

**MONTHLY MEETING
TO BE HELD**
Saturday, December 17th 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, December 17th 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
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
- 6. Other Business**
 - a. MOPERM Insurance Renewal – Approval
 - b. Commissioner Renewal – Approval
 - c. SBD Renewal Update
 - d. Lighting Project Update
- 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: 12-15-2022
Time Posted: 12:00 PM

**DeBaliviere Place Board of Commissioners Meeting
November 5th, 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, Sid Chakraverty,

Board Members NOT Present:

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

Public Comment Attendance: Tracy Renson, Mike Klenc, Beverly Burner

1. Call to Order:

- a. S Chakraverty called the meeting to order at 9:05 AM

2. Security Update:

- a. J Whyte shared that crime reports come out on the 9th and would not be able to give updates; however, new cameras have been installed on Delmar and caught footage of an illegal dumper. J Whyte also shared that over 3 thousand cars had been stolen this past year in St. Louis city and over 2 thousand in the county. T Renson asked if there had been any follow up on the break-in at Clara. J Whyte asked her to send a follow up email and that he would look into it.

3. Public Comments & Questions:

- a. S Chakraverty reminded the public that Alderwoman Clark-Hubbard would be holding a meeting directly after about the Gate on Clara and for the public to hold their comments on the matter until then.
- b. B Burner asked if the neighborhood could be disentangled from the trolley and how will traffic be dealt with once the new apartment building opens and increases the neighborhood's density. S Chakraverty shared that the SBD isn't able to change the street's infrastructure to accommodate increased density, but the public should reach out to the Streets Department to address the issue. Regarding the trolley, N Costello shared that the city must satisfy federal government obligation in order to maintain its funds, which includes keeping the trolley operating. R Coleman shared that the streets department could potentially change the signal light timing to assist with traffic backup concerns. N Costello asked R Coleman if the bus stop could be moved to assist with traffic as well. R Coleman shared that this would be possible.
- c. M Klenc shared that the Greenway had picked up litter and that the Kingsbury Apartment building will be getting an elevator after a year of it being out of service.
- d. Alderwoman Clark-Hubbard gave R Coleman a formal introduction and shared he is the Neighborhood Improvement Specialist for the district.

4. Approval of Previous Months Minutes: B Butterly motioned to approve the previous month's meeting minutes; S Beatty seconded. All in favor – motion passed.

5. Budget Report:

- a. **Monthly Finance Report:** B Butterly presented the financial reports. N Costello motioned to approve the financials. S Chakraverty seconded. All in favor – motion passed.
- b. After overview, B Butterly shared changes to the budget mentioned at the previous meeting. B Butterly opened the floor to questions about changes. C Wiltsch motioned to approve the changes; A Grace seconded. All in favor – motion passed.

6. Other Business:

- a. **Petition for SBD Renewal:** C Holt gave an overview of the petition, highlighting that it was based off the SBDs petition and reviewed and approved by the SBD's lawyers. B Butterly motioned to approve the petition; S Chakraverty seconded. All in favor – motion passed.
- b. **ATBM Trash RFP Submission:** Members of the public agreed that this has been an issue for over a year. S Beatty asked if the CSB had been notified. C Holt shared that they have; however, employee shortages continue to cause issues for trash pickup citywide. R Coleman shared that he would talk to Refuse to get more info on the issue. T Renson shared that while some cans are being skipped, others have gone missing. R Coleman shared that the alderperson or the SBD could replace the missing trash can, and the city would still pick up trash. However, if the SBD added cans in new areas, they would have to pay for trash removal of those. A Grace recommended that the SBD table the RFP until R Coleman finds more information on the missing cans as well as the failure to empty all cans and C Holt look into the costs for replacing trash cans.

7. Adjournment: B Butterly motioned to adjourn the meeting. S Chakraverty seconded. All in favor – meeting adjourned at 9:55am.

7:58 AM
12/15/22
Cash Basis

DeBaliviere Place
Balance Sheet
As of November 30, 2022

| | <u>Nov 30, 22</u> |
|---------------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1073 · Operating 6692 | 204,172.78 |
| Total Checking/Savings | <u>204,172.78</u> |
| Total Current Assets | <u>204,172.78</u> |
| TOTAL ASSETS | <u>204,172.78</u> |
| LIABILITIES & EQUITY | |
| Equity | |
| 3000*OE · Opening Balance Equity | 499,566.89 |
| 32000 · Retained Earnings | -214,095.16 |
| Net Income | <u>-81,298.95</u> |
| Total Equity | <u>204,172.78</u> |
| TOTAL LIABILITIES & EQUITY | <u>204,172.78</u> |

DeBaliviere Place Profit & Loss Budget Performance November 2022

| | <u>Nov 22</u> | <u>Jan - Nov 22</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|---|---------------------------|--------------------------|---------------------------|-------------------------|
| Income | | | | |
| 40000 · Revenue | | | | |
| 40100 · Tax | 0.00 | 272,290.77 | 120,000.00 | 320,000.00 |
| Total 40000 · Revenue | <u>0.00</u> | <u>272,290.77</u> | <u>120,000.00</u> | <u>320,000.00</u> |
| Total Income | <u>0.00</u> | <u>272,290.77</u> | <u>120,000.00</u> | <u>320,000.00</u> |
| Gross Profit | 0.00 | 272,290.77 | 120,000.00 | 320,000.00 |
| Expense | | | | |
| 60000 · Expenses | | | | |
| 61010 · Admin Fees- Park Central* | 1,890.00 | 18,585.00 | 17,325.00 | 18,900.00 |
| 61020 · Legal | 1,922.00 | 1,922.00 | 1,870.00 | 2,040.00 |
| 61030 · Insurance | 0.00 | 0.00 | 0.00 | 8,700.00 |
| 61035 · Meeting Room | 120.00 | 280.00 | 495.00 | 540.00 |
| 61040 · Postage | 552.00 | 561.80 | 183.34 | 200.00 |
| Total 60000 · Expenses | <u>4,484.00</u> | <u>21,348.80</u> | <u>19,873.34</u> | <u>30,380.00</u> |
| 61150 · Marketing & Promotions | | | | |
| 61160 · Website Maintenance | 0.00 | 9,405.00 | 366.67 | 400.00 |
| 61165 · Newsletter | 813.16 | 2,452.54 | 3,666.67 | 4,000.00 |
| Total 61150 · Marketing & Promotions | <u>813.16</u> | <u>11,857.54</u> | <u>4,033.34</u> | <u>4,400.00</u> |
| 61250 · Public Maintenance | | | | |
| 61260 · Landscaping | 467.00 | 4,721.00 | 9,166.67 | 10,000.00 |
| 61280 · Pet Waste Stations | 74.47 | 1,476.21 | 779.17 | 850.00 |
| Total 61250 · Public Maintenance | <u>541.47</u> | <u>6,197.21</u> | <u>9,945.84</u> | <u>10,850.00</u> |
| 61350 · Infrastructure | | | | |
| 61359 · Lighting Maintenance | 0.00 | 0.00 | 2,750.00 | 3,000.00 |
| 61360 · Pedestrian Lighting | 129,530.00 | 154,046.00 | | |
| Total 61350 · Infrastructure | <u>129,530.00</u> | <u>154,046.00</u> | <u>2,750.00</u> | <u>3,000.00</u> |
| 62000 · Safety and Security | | | | |
| 62010 · Patrols | 16,920.00 | 119,604.38 | 140,250.00 | 153,000.00 |
| 62020 · Cameras | 0.00 | 0.00 | 9,166.67 | 10,000.00 |
| 62021 · Internet for Cameras | 0.00 | 7,330.79 | 7,333.34 | 8,000.00 |
| 62022 · Camera Maintenance | 0.00 | 2,205.00 | 6,416.67 | 7,000.00 |
| 62030 · NSI Membership | 0.00 | 31,000.00 | 30,000.00 | 30,000.00 |
| Total 62000 · Safety and Security | <u>16,920.00</u> | <u>160,140.17</u> | <u>193,166.68</u> | <u>208,000.00</u> |
| Total Expense | <u>152,288.63</u> | <u>353,589.72</u> | <u>229,769.20</u> | <u>256,630.00</u> |
| Net Income | <u>-152,288.63</u> | <u>-81,298.95</u> | <u>-109,769.20</u> | <u>63,370.00</u> |

DeBaliviere Place
Transaction List by Vendor
November 2022

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Memo</u> | <u>Amount</u> |
|------------------------------------|-------------|------------|---|--------------------|
| Dog Waste Depot | | | | |
| Bill | 11/03/2022 | 174891 | Inv 174891 | -74.47 |
| Forest Park Forever | | | | |
| Bill | 11/04/2022 | 11.4.22 | Room Rental for Board Meetings Jan - Jun 2023 | -120.00 |
| Lewis Rice LLC | | | | |
| Bill | 11/16/2022 | 1418456 | Legal Fees | -1,922.00 |
| Park Central | | | | |
| Bill | 11/09/2022 | 2022-11-09 | | -1,890.00 |
| Bill | 11/16/2022 | 11/16/22 | Postage for SBD Renewal | -552.00 |
| Presort, Inc | | | | |
| Bill | 11/11/2022 | 336224 | SBD Newsletter | -813.16 |
| The City's Finest LLC | | | | |
| Bill | 11/04/2022 | INV-5047 | Patrols | -8,160.00 |
| Bill | 11/01/2022 | INV-5010 | Patrols | -8,760.00 |
| Top Care | | | | |
| Bill | 11/07/2022 | 201026 | Inv 201026 | -467.00 |
| Treasurer City of St. Louis | | | | |
| Bill Pmt -Check | 11/01/2022 | 10.27.22 | Lighting Project | -129,530.00 |
| Bills Paid in November | | | | -152,288.63 |