

**MONTHLY MEETING
TO BE HELD**
Saturday, November 5th at 9:00 a.m.
at Forest Park Visitors Center - Voyager Room
5595 Grand Dr.
St. Louis, Mo. 63112

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on Saturday, November 5th at 9:00 a.m. 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
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
 - b. Final Approval for the FY Budget – Approval
- 6. Other Business**
 - a. Petition for SBD Renewal – Approval
 - b. ATBM Trash RFP Submission – Approval
- 7. Adjournment**

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: 11-3-2022

Time Posted: 9:00 AM

DeBaliviere Place Board of Commissioners Meeting
October 15th, 2022, at 9:00 AM
At Forest Park Visitors Center – Voyager Room
5595 Grand Dr. St. Louis, MO 63112

Board Members Present: Charles Wiltsch, Bobbie Butterly, Sherrone Beatty, Stephanie Brown, Amy Grace,

Board Members NOT Present: Neill Costello, Sid Chakraverty,

Others in Attendance: Shameem Clark-Hubbard (Alderwoman), Jim Whyte (NSI), Frank Eppert (ABNA), Codi Holt (Park Central Development)

Public Comment Attendance: Mike Klenc, Lena Williams

1. Call to Order:

- a. B Butterly called the meeting to order at 9:05 AM

2. Security Update:

- a. J Whyte gave an overview of this month's crime reports, reminding everyone that the Kia and Hyundai thefts are a primary reason for the increases in crimes this year. J Whyte also shared an update on a house break-in on September 26th, which led to an arrest. J Whyte shared that cameras in the neighborhood helped in identifying the person who broke in. The public reported that NSI cars have stopped turning on their lights when driving the district. J Whyte said that he would tell them to turn their lights on when in the district.

3. Public Comments & Questions:

- a. M Klenc gave an update, highlighting that the Engine House maintained their landscaping and that Lux Living has taken care of some of the mess around their properties. M Klenc also shared that the dead oaks on Pershing have been removed.
- b. L Williams shared that her agenda was to close the gate, as she believes its opening is the reason for the increased crime seen in the district. B Butterly shared that the SBD does not have the authority to close the gate and that L Williams should contact Alderwoman Clark-Hubbard. L Williams said that she had reached out to Clark-Hubbard and had not received a response. S Clark-Hubbard shared that she had not received formal outreach from L Williams but will provide her number for further conversation. B Butterly shared that S Clark-Hubbard is always engaged and responds to the public. S Clark-Hubbard shared that she understood L Williams frustrations; however, the gate cannot be closed due to substantial costs it would take to repair the gate to be able to close it. S Clark-Hubbard shared that pricing is based on Request for Proposal responses received. S Clark-Hubbard also reminded the public that the NSI has not connected the opening of the gate with the increased crime. After discussion, B Butterly reminded the public that the SBD has no authority to close the gate and that it seems the only potential solutions to the issue are speed humps or large, concrete flowerpots. S Clark-Hubbard shared that she would have a separate meeting to address the issue so that it does not continue to disrupt the SBD's monthly meeting. B Butterly recommended that the Good Neighbor Club work with the alderwoman to host a meeting.

4. **Approval of Previous Months Minutes:** A Grace motioned to approve the previous month's meeting minutes; C Wiltsch seconded. All in favor – motion passed.

5. Budget Report:

- a. **Monthly Finance Report:** B Butterly presented the financial report. C Wiltsch motioned to approve the financials. A Grace seconded. All in favor – motion passed.
- b. After overview, B Butterly shared that she would present changes to the budget at the next board meeting as lighting and landscaping costs were lower than anticipated. Additionally, B Butterly made recommendations to increase the budget for NSI contributions, as other districts are also increasing their contributions due to new programs and services being provided.

6. Other Business:

- a. **Selection of Lighting Poles Approval:** B Butterly acknowledged voiced concerns from the public that the vote on the lighting poles at the last meeting was not clear and that there would be a final vote today. M Klenc gave an overview of Leon Strauss' vision of the neighborhood, highlighting the black poles as the best option. B Butterly shared appreciation for M Klenc's passion for the project and neighborhood. B Butterly also highlighted that the lighting project has already begun on another street and that it was important to have consistent lighting that matched. All board members shared their agreement in picking the pink spun concrete poles. A Grace voted to use the pink spun concrete poles on the entire lighting project; S Brown seconded the motion. All in favor – motion passed.
- b. **Lighting Project BPS Update:** C Holt reported that BPS would be working with the district on the lighting project and gave an overview of Receipt of Payment and Scope of Work from BPS. B Butterly shared that the document looked similar to the agreement on the previous lighting project and motioned to approve the contract. C Wiltsch seconded the motion. All in favor – motion passed.
- c. **ATBM Trash RFP Submission – Approval:** C Holt gave an overview of the RFP response from ATBM. B Butterly shared that she is not a fan of obtaining these services and asked if trash was a large issue. S Beatty shared that there is lots of trash but was not sure the SBD should use funds to address the concern. M Klenc shared that trash usually comes on Mondays; however, trash cans are frequently missed and trash spills over. S Beatty recommended that the public continue calling CSB to address the issue. B Butterly asked that the board table the issue for further discussion next month. S Clark-Hubbard shared that there has been a lot of turnovers at the trash department lately and requested a copy of the districts trash can map for her to discuss with the city.
- d. **SBD Renewal Process – Lawyer Approval:** C Holt reminded the board that the SBD is up for renewal in the next year and that PCD recommended to start the process for renewal now. C Holt shared that the SBD does not currently have contracted lawyer services and that PCD recommends the SBD use PCD lawyer's services and that PCD would provide those services without any additional administration costs. B Butterly agreed that it would be good to get started on this process soon. C Holt shared that S Clark-Hubbard said she would assist in the process. B Butterly motioned to work with PCD's lawyers; S Brown seconded. All in favor – motion passed.

e. **Top Care Proposal – Approval:** B Butterly gave an overview of Top Care’s services in the district and shared their proposed new contract with the district, which included the addition of the cul-de-sac on Waterman. C Wiltsch motioned to approve the new contract; S Beatty seconded. All in favor- motion passed.

7. **Adjournment:** B Butterly shared her appreciation of the community and their continued turnout each month and engagement with the SBD. B Butterly adjourned the meeting at 10:11 AM.

DRAFT

DeBaliviere Place
Balance Sheet
As of October 31, 2022

	<u>Oct 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	356,461.41
Total Checking/Savings	356,461.41
Total Current Assets	356,461.41
TOTAL ASSETS	<u>356,461.41</u>
LIABILITIES & EQUITY	
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-214,095.16
Net Income	70,989.68
Total Equity	356,461.41
TOTAL LIABILITIES & EQUITY	<u>356,461.41</u>

DeBaliviere Place Profit & Loss Budget Performance October 2022

	<u>Oct 22</u>	<u>Budget</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
40000 · Revenue					
40100 · Tax	380.40	0.00	272,290.77	120,000.00	320,000.00
Total 40000 · Revenue	<u>380.40</u>	<u>0.00</u>	<u>272,290.77</u>	<u>120,000.00</u>	<u>320,000.00</u>
Total Income	<u>380.40</u>	<u>0.00</u>	<u>272,290.77</u>	<u>120,000.00</u>	<u>320,000.00</u>
Gross Profit	380.40	0.00	272,290.77	120,000.00	320,000.00
Expense					
60000 · Expenses					
61010 · Admin Fees- Park Central*	1,890.00	1,575.00	16,695.00	15,750.00	18,900.00
61020 · Legal	0.00	170.00	0.00	1,700.00	2,040.00
61030 · Insurance	0.00	0.00	0.00	0.00	8,700.00
61035 · Meeting Room	0.00	45.00	160.00	450.00	540.00
61040 · Postage	0.00	16.66	9.80	166.68	200.00
Total 60000 · Expenses	<u>1,890.00</u>	<u>1,806.66</u>	<u>16,864.80</u>	<u>18,066.68</u>	<u>30,380.00</u>
61150 · Marketing & Promotions					
61160 · Website Maintenance	0.00	33.33	9,405.00	333.34	400.00
61165 · Newsletter	0.00	333.33	1,639.38	3,333.34	4,000.00
Total 61150 · Marketing & Promotions	<u>0.00</u>	<u>366.66</u>	<u>11,044.38</u>	<u>3,666.68</u>	<u>4,400.00</u>
61250 · Public Maintenance					
61260 · Landscaping	467.00	833.33	4,254.00	8,333.34	10,000.00
61280 · Pet Waste Stations	85.00	70.83	1,401.74	708.34	850.00
Total 61250 · Public Maintenance	<u>552.00</u>	<u>904.16</u>	<u>5,655.74</u>	<u>9,041.68</u>	<u>10,850.00</u>
61350 · Infrastructure					
61359 · Lighting Maintenance	0.00	250.00	0.00	2,500.00	3,000.00
61360 · Pedestrian Lighting	0.00		24,516.00		
Total 61350 · Infrastructure	<u>0.00</u>	<u>250.00</u>	<u>24,516.00</u>	<u>2,500.00</u>	<u>3,000.00</u>
62000 · Safety and Security					
62010 · Patrols	14,660.00	12,750.00	102,684.38	127,500.00	153,000.00
62020 · Cameras	0.00	833.33	0.00	8,333.34	10,000.00
62021 · Internet for Cameras	1,459.78	666.66	15,080.79	6,666.68	8,000.00
62022 · Camera Maintenance	0.00	583.33	2,205.00	5,833.34	7,000.00
62030 · NSI Membership	7,750.00	7,500.00	23,250.00	30,000.00	30,000.00
Total 62000 · Safety and Security	<u>23,869.78</u>	<u>22,333.32</u>	<u>143,220.17</u>	<u>178,333.36</u>	<u>208,000.00</u>
Total Expense	<u>26,311.78</u>	<u>25,660.80</u>	<u>201,301.09</u>	<u>211,608.40</u>	<u>256,630.00</u>
Net Income	<u>-25,931.38</u>	<u>-25,660.80</u>	<u>70,989.68</u>	<u>-91,608.40</u>	<u>63,370.00</u>

DeBaliviere Place Transaction List by Vendor October 2022

Type	Date	Num	Memo	Split	Amount
CWENSI					
Bill	10/13/2022	3343	4th Qtr NSI Contribution	62030 · NSI Membership	-7,750.00
Dog Waste Depot					
Bill	10/11/2022	173468	Inv 173468	61280 · Pet Waste Stations	-74.47
Park Central					
Bill	10/09/2022	2022-10-09		61010 · Admin Fees- Park Central*	-1,890.00
Russell Beckham					
Bill Pmt	10/05/2022	Bill.com	Reimb for Keys to dog waste stations	2002 · Accounts Payable (A/P)	-10.53
Spectrum-formerly Charter Communications					
Bill	10/28/2022	0023856102222	Inv 0023856102222-	62021 · Internet for Cameras	-729.89
Bill Pmt	10/31/2022	Bill.com	Inv 0023856092222-	62021 · Internet for Cameras	-729.89
The City's Finest LLC					
Bill	10/05/2022	INV-4975	Patrols Aug 16-31, 22	62010 · Patrols	-6,540.00
Bill Pmt	10/05/2022	INV-4940	Patrols Sept 1-15, 2022	2002 · Accounts Payable (A/P)	-8,120.00
Top Care					
Bill	10/07/2022	200538	Inv 200538	61260 · Landscaping	-467.00
Bills Paid in October					-26,311.78

**DeBaliviere Place - Special Business District
Proposed Budget for 2023**

	Proposed Budget 2023	Revised Proposed Budget 2023
Income		
40000 · Revenue		
40100 · Tax	320,000.00	320,000.00
Reserves * Lighting Project	161,760.00	161,760.00
Total Income	<u>481,760.00</u>	<u>481,760.00</u>
Gross Profit	481,760.00	481,760.00
Expense		
60000 · Expenses		
61010 · Admin Fees- Park Central*	22,680.00	22,680.00
61020 · Legal	2,040.00	4,000.00
61030 · Insurance	6,000.00	6,000.00
61035 · Meeting Room	540.00	540.00
61040 · Postage	200.00	200.00
Total 60000 · Expenses	<u>31,460.00</u>	<u>33,420.00</u>
61150 · Marketing & Promotions		
61160 · Website Maintenance	2,100.00	2,100.00
61165 · Newsletter	4,000.00	4,000.00
Total 61150 · Marketing & Promotions	<u>6,100.00</u>	<u>6,100.00</u>
61250 · Public Maintenance		
61260 · Landscaping	10,000.00	5,000.00
61280 · Pet Waste Stations	1,200.00	1,200.00
Total 61250 · Public Maintenance	<u>11,200.00</u>	<u>6,200.00</u>
61350 · Infrastructure		
61359 · Lighting Maintenance	3,000.00	3,000.00
61360 · Pedestrian Lighting	230,000.00	130,000.00
Total 61350 · Infrastructure	<u>233,000.00</u>	<u>133,000.00</u>
62000 · Safety and Security		
62010 · Patrols	153,000.00	153,000.00
62020 · Cameras	5,000.00	5,000.00
62021 · Internet for Cameras	8,000.00	8,000.00
62022 · Camera Maintenance	3,000.00	3,000.00
62030 · NSI Membership	31,000.00	40,400.00
Total 62000 · Safety and Security	<u>200,000.00</u>	<u>209,400.00</u>
Total Expense	<u>481,760.00</u>	<u>388,120.00</u>
Net Income	<u><u>0.00</u></u>	<u><u>93,640.00</u></u>

DeBaliviere Place SBD – Survey and Investigation

I. Background and Existing Conditions

The DeBaliviere Place neighborhood is located in St Louis City and is bounded by Forest Park Parkway on the south, Union Blvd. on the East, Delmar Blvd. on the North, and Debaliviere Blvd on the West. The area is primarily residential with a small but important amount of retail and service businesses on or near the periphery. The area was built in the early decades of the twentieth century as an important part of the western migration of the city. It was well served by the streetcar system at the time and flourished as a rental residential neighborhood. The area experienced a rapid decline in the 1960's that left it nearly empty and abandoned. During the 1970's & '80's, through the early efforts of Leon Strauss' Pantheon Corporation and the support of the city, the neighborhood was rehabbed and restored. Its revitalization was among the earliest examples of neighborhood reinvestment in the metropolitan area.

According to the 2020 census, the population of DeBaliviere Place is 3,651 people, including 2,010 white people and 1,641 people of color. 93.9% of the residents are over 18. The neighborhood is comprised of 2,835 housing units, of which 2,422 were occupied and 413 were vacant at the time of the census. The vacancy rate in DeBaliviere Place is almost 15%. For more census information, consult stlouis-mo.gov/government/departments/planning/research/census/data/neighborhoods.

The neighborhood is almost 100% multifamily apartments or condominiums. The neighborhood is in a desirable location next to Forest Park and adjacent to the Forest Park MetroLink Station. The #1 Metro bus is also routed through the heart of the neighborhood via Pershing.

Before the establishment of the DeBaliviere Place Special Business District (“DBP SBD” or “SBD”), the neighborhood suffered from inadequate reinvestment from the private sector. It had a series of major property owners invest for relatively short periods of time without a long-term interest in revitalizing and stabilizing the area.

Taking note of the sustained revitalization and success in the Central West End to the east and the Loop to the west – due to their special taxing districts – DeBaliviere Place formed its own special business district, which has allowed it to provide major improvements and helped increase investment in the area by property owners and hold them accountable to long term investment in the district.

DeBaliviere Place can build on the improvements it has offered the community through its projects and strengthen the surrounding neighborhoods by renewing its Special Business District, including all properties within the proposed boundaries as well as provide better capacity for community involvement and improvement. If enacted, the proposed SBD will continue the work being conducted by the DBP SBD.

II. Survey and Investigation

The DBP SPD has met monthly for the past 7 years with residents and property owners to discuss the state of the neighborhood and address community concerns. The overwhelming views expressed by those in attendance, include the need to continue to address and improve public safety, reduce crime,

and improve the cleanliness, landscaping & maintenance of DeBaliviere Place. The petitioners believe that the DBP SBD should be renewed to maintain funding for projects, encourage neighborhood engagement, and accomplish the expressed goals and remain competitive for tenants.

Over the past seven years, DBP SBD has taken on significant projects that have benefited the district.

a. Secondary Patrol Services

The City's Finest, LLC ("TCF") is a full-service security company specializing in supplemental law enforcement services for taxing districts as well as corporate and private events. It designs and installs advanced internet protocol camera networks. The SBD purchased its cameras and their installation from TCF. It employs off duty SLMPD police officers. The uniformed officers patrol the SBD in a marked vehicle, bicycle, or on foot. At the monthly meetings, Charles Betts provides the crime statistics and analysis for the security reports.

b. Maintenance of Cameras

The Central West End Neighborhood Security Initiative ("NSI") was formed in 2007 to respond more efficiently to crime and has excelled in bringing accountability to supplemental patrols and has adopted the latest security tools and strategies. It also works to educate and empower the Central West End Community and works closely with Saint Louis Metropolitan Police Department, supplemental security companies, residents, and businesses to unify prevention efforts and respond more efficiently to crime as a community. Its court advocate tracks criminal cases and promotes safety by encouraging participation in court proceedings. The SBD employs the NSI to monitor and maintain the security cameras and provide relevant video to police investigations. Jim Whyte, Executive Director of the NSI, compiles the monthly safety and security reports for the district. An SBD Commissioner has a seat on the NSI Board.

c. Landscaping Care

Top Care, Inc. is a full-service commercial landscaping company that sets the standard in landscape management and customer service. The SBD employs it to maintain the appearance of Lasater Plaza as well as the cul-de-sac on Waterman Blvd.

d. Pet Waste Stations

Our dog-walking residents enhance the vitality and security of the District. With the cooperation of management companies and condominium associations, the SBD provides pet waste stations to further comply with the City ordinance. Our stations have polite signage, locked dispensers, convenient waste cans, and complimentary bags for cleanup. The SBD works with local neighbors to maintain these stations.

e. Lighting Projects and More

The SBD also completed a lighting project on Pershing to increase the security of the district at night and has created a long-term lighting project plan to bring more lamp posts to the district. Additionally, the SBD is always looking for other means to provide value and invest into the community and suggest new projects on an as needed basis.

III. Ongoing Needs

While the SBD has been able to undertake many of the concerns it initially set out to address, there are always ongoing needs in the district for the SBD to address.

a. Public Safety and Security

Increasing the actual and perceived public safety and decreasing crime is one of the neighborhood's first priorities. Over the past seven years, community members have seen a reduction in violent and drug related crimes. However, non-violent crimes persist in the neighborhood, and St. Louis at large has seen a rise in crime this year. Through its contracts with TCF and the NSI, the SBD is able to address crimes and identify criminals at a level previously impossible for the neighborhood. Additionally, the NSI comes to monthly meetings to inform the community on recent criminal events and how to best prevent them from occurring when possible. As DeBaliviere Place is a highly dense community, higher rates of crime occur, and being able to provide additional safety and security services has greatly benefitted the district.

b. Improved Cleanliness, Beautification and Infrastructure

A well-maintained public environment contributes to safety/security, neighborhood pride, and property values. The SBD services provided in this respect have shown to increase all three areas as well as signal to the residents and prospective residents that the neighborhood remains vital, safe and inviting.

c. Marketing, Branding, Neighborhood Promotion

Through the SBD's website and branding initiatives, the district has been able to promote the area for both residential and commercial development. Renewal of the SBD would allow for the maintenance of this neighborhood promotion as well as allow the SBD to foster a sense of community by creating special neighborhood events.

IV. District Boundaries

Legal Description (See "Attachment 1" below):

Commencing at the North-South center line of Clara Avenue to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 5618-00-0210 also being the Northern boundary line of City Block 5618 commonly known as 5600-5620 Delmar Blvd. located in the City Of St. Louis, Missouri, and proceeding southwardly along the center line of said Clara Avenue to its intersection with the prolongation of the Southern alley line of the East-West alley in City Block 3875.18; thence eastwardly along said Southern alley line and its prolongation to its intersection with the North-South center line of Belt Avenue; thence southwardly along the center line of said Belt Avenue to its intersection with the prolongation of the Southern alley line of the East-West alley in City Block 3877; thence eastwardly along said Southern alley line and its prolongation to its intersection with the North-South center line of Union Boulevard Avenue; thence southwardly along said center line Union Boulevard and its prolongation to its intersection with the East-West center line of Lindell Boulevard; thence westwardly along said center line of Lindell Boulevard to its intersection with the prolongation of the center line of Forest Park Parkway; thence more or less westwardly along the center line of said

Forest Park Parkway and its prolongation to its intersection with the North-South center line of DeBaliviere Avenue; thence northwardly along said center line of DeBaliviere Avenue to its intersection with the prolongation of the Southern boundary line of City Parcel Locator Number 5522-00-0175 in City Block 5522 commonly known as 5720 DeGiverille Avenue; thence northwestwardly along said Southern boundary line to its intersection with its Western boundary line; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence southeastwardly along said Northern boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line to its intersection with the prolongation of the Western alley line of the North-South alley in City Block 5521, thence northwardly along said Western alley line and its prolongation, crossing Pershing Avenue to a point of intersection with the Western alley line of the North-South alley in City Block 5521, thence eastwardly crossing said North-South alley to the Western boundary line of City Parcel Locator Number 5521-00-0450, commonly known as 301-331 DeBaliviere Avenue; thence northwardly along said Western boundary line of parcel and its prolongation, crossing Waterman Boulevard and continuing northwardly along the Western boundary line of City Parcel Locator Number 5520-00-0275 in City Block 5520 commonly known as 5706-5722 McPherson Avenue, thence northwardly along said Western boundary line to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Western boundary line, thence northwardly along said Western boundary line to its intersection with its Northern boundary line, also being the Southern street line of the East-West McPherson Avenue, thence eastwardly along said Northern boundary line to its intersection with its Western boundary line, thence northwardly along said Western boundary line to its intersection with its Southern boundary line, thence westwardly along said Southern boundary line to its intersection with its Western boundary line, thence northwardly along said Western boundary line to its intersection with its Northern boundary line, also being the Southern alley line of the East-West alley in City Block 5519; thence eastwardly along said Northern boundary line to its intersection with its Western boundary line; thence northwardly along said Western boundary line and its prolongation, crossing Kingsbury Place to its intersection with the Southwestern corner of City Parcel Locator Number 5667-00-0150 in City Block 5667 commonly known as 501-531 DeBaliviere Avenue; thence northwardly along said Western boundary line and continuing northwardly along all Western boundary lines of all adjacent parcels to its intersection with the Northern boundary line of City Parcel Locator Number 5668-00-0060 in City Block 5668 commonly known as 569 DeBaliviere Avenue; thence eastwardly along said Northern boundary line to its intersection with the Western street line of DeBaliviere Avenue; thence northwardly along said Western street line of DeBaliviere Avenue to its intersection with the Southern street line of Delmar Boulevard; also being the prolongation of the Northern boundary line of City Parcel Locator Number 5618-00-0040 in City Block 5618 commonly known as 566-586 DeBaliviere Avenue; thence eastwardly along said Southern lines, crossing DeBaliviere Avenue and continuing eastwardly along said Southern Street line of Delmar Boulevard and its prolongation to its intersection with the North-South center line of Clara Avenue, also being the prolongation of the Northern boundary line of City Parcel Locator Number 5618-00-0210 in City Block 5618 commonly known as 5600-5620 Delmar Boulevard, being the point of beginning.

V. Proposed SBD Tax Rate in the District

The proposed tax rate is \$0.85 (eighty-five) cents per (one-hundred) dollars \$100.00 of taxable assessed valuation on real property. The taxable assessed value in the district is \$36,964,450.00.

VI. Proposed Budget and Uses

	Proposed Budget 2023
Income	
40000 · Revenue	
40100 · Tax	320,000.00
Reserves * Lighting Project	161,760.00
Total Income	<u>481,760.00</u>
Gross Profit	481,760.00
Expense	
60000 · Expenses	
61010 · Admin Fees- Park Central*	22,680.00
61020 · Legal	4,000.00
61030 · Insurance	6,000.00
61035 · Meeting Room	540.00
61040 · Postage	200.00
Total 60000 · Expenses	<u>33,420.00</u>
61150 · Marketing & Promotions	
61160 · Website Maintenance	2,100.00
61165 · Newsletter	4,000.00
Total 61150 · Marketing & Promotions	<u>6,100.00</u>
61250 · Public Maintenance	
61260 · Landscaping	5,000.00
61280 · Pet Waste Stations	1,200.00
Total 61250 · Public Maintenance	<u>6,200.00</u>
61350 · Infrastructure	
61359 · Lighting Maintenance	3,000.00
61360 · Pedestrian Lighting	130,000.00
Total 61350 · Infrastructure	<u>133,000.00</u>
62000 · Safety and Security	
62010 · Patrols	153,000.00
62020 · Cameras	5,000.00
62021 · Internet for Cameras	8,000.00
62022 · Camera Maintenance	3,000.00
62030 · NSI Membership	40,400.00
Total 62000 · Safety and Security	<u>209,400.00</u>
Total Expense	<u>388,120.00</u>
Net Income	<u><u>93,640.00</u></u>

VII. Establishment & Governance

The proposed SBD would be voted on by the property owners and registered voters within the proposed district. To pass, the SBD needs a simple majority of those eligible to vote. According to MO state law, the SBD would be governed by a 7 member Board of Commissioners appointed by the Mayor and must include 5 representatives of property owners and 2 representatives of tenants.

VIII. Conclusion

The renewal of the DeBaliviere Place Special Business District is an important tool in sustaining the community's capacity to maintain and improve the district and the work it has already accomplished. The implementation of its programs will continue to improve the quality of life in the community and property value as well.