



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

July 2023 Meeting Materials DeBaliviere Place (SBD)

**MONTHLY MEETING
TO BE HELD
Saturday, July 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, July 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)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
 - a. Finance Report – Approval
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Sheree Hickman
 - i. Crosswalk Painting Status Update
 - ii. Forestry Update
 - iii. Parking Signage on Pershing
- 7. Other Business**
 - a. Landscaping Proposal & Updates
 - b. Camera Replacement Proposal – Lyndon Cornell
 - c. Waterman Pedestrian Lighting Update
 - d. Diagonal Alley Update – 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: 7-10-2023
Time Posted: 5:00 PM**

● **DeBaliviere Place Special Business District** ●



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July 2023

Central West End Neighborhood Security Initiative Report



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July 2023

May 2023 Minutes DeBaliviere Place (SBD)

DeBaliviere Place Board of Commissioners Meeting
May 20, 2023, at 9:00 AM
At Forest Park Visitors Center
5595 Grand Dr. St. Louis, MO 63112

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

Board Members NOT Present: N/A

Others in Attendance: Shameem Clark-Hubbard (Alderwoman), Jim Whyte (NSI), Frank Eppert (ABNA), Sheree Hickman (Neighborhood Improvement Specialist)

Public Comment Attendance: Mike Klenc, Tracy Renison

1. Call to Order:

- a. Sid Chakraverty called the meeting to order at 9:02 AM

2. Security Update:

- a. J Whyte shared crime is still up but we are down in some crime categories while working to leverage the 5-year average. Jim shared the area is still experiencing car thefts, but Kia announced settlement options for owners.
- b. TCF recently hired a full-time supervisor by the name of Stan Jefferson to monitor patrols. There may be a representative from Metro to speak about security enhancements.
- c. TCF has a new program where they put QR Codes on businesses so officers can scan those while doing checks during patrols. This will roll out to DeBaliviere Place in the future.

3. Public Comments & Questions:

- a. Tracy Renison shared that she reported the potholes on the 400 Block of Clara. Tracy asked Alderwoman Shameem Clark-Hubbard if there is a schedule in place to address the potholes. Shameem shared that BPS can't guarantee a date, but we are on the list to be addressed.
- b. Tracy Renison shared a concern for missing paintings of crosswalks and lanes at Pershing & DeBaliviere. There are no parking or street cleaning signs in front of Fields Foods.

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

5. Budget Report:

- a. **Monthly Finance Report:** B Butterly presented the financial reports. Charles motioned to approve the financials. S Brown seconded. All in favor – motion passed.
- b. **Short Term CD:** B Butterly confirmed the new short-term CD is officially opened.

6. **Neighborhood Improvements:**

- a. Sheree Hickman gave an update on cross walk paintings. The crosswalks should be painted by June 15th, 2023.
- b. Sheree and Alderwoman Shameem Clark-Hubbard went out to meet with an engineer to address gutter blockage and stated they were informed there is a design flaw where the water limit exceeded the design. Sid said there was confirmation of a blockage by their attorney and will share information with the SBD.
- c. There are no metro or retail parking signs at Venice Plaza. Sheree stated they will send a about signage.

7. **Other Business:**

- a. **Lighting Project Update:** Brian James with Park Central Development and Frank Eppert with (ABNA) shared they worked together to satisfy BPS requirements to move forward with the bid process. Frank Eppert brought updated plans to the meeting and Brian James will submit plans to BPS.
 - i. Mike Klenc said the sycamores are not working and suggested before the lighting project is installed maybe the trees should be trimmed. Mike also shared the Good Neighbor Club Clara proposal is still moving forward and thanks BPS for removing gates.
 - ii. A resident shared there is major confusion on turning right turn on Pershing & DeBaliviere due to current signage and sensors.
- b. **Pet Station Bags:** Park Central Development informed the SBD that there has been an issue lately with delivering doggy waste bags. Park Central ordered bags in bulk and pet stations managers can pick up bags from Park Central, at the meeting, or request a personal delivery.

8. **Adjournment:** B Butterly motioned to adjourn the meeting; S Chakraverty seconded. All in favor – B Butterly adjourned the meeting at 9:54 am.



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July 2023

Monthly Financials DeBaliviere Place (SBD)

DeBaliviere Place SBD

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	0.00
1073 Operating 6692	204,325.88
496790 DeBal PI - CD Acct	150,000.00
Total Bank Accounts	\$354,325.88
Total Current Assets	\$354,325.88
TOTAL ASSETS	\$354,325.88
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	1,890.00
Total Accounts Payable	\$1,890.00
Total Current Liabilities	\$1,890.00
Total Liabilities	\$1,890.00
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-336,962.87
Net Income	189,831.86
Total Equity	\$352,435.88
TOTAL LIABILITIES AND EQUITY	\$354,325.88

DeBaliviere Place SBD

Budget vs. Actuals: FY_2023 - FY23 P&L

30-Jun-23

	June Actual	Actual YTD	Budget
Income			
40000 Revenue			
40100 Tax	2,459.46	310,035.96	320,000.00
40250 Reserves			68,120.00
Total 40000 Revenue	\$ 2,459.46	\$ 310,035.96	\$ 388,120.00
Total Income	\$ 2,459.46	\$ 310,035.96	\$ 388,120.00
Gross Profit	\$ 2,459.46	\$ 310,035.96	\$ 388,120.00
Expenses			
60000 Expenses			
61010 Admin Fees- Park Central*	1,890.00	11,340.00	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
61060 Bank Fees			
61070 Misc. Exp		1,390.47	
Total 60000 Expenses	\$ 1,890.00	\$ 14,032.47	\$ 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	621.00	1,863.00	5,000.00
61280 Pet Waste Stations	670.23	977.12	1,200.00
Total 61250 Public Maintenance	\$ 1,291.23	\$ 2,840.12	\$ 6,200.00
61350 Infrastructure			
61359 Lighting Maintenance			3,000.00
61360 Pedestrian Lighting	1,198.00	2,155.00	130,000.00
Total 61350 Infrastructure	\$ 1,198.00	\$ 2,155.00	\$ 133,000.00
62000 Safety and Security			
62010 Patrols	26,960.00	70,000.00	153,000.00
62020 Cameras			5,000.00
62021 Internet for Cameras	1,579.78	5,400.17	8,000.00
62022 Camera Maintenance		3,896.00	3,000.00
62030 NSI Membership		19,950.00	40,400.00
Total 62000 Safety and Security	\$ 28,539.78	\$ 99,246.17	\$ 209,400.00
Unapplied Cash Bill Payment Expense	1,890.00	0.00	
Total Expenses	\$ 34,809.01	\$ 118,314.10	\$ 388,120.00
Net Operating Income	-\$ 32,349.55	\$ 191,721.86	\$ 0.00
Net Income	-\$ 32,349.55	\$ 191,721.86	\$ 0.00



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July 2023

Dynamic Controls Inc.

Proposal Review

Lyndon Cornell

May 19, 2023

Lyndon Cornell
Central West End NSI Office
447 N. Euclid
St. Louis, MO 63108

PROJECT: NSI – 5600 – 5622 Delmar – Camera Additions

PROPOSAL – We propose to furnish the material and perform the work for the **Neighborhood Security Initiative** for the net sum of **\$ 28,593.00 (TWENTY-EIGHT THOUSAND FIVE HUNDRED NINETY-THREE DOLLARS)**.

Scope of Work:

- We will furnish and install (1) Hanwha 12 MP dual sensor camera to be located on the southeast corner of the 5600 Delmar Building. This camera will replace the two existing single sensor cameras.
- We will furnish and install (1) Hanwha 20 MP multi-sensor camera with 2MP integrated pan/tilt/zoom to be located on the northeast corner of the 5600 Delmar Building.
- We will furnish and install (1) Hanwha 12 MP dual sensor camera to be located on the north side of the 5600 Delmar Building. This camera will replace the two existing single sensor cameras.
- We will furnish and install (1) Hanwha 12 MP dual sensor camera to be located on the northeast corner of the 5622 Delmar Building.
- We will furnish and install (1) Hanwha 20 MP multi-sensor camera with 2MP integrated pan/tilt/zoom to be located on the northwest corner of the 5622 Delmar Building.
- We will furnish and install (1) Hanwha 12 MP dual sensor camera to be located on the northwest corner of the 5600 Delmar Building. This camera will replace the two existing single sensor cameras.
- We will utilize existing Genetec camera licenses for the new cameras.
- The above cameras will be connected to the existing POE switch and Genetec recorder. We have not included any additional hard drive capacity for recording of these cameras.
- We will upgrade the existing Omnicast v5.7 software to v5.11 and include the cost for the reinstatement of the Software Maintenance Agreement for a one year period.
- The existing wireless connection between the two buildings will be utilized and must be in good working condition.
- We have included labor in this proposal to paint only the dual sensor cameras black.
- We have included the installation of the raceways and cabling in this proposal.
- We will provide programming services to bring the cameras into the system.

- We will furnish (1) Hanwha 15 MP 180 camera to NSI for future replacement of an existing Axis 180 camera currently installed on the 5622 building. We have not included any labor for the installation or programming of this camera.

General Notes:

- We will provide system start up and program the system.
- We will provide standard shop drawings for the system.
- We have included the installation of the raceways and cabling in this proposal.
- We have included freight in this proposal.
- We have not included sales tax in this proposal.
- All work is figured during normal working hours.
- We will furnish a (1) year warranty for material and labor included in this proposal.
- This proposal is valid for a period of 45 days.

Thank you for your consideration on this project. Please call if you have any questions or comments.

Sincerely,



Darrell A. Baker, VSSD I
Dynamic Controls Inc.
Sales Engineer



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July 2023

Top Care Tree Removal Quote



June 06, 2023

WORK ORDER #139483

PROPOSAL FOR

ANNETTE PENDELTON
DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT
PERSHING AND CLARA
ST LOUIS, MO 63108

DESCRIPTION OF WORK TO BE PERFORMED

Within the fountain plaza area, cut down at the base and remove 1 - dead Dogwood tree.

Stump grinding and tree replacement is not included.

TOTAL: \$305.00

Price includes all material, taxes, labor and equipment to perform the above work. Price may vary depending on availability of plant stock and "Landfill Expenses," which are subject to change without notice by their operators. Top Care will contact the public utilities to locate the underground utility lines for which they are responsible. It is the responsibility of the property owner to provide the locations of all underground utilities not marked by the public utility service. Top care is not responsible for damage to private lines or private utilities. This proposal contains no provisions for concealed underground obstructions. Additional charges may result if any such obstructions are encountered. Top Care Inc. will provide the first initial watering for all plants they install. Additional watering visits can be provided at a cost and may be necessary to maintain the health of the plants and ensure their survival. PLANT GUARANTEE: All trees, shrubs, and evergreens which fail to survive for a period of six months after the date of installation will be replaced one time at no charge to the purchaser, provided the plant received proper care by the purchaser. Any damage occurring from acts of God, vandalism, salt, animal damage, drought or over-watering is not included in this warranty. Sod, seed, perennials, and groundcover are not included in this warranty. This warranty is void if payment for the work performed is not made within 30 days of invoice date. This proposal is based on the award of the contract within 30 days of the proposal.

By 
STEVEN L HELLWEGE

By _____

Date June 06, 2023

Date _____

TOP CARE

DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT