

**MONTHLY MEETING
TO BE HELD
July 17th at 9:00 a.m.
at Park Central Development,
4512 Manchester Ave.
St. Louis, Mo. 63112**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on July 17th 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
 - ii. NSI Service Outreach Proposal
 - 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**
- 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: 856 2704 0362

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: 07-15-2021

Time Posted: 11:00 AM



a proposal by

NSI STAFF

SERVICE OUTREACH

PROPOSAL

project

**TO PROVIDE SERVICES IN OUR COMMUNITY TO THOSE WHO ARE
HOMELESS AND OR EXPERIENCING MENTAL HEALTH ISSUES.**



PROJECT OVERVIEW

OBJECTIVE

Outreach is to include daily field engagement of unhoused persons as well as administrative work needed to provide these clients with housing navigation, housing/shelter placement, and working with other service providers for placement and medical needs of the client.

Outreach will also include services to diagnose and assist those suffering from mental health and drug addictive behaviors which are serving as impediments to accepting or receiving approval for placement at area homeless shelters, housing, or in gaining access to other social and medical services.

METHOD

- Identify those at-risk people in and around our service area in need of social services regarding housing and behavioral health services.
- Regularly engage those clients in the service areas to better understand their needs and assist them with navigating the network of social service providers in our region.
- Track each person and street contact, working toward a favorable outcome.
- Build a relationship with each person to develop trust so they may eventually take advantage of the resources available.
- Work with police under the “Outreach worker and Cop” model to compel those in need of services to move the the direction of long term help when needed.

PROJECT OVERVIEW

FUNDING

When considering funding we evaluated different models. Ultimately, we decided on using a percentage of current SBD and CID supplemental patrols funds. We came to this conclusion for a few reasons. We have heavily relied on supplemental patrols to respond to these outreach situations. Many officers are not qualified or trusted by the individual to provide assistance. Additionally, this money has already been budgeted for so we'd be asking you to re-allocate your funds instead of increasing funds. SBD's and CID's don't have to alter the patrols budgets if they have additional funding but this gives an option for those who cannot increase the funding at this time. Lastly, most areas are under budget for supplemental patrols and we anticipate this continuing through the summer.

TIME LINE

July 19, 2021 - Proposal submitted to the NSI board. NSI board members take back to individual SBD's and CID's for approval.

August 16, 2021 - Vote on proposal at the August board meeting. If approved, staff will move forward with start-up of project.

September 1, 2021 - Funding due

September 6, 2021- Start date if approved.

DELIVERABLES

Monthly status reports will be presented at the NSI board meetings.

Status reports will include

- Number of engaged people and all encounters will be tracked.
- Detailed case management services provided.
- Update on hotline calls and/or reports from public.
- Service provider meeting updates
- Financial report

BUDGET

Service Outreach Budget			
Employee Expenses	Rate	Frequency	Annual Cost
Hourly Pay and taxes/fees	\$ 35.00	20 per Week	\$ 36,400.00
Flex Hours, 80 Total	\$ 35.00	80 annually	\$ 2,800.00
Training/certification	\$ 500.00	annually	\$ 500.00
Cell Phone	\$ 80.00	monthly	\$ 960.00
Fuel	\$ 50.00	bi-monthly	\$ 1,300.00
Total			\$ 41,960.00
One-Time Costs	Rate	Frequency	Annual Cost
Laptop	\$ 1,200.00	once	\$ 1,200.00
Uniform	\$ 60.00	3 shirts	\$ 180.00
Cell Phone	\$ 600.00	once	\$ 600.00
Vehicle	\$ 17,000.00	once	\$ 17,000.00
Insurance	\$ 3,000.00	annual	\$ 3,000.00
Total			\$ 21,980.00
Ongoing Costs	Rate	Frequency	Annual Cost
Hygiene Products	\$ 2,590.00	budget-based	\$ 2,590.00
Vehicle Maintenance Costs	\$ 112.50	monthly	\$ 1,350.00
Water	\$ 4.00	bi-weekly	\$ 416.00
Food	\$ 100.00	monthly	\$ 1,200.00
Total			\$ 5,556.00
Estimated Budget			\$ 69,496.00
Proposed Budget			\$ 70,000.00

FUNDING

Outreach Funding		
Funding Entity	Patrol budget	5%
CWE North SBD	\$ 295,000.00	\$ 14,750.00
CWE Southeast SBD	\$ 140,000.00	\$ 7,000.00
DeBaliviere Place SBD	\$ 140,000.00	\$ 7,000.00
Waterman SBD	\$ -	\$ 2,500.00
North CID	\$ 165,000.00	\$ 8,250.00
Euclid South CID	\$ 110,000.00	\$ 5,500.00
Westminster and Washington	\$ 93,600.00	\$ 4,680.00
East Loop	\$ 93,000.00	\$ 4,650.00
Forest Park Southeast	\$ 85,000.00	\$ 4,250.00
CWE South SBD	\$ 84,000.00	\$ 4,200.00
NSI	\$ -	\$ 8,000.00
Total	\$ 1,205,600.00	\$ 70,780.00

DeBaliviere Place Board of Commissioners Meeting
June 19th, 2021 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: Frank Eppert (ABNA), Jim Whyte (Neighborhood Security Initiative), Charles Betts (TCF), Johnson (Park Central Development) – via video/phone

Public in Attendance via Phone: Mike Klenc, Gerard Connolly, Dick, Amy Grace

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 crime is down almost 30%. The Crime for January is the lowest it has been in five years. J. Whyte summarized several initiatives currently performed by NSI. The NSI is developing a pilot program for homeless outreach and is researching the community perception of security cameras
- b. C. Betts gave an update on the security cameras. The camera on the building located at DeBaliviere and Pershing needs to be updated, but he didn't want to update the camera if the building was going to be taken down. J. Whyte noted that the building was for sale. The Board discussed other possible camera locations. J. Whyte will reach out to property owners. Also, TCF is patrolling along with Clara and hasn't noticed any spike in crime due to the gate being open.

3. Public Comments & Questions:

- a. M. Klenc summarized several neighborhood updates. Regarding the pet waste stations, he is currently putting out new bags. Seaform helped make some edits to the website, but there is still more work that needs to be done. Lastly, he encouraged the Board to write a letter about development in the area.
- b. G. Connolly asked S. Chakraverty to speak about his role with a local development company and his resistance to working with the NSI. S. Chakraverty noted that he works with the NSI. J. Whyte noted that he wasn't lumping all developers in the same category and confirmed that S. Chakraverty does work with him. G. Connolly asked J. Whyte to speak a little more about his research on the community perception of security cameras and if he could make it available to the public. J. Whyte provided additional details and noted the result of the research will be made available to the taxing districts.
- c. Dick noted that he was disappointed that the SBD didn't respond to his inquiry, sent via email, about the greenway. He noted the greenway importance and suggested that the topic be a priority of the SBD. K. Ruth noted that she did forward his message to the Alderwomen, and maintenance has been performed on the greenway.

- d. The Board discussed how they could improve their public communication and outreach. Board asked A. Johnson to acknowledge she has received all messages sent via the website and if the next board meeting could be held in person.
 - e. N. Costello introduced Amy Grace as a potential new board member for the SBD. N. Costello noted that he sent her application directly to the Alderpersons. The Board agreed that any potential applicants should go directly to the Alderwomen. A. Johnson noted that she will forward Mike Klenc application to the Alderwomen
4. **Approval of Previous Months Minutes:** B. Butterly motioned to approve the previous month's meeting minutes; C. Wiltsch second. All in favor – motion passed.
5. **Budget Report:** B. Butterly presented the financial report. C. Wiltsch motioned to approve the financials. S. Chakraverty second. All in favor – motion passed.
6. **Pedestrian Lighting Project:**
- a. F. Eppert gave an update on the lighting project. The light pole locations have been staked out, and construction has begun. There may be a delay in the delivery of the light fixture, but it should not stop construction. K. Ruth noted that the SBD will need to draft an MOU with the City for lighting maintenance. B. Butterly motioned to contact the attorney for services. S. Chakraverty second. All in favor – motion passed.
7. **Other Business:**
- a. Insurance: K. Ruth gave an update on the MOPERM insurance plan to include the new light poles and cameras. It will be a \$1,000 deductible. B. Butterly motioned to add the lights and cameras to the insurance. N. Costello second. All in favor – motioned passed.
 - b. District Renewal: Board discussed district renewal. B. Butterly wanted to focus on becoming more visible, increasing public communication and outreach. The Board agreed.
8. **Adjournment:**
- a. B. Butterly motioned to adjourn, N. Costello second. Meeting adjourned at 10:10 AM.

DeBaliviere Place
Balance Sheet
As of June 30, 2021

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	285,095.63
Total Checking/Savings	<u>285,095.63</u>
Total Current Assets	<u>285,095.63</u>
TOTAL ASSETS	<u>285,095.63</u>
LIABILITIES & EQUITY	
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-306,609.04
Net Income	92,137.78
Total Equity	<u>285,095.63</u>
TOTAL LIABILITIES & EQUITY	<u>285,095.63</u>

DeBaliviere Place
Profit & Loss Budget Performance
June 2021

	<u>Jun 21</u>	<u>Jan - Jun 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
40000 · Revenue				
40100 · Tax	1,877.79	202,867.06	220,000.00	320,000.00
40200 · Interest Income	0.00	0.00	0.00	0.00
Total 40000 · Revenue	<u>1,877.79</u>	<u>202,867.06</u>	<u>220,000.00</u>	<u>320,000.00</u>
Total Income	<u>1,877.79</u>	<u>202,867.06</u>	<u>220,000.00</u>	<u>320,000.00</u>
Gross Profit	<u>1,877.79</u>	<u>202,867.06</u>	<u>220,000.00</u>	<u>320,000.00</u>
Expense				
60000 · Expenses				
61010 · Admin Fees- Park Central*	0.00	7,875.00	9,450.00	18,900.00
61020 · Legal	0.00	0.00	1,020.00	2,040.00
61030 · Insurance	0.00	0.00	0.00	0.00
61035 · Meeting Room	0.00	0.00	270.00	540.00
61045 · Office Supplies	0.00	0.00	100.04	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	37,000.04	74,000.00
Total 60000 · Expenses	<u>0.00</u>	<u>7,875.00</u>	<u>47,840.08</u>	<u>95,680.00</u>
6004 · Bank Charges & Fees	0.00	5.30		
61150 · Marketing & Promotions				
61160 · Website Maintenance	30.00	180.00	180.00	360.00
61170 · Advertising	0.00	0.00	570.00	1,140.00
Total 61150 · Marketing & Promotions	<u>30.00</u>	<u>180.00</u>	<u>750.00</u>	<u>1,500.00</u>
61250 · Public Maintenance				
61260 · Landscaping	438.13	5,209.39	5,000.02	10,000.00
61270 · Maintenance	0.00	131.09		
61280 · Pet Waste Stations	137.08	284.07	0.00	0.00
Total 61250 · Public Maintenance	<u>575.21</u>	<u>5,624.55</u>	<u>5,000.02</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	9,921.88	65,203.16	57,500.02	115,000.00
62020 · Lighting/Cameras	0.00	0.00	5,000.02	10,000.00
62021 · Internet for Cameras	704.88	3,991.27	3,690.00	7,380.00
62022 · Camera Maintenance	13,850.00	13,850.00	3,500.02	7,000.00
62023 · Emergency Call Tower	0.00	0.00	12,500.02	25,000.00
62030 · NSI Membership	0.00	14,000.00	24,000.00	48,000.00
Total 62000 · Safety and Security	<u>24,476.76</u>	<u>97,044.43</u>	<u>106,190.08</u>	<u>212,380.00</u>
Total Expense	<u>25,081.97</u>	<u>110,729.28</u>	<u>159,780.18</u>	<u>319,560.00</u>
Net Income	<u><u>-23,204.18</u></u>	<u><u>92,137.78</u></u>	<u><u>60,219.82</u></u>	<u><u>440.00</u></u>
Tax Bills Report 7/2/21				
22 Tax Bills for 2020 outstanding	\$ 7,214			
5 Tax Bills for 2019 outstanding	\$ 9,936			
2 Tax Bills for 2018 outstanding	\$ 261			
1 Tax Bills for 2017 outstanding	\$ 283.00			
	<u>\$ 17,694</u>			

DeBaliviere Place Transaction List by Vendor

Type	Date	Num	June 2021	Amount
Dog Waste Depot				
Bill Pmt -Check	06/08/2021	410533	Inv 410533	-50.08
Bill	06/09/2021	415342	Inv 415342	-53.33
Michael Klenc				
Bill Pmt -Check	06/08/2021	Bill.com	Pet Waste Reimbursement	-33.67
Seafoam Media				
Bill	06/05/2021	2006644	Website	-30.00
Spectrum-formerly Charter Communications				
Bill Pmt -Check	06/08/2021	Bill.com	Internet Cameras	-704.88
The City's Finest LLC				
Bill Pmt -Check	06/08/2021	Inv 3132	Patrols	-4,703.13
Bill Pmt -Check	06/15/2021	Inv 3099	Camera Maintenance	-13,850.00
Bill Pmt -Check	06/23/2021	Inv 3171	Patrols	-5,218.75
Top Care				
Bill	06/01/2021	192064	Inv 192064	-438.13
Total Bills paid for June 2021				-25,081.97