



☎ 314-535-5311
✉ Abdul@pcd-stl.org
📍 4512 Manchester Ave, Ste. 100,
St. Louis, MO 63110-2100

April 2023 Meeting Materials DeBaliviere Place (SBD)

**MONTHLY MEETING
TO BE HELD
Saturday, April 15th 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, April 15th 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)**
 - a. 532 DeBaliviere Radio Tower
 - i. Developer Presentation
 - ii. Stakeholder Comments
 - iii. Board Comments
 - iv. Board Vote
- 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. Lighting Project Timeline
 - b. SBD Renewal Update
 - c. Diagonal Alley – Miles Kirk
- 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: 4-12-2023
Time Posted: 9:00 AM**

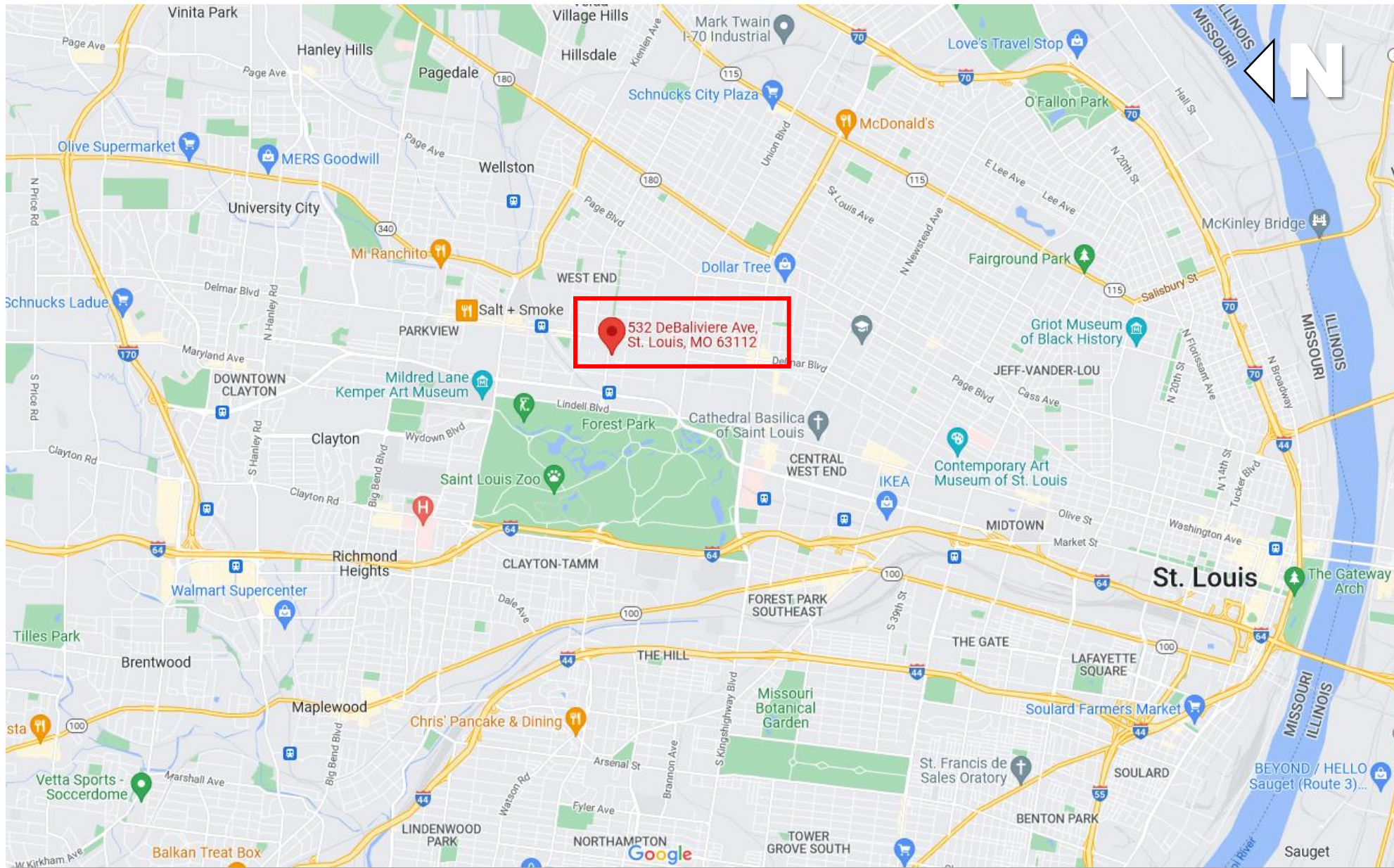
● **DeBaliviere Place Special Business District** ●



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April 15, 2023

532 DeBaliviere Radio Tower



Google Maps Site Location

DRAWINGS PREPARED FOR:

City of St. Louis – Permitting
 Attn: Ron Brendel
 1200 Market Street
 City Hall, MO 6301302826

DRAWINGS PREPARED BY:



7430 New Technology Way
 Suite 150
 Frederick, Maryland 21703
 (703) 596-1022 Phone / (540) 242-3195 Fax
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DATE DRAWN:	9/02/22	
REVISION NO:	0	DATE:
REVISION NO:	0	DATE:

WATERFORD PROJECT NUMBER:

SCP-HUB.22-1

SITE ADDRESS:

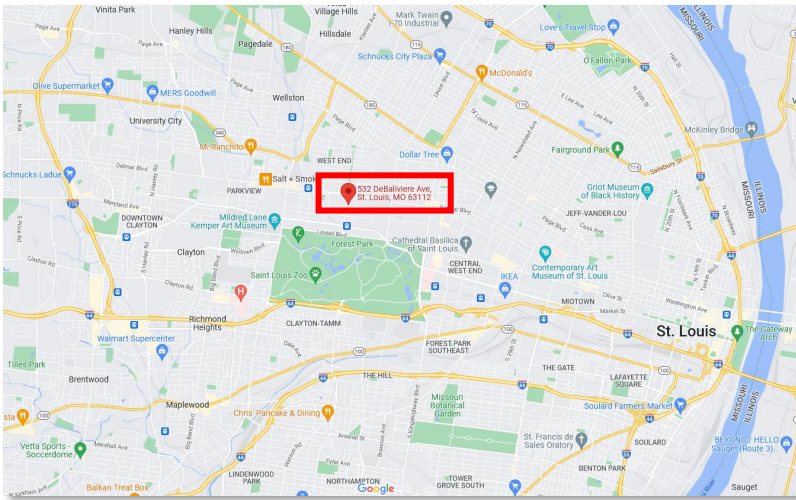
532 DeBaliviere Avenue
 St. Louis, MO

SHEET DESCRIPTION:

Google Maps Site Location

SHEET NUMBER:

A-1



Google Maps Site Location



Google Earth - Site Location

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532 DeBaliviere Avenue
 St. Louis, MO

SHEET DESCRIPTION:

Site Location

SHEET NUMBER:

A-2



Site Overview

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SHEET DESCRIPTION:
 Site Overview

SHEET NUMBER:
 A-3



Site Overview – Staging Locations

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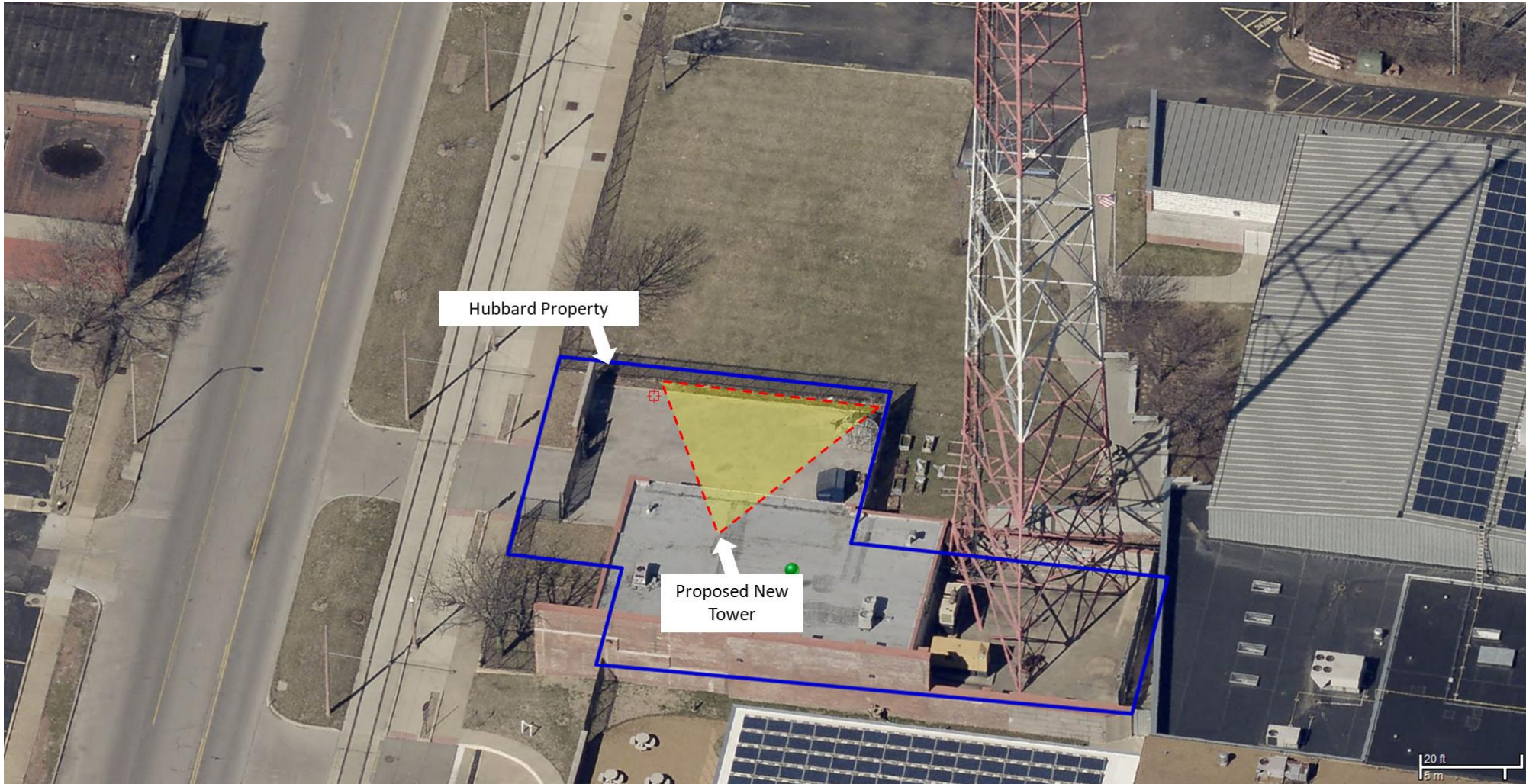
SITE ADDRESS:

SHEET DESCRIPTION:

Site Overview – Staging Locations

SHEET NUMBER:

A-4



Hubbard Property

Proposed New Tower

20 ft
6 m

Hubbard Radio Property Line

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WATERFORD PROJECT NUMBER:
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SITE ADDRESS:

SHEET DESCRIPTION:
 Hubbard Property Line

SHEET NUMBER:
 A-5



Proposed Tower Location

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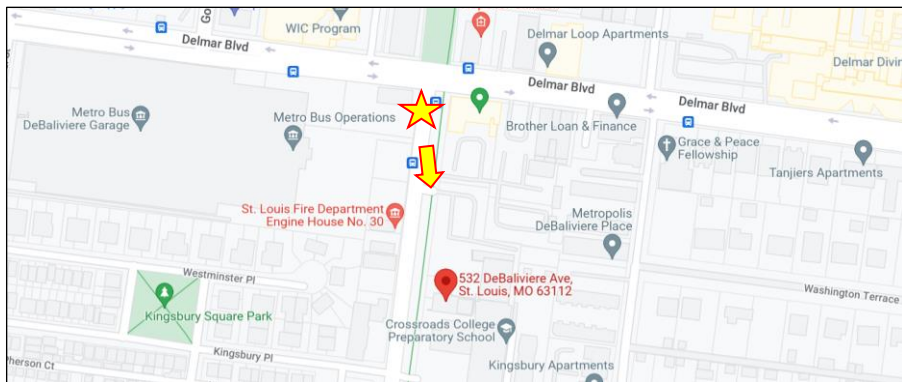
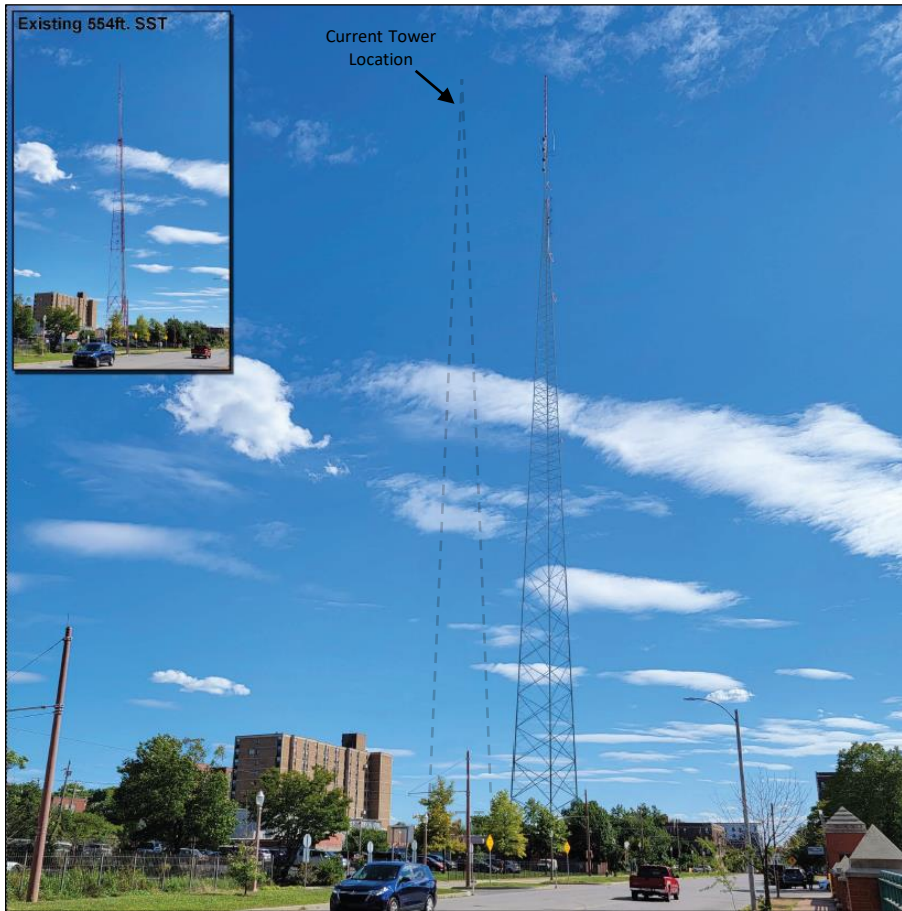
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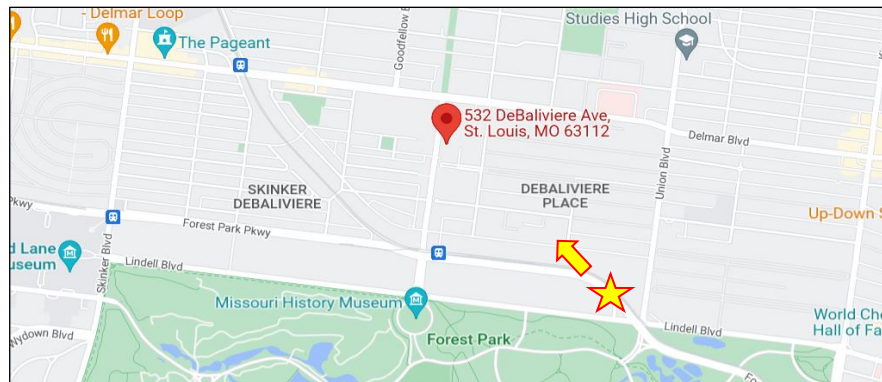
SITE ADDRESS:

SHEET DESCRIPTION:
 Tower Location

SHEET NUMBER:
 A-6



Proposed View – Looking South



Proposed View – Looking East

Photo-Simulations

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REVISION NO:	0	DATE:	

WATERFORD PROJECT NUMBER:
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SITE ADDRESS:

SHEET DESCRIPTION:
 Photo-Sims

SHEET NUMBER:
 A-67



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April 15, 2023

March 2023 Minutes DeBaliviere Place (SBD)

DeBaliviere Place Board of Commissioners Meeting
March 18th, 2023, at 9:00 AM
At Forest Park Visitors Center
5595 Grand Dr. St. Louis, MO 63112

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

Board Members NOT Present: None

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

Public Comment Attendance: Emmett Coleman

- 1. Call to Order:**
 - a. Sid Chakraverty called the meeting to order at 9:05 AM
- 2. Security Update:**
 - a. J. Whyte gave a general update on crime in the neighborhood.
- 3. Public Comments & Questions:**
 - a. Mike Klent gave an update on the petitions for Claire and Delmar.
 - b. Tracy R. mentioned the facade of the building on the southeast corner of DeBaliviere. It was also mentioned to look into the timing of the stoplight at DeBaliviere and Pershing.
- 4. Approval of Previous Months Minutes:** Bobbie motioned to approve the previous month's meeting minutes; Neil seconded. All in favor – motion passed.
- 5. Budget Report:**
 - a. **Monthly Finance Report:** Brian with Park Central Development presented the financial reports. N. Costello motioned to approve the financials. Charles W. seconded. All in favor – motion passed.
- 6. Neighborhood Improvements:**
 - a. Karen Clifford gave a general update about the improvements in the neighborhood.
- 7. Other Business:**
 - a. **Lighting Project Update:** Park Central Development presented a lighting update.
- 8. Adjournment:** A. Grace motioned to adjourn the meeting; N. Costello seconded. All in favor – Sid Chakraverty adjourned the meeting at 9:41 am.



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April 15, 2023

Monthly Financials DeBaliviere Place (SBD)

DeBaliviere Place SBD

Balance Sheet

As of March 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	1,700.00
1073 Operating 6692	421,667.81
Total Bank Accounts	\$423,367.81
Total Current Assets	\$423,367.81
TOTAL ASSETS	\$423,367.81
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-336,962.87
Net Income	260,763.79
Total Equity	\$423,367.81
TOTAL LIABILITIES AND EQUITY	\$423,367.81

DeBaliviere Place SBD
Budget vs. Actuals: FY_2023 - FY23 P&L
 January - December 2023

	Mar-23	Actual YTD	Total Budget
Income			
40000 Revenue			
40100 Tax		306,927.67	320,000.00
40250 Reserves			68,120.00
Total 40000 Revenue	\$ 0.00	\$ 306,927.67	\$ 388,120.00
Total Income	\$ 0.00	\$ 306,927.67	\$ 388,120.00
Gross Profit	\$ 0.00	\$ 306,927.67	\$ 388,120.00
Expenses			
60000 Expenses			
61010 Admin Fees- Park Central*	1,890.00	5,670.00	22,680.00
61020 Legal		1,302.00	4,000.00
61030 Insurance			6,000.00
61035 Meeting Room			540.00
61040 Postage			200.00
61070 Misc. Exp		37.99	
Total 60000 Expenses	\$ 1,890.00	\$ 7,009.99	\$ 33,420.00
61150 Marketing & Promotions			
61160 Website Maintenance		40.34	2,100.00
61165 Newsletter			4,000.00
Total 61150 Marketing & Promotions	\$ 0.00	\$ 40.34	\$ 6,100.00
61250 Public Maintenance			
61260 Landscaping			5,000.00
61280 Pet Waste Stations	77.47	151.94	1,200.00
Total 61250 Public Maintenance	\$ 77.47	\$ 151.94	\$ 6,200.00
61350 Infrastructure			
61359 Lighting Maintenance			3,000.00
61360 Pedestrian Lighting			130,000.00
Total 61350 Infrastructure	\$ 0.00	\$ 0.00	\$ 133,000.00
62000 Safety and Security			
62010 Patrols	10,180.00	26,020.00	153,000.00
62020 Cameras	769.89		5,000.00
62021 Internet for Cameras		2,240.61	8,000.00
62022 Camera Maintenance		726.00	3,000.00
62030 NSI Membership		9,975.00	40,400.00
Total 62000 Safety and Security	\$ 10,949.89	\$ 38,961.61	\$ 209,400.00
Unapplied Cash Bill Payment Expense			
Total Expenses	\$ 12,917.36	\$ 46,163.88	\$ 388,120.00
Net Operating Income	-\$ 12,917.36	\$ 260,763.79	\$ 0.00
Net Income	-\$ 12,917.36	\$ 260,763.79	\$ 0.00

Tax Bills Report 2/2/23

31 Tax Bills for 2022 O/S	\$ 7,283.00
8 Tax Bills for 2021 O/S	\$ 1,492.00
5 Tax Bills for 2020 O/S	\$ 635.00
1 Tax Bills for 2019 O/S	\$ 440.00
	\$ 9,850.00



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April 15, 2023

SBD Renewal Update DeBaliviere Place (SBD)

Election Summary Report
 General Municipal Election
 St. Louis, Missouri
 April 4, 2023

Date:04/04/23
 Time:21:17:43
 Page:2 of 2

Summary For CITYWIDE, All Counters, All Races
FINAL UNOFFICIAL RESULTS

Registered Voters 196692 - Cards Cast 35498 18.05%

Num. Report Precinct 191 - Num. Reporting 191 100.00%

ALDERMAN WD 10			
	Total		
Number of Precincts	13		
Precincts Reporting	13	100.0 %	
Times Counted	2210/13831	16.0 %	
Total Votes	2188		
SHAMEEM HUBBARD	1163	53.15%	
EMMETT COLEMAN	1021	46.66%	
Write-in Votes	4	0.18%	

PROP C			
	Total		
Number of Precincts	191		
Precincts Reporting	191	100.0 %	
Times Counted	35498/196692	18.0 %	
Total Votes	33538		
YES	20148	60.08%	
NO	13390	39.92%	

ALDERMAN WD 11			
	Total		
Number of Precincts	11		
Precincts Reporting	11	100.0 %	
Times Counted	1144/11110	10.3 %	
Total Votes	1125		
LAURA KEYS	781	69.42%	
CARLA WRIGHT	335	29.78%	
Write-in Votes	9	0.80%	

PROP			
	Total		
Number of Precincts	191		
Precincts Reporting	191	100.0 %	
Times Counted	35498/196692	18.0 %	
Total Votes	34962		
YES	21908	62.66%	
NO	13054	37.34%	

ALDERMAN WD 12			
	Total		
Number of Precincts	16		
Precincts Reporting	16	100.0 %	
Times Counted	1960/14830	13.2 %	
Total Votes	1941		
TASHARA EARL	858	44.20%	
SHARON TYUS	1074	55.33%	
Write-in Votes	9	0.46%	

BD OF EDUCATION			
	Total		
Number of Precincts	191		
Precincts Reporting	191	100.0 %	
Times Counted	35498/196692	18.0 %	
Total Votes	46132		
SADIE WEISS	18149	39.34%	
TRACY HYKES	15021	32.56%	
J.L. QUINONES	11754	25.48%	
Write-in Votes	1208	2.62%	

ALDERMAN WD 13			
	Total		
Number of Precincts	12		
Precincts Reporting	12	100.0 %	
Times Counted	1843/15163	12.2 %	
Total Votes	1811		
NORMA WALKER	827	45.67%	
PAMELA BOYD	978	54.00%	
Write-in Votes	6	0.33%	

COMM COLL TRUSTEE			
	Total		
Number of Precincts	152		
Precincts Reporting	152	100.0 %	
Times Counted	22938/146508	15.7 %	
Total Votes	18689		
PAM ROSS	9147	48.94%	
NICOLE ROBINSON	9288	49.70%	
Write-in Votes	254	1.36%	

ALDERMAN WD 14			
	Total		
Number of Precincts	16		
Precincts Reporting	16	100.0 %	
Times Counted	1771/11834	15.0 %	
Total Votes	1751		
RASHEEN ALDRIDGE	903	51.57%	
EBONY WASHINGTON	827	47.23%	
Write-in Votes	21	1.20%	

DEBALIVIERE SBD			
	Total		
Number of Precincts	2		
Precincts Reporting	2	100.0 %	
Times Counted	193/2043	9.4 %	
Total Votes	189		
YES	131	69.31%	
NO	58	30.69%	



N J C p r i n t i n g

1257 N. Warson Rd.
St. Louis, MO 63132
314-432-7774
www.NJCPrint.com

Park Central Paid invoice.
DeBal PI to reimburse

Invoice 214015

Date: 03/21/23

Annette Pendlilton
Debaliviere Place c/o Park Central Dev. Corp.
4512 Manchester Ave.
Suite 100
St. Louis MO 63110

SHIP TO:

Debaliviere Place c/o Park Central Dev. Corp.
4512 Manchester Ave.
Suite 100
St. Louis MO 63110

Acct.No	Ordered By	Phone	Fax	P.O. No	Prepared By	Sales Rep
31	Annette Pendlilton	314-262-4082			Mark Hutkins	
Quantity	Description					Price
	** PLEASE SCROLL DOWN TO THE BOTTOM FOR TOTAL BALANCE DUE IN RED **					
	<i>Thank you for the order, we truly appreciate your business!</i>					
1	Newsletter Mailing					No Charge
892	Letter Preflight: Digital Preflight Opaque Text: 60# Opaque Text 11 x 8.5 White Front: Color Back: Color Full Color Digital Fold					381.44
892	Mailing Envelope with Address Data: Variable Data Setup Env: Business: 24# Regular White #10 Front: Black Digital Envelope Press					195.35
892	Mailing Services Meter and Seal Envelopes Inside: Hand > Insert 1 into #10 Envelope					240.49
<p>892 letters mailed to date 185 letters returned to Park Central</p>						
Terms	Subtotal	Postage	Tax	Total	Paid	Balance
C.O.D.	817.28	535.20	0.00	1,352.48	-1,352.48	- 0 -