

**MONTHLY MEETING
TO BE HELD
Saturday, February 17th, 2024 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, February 17th, 2024 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
 - b. Checking Account Review and Update - Approval
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Sheree Hickman
 - i. Crosswalk and Intersection Safety
- 7. Other Business**
 - a. Pedestrian Lighting – Update
 - b. ABNA Change Order Expansion and Estimate – Approval
 - c. Board Opening- 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: 2-14-2024
Time Posted: 3:00 PM**



DeBaliviere Place

Special Business

District

February 2024

Meeting Materials



January 2024 Minutes

DeBaliviere Place Special Business District
Meeting Minutes

Saturday, January 20th 2024 at 9am:

Forest Park Visitors Center, 5595 Grand Dr. St. Louis, MO 63112

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

Commissioners Not Present: Neill Costello

Others Present: David Wright and Abdul Abdullah (Park Central), Frank Eppert (ABNA), Tracy Renison, Kate Eckelkamp (City of St. Louis), Mike Klenc, BJ Brown, Bev Berner, Jim Whyte (CWENSI), AlderLady Shameem Clark-Hubbard, Alex Correale, Jeannie Krause-Taylor

The meeting was called to order at 9:03am.

1. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative, reviewed the public safety report and provided updates for the community.
 - a. J Whyte thanked B Butterly for serving as president as the NSI board.
 - b. J Whyte provided an overview of how reported crimes changed year-to-year in 2023 as well as general trends in the District and City of St. Louis and some specific instances of note. He also summarized some outreach efforts in the District and organizational structure for NSI outreach.
2. **Public Comments and Questions:**
 - a. T Renison thanked AlderLady Shameem for helping get abandoned cars towed in the District. She also brought up concerns about the conditions of an abandoned property. T Renison noted that S Hickman has supported Citizen Service Bureau requests. AlderLady Shameem reflected on some processes that generally take place related to abandoned properties.
 - b. M Klenc provided updates on a pedestrian-friendly gathering area at Clara and Delmar, including identifying stakeholders. The Community Good Neighbor Club is working on helping create fellowship benches and historical signage in the area.
 - c. B Butterly reflected on how M Klenc used to help clean the street when there was broken glass.
 - d. AlderLady Shameem spoke about her one-on-month this month and that she is working on a joint town hall meeting with Alderman Browning. She also provided updates on pedestrian friendly intersections in the District.
3. **Minutes:** The December meeting minutes were approved. B Butterly motioned to approve the minutes; A Grace seconded the motion. All in favor; motion carries.
4. **Financial Report:** B Butterly reviewed the report and provided an overview of the District's initial tax distributions for 2024.
 - a. C Wiltsch made a motion to approve the financial report for December; S Brown seconded the motion. All in favor; motion carries.
5. **Neighborhood Improvement Specialist Report:**
 - a. K Eckelkamp provided some updates from the City, filling in for S Hickman. She also provided some resources for residents from the City's NIS office.

DeBaliviere Place Special Business District
Meeting Minutes

- b. She also presented on upcoming public meetings, including a charter commission meeting and a mayoral town hall this week.
- 6. Other Business**
- a. **Waterman Pedestrian Lighting**
 - i. F Eppert provided updates on lighting in the District, with bids coming in for the District project through the City. He noted that it may take up to three months for the selected contractor to move forward.
 - ii. C Wiltsch asked about next phases of the lighting project. F Eppert recommended for the District to come up with its preferred next step for lighting options. The general next step is to decide on the next phase of the lighting to see if the contract would be able to go through a change order. Abdul Abdullah recommended going that route as well.
 - iii. B Butterly made a motion to move forward with exploring adding an additional phase of the current project for the other side of the street on Waterman; A Grace seconded the motion. All in favor; motion carries.
 - b. **NSI Contract**
 - i. D Wright presented the 2024 NSI contract, with the contribution and scope already approved in prior meetings.
 - ii. B Butterly made a motion to approve the contract; C Wiltsch seconded the motion. All in favor; motion carries.
 - c. **Draft Annual Report**
 - i. D Wright presented the public annual report for the District which reflects on what the District worked on in 2023.
 - ii. A Grace made a motion to approve the annual report with an organizational update in the about section; S Brown seconded the motion. All in favor; motion carries.
 - d. **Open Board Seat**
 - i. S Brown noted that there is an open property owner board seat with S Chakraverty not applying for renewing.
 - ii. S Brown reflected on starting a nominations committee that would bring a formal recommendation to the committee after working to gather nominee suggestions. This committee will be made up of the officers and can take input in to gather suggestions to fill the open seat.
- 7. New Business:**
- a. A Abdullah reflected on an upcoming Sunshine Law training for commissioners.
- 8. Adjournment:** B Butterly motioned to adjourn the meeting; C Wiltsch seconded the motion. The meeting was adjourned at 9:59 am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager, Park Central Development



January 2024 Financials

DeBaliviere Place SBD
Balance Sheet
As of January 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	376,475.40
496790 DeBal PI - CD Acct	0.00
Total Bank Accounts	\$ 374,585.40
Total Current Assets	\$ 374,585.40
TOTAL ASSETS	\$ 374,585.40
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	0.00
Total Accounts Payable	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-290,521.26
Net Income	165,539.77
Total Equity	\$ 374,585.40
TOTAL LIABILITIES AND EQUITY	\$ 374,585.40

Sunday, Feb 11, 2024 07:08:09 PM GMT-8 - Cash Basis

DeBaliviere Place SBD
Profit and Loss
January 31, 2024

	Total		
	Jan Actual	Jan Budget	Budget
Income			
40000 Revenue			
40100 Tax	174,940.91	250,000.00	320,000.00
40250 Reserves		11,519.00	138,228.00
40300 Misc. Revenue	4,673.00		
Total 40000 Revenue	\$ 179,613.91	\$ 261,519.00	\$ 458,228.00
Total Income	\$ 179,613.91	\$ 261,519.00	\$ 458,228.00
Gross Profit	\$ 179,613.91	\$ 261,519.00	\$ 458,228.00
Expenses			
60000 Expenses			
61010 Admin Fees- Park Central*	1,890.00	1,890.00	22,680.00
61020 Legal		333.33	4,000.00
61030 Insurance			4,500.00
61035 Meeting Room			300.00
61040 Postage	22.95	16.67	200.00
Total 60000 Expenses	\$ 1,912.95	\$ 2,240.00	\$ 31,680.00
61150 Marketing & Promotions			
61160 Website Maintenance		83.33	1,000.00
61165 Newsletter		333.33	4,000.00
Total 61150 Marketing & Promotions	\$ 0.00	\$ 416.66	\$ 5,000.00
61250 Public Maintenance			
61260 Landscaping		416.67	5,000.00
61280 Pet Waste Stations		223.33	2,680.00
Total 61250 Public Maintenance	\$ 0.00	\$ 640.00	\$ 7,680.00
61350 Infrastructure			
61359 Lighting Maintenance		250.00	3,000.00
61360 Pedestrian Lighting	2,071.30	16,666.67	200,000.00
Total 61350 Infrastructure	\$ 2,071.30	\$ 16,916.67	\$ 203,000.00
62000 Safety and Security			
62010 Patrols	9,720.00	12,750.00	153,000.00
62020 Cameras	1,470.00	416.67	5,000.00
62021 Internet for Cameras	789.89	789.00	9,468.00
62022 Camera Maintenance		250.00	3,000.00
62030 NSI Membership			40,400.00
Total 62000 Safety and Security	\$ 11,979.89	\$ 14,205.67	\$ 210,868.00
Unapplied Cash Bill Payment Expense	-1,890.00		
Total Expenses	\$ 14,074.14	\$ 34,419.00	\$ 458,228.00
Net Operating Income	\$ 165,539.77	\$ 227,100.00	\$ 0.00
Net Income	\$ 165,539.77	\$ 227,100.00	\$ 0.00



314-535-5311



DeBaliviere.com



4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

District Updates

Sheree Hickman



ABNA Change Order Expansion and Estimate



4140 Lindell Blvd
St. Louis, MO 63108
Phone: (314) 454-0222
Fax: (314) 454-1235
<http://www.abnacorp.com>

February 13, 2024

Mr. David Wright
DeBaliviere Place Special Business District
c/o Park Central Development Corporation
4512 Manchester Avenue, Suite 100
St. Louis, MO 63110

SUBJECT: Construction Cost and Engineering Fee Estimates to add lighting on Waterman Blvd South side as a Change Order.

Dear Mr. Wright:

We are submitting this estimate for the added construction cost and engineering fee for Pedestrian Street Lighting on the South side of Waterman Blvd. between Belt and Clara.

The City of St. Louis Board of Public Service can issue a change order to the current construction contract for lighting on Waterman. Plan sheets will be required for adding lighting on Waterman for the next phase as a change order. Based on the low bid for the project we have prepared the attached estimate for the additional cost to add the lights. The estimated additional cost for the lighting and engineering fee is shown below:

Estimated Construction Cost: \$202,912.50

Additional Engineering Fee: \$16,500.00

If these amounts are approved by the DPSBD at their meeting on February 17, I will prepare a change request for our engineering agreement with Park Central Development Corporation.

Sincerely,

Franklin P. Eppert, PE

ABNA Corp.

ABNA CORP

WATERMAN AVE. PEDESTRIAN LIGHTING COST ESTIMATE, SOUTH SIDE FROM BELT AVE TO CLARA AVE, Feb. 13, 2024

ITEM NO.	SPEC REF	DESCRIPTION	BASE QUANTITY	UNIT	UNIT PRICE	TOTAL
1	02040	Construction Stakeout	1	LS	\$4,000.00	\$ 4,000.00
2	265100	Pole and Fixture, Installed	18	EA	\$8,000.00	\$ 144,000.00
3	260533	Directional Bored Conduit w/ 2#8 and 1#8 Grnd	1600	LF	\$27.50	\$ 44,000.00
4	260533	Handhole Installed	1	EA	\$1,250.00	\$ 1,250.00
5					\$ -	-
6					\$ -	-
Subtotal					\$	193,250.00
Contingency, 5%					\$	9,662.50
TOTAL					\$	202,912.50