



DeBaliviere Place

Special Business

District

August 2023

Meeting Materials

MONTHLY MEETING
TO BE HELD
Saturday, August 19th 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, August 19th 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. Parking Signage on Pershing Update
 - ii. Community Meeting Proposal with Ocean Grill & Alderwoman
- 7. Other Business**
 - a. Skinker-DeBaliviere Form Based Code Update – Nicole Blumner
 - b. Waterman Pedestrian Lighting Update
 - c. MetroLink
- 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: 8-14-2023
Time Posted: 5:00 PM

● **DeBaliviere Place Special Business District** ●



July 2023 Minutes

DeBaliviere Place Board of Commissioners Meeting
July 15, 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, Amy Grace

Board Members NOT Present: Sid Chakraverty, Sherrone Beatty

Others in Attendance: Jim Whyte (NSI), Frank Eppert (ABNA), Sheree Hickman (Neighborhood Improvement Specialist), David Wright (Park Central Development), Brian James (Park Central Development), Miles Kirk (Resident/PPC)

Public Comment Attendance: Mike Klenc, Francesca Manzella, BJ Brown, Vince Fazio, Greg Iffrig, Bev Berner, Kate Belisle-Iffrig, Michele Blauke

1. Call to Order:

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

2. Security Update:

- a. J Whyte shared that while there is still a crime increase, it is going down and it is approaching 5-year levels. Vehicle theft is still up and the KIA issue is going down. There is one fewer person crime from last year.
- b. J Whyte reflected that C Wiltsch told him about a recent carjacking that J Whyte was previously unaware of.
- c. J Whyte noted that federal prosecutors have joined the state Attorney General office, which helps with "high-profile" cases.
- d. J Whyte brought up the case of someone who had been breaking into businesses very early in the morning (3-4am) and that this person was arrested and brought into custody. A resident asked if this person was related to a series of thefts that happened at a residential building and that person stole packages and possessions in storage.
- e. Another resident inquired if this person was related to an earlier break-in at Mack's and it appeared as though it was a different instance. These reflections sparked a conversation about what might happen after this person receives a sentence. J Whyte noted that NSI tracks cases through Missouri CaseNet and then they advocate on behalf of the district.
- f. N Costello asked about TCF's scheduling and visibility in the district. J Whyte said that he could share information about their patrols to the board and other elements of their operations.
- g. A community member mentioned that she was assaulted in May on DeBaliviere and linked problems to the MetroLink station and the surrounding areas.
- h. B Butterly has asked Park Central to bring someone from Metro to the next Saturday meeting.
- i. J Whyte responded to other concerns with a lack of police presence and J Whyte said that in order to receive attention, there needs to be a call. B Butterly suggested that Park Central reach out to the Alderwoman to share these deep concerns.
- j. J Whyte said that he could reach out to a property owner about parking problems.

3. **Public Comments & Questions:**

- a. G Iffrig shared a need for a speed bump on Waterman BLVD. B Butterly said that she believes the city will not do that type of thing, although they have indicated that they will on Clara. C Wiltsch said that this might be the case since Waterman is a bus route.
 - b. B Berner shared concerns about there not being a meeting last time and the need to share concerns. B Butterly responded that in the future, there will still be a meeting, but just not with voting.
 - c. M Klenc mentioned the Good Neighbor Club has met with the Alderwoman to talk about maintenance of formal entryways. He also noted that sidewalk gates were a clarification over last month's gates comment in the minutes. He also expressed some concerns about maintenance of cul-de-sacs in the area. He also wanted to bring more attention to the amount of speeding happening around the intersection of Delmar and Clara and brought up the petition of 115 neighbors. He also brought up the Pershing Redevelopment Plan ordinance and would like that plan to be brought to light.
 - d. B Butterly paused to introduce Park Central Development and B James and D Wright.
4. **Approval of Previous Months Minutes:** C Wiltsch motioned to approve the previous month's meeting minutes with Mike's amendment; N Costello seconded. All in favor – motion passed.
5. **Budget Report:**
- a. **Monthly Finance Report:** B Butterly presented the financial reports. S Brown motioned to approve the financials. A Grace seconded. All in favor – motion passed.
 - b. **Short Term CD:** B Butterly confirmed that a portion of the budget is in CDs.
6. **Neighborhood Improvement (City of St. Louis Sheree Hickman):**
- a. S Hickman was introduced and talked about speaking to the Problem Property Attorney and the police department about the issues at Pershing and DeBaliviere. She relayed that the City will likely not send out cease and desist letters formally because the problem properties are specifically about maintenance, but she did send letters to have meetings with those properties to talk about public issues.
 - b. S Hickman reflected on a community agreement that took place with a BP station and community members to talk about solutions and talked about figuring out to do that here if that is desired.
 - c. S Hickman said that she spoke with individuals parking on the sidewalk and shared a story about how they said they had a permit (even though there aren't permits for that). She has sent the cases to traffic division and signage.
 - d. S Hickman asked about clarification on what to ask the city. S Brown and a community member talked about the need for signage for parking for the MetroLink and the retail businesses. Another community member talked about the issue of loitering and S Hickman relayed that there is no ordinance against loitering, just against trespassing.
 - e. One community member talked about how these issues are the same as they were 10 years ago when he was on the board of DeBaliviere Place Association. B Butterly stated that they have asked MetroLink to come to a meeting as well as will ask TCF about specific instances. The same community member suggested putting a tow option on a

no parking sign and to enforce it. He also said DeBaliviere Place should have larger bollards in no parking areas. Another member suggested that the main thing the SBD could do is putting more pressure on the City to actually write tickets and enforce no parking. A specific property owner came up multiple times as a frequent person parking cars in places that are theoretically not for parking and a community member asked why the SBD could not enforce him acting.

- f. S Hickman gave some perspective from the city, where there are only two people who tow cars for the City. Those drivers can tow 30 or so cars a day, but there is a queue of 500 to tow.
- g. A Grace noted how the shortage in police staff is a nationwide issue and not just a St. Louis specific one.
- h. S Hickman said that she placed into traffic division a request to change some traffic light patterns.
- i. **Forestry:** B Butterly and A Grace both reflected on positive instances of forestry taking care of trimming branches as well as removing a large branch from the road.

7. Other Business:

- a. **Landscaping Proposal and Updates:** B Butterly talked about the SBD removing a tree on Lasater and a bid that came in to remove it. The board said they do not want to pay the fee to do it and suggested anyone could go and do it quickly. The question of the fountain came up. V Fazio spoke about trying to figure out who to speak with about the design of the fountain. B Butterly said that a note for the Alderwoman can include the desire to make it kid-friendly rather than just replace parts.
- b. **Camera Update:** A Grace motioned to approve replacing cameras that were damaged and outdated. S Brown seconded. N Costello asked for some clarification. B Butterly provided some context and updates.
- c. **Waterman 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. BPS has received an approval for permitting to get an RFP. B Butterly reflected on how long the process takes and that it will go out to bid from here. The City receives the bids. A community member asked for clarification and B Butterly mentioned how they will be on the north side of Waterman, then will go to Clara. F Eppert said that it will likely take 60-90 days to get bids and hopefully it will be done before winter comes.
 - i. **The next meeting will include an agenda item to talk about the second phase.**
- d. **Miles Kirk:** M Kirk shared how he has tried to purchase the property that has been a frequent topic of conversation. He shared his plans to bring a Maker District, Artist Industry, and Food and Beverage concepts into one place as well as the concerns that he has about being harassed or defecating on the property. He shared that he is looking for support from the neighborhood and the city to make it happen. He is looking to start a coffeeshop there to show proof of concept. He currently has the opportunity to lease the property, which would give them first right of refusal to buy the whole building, which includes the Ocean Grill. B Butterly shared that the project would not be a

teardown, but a remodel (adaptive reuse). M Kirk shared that he has not seen a draft of the neighborhood agreement and B James said that he would find the draft.

- i. A resident asked about how fashion collaboration would take place and also that they were interested in a coffee shop, as there used to be one.
- ii. B Butterly added that in the note to the Alderwoman, there needs to be an inclusion of Ocean Grill and the security problems associated with it as well as the issue of there not being a bathroom or table in the restaurant.
- iii. M Kirk noted how the property owner in question is generally a nice person and has a lot going on (as well as is supportive of the project) and that he thinks that he could help in mediating some of the community concerns. He also brought up the concern of public use of restrooms and asked about public restrooms in Denver and Memphis (of D Wright and B James) or anything that might help public cleanliness. M Kirk also noted that he would work with Delmar Main Street on security. A community member asked how they could help M Kirk and he said if anyone has district expertise as well as letters of support, it would go a long way. He noted that he has spoken with Washington University, but it has not gone beyond them being aware of the idea. Community members shared more concerns about safety and security. One other community member asked about how much it would cost to hire a full-time police officer for the area. B Butterly said that the SBD spends most of its money on patrols and cameras and brought up a question of whether or not the SBD wants to hire one or two full-time patrols. B Butterly noted that while the CWE may appear more patrolled, the district is still experiencing a lot of problems. The idea of a police substation came up as well, with the potential to have one in the SBD. N Costello asked for S Hickman's help in navigating these challenges with the property owner and police officer. Two community members noted that the SBD could find a way to honor what the business is doing for the community and whether it fills a need. A Grace tried to suggest including them in a community conversation.
- iv. B Butterly explained what NSI is and how it relates to this conversation as well as how they work with homelessness outreach.
- v. **Email for Miles Kirk:** mkirk@olympkchospitality.com
- vi. BJ Brown asked everyone come to the 10th Ward meeting and that people come to that meeting.

8. **Adjournment:** A Grace motioned to adjourn the meeting; B Butterly seconded. All in favor – B Butterly adjourned the meeting at 10:34 am.



August 2023 Financials

DeBaliviere Place SBD

Balance Sheet

As of July 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	0.00
1073 Operating 6692	188,131.25
496790 DeBal PI - CD Acct	150,000.00
Total Bank Accounts	\$338,131.25
Total Current Assets	\$338,131.25
TOTAL ASSETS	\$338,131.25
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	173,637.23
Total Equity	\$336,241.25
TOTAL LIABILITIES AND EQUITY	\$338,131.25

DeBaliviere Place SBD
Budget vs. Actuals: FY_2023 - FY23 P&L
31-Jul-23

	Total		
	July Actual	Jan - Jul Actual	Budget
Income			
40000 Revenue			
40100 Tax	686.37	310,722.33	320,000.00
40250 Reserves			68,120.00
Total 40000 Revenue	\$ 686.37	\$ 310,722.33	\$ 388,120.00
Total Income	\$ 686.37	\$ 310,722.33	\$ 388,120.00
Gross Profit	\$ 686.37	\$ 310,722.33	\$ 388,120.00
Expenses			
60000 Expenses			
61010 Admin Fees- Park Central*	1,890.00	13,230.00	22,680.00
61020 Legal		1,302.00	4,000.00
61030 Insurance			6,000.00
61035 Meeting Room	120.00	120.00	540.00
61040 Postage			200.00
61060 Bank Fees	10.00	10.00	
61070 Misc. Exp		1,390.47	
Total 60000 Expenses	\$ 2,020.00	\$ 16,052.47	\$ 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	2,484.00	5,000.00
61280 Pet Waste Stations		977.12	1,200.00
Total 61250 Public Maintenance	\$ 621.00	\$ 3,461.12	\$ 6,200.00
61350 Infrastructure			
61359 Lighting Maintenance			3,000.00
61360 Pedestrian Lighting		2,155.00	130,000.00
Total 61350 Infrastructure	\$ 0.00	\$ 2,155.00	\$ 133,000.00
62000 Safety and Security			
62010 Patrols	5,420.00	75,420.00	153,000.00
62020 Cameras	735.00		5,000.00
62021 Internet for Cameras		5,400.17	8,000.00
62022 Camera Maintenance		4,631.00	3,000.00
62030 NSI Membership	9,975.00	29,925.00	40,400.00
Total 62000 Safety and Security	\$ 16,130.00	\$ 115,376.17	\$ 209,400.00
Unapplied Cash Bill Payment Expense			
Total Expenses	\$ 18,771.00	\$ 137,085.10	\$ 388,120.00
Net Operating Income	-\$ 18,084.63	\$ 173,637.23	\$ 0.00
Net Income	-\$ 18,084.63	\$ 173,637.23	\$ 0.00



Skinker-DeBaliviere Form-Based Code Update



Waterman Pedestrian Lighting Update

City of St. Louis

DEPARTMENT OF THE PRESIDENT BOARD OF PUBLIC SERVICE

TISHAURA O. JONES
MAYOR

RICHARD T. BRADLEY, P.E.
PRESIDENT

RECEIPT OF PAYMENT AND SCOPE OF WORK Addendum #1

Date: August 9, 2023

Original Agreement Date: October 31, 2022

PROJECT: Pedestrian Street Lights – Waterman Avenue (between Belt Ave. and Clara Avenue)

The final bid results for the lowest qualified contractor is **\$250,717.95**. This amount replaces the previously referenced amount. All other conditions remain the same.

Funding Summary is as follows:

- \$100,000.00 Ward 10 (previously Ward 28 encumbered)
- \$129,530.00 DBPSBD (previously submitted)
- \$ 21,187.95 DBPSBD (additional funds committed)

A check in the amount of \$21,187.95 is made payable to the “Treasurer, City of St. Louis” and delivered with this Receipt to:

Donald Williams
Board of Public Service
City Hall, Room 301
St. Louis, MO 63103

By signing below, the DBPSBD and the CITY acknowledge the giving of and the receipt of an additional check in the amount of \$21,187.95 to the CITY, from the DBPSBD, and agree to the terms contained herein.

Sid Chakraverty DATE
President, DeBaliever Place SBD

DocuSigned by:
Richard Bradley 8/11/2023
356A82F268A3422...

Richard T. Bradley, PE DATE
President, Board of Public Service
City of St. Louis

Check # _____
Received _____

City of St. Louis

DEPARTMENT OF THE PRESIDENT BOARD OF PUBLIC SERVICE

TISHAURA O. JONES
MAYOR

RICHARD T. BRADLEY, P.E.
PRESIDENT

RECEIPT OF PAYMENT AND SCOPE OF WORK

Date: October 31, 2022

PROJECT: Pedestrian Street Lights – Waterman (between Belt and DeBaliviere) –
Phase 1a

This Receipt of Payment and Scope of Work (hereinafter called “RECEIPT”) memorializes the payment by the DeBaliviere Place Special Business District (hereinafter called “DBPSBD”) to the CITY OF ST. LOUIS, as acting by the Board of Public Service (hereinafter called “CITY”) for the installation of pedestrian-scale street lighting along Waterman Blvd. from Belt to DeBaliviere - Phase 1a. (hereinafter called “the PROJECT”).

The DBPSBD has requested that the City manage the bidding process and construction management of the PROJECT.

The DBPSBD has chosen to provide funding for the PROJECT. The CITY has agreed to manage the bidding process and construction management of the PROJECT.

SECTION I: SCOPE OF WORK

Capital improvements for Phase 1a (Waterman from Belt to Clara) include the installation of eighteen (18) pedestrian-scale granitoid light poles and fixtures, conduit, power feed, appurtenances, substation upgrades, and all associated work shown on the Plans, Specifications and Estimate prepared by DBPSBD’s engineering consultant, ABNA.

The CITY will publicly bid and administer the construction of the PROJECT.

SECTION II: PAYMENT

The CITY has received an estimated construction cost from ABNA in the amount of \$229,530. (Phase 1a)

The DBPSBD has agreed to contribute \$129,530 toward the funding of the project. Alderman Michael Gras has allocated the remaining balance of \$100,000 in One-half Cent Ward 28 Capital Funding.

Should the PROJECT encounter unforeseen conditions or overruns, involved parties will work together to modify the scope of the PROJECT or identify additional funding sources to cover these costs.

DBPSBD hereby submits their check payable to the CITY in the amount of \$129,530 (the "DBPSBD Funds"), to be applied toward the construction of the PROJECT, subject to the terms and conditions contained herein. The CITY will place the DBPSBD Funds in a separate account designated solely for the completion of the PROJECT.

A check in the amount of \$129,530 is made payable to the "Treasurer, City of St. Louis" and delivered with this Receipt to:

Andrew Riganti
Board of Public Service
City Hall, Room 301
St. Louis, MO 63103

By signing below, the DBPSBD and the CITY acknowledge the giving of and the receipt of a check in the amount of \$129,530 to the CITY, from the DBPSBD, and agree to the terms contained herein.

DocuSigned by:
Sid Chakraverty - President, DBPSBD
33C24ED4E60E4F9...
Sid Chakraverty
President, DeBaliviere Place SBD
4512 Manchester Ave, Suite 100
St. Louis, MO 63110

DocuSigned by:
Richard Bradley
356A82E268A3422...
Richard T. Bradley, PE
President, Board of Public Service
City of St. Louis

11/1/2022
Date

11/1/2022
Date

Check # 0066924912

Received *Andrew Riganti*
DocuSigned by:
38628A9F71A64BB...



www.debaliviere.com

September 20, 2022

Richard T. Bradley, P.E.
President, Board of Public Service
1200 Market Street
City Hall Rm 305
St. Louis, MO 63103

Dear Richard T. Bradley,

I am contacting you concerning the pedestrian lighting within the DeBaliviere Place Special Business District (DBP SBD) on the Northside of Waterman from Belt to Clara. The lighting project intends to install around 18 pink Granitoid St. Louis poles with a high-pressure sodium fixture. The goal of the lighting project is to increase lighting and overall pedestrian safety.

Alderman Michal Gras agreed to allocate \$100,000 of capital ward funds towards the cost of the project, and the DBP SBD will pay the remaining balance of \$129,530. Lastly, the DBP SBD is requesting for BPS to provide bid and construction oversight and management.

Attached to this letter, please find the following documents.

- Cost estimate
- Set of drawing provided by ABNA

Please, do not hesitate to reach out if you have any questions.

Regards,

A handwritten signature in cursive script that reads 'Codi Holt'.

Codi Holt, District Administrator
DeBaliviere Place Special Business District
314-535-5311 ext. 2008
codi@pcd-stl.org

• DeBaliviere Place Special Business District •

4512 Manchester, Suite #100 Saint Louis, MO 63110 (314) 535-5311 ext. 2008

Pedestrian Street Lights
Waterman Avenue between Belt Ave and DeBaliviere Ave
Phase 1a

Location:

Ward 28

Waterman Blvd – Between Belt Ave and Clara Ave (Phase 1a)

Sponsoring Agency:

DeBaliviere Place Special Business District (DBP SBD)

Alderman Michael Gras, Ward 28

Project Details:

Phase 1a includes the installation of 18 pink granitoid light poles and all required lighting hardware, wiring and substation upgrades within the City ROW on north side of Waterman Ave between Belt and Clara.

Engineering Plans and BPS Permit:

ABNA, Franklin P. Eppert, PE – Completed Preliminary Engineering Plans

BPS Permit - NA

Estimated Project Cost:

Phase 1a - \$229,530

Proposed Funding:

\$129,530 – DBP SBD

\$ 100,000 – Ward 28 Ward Capital

Request:

The DBP SBD, with support of 28th Ward Alderwoman Gras, is asking the Board of Public Service to provide the Bidding and Construction Management for the project.

Pedestrian Street Lights
Waterman Avenue between Belt Ave and DeBaliviere Ave
Phase 1A

Location:

Ward 10

Waterman Blvd – Between Belt Ave and Clara Ave (Phase 1A)

Sponsoring Agency:

DeBaliviere Place Special Business District (DBP SBD)

Alderwoman Shameem Clark-Hubbard, Ward 10

Project Details:

Phase 1A includes the installation of 18 pink granitoid light poles and all required lighting hardware, wiring, and substation upgrades within the City ROW on the north side of Waterman Ave between Belt and Clara.

Engineering Plans and BPS Permit:

ABNA, Franklin P. Eppert, PE – Completed Preliminary Engineering Plans

BPS Permit – N/A

Estimated Project Cost:

Phase 1A - \$250,717.95

Proposed Funding:

\$129,530.00 – DBP SBD

\$ 100,000.00 – Ward 10 Ward Capital

\$ 21,187.21 – Additional Cost

Request: The DBP SBD, with the support of 10th Ward Alderwoman Clark-Hubbard, is asking the Board of Public Service to provide the Bidding and Construction Management for the project.

ABNA CORP

WATERMAN AVE. PEDESTRIAN LIGHTING COST ESTIMATE, NORTH SIDE FROM BELT AVE TO CLARA AVE, June 30, 2023

ITEM NO.	SPEC REF	DESCRIPTION	BASE QUANTITY	UNIT	UNIT PRICE	TOTAL
1	01500	Mobilization & Demobilization	1	LS	\$30,914.00	\$ 30,914.00
2	02040	Construction Stakeout	1	LS	\$4,000.00	\$ 4,000.00
3	265100	Pole and Fixture, Installed	18	EA	\$8,000.00	\$ 144,000.00
4	260533	Directional Bored Conduit w/ 2#8 and 1#8 Grnd	1680	LF	\$27.50	\$ 46,200.00
5	260533	Handhole Installed	3	EA	\$1,250.00	\$ 3,750.00
6		Substation upgrade	1	EA	\$9,915.00	\$ 9,915.00
7						\$ -
					Subtotal	\$ 238,779.00
					Contingency, 5%	\$ 11,938.95
					TOTAL	\$ 250,717.95