

**MONTHLY MEETING
TO BE HELD
June 19th at 9:00 a.m.
at Park Central Development,
4512 Manchester Ave.
St. Louis, Mo. 63112**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on June 19th at 9:00 a.m. via conference call, 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
 - i. Safety and Security Report
 - b. The City's Finest
 - i. Safety and Security Report
- 3. Public Comment**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report
- 6. Pedestrian Lighting Project**
- 7. Other Business**
 - a. Insurance
 - b. District Renewal
- 8. Adjournment**

Please Note: Due to COVID-19 physical access to the general Board meeting by the public will be temporary closed and replaced by phone conferencing. To attend the meeting by phone, please dial 1-312-626-6799, meeting ID: 993 1708 2492

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: 06-17-2021

Time Posted: 11:00 AM

DeBaliviere Place Board of Commissioners Meeting
May 15th, 2020 at 9:00 AM
At Park Central Development - Zoom
4512 Manchester Ave; St. Louis, MO 63110

Board Members Present via Phone: Sherrone Beatty, Kathryn Ruth, Neill Costello, Charles Wiltsch, Sid Chakraverty, Bobbie Butterly – via video/phone

Board Members NOT Present: None

Others in Attendance: Shameem Clark-Hubbard, Chiemic Johnson, Heather Navarro (St. Louis City), Frank Eppert (ABNA), Jim Whyte (Neighborhood Security Initiative), Justin Ladendorf (Lewis Rice), Ashley Johnson (Park Central Development) – via video/phone

Public in Attendance via Phone: Mike Klenc

1. **Call to Order:**
 - a. S. Chakraverty called the meeting to order at 9:01 AM
2. **Security Update:**
 - a. J. Whyte gave an update on the security report. Year-to-date total person crime has decreased by 85.7%. The SBD had two burglaries in 2021. Overall crime has decreased 34.3%.
 - b. A. Johnson presented the NSI Camera Maintenance Agreement. B. Butterly motioned to approve the agreement; S. Chakraverty second. All in favor – motion passed.
3. **Public Comments & Questions:**
 - a. M. Klenc Summarized several neighborhood improvement projects. Also, he is working with A. Johnson to update the SBD website. A. Johnson noted that we will need Seaform technical assistance with the website. The updates will cost \$100. B. Butterly motioned to approve the \$100 payment to Seaform; C. Wiltsch second. All in favor – motion passed.
4. **Approval of Previous Months Minutes:** B. Butterly motioned to approve the previous month's meeting minutes; S. Chakraverty second. All in favor – motion passed.
5. **Budget Report:** B. Butterly presented the financial report. S. Chakraverty motioned to approve the financials. C. Wiltsch second. All in favor – motion passed.
6. **Pedestrian Lighting Project:**
 - a. F. Eppert gave an update on the lighting project. The light poles are expected to be delivered on June 18th. Light pole staking is planned for June 14th. Alderwomen Navarro would like to attend the light pole staking.
 - b. Board discussed how they should notify the public about parking restrictions. F. Eppert will work with BPS to get out advance restriction notices to the public. Alderwomen Navarro will make a statement about the lighting project in her newsletter. A. Johnson will send her some language to use for her newsletter.
7. **Other Business:**
 - a. Insurance:
 - i. K. Ruth gave an update on the MOPERM insurance plan to include the new light poles and cameras. The premium will be \$1,500 for the light poles and \$3,000 to

include cameras. The policy will cover physical loss and replacement costs. The Board will need to enter into an agreement with the City. The lighting poles must be installed before they could be insured. The Board will approve the insurance expansion at the next Board meeting.

b. 5612 Waterman Proposed Development:

- i. The Board discussed the Waterman project and their individual opinion on the project. N. Costello shared his desire for the Board to formally share their opinion on the project. Board asked A. Johnson to get a cost estimate from the attorney to review the Board ordinance and give a legal opinion on if the Board has the authority to formally respond on development projects.
- ii. The Board discussed the District renewal process. A. Johnson will add the topic to the next meeting agenda.

8. Closed Meeting:

- a. Board roll call to enter Closed Meeting: S. Chakraverty – approve, B. Butterly – approve, N. Costello – approve, S. Bobbie Butterly – approve, C. Wiltsch – approve, K. Ruth – approve.
- b. Board returned from Closed Meeting at 10:17 AM

9. Adjournment:

- a. B. Butterly motioned to adjourn, N. Costello second. Meeting adjourned at 10:17 AM.

9:55 AM
06/16/21
Cash Basis

DeBaliviere Place
Balance Sheet
As of May 31, 2021

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	308,299.81
Total Checking/Savings	<u>308,299.81</u>
Total Current Assets	<u>308,299.81</u>
TOTAL ASSETS	<u>308,299.81</u>
LIABILITIES & EQUITY	
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-306,609.04
Net Income	115,341.96
Total Equity	<u>308,299.81</u>
TOTAL LIABILITIES & EQUITY	<u>308,299.81</u>

DeBaliviere Place
Profit & Loss Budget Performance
May 2021

	<u>May 21</u>	<u>Jan - May 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
40000 · Revenue				
40100 · Tax	604.77	200,989.27	220,000.00	320,000.00
40200 · Interest Income	0.00	0.00	0.00	0.00
Total 40000 · Revenue	<u>604.77</u>	<u>200,989.27</u>	<u>220,000.00</u>	<u>320,000.00</u>
Total Income	<u>604.77</u>	<u>200,989.27</u>	<u>220,000.00</u>	<u>320,000.00</u>
Gross Profit	604.77	200,989.27	220,000.00	320,000.00
Expense				
60000 · Expenses				
61010 · Admin Fees- Park Central*	1,575.00	7,875.00	7,875.00	18,900.00
61020 · Legal	0.00	0.00	850.00	2,040.00
61030 · Insurance	0.00	0.00	0.00	0.00
61035 · Meeting Room	0.00	0.00	225.00	540.00
61045 · Office Supplies	0.00	0.00	83.38	200.00
61070 · Misc. Exp	0.00	0.00	0.00	0.00
61075 · TCF - Fraud	0.00	0.00	0.00	0.00
61080 · Kindness Meals	0.00	0.00	0.00	0.00
62035 · Rservices	0.00	0.00	30,833.38	74,000.00
Total 60000 · Expenses	<u>1,575.00</u>	<u>7,875.00</u>	<u>39,866.76</u>	<u>95,680.00</u>
6004 · Bank Charges & Fees	0.00	5.30		
61150 · Marketing & Promotions				
61160 · Website Maintenance	30.00	150.00	150.00	360.00
61170 · Advertising	0.00	0.00	475.00	1,140.00
Total 61150 · Marketing & Promotions	<u>30.00</u>	<u>150.00</u>	<u>625.00</u>	<u>1,500.00</u>
61250 · Public Maintenance				
61260 · Landscaping	4,333.13	4,771.26	4,166.69	10,000.00
61270 · Maintenance	0.00	131.09		
61280 · Pet Waste Stations	0.00	146.99	0.00	0.00
Total 61250 · Public Maintenance	<u>4,333.13</u>	<u>5,049.34</u>	<u>4,166.69</u>	<u>10,000.00</u>
61350 · Infrastructure				
61360 · Pedestrian Lighting	0.00	0.00	0.00	0.00
Total 61350 · Infrastructure	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
62000 · Safety and Security				
62010 · Patrols	10,765.63	55,281.28	47,916.69	115,000.00
62020 · Lighting/Cameras	0.00	0.00	4,166.69	10,000.00
62021 · Internet for Cameras	674.88	3,286.39	3,075.00	7,380.00
62022 · Camera Maintenance	0.00	0.00	2,916.69	7,000.00
62023 · Emergency Call Tower	0.00	0.00	10,416.69	25,000.00
62030 · NSI Membership	0.00	14,000.00	24,000.00	48,000.00
Total 62000 · Safety and Security	<u>11,440.51</u>	<u>72,567.67</u>	<u>92,491.76</u>	<u>212,380.00</u>
Total Expense	<u>17,378.64</u>	<u>85,647.31</u>	<u>137,150.21</u>	<u>319,560.00</u>
Net Income	<u><u>-16,773.87</u></u>	<u><u>115,341.96</u></u>	<u><u>82,849.79</u></u>	<u><u>440.00</u></u>

Tax Bills Report 6/2/21

22 Tax Bills for 2020 outstanding	\$ 7,590
5 Tax Bills for 2019 outstanding	\$ 9,936
2 Tax Bills for 2018 outstanding	\$ 267
1 Tax Bills for 2017 outstanding	\$ 283.00
	<u>\$ 18,076</u>

DeBaliviere Place Transaction List by Vendor

Type	Date	Num	May 2021	Split	Amount
Park Central					
Bill	05/10/2021	2021-05-10	Recurring Bill	61010 · Admin Fees- Park Central*	-1,575.00
Seafoam Media					
Bill	05/05/2021	2006583	Website	61160 · Website Maintenance	-30.00
Spectrum-formerly Charter Communications					
Bill	05/24/2021	0023856051521	Inv 0023856051521	62021 · Internet for Cameras	-674.88
The City's Finest LLC					
Bill Pmt -Check	05/10/2021	Bill.com	Inv 3077R	2002 · Accounts Payable (A/P)	-5,093.75
Bill Pmt -Check	05/25/2021	Bill.com	Inv 3123	2002 · Accounts Payable (A/P)	-5,671.88
Top Care					
Bill	05/01/2021	191506	Inv 191506	61260 · Landscaping	-438.13
Bill Pmt -Check	05/10/2021	Bill.com	Inv 185600	2002 · Accounts Payable (A/P)	-2,085.00
Bill	05/15/2021	185602	Inv 185602	61260 · Landscaping	-855.00
Bill	05/15/2021	185601	Inv 185601	61260 · Landscaping	-955.00
Bills Paid in May					-17,378.64