions</b>	<u>30.00</u>	<u>300.00</u>	<u>1,250.00</u>	<u>1,500.00</u>
61250 · Public Maintenance				
61260 · Landscaping	438.12	6,961.88	8,333.34	10,000.00
61270 · Maintenance	0.00	131.09		
61280 · Pet Waste Stations	216.44	774.87	0.00	0.00
<b>Total 61250 · Public Maintenance</b>	<u>654.56</u>	<u>7,867.84</u>	<u>8,333.34</u>	<u>10,000.00</u>
61350 · Infrastructure				
61360 · Pedestrian Lighting	0.00	0.00	0.00	0.00
<b>Total 61350 · Infrastructure</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
62000 · Safety and Security				
61085 · Contribution/Donation	0.00	7,000.00		
62010 · Patrols	9,773.44	107,320.37	95,833.34	115,000.00
62020 · Cameras	0.00	0.00	8,333.34	10,000.00
62021 · Internet for Cameras	704.88	6,821.36	6,150.00	7,380.00
62022 · Camera Maintenance	0.00	14,165.00	5,833.34	7,000.00
62023 · Emergency Call Tower	0.00	0.00	20,833.34	25,000.00
62030 · NSI Membership	0.00	21,000.00	48,000.00	48,000.00
<b>Total 62000 · Safety and Security</b>	<u>10,478.32</u>	<u>156,306.73</u>	<u>184,983.36</u>	<u>212,380.00</u>
<b>Total Expense</b>	<u>12,737.88</u>	<u>180,786.87</u>	<u>274,300.06</u>	<u>319,560.00</u>
<b>Net Income</b>	<u><u>-10,488.47</u></u>	<u><u>25,024.92</u></u>	<u><u>-54,300.06</u></u>	<u><u>440.00</u></u>

Tax Bills Report 11/2/21

887 Tax Bills for 2021 outstanding	297,375.00
15 Tax Bills for 2020 outstanding	\$ 2,777
5 Tax Bills for 2019 outstanding	\$ 9,907
1 Tax Bills for 2018 outstanding	\$ 243
1 Tax Bills for 2017 outstanding	\$ 283.00
	<u>\$ 310,585</u>

## DeBaliviere Place Transaction List by Vendor October 2021

Type	Date	Num	Memo	Split
<b>Dog Waste Depot</b>				
Bill	10/04/2021	439199	Inv 439199	61280 · Pet Waste Stations
Bill	10/07/2021	440450	Inv 440450	61280 · Pet Waste Stations
Bill Pmt -Check	10/26/2021	434431	Inv 434431	61280 · Pet Waste Stations
<b>Park Central</b>				
Bill	10/09/2021	2021-10-09	Recurring Bill	61010 · Admin Fees- Park Central*
<b>Seafoam Media</b>				
Bill	10/06/2021	2006900	Website	61160 · Website Maintenance
<b>Spectrum-formerly Charter Communications</b>				
Bill Pmt -Check	10/05/2021	23856091521	Inv 0023856091521	Internet for Cameras
<b>The City's Finest LLC</b>				
Bill	10/01/2021	INV-3358	Patrols	62010 · Patrols
Bill	10/01/2021	INV-3386	Patrols	62010 · Patrols
<b>Top Care</b>				
Bill	10/01/2021	194513	Inv 194513	61260 · Landscaping

**Bills Paid in October**

DeBaliviere Place  
Transaction List by Vendor  
October 2021

	<u>Amount</u>
Dog We	-54.33
	-107.78
	-54.33
Park Ce	-1,575.00
Seafoa	-30.00
Spectru	-704.88
The Cit	-5,226.56
	-4,546.88
Top Ca	-438.12
	<b>-12,737.88</b>