

**MONTHLY MEETING
TO BE HELD
August 21st at 9:00 a.m.
at Park Central Development,
4512 Manchester Ave.
St. Louis, Mo. 63112**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on August 21st 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. NSI Service Outreach Proposal
 - ii. Install PTZ at Union and Pershing.
 - 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
 - b. 2022 Budget
- 6. Other Business**
 - a. Lighting Project: Maintenance Agreement
- 7. 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: 833 3857 8500

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: 08-19-2021
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

From: [Kohler, John](#)
To: [Annette Pendilton](#)
Cc: [Ashley Johnson](#); [Heather Navarro](#); [Riganti, Andrew](#); [Kambitch, Joshua](#); [Matt Poirot](#)
Subject: DeBaliviere Place Lighting
Date: Monday, August 2, 2021 9:29:52 AM

Annette,

As it stands now, the total cost for the lighting installation would be \$252,460.00. This would leave \$19,560.00 in unused funds.

As opposed to just returning the funds, the City would like to explore if the neighborhood association and Alderwoman Navarro would be interested in installing a Hi-Viz Dual PTZ camera setup at Union and Pershing as an addition to this project. The fiber network is already established at this intersection. It seems plausible that you may be interested as this lighting project had a main goal of increasing safety for the residents.

BPS just recently installed a Hi-Viz Dual PTZ at N. Broadway and Halls Ferry which was funded with a donation from the Baden Business District so this idea is not out of the realm of possibility.

Please review this request, and get back to us at your earliest convenience regarding your decision to move forward with the PTZ at Union and Pershing. We are available to meet with you to address any questions you may have.

John P. Kohler, P.E.
Planning and Programming Manager
Board of Public Service
City Hall, Room 301
1200 Market Street
St. Louis, MO 63103

(314) 589-6623 (phone)
(314) 622-4028 (fax)

DeBaliviere Place Board of Commissioners Meeting
July 17th, 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, Bobbie Butterly – via video/phone

Board Members NOT Present: Sid Chakraverty

Others in Attendance: Frank Eppert (ABNA), Charles Betts (TCF), Ashley Johnson (Park Central Development) – via video/phone

Public in Attendance via Phone: Tracy Renison, Dickson, Paige Walden-Johnson

1. Call to Order:

- a. B. Butterly called the meeting to order at 9:01 AM

2. Security Update:

- a. B. Butterly noted Jim Whyte couldn't attend the board meeting because he was participating in a neighborhood clean-up. However, he forwarded his security report to the Board via email. B. Butterly gave an update on the NSI Service Outreach Proposal. The goal of the program is to provide social services to the homeless population within the district. To fund the program, the NSI is asking for a \$7,000 financial contribution. They are suggesting the SBD fund the program by taking from the patrol budget. The Board discussed legal and operational ramifications. B. Butterly motioned to table the topic for a later date; K. Ruth second. All in favor – motion passed.
- b. C. Betts stated his support for the Homeless Outreach Program but emphasized the \$7,000 is equivalent to 28 patrol shifts. Also, crime is down 28% for the year-to-date totals. C. Betts summarized a recent robbery that occurred in the district. He noted the cameras picked up the incident. All cameras are functional due to the SBD budget surplus. C. Betts suggested purchasing more cameras for the district.

3. Public Comments & Questions:

- a. A. Johnson reported that Mike Klenc sent his public comments via the SBD website. His comments were forward to every board member. Also, A. Johnson gave an update on the website organizing efforts with Mike Klenc. She noted that she needs more technical assistance from Seaform and asked the Board to budget a maximum of \$500 for Seaform. B. Butterly motioned to approve the \$500 budget for website technical assistance; C. Wiltsch second. All in favor – motion passed.
- b. T. Renison reported trashed in the area was a problem and is worse around the Hudson building. Illegal parking is also a problem. Parking enforcement has been notified but it's still a problem. People are parking cult-der-sec and people are speeding on Clara. B. Butterly asked A. Johnson to forward T. Renion comments to the Alderwomen and Sid.

- c. Dickson gave an update on the greenway. GRG was conducting a maintenance check, replacing the dead trees, and addressing the irrigation problem. He thanked the Board for their assistance.
 - d. P. Walden-Johnson asked the Board if they know how she could better promote her block party. A. Johnson gave her several options. P. Walden-Johnson also reported Lasater fountain is not turning on. She reached out to the City and they said they didn't have the funding to turn it on. She asked if the board would be willing to allocate funding to the fountain. K. Ruth noted that it's on the repair schedule but COVID caused some delays. P. Walden-Johnson stated that she would like to expand the block party. B. Butterly noted that she wasn't sure if it's approved in the ordinance but could look into it.
4. **Approval of Previous Months Minutes:** B. Butterly motioned to approve the previous month's meeting minutes; N. Costello second. All in favor – motion passed.
5. **Budget Report:** B. Butterly presented the financial report. C. Wiltsch motioned to approve the financials. N. Costello second. All in favor – motion passed.
6. **Pedestrian Lighting Project:**
 - a. F. Eppert noted the lighting project was complete and was available for questions. The Board voiced their satisfaction with the lights.
 - b. K. Ruth gave the board an update on the lighting insurance. Coverage should now be under MOPERM. K. Ruth suggested budgeting for future light maintenance. Board agreed to table topic until the next meeting.
 - c. A. Johnson asked the board to approve the attorneys \$1,200 estimate to draft a MOU for lighting maintenance between the SBD and City. Board discussed the need for a MOU and agreed to table the topic until the next meeting.
7. **Other Business:**
 - a. N. Costello asked for an update on the attorney legal review on SBD ability to comment on development projects. A. Johnson noted that she didn't have any updates and will follow-up via email. N. Costello will be copied to that email.
 - b. N. Costello noted that the Waterman development project was blocked.
 - c. Lastly, N. Costello is proposed a monthly newsletter. He will work with Amy to put a draft together and report back to the board at the next meeting
8. **Adjournment:**
 - a. B. Butterly motioned to adjourned, N. Costello second. Meeting adjourned at 10:15 AM.

DeBaliviere Place
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	262,392.73
Total Checking/Savings	<u>262,392.73</u>
Total Current Assets	<u>262,392.73</u>
TOTAL ASSETS	<u>262,392.73</u>
LIABILITIES & EQUITY	
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-306,609.04
Net Income	69,434.88
Total Equity	<u>262,392.73</u>
TOTAL LIABILITIES & EQUITY	<u>262,392.73</u>

DeBaliviere Place
Profit & Loss Budget Performance
July 2021

	<u>Jul 21</u>	<u>Jan - Jul 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
40000 · Revenue				
40100 · Tax	427.04	203,294.10	220,000.00	320,000.00
40200 · Interest Income	0.00	0.00	0.00	0.00
Total 40000 · Revenue	<u>427.04</u>	<u>203,294.10</u>	<u>220,000.00</u>	<u>320,000.00</u>
Total Income	<u>427.04</u>	<u>203,294.10</u>	<u>220,000.00</u>	<u>320,000.00</u>
Gross Profit	<u>427.04</u>	<u>203,294.10</u>	<u>220,000.00</u>	<u>320,000.00</u>
Expense				
60000 · Expenses				
61010 · Admin Fees- Park Central*	3,150.00	11,025.00	11,025.00	18,900.00
61020 · Legal	0.00	0.00	1,190.00	2,040.00
61030 · Insurance	0.00	0.00	0.00	0.00
61035 · Meeting Room	0.00	0.00	315.00	540.00
61045 · Office Supplies	0.00	0.00	116.70	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	43,166.70	74,000.00
Total 60000 · Expenses	<u>3,150.00</u>	<u>11,025.00</u>	<u>55,813.40</u>	<u>95,680.00</u>
6004 · Bank Charges & Fees	0.00	5.30		
61150 · Marketing & Promotions				
61160 · Website Maintenance	30.00	210.00	210.00	360.00
61170 · Advertising	0.00	0.00	665.00	1,140.00
Total 61150 · Marketing & Promotions	<u>30.00</u>	<u>210.00</u>	<u>875.00</u>	<u>1,500.00</u>
61250 · Public Maintenance				
61260 · Landscaping	438.13	5,647.52	5,833.35	10,000.00
61270 · Maintenance	0.00	131.09		
61280 · Pet Waste Stations	152.43	436.50	0.00	0.00
Total 61250 · Public Maintenance	<u>590.56</u>	<u>6,215.11</u>	<u>5,833.35</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	12,359.38	77,562.54	67,083.35	115,000.00
62020 · Lighting/Cameras	0.00	0.00	5,833.35	10,000.00
62021 · Internet for Cameras	0.00	3,991.27	4,305.00	7,380.00
62022 · Camera Maintenance	0.00	13,850.00	4,083.35	7,000.00
62023 · Emergency Call Tower	0.00	0.00	14,583.35	25,000.00
62030 · NSI Membership	7,000.00	21,000.00	36,000.00	48,000.00
Total 62000 · Safety and Security	<u>19,359.38</u>	<u>116,403.81</u>	<u>131,888.40</u>	<u>212,380.00</u>
Total Expense	<u>23,129.94</u>	<u>133,859.22</u>	<u>194,410.15</u>	<u>319,560.00</u>
Net Income	<u><u>-22,702.90</u></u>	<u><u>69,434.88</u></u>	<u><u>25,589.85</u></u>	<u><u>440.00</u></u>

Tax Bills Report 8/3/21

18 Tax Bills for 2020 outstanding	\$ 7,002
5 Tax Bills for 2019 outstanding	\$ 9,936
2 Tax Bills for 2018 outstanding	\$ 243
1 Tax Bills for 2017 outstanding	\$ 283.00
	<u>\$ 17,464</u>

DeBaliviere Place Transaction List by Vendor

Type	Date	Num	July 2021 Memo	Amount
CWENSI				
Bill Pmt -Check	07/21/2021	Inv 3265	Inv 3265	-7,000.00
Dog Waste Depot				
Bill Pmt -Check	07/07/2021	Inv 416601	Inv 416601	-152.43
Park Central				
Bill	07/09/2021	2021-07-09	Admin Fees for June and July 2021	-3,150.00
Seafoam Media				
Bill	07/05/2021	2006706	Website	-30.00
Spectrum-formerly Charter Communications				
Bill	07/15/2021	0023856071521	Inv 0023856071521 - June and July Services	-1,420.33
The City's Finest LLC				
Bill Pmt -Check	07/08/2021	Inv 3179	Patrols	-7,156.25
Bill Pmt -Check	07/28/2021	Inv 3217	Patrols	-5,203.13
Top Care				
Bill	07/01/2021	192690	Inv 192690	-438.13
Bills Paid in July				-24,550.27