

**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** ●

**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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