



**MONTHLY MEETING
TO BE HELD**
Saturday, January 21st 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, January 21st 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 Initiative, Jim Whyte
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Karen Clifford
- 7. Other Business**
 - a. Public Annual Report – Approval
 - b. Park Place Market, Letter of Support – Approval
 - c. Lighting Project Update
- 8. 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: 1-19-2023
Time Posted: 10:00 AM

● **DeBaliviere Place Special Business District** ●

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

DeBaliviere Place Board of Commissioners Meeting
December 17th, 2022, at 9:00 AM
At Forest Park Visitors Center
5595 Grand Dr. St. Louis, MO 63112

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

Board Members NOT Present: Sid Chakraverty,

Others in Attendance: Shameem Clark-Hubbard (Alderwoman), Jim Whyte (NSI), Frank Eppert (ABNA), Karen Clifford (Neighborhood Improvement Specialist), Codi Holt (Park Central Development), Miles Kirk (Park Place Market)

Public Comment Attendance: Mike Klenc, Beverly Burner

1. Call to Order:

- a. B Butterly called the meeting to order at 9:02 AM

2. Security Update:

- a. J Whyte shared that the new police chief will be starting on January 9th, highlighting his record of reducing violent crime in the past. J Whyte also noted recent criticisms of private policing and that it leads to inequity and is not regulated. J Whyte shared that secondary patrolling is regulated by secondary patrol companies and is monitored. S Beatty asked how can officers use city resources for their jobs at a secondary patrol company can. J Whyte shared that these secondary patrol companies cannot legally supply certain equipment and therefore rely on city resources.

3. Public Comments & Questions:

- a. M Klenc gave an overview of the Good Neighbor Club and recommended that members of the community join. M Klenc shared that the club has a petition requesting that Clara and Delmar be turned into a public space and use bollards to close the street entrance from Kingshighway. M Klenc thanked volunteers for continuing to assist with pet station upkeep.
- b. S Clark Hubbard introduced K Clifford as the neighborhood's new improvement specialist. K Clifford shared that the refuse department will be having a meeting on the 14th and is currently short staffed, which is causing trash pickup issues. K Clifford also noted that the city will be replacing alley dumpsters.

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

5. Budget Report:

- a. **Monthly Finance Report:** B Butterly presented the financial reports. C Wiltsch motioned to approve the financials. A Grace seconded. All in favor – motion passed.

6. Other Business:

- a. **MOPERM Insurance Renewal – Approval:** C Holt gave an overview of the new insurance contract. N Costello motioned to approve the contract; B Butterly seconded. All in favor – motion passed.
- b. **Commissioner Renewal – Approval:** C Holt shared that A Grace and N Costello's seats were nearing expiration and that both had submitted their Nominations & Disclosure Forms for renewal. B Butterly motioned to approve their renewals; S Brown seconded. All in favor – motion passed.
- c. **SBD Renewal Update:** B Butterly shared that the SBD was originally established for 10 years; however, with the continuation of projects and benefits for the community, the SBD has decided to pursue renewal. C Holt shared that since the last meeting, the petition had gone through the board of alderman with the help of S Clark-Hubbard. S Clark-Hubbard shared that there was no pushback throughout the process and that the renewal is to be voted on by the public in April. S Beatty asked what would be a strategic way for the SBD to share this information with the public. S Clark-Hubbard recommended that the SBD share this information through the newsletter, flyers, and a townhall. S Clark-Hubbard reminded the SBD and attendees that they are their best advocates and to vote in April.
- d. **Lighting Project Update:** B Butterly shared that the project has now been given over to BPS and would take a while for the project to be completed. C Holt shared that the project permit is currently being reviewed by all departments and will take at least 6-8 weeks for approval.
- e. **5650 Perching Avenue – Park Place Market Proposal:** M Kirk gave an overview of his project proposal for 5650, noting his plan to construct a grocery store and chef's market on the bottom floor and a retail market on the second. M Kirk asked for community feedback on the project and shared that there would likely be no additional parking added to the project. M Kirk share that he is currently in the bidding process for the building. B Butterly shared her approval of restoring the historic building rather than constructing a new one. B Butterly shared that the only concern she had was the lack of parking as the neighborhood continues to increase in density. M Kirk shared that if approved, the project would take roughly 16 months to complete and that he should know by the end of the year if they have the building.

7. Adjournment: B Butterly adjourned the meeting at 10:15am.

DeBaliviere Place
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	162,604.02
Total Checking/Savings	<u>162,604.02</u>
Total Current Assets	<u>162,604.02</u>
TOTAL ASSETS	<u>162,604.02</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 · Accounts Payable (A/P)	-1,890.00
Total Accounts Payable	<u>-1,890.00</u>
Total Current Liabilities	<u>-1,890.00</u>
Total Liabilities	-1,890.00
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-214,095.16
Net Income	<u>-120,977.71</u>
Total Equity	<u>164,494.02</u>
TOTAL LIABILITIES & EQUITY	<u>162,604.02</u>

DeBaliviere Place Profit & Loss Budget Performance December 2022

	Dec 22	Jan - Dec 22	Annual Budget
Income			
40000 · Revenue			
40100 · Tax	0.00	272,290.77	320,000.00
Total 40000 · Revenue	0.00	272,290.77	320,000.00
Total Income	0.00	272,290.77	320,000.00
Gross Profit	0.00	272,290.77	320,000.00
Expense			
60000 · Expenses			
61010 · Admin Fees- Park Central*	1,890.00	20,475.00	18,900.00
			Legal fees for SBD
61020 · Legal	3,650.00	5,572.00	2,040.00
			Renewal
61030 · Insurance	3,983.00	3,983.00	8,700.00
61035 · Meeting Room	0.00	280.00	540.00
61040 · Postage	0.00	561.80	200.00
			Public Notice for SBD
61070 · Misc. Exp	805.40	805.40	Renewal
Total 60000 · Expenses	10,328.40	31,677.20	30,380.00
61150 · Marketing & Promotions			
61160 · Website Maintenance	1,050.00	10,455.00	400.00
61165 · Newsletter	0.00	2,452.54	4,000.00
Total 61150 · Marketing & Promotions	1,050.00	12,907.54	4,400.00
61250 · Public Maintenance			
61260 · Landscaping	0.00	4,721.00	10,000.00
61280 · Pet Waste Stations	74.47	1,550.68	850.00
Total 61250 · Public Maintenance	74.47	6,271.68	10,850.00
61350 · Infrastructure			
61359 · Lighting Maintenance	0.00	0.00	3,000.00
61360 · Pedestrian Lighting	5,501.00	159,547.00	
Total 61350 · Infrastructure	5,501.00	159,547.00	3,000.00
62000 · Safety and Security			
62010 · Patrols	21,260.00	140,864.38	153,000.00
62020 · Cameras	0.00	0.00	10,000.00
62021 · Internet for Cameras	729.89	8,060.68	8,000.00
62022 · Camera Maintenance	735.00	2,940.00	7,000.00
62030 · NSI Membership	0.00	31,000.00	30,000.00
Total 62000 · Safety and Security	22,724.89	182,865.06	208,000.00
Total Expense	39,678.76	393,268.48	256,630.00
Net Income	-39,678.76	-120,977.71	63,370.00
Tax Bills Report 1/5/23			
733 Tax Bills for 2022 outstanding	134,469.00		
10 Tax Bills for 2021 outstanding	1,789		
5 Tax Bills for 2020 outstanding	\$ 729		
	\$ -		
	\$ 136,987		

DeBaliviere Place Transaction List by Vendor December 2022

Type	Date	Num	Memo	Amount
ABNA Engineering				
Bill	12/09/2022	22-6048-05	22-6048 Street Lighting Project	-5,501.00
Be Aligned Web Design				
Bill Pmt -Check	12/13/2022	Inv 458	Web Management through June 2023	-1,050.00
CWENSI				
Bill	12/10/2022	3351	4th Qtr Camera Maintainence	-735.00
Dog Waste Depot				
Bill	12/06/2022	177236	Inv 177236	-74.47
Lewis Rice LLC				
Bill	12/06/2022	1420720	Legal Fees	-3,650.00
MO Lawyers Media/Bridge Tower OpCo. LLC				
Bill	12/06/2022	745601228	Public Notice	-805.40
MOPerm				
Bill	12/06/2022	144715	Inv 144715	-3,983.00
Park Central				
Bill	12/09/2022	2022-12-09		-1,890.00
Spectrum-formerly Charter Communications				
Check	12/28/2022	DD	Conf #0421745956	-729.89
The City's Finest LLC				
Bill Pmt -Check	12/13/2022	INV-5115	Patrols	-11,580.00
Bill Pmt -Check	12/13/2022	INV-5085	Patrols	-9,680.00

Bills paid in December	-39,678.76
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ANNUAL REPORT 2022



DEBALIVIERE PLACE
SPECIAL BUSINESS DISTRICT

OVERVIEW



who we are

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

We're deeply committed to the safety and security of all our residents as well as improving cleanliness, increasing beautification, and upgrading our improvements. We're also committed to marketing, branding, and promoting our incredibly diverse and historical neighborhood.



what we do

Our goal is to serve the public by improving the DeBaliviere Special Business District and our neighborhood overall.

Primary services within the SBD include providing police patrols, monitoring security cameras, landscaping Lasater Plaza, and maintaining Pet Waste Stations.



our board

The SBD is managed by a 7-member Board of Commissioners appointed by the Mayor.

Sid Chakraverty, President
Roberta "Bobbie" Butterly, Treasurer
Sherron Beatty
Charles Wiltsch
Amy Grace
Neil Costello
Stephanie Brown



ACTIVITIES



what we've done this year

Landscaping

The DeBaliviere Place SBD provides annual beautification and landscaping project for The Donald Lasater Plaza as well as the cul-de-sac at Waterman & DeBaliviere. Through partnership with TopCare bed-maintenance, mulching, litter control, and flower care are provided at these locations.

Safety & Security

Partnered with the Neighborhood Security Initiative (NSI) and The City's Finest (TCF), the SBD aims to increase neighborhood security. The NSI is employed to monitor and maintain security cameras, provide relevant video to police investigations, and compile monthly safety and security reports for the SBD's monthly meetings. TCF provided over 1,700 hours of patrols in the SBD.

Website Enhancements

This past year, DBP SBD contracted BeAligned to implement an overhaul of the website, allowing the SBD to better communicate meeting information, ongoing projects, and other communications with the community.

Newsletter

Additional community outreach includes our quarterly newsletter to the public, giving information on resources and recent ongoing in the region.

Pet Waste Stations

DeBaliviere Place is a people and pet-friendly district. Our dog-walking residents enhance the vitality and security of the District. With the cooperation of management companies and condominium associations, the DeBaliviere Place SBD provides pet waste stations.

ACTIVITIES



what we've done this year... cont.

Lighting Project

To increase both security and beautification in the district, the SBD is continuing to pursue the installation of decorative lighting poles within the district. Most recently, DBP SBD has partnered with the City of St. Louis Board of Public Service (BPS) to install an additional 18 lighting poles along the Northside of Waterman from Clara to Belt. The project is currently underway by BPS.

SBD Renewal

With the continuation of ongoing projects and added benefits being seen in the community, DeBaliviere Place SBD has decided to renew itself as an entity in the community. Working alongside our lawyers and city officials, the SBD has completed its petition for renewal and will be voted on by the community in the upcoming elections - April 2023.



FY 2022 BUDGET



annual expenses

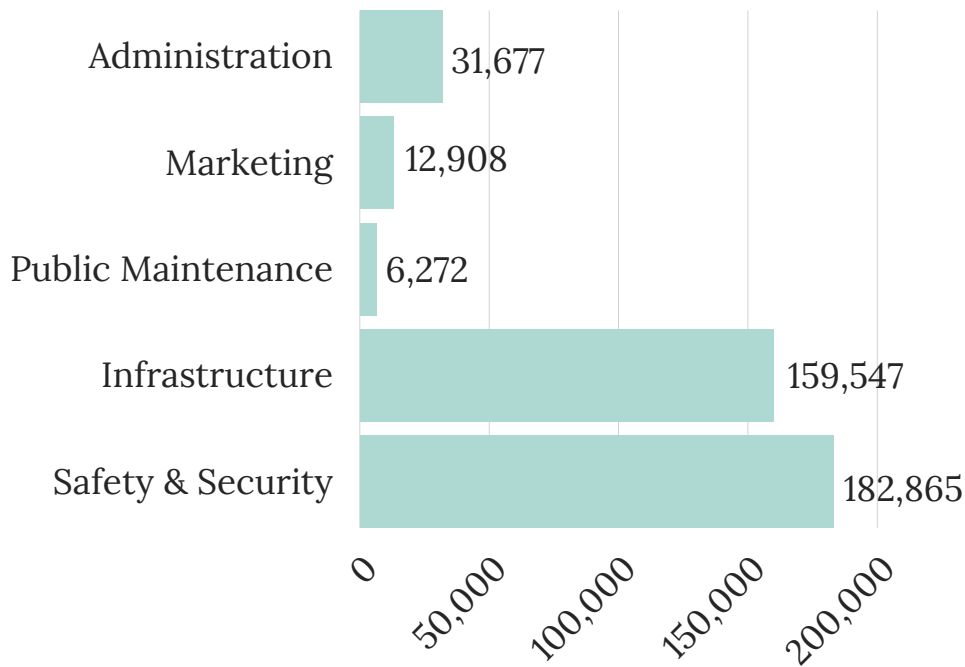


FIGURE 1.

This chart depicts the distribution of revenue across DBP SBD's areas of service. These categories consist of Administration, Marketing, Public Maintenance, Infrastructure, and Safety & Security.

Expenses for FY 2022 totaled \$393,268.

Safety & Security

- Patrols
- Cameras & Maintenance
- NSI Membership

Public Maintenance

- Landscaping
- Pet Waste Stations

Infrastructure

- Lighting Maintenance
- New Pedestrian Lighting

Marketing

- Website Design & Maintenance
- Newsletter

Administration

- Administrator Fees
- Legal Fees
- Insurance
- Meeting Room
- Postage

FY 2022 BUDGET

annual income



\$272,291

FIGURE 2.

The DBP SBD is 100% funded by property tax revenue.

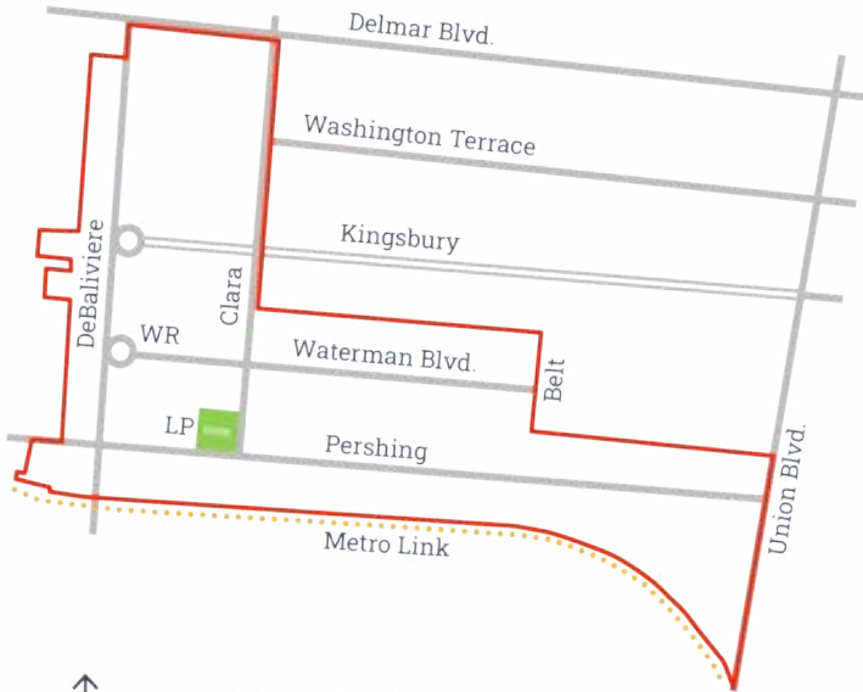
Within the district, a property tax is collected on behalf of DeBaliviere Place Special Business District, which is the sole revenue source for the SBD. With these funds, the district is able to take on the various project outlined above and continue to highlight our exceptional community, provide resources for our residents, and act as a go-to source of information for the public. Reserve funds assisted with project overages.



BOUNDARY



our district map



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MAP IS NOT TO SCALE

- District Boundary
- LP = Lasater Fountain
- WR = Waterman Roundabout
- Ordinance 69915 (effective 1/20/2015) established the District.



Park Place Market

5650 Pershing Avenue
Saint Louis, Missouri 63112
(314) 623-0367



Park Place Market

SUMMARY

Park Place Market™ is an incubator for hospitality and retail entrepreneurs, proudly supporting the local community of Saint Louis. This plan outlines the redevelopment for an existing building on the southeast intersection of DeBaliviere & Pershing Avenues. The location is in the DeBaliviere Place neighborhood and adjacent to the Skinker-DeBaliviere neighborhood, north of Forest Park and south of the Delmar DevIne, and offers 25,000 SF in a three-story commercial space with 150 FT of storefronts on Pershing and 70 FT of storefronts on DeBaliviere. The first floor will house food and beverage retail focused primarily to the neighborhood communities and an outdoor space for entertaining; while the second and third floors will consist of boutique retail shopping marketed primarily to tourists in a concept called Diagonal Alley™.

Pulling inspiration from concepts in Manhattan, the goal is to bring a little piece of the Big Apple to Saint Louis. The burgeoning residential communities on Pershing Avenue, named: Chelsea, Hudson, and Tribeca, collectively with this project will create an identity for Pershing Avenue, north of Forest Park, as the little Manhattan neighborhood™ of Saint Louis. In line with the vast portfolio of attractions in Saint Louis, this project will connect tourists and residents alike to the culinary, retail and artistic venue that is Park Place Market™. Creating additional retail offerings in this corridor connecting Clayton to Downtown on the northside of Forest Park via the infrastructure of MetroLink services and the well-known entertainment districts of The Loop to The Central West End. Forging partnerships with a wide variety of local institutions, businesses, and community leaders this project highlights locally made products and has received viable support. Focused on creating a diverse, inclusive market that makes it easy for entrepreneurs to enter the market while supporting them through our team's collective experience to launch and grow their brands.

The project scope of work shall take between 12 and 16 months to complete in which the goal is to enhance the existing structure. An initial walkthrough determined this would be a gut rehab and bids were received from trades, architects and engineers to complete the work. The leadership team will oversee the development of the property, provide support, and promote the market and its concepts. OlyMpKc Hospitality is actively seeking capital investments for this development and are represented by Pete Salsich, III of counsel of the law firm Capes Sokol.

THE MISSION

To connect Saint Louis through hospitality!

LEADERSHIP TEAM



Cara Bowton
Director of Human Rights



Miles Kirk
Founder & Director of Hospitality



Christopher Messina
Creative Director



Emma Zijlstra
Director of Public Health & Community Outreach



Nate Hurst
Director of Information Technology



Myles Marshall
Director of Equality, Diversity, & Inclusion



Johnny Herget
Director of Business Development



Nathan Neal
Director of Finance

- ❖ **Miles Kirk**, *Founder and Director of Hospitality* is a well-known hospitality professional with over 15 years of experience in the hospitality industry, primarily as a General Manager for upscale concepts. He has worked the past 7 years in Saint Louis and previously worked in Atlanta, GA where he also received his B.A. in Managerial Sciences.
- ❖ **Christopher Messina**, *Creative Director* brings 10 years of retail experience to the team where he currently works as the Visual Manager for Saks Fifth Avenue. He holds a Bachelors of Fine Art from the Art Institute of Chicago and an Associates in Graphic Design and Visual Communications from Illinois Institute of Art.
- ❖ **Nathan Neal**, *Director of Finance* is an Assistant Vice President for U.S. Bank in Private Wealth Management with over 10 years of experience in advisory, product and wealth management. He has also owned his own antique furniture brokerage specializing in mid century modern designs for the past three years. He holds his Bachelors in Business Administration and Hospitality Management from Robert Morris University.

Park Place Market

- ❖ **Emma Zijlstra**, *Director of Public Health and Community Outreach* is a Clinical Research Coordinator at Washington University's School of Medicine and a recent graduate with a Masters in Public Health from Washington University. She previously served as a Fellow in the Office of Health Policy in the Tennessee Health Department of Health for two years.
- ❖ **Johnny Herget**, *Director of Business Development* brings over 15 years of business sales, development and marketing experience for both media and production companies in New York and Saint Louis. He also has a background in craft cocktails, is an audio visual technician, and performs with the Chorus for the St. Louis Symphony Orchestra. He has his Bachelors in Theatre from Arkansas University and is also an Eagle Scout.
- ❖ **Myles Marshall**, *Director of Equality, Diversity, and Inclusion* currently with the Chase Park Plaza working in corporate event planning and previously as a Development Fellow with COCA. He has a Bachelors of Science in International Relations and Affairs from Maryville University.
- ❖ **Cara Bowton**, *Director of Human Rights* will serve as the head of our peoples team and provide resources to support our employees and visitors for health and wellness. She is a Certified Athletic Trainer for SSM Health working within the public school system. A part of the healthcare team, she provides services including primary care, injury and illness prevention, wellness promotion and education, emergent care, examination and clinical diagnosis, therapeutic intervention and rehabilitation of injuries and medical conditions. She has her Masters in Athletic Training from Saint Louis University.
- ❖ **Nate Hurst**, *Director of Information and Technology* currently serves as the Network Administrator and oversees the information technology for a multi-state telecommunications company. He has 18 years of experience and extensive knowledge in communication systems, coding, database management, software development, and information systems.

Park Place Market

PARK PLACE MARKET

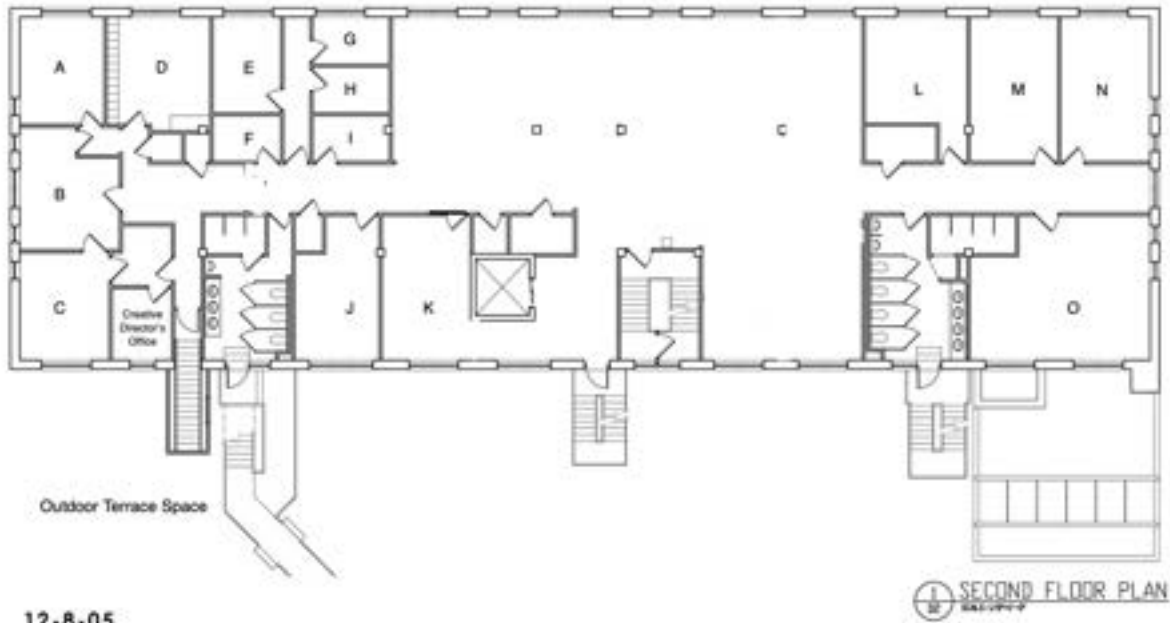
- ❖ **Park Place Market™** a three floor food and retail concept that provides an interesting experience-driven marketplace for hospitality and retail entrepreneurs. On the interior, the market will provide the community with fresh, local, seasonal food at a Chef's Market and will incorporate the same at the concepts that provide food and beverage. An evolution of the Seed-to-Table movement, the concepts work together to offer the community and chef's access to local products. A wrap-around exterior awning showcasing the name will identify this corner marketplace.
- ❖ **Diagonal Alley™** the main entrance at the building's center on Pershing Avenue will feature large brass doors, down the grand hallway visitors will see historical photography from the World's Fair that took place just steps away, leading guests on a journey towards an elevator and staircase to the boutiques above. The entrance will also connect guests to the outdoor patio for social gatherings, where one may find a local musical talent and enjoy the libations at the exterior bar.



Park Place Market

DIAGONAL ALLEY

- ❖ **The Shops** 7,000 SF the second floor offers retailers an option of communal floor space or independent shops to sell their merchandise with approximately 15 private shops and at least 25 vendors in the co-operative space. Diagonal walkways throughout the central corridor will add to the theme.



- ❖ **The Gallery** 7,000 SF the third floor features more art work than merchandise, where four studios are available for rent by local artists to create and sell their pieces. The blue indicates openings to the second floor, where these diagonal walkways will guide guests to different sections of this floor. Additional movable walls throughout will display hanging art and sculptures. The Sewing & Quilting Bee will be a workshop and creative space for both locals and in-house artists to design. Whether you are interacting, entertaining, or exploring we hope you will always find a way to connect at Park Place Market™.

