

**MONTHLY MEETING  
TO BE HELD**  
**Saturday, September 17<sup>th</sup> 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, September 17<sup>th</sup> 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
- 3. Public Comment (5 Minutes Per Speaker)**
- 4. Approval of Previous Month Minutes**
- 5. Budget Report**
  - a. Finance Report – Approval
  - b. Proposed 2023 Budget Discussion- Approval
- 6. Other Business**
  - a. Selection of Lighting Poles – Approval
  - b. ABNA Lighting Engineering – Next Steps
- 7. 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: 8-16-2022**

**Time Posted: 9:00 AM**

**DeBaliviere Place Board of Commissioners Meeting**  
**August 20<sup>th</sup>, 2022, at 9:00 AM**  
**At Forest Park Visitors Center – Voyager Room**  
**5595 Grand Dr. St. Louis, MO 63112**

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

**Board Members NOT Present:** Sherrone Beatty,

**Others in Attendance:** Shameem Clark-Hubbard (Alderswoman 26<sup>th</sup> Ward), Michael Gras (Alderman 28<sup>th</sup> Ward) Jim Whyte (NSI), Frank Eppert (ABNA), Codi Holt (Park Central Development)

**Public Comment Attendance:** Mike Klenc, Tracy Renson, John Wallace, Beverly Berner

**1. Call to Order:**

- a. S Chakraverty called the meeting to order at 8:59 AM

**2. Security Update:**

- a. J Whyte gave an overview of this month's crime reports, emphasizing that Kai and Hyundai thefts have continued to increase and recommending that individuals stop by the NSI to get a car club. T Renson mentioned abandoned cars have increased, to which J Whyte recommended reporting to him to relay to the city. J Whyte invited the board to an NSI meeting in September. T Renson shared that she was in favor of closing the gate to reduce crime and had been in correspondence with S Clark-Hubbard. J Whyte shared that there are no reports defining the gate opening as the reason for crime increases; rather he suggested that it may be more closely related to the population density of the district. J Whyte recommended that the board switch camera maintenance over from TCF to the NSI. B Butterly shared that she had issues in the past with a slow response rate from TCF and motioned to approve switching camera maintenance services over to the NSI; S Chakraverty seconded. All in favor – motion passes.

**3. Public Comments & Questions:**

- a. M Klenc thanked F Eppert for looking into the traditional lamppost style, gave an update and Hudson Development resodding, and shared that Expo Development added trees and has been able to rent out all retail spaces.
  - b. T Renson reported that the property at 533 and 537 DeBaliviere Place has until August 22 to conduct repair and that she would follow up with the city. T Renson also thanked Gary and Kim Parks for cleaning trash on Clara and Belt, reported a broken light on Pershing and Belt, and has been corresponding with S Clark-Hubbard on the Clara Gate Petition. T Renson recommended that if repairs are too expensive that she consider placing planters or speed humps on that street. S Clark-Hubbard shared that humps could be a viable option. S Clark-Hubbard also shared that the fountain project is currently working on funding and identifying material costs. N Costello recommended comparing price to demolish or to repair the gate. T Renson shared that Hudson had a large amount of debris. S Chakraverty shared that there has been an issue with collection that they are working on.
  - c. B Berner shared her favor of the pink concrete light posts, as they match the lighting on Pershing. B Berner also expressed that the dead trees on Waterman should be removed and a need for a speed hump on Waterman. M Gras said he would look into a hump on Waterman.
- 4. Approval of Previous Months Minutes:** S Chakraverty motioned to approve the previous month's meeting minutes; C Wiltsch seconded. All in favor – motion passed.
- 5. Budget Report:**
- a. B Butterly presented the financial report. B Butterly asked Park Central when the budget needed to be submitted to the city. C Holt shared that he would check with Park Central's accountant to identify the timeline. C Wiltsch motioned to approve the financials. S Chakraverty seconded. All in favor – motion passed.

**6. Other Business:**

- a. **RFP for Trash Removal:** C. Holt presented the RFP for trash removal and small debris, highlighting the deadline for proposals and the Scope of Services. The board requested that RFP respondents submit their price estimates for weekly occurrence as well as multiple weekly occurrences. A Grace motioned to approve the RFP; S Brown seconded. All in favor – motion passes.
- b. **Pet Waste Station:** C Holt shared that M Klenc plans to put up and additional pet waste station but needs an additional sign to complete the project. S Chakraverty motioned to approve funds for an additional sign; A Grace seconded. All in favor – motion passes.
- c. **ABNA Lighting Engineering:** F. Eppert gave an overview on the cost estimates for the 3 phases of the lighting project. B Butterly asked for a refresher on the lighting project process at the next meeting. F Eppert explained that once planning is completed, the project goes through another review process with BPS. B Butterly asked if Alderman Gras would be able to provide funds for the project. M Gras shared that he is interested in assisting financially and asked if C Holt could reach out to BPS to identify next steps. B Butterly motioned to break down Phase One into two Phases, with Phase 1a being the Northside of the street and Phase 1b being the Southside of the street. Neil seconded. All in favor – motion passes.

- 7. Adjournment:** S. Beatty motioned to adjourn; S. Chakraverty seconded. All in favor – meeting adjourned at 10:10 AM.

DeBaliviere Place  
Balance Sheet  
As of August 31, 2022

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	<u>Aug 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1073 · Operating 6692	393,977.46
<b>Total Checking/Savings</b>	<u>393,977.46</u>
<b>Total Current Assets</b>	<u>393,977.46</u>
<b>TOTAL ASSETS</b>	<u><b>393,977.46</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2002 · Accounts Payable (A/P)	-1,890.00
<b>Total Accounts Payable</b>	<u>-1,890.00</u>
<b>Total Current Liabilities</b>	<u>-1,890.00</u>
<b>Total Liabilities</b>	-1,890.00
<b>Equity</b>	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-214,095.16
Net Income	110,395.73
<b>Total Equity</b>	<u>395,867.46</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>393,977.46</b></u>

## DeBaliviere Place Profit & Loss Budget Performance August 2022

	Aug 22	Jan - Aug 22	YTD Budget	Annual Budget
<b>Income</b>				
40000 · Revenue				
40100 · Tax	0.00	271,882.57	120,000.00	320,000.00
<b>Total 40000 · Revenue</b>	<b>0.00</b>	<b>271,882.57</b>	<b>120,000.00</b>	<b>320,000.00</b>
<b>Total Income</b>	<b>0.00</b>	<b>271,882.57</b>	<b>120,000.00</b>	<b>320,000.00</b>
<b>Gross Profit</b>	<b>0.00</b>	<b>271,882.57</b>	<b>120,000.00</b>	<b>320,000.00</b>
<b>Expense</b>				
<b>60000 · Expenses</b>				
61010 · Admin Fees- Park Central*	1,890.00	12,915.00	12,600.00	18,900.00
61020 · Legal	0.00	0.00	1,360.00	2,040.00
61030 · Insurance	0.00	0.00	0.00	8,700.00
61035 · Meeting Room	0.00	160.00	360.00	540.00
61040 · Postage	0.00	9.80	133.36	200.00
<b>Total 60000 · Expenses</b>	<b>1,890.00</b>	<b>13,084.80</b>	<b>14,453.36</b>	<b>30,380.00</b>
<b>61150 · Marketing &amp; Promotions</b>				
61160 · Website Maintenance	1,050.00	9,405.00	266.68	400.00
61165 · Newsletter	0.00	1,639.38	2,666.68	4,000.00
<b>Total 61150 · Marketing &amp; Promotions</b>	<b>1,050.00</b>	<b>11,044.38</b>	<b>2,933.36</b>	<b>4,400.00</b>
<b>61250 · Public Maintenance</b>				
61260 · Landscaping	1,452.00	3,320.00	6,666.68	10,000.00
61280 · Pet Waste Stations	330.85	1,242.27	566.68	850.00
<b>Total 61250 · Public Maintenance</b>	<b>1,782.85</b>	<b>4,562.27</b>	<b>7,233.36</b>	<b>10,850.00</b>
<b>61350 · Infrastructure</b>				
61359 · Lighting Maintenance	0.00	0.00	2,000.00	3,000.00
61360 · Pedestrian Lighting	10,922.00	21,385.00		
<b>Total 61350 · Infrastructure</b>	<b>10,922.00</b>	<b>21,385.00</b>	<b>2,000.00</b>	<b>3,000.00</b>
<b>62000 · Safety and Security</b>				
62010 · Patrols	10,550.00	80,084.38	102,000.00	153,000.00
62020 · Cameras	0.00	0.00	6,666.68	10,000.00
62021 · Internet for Cameras	1,324.79	5,871.01	5,333.36	8,000.00
62022 · Camera Maintenance	0.00	2,205.00	4,666.68	7,000.00
62030 · NSI Membership	0.00	23,250.00	22,500.00	30,000.00
<b>Total 62000 · Safety and Security</b>	<b>11,874.79</b>	<b>111,410.39</b>	<b>141,166.72</b>	<b>208,000.00</b>
<b>Total Expense</b>	<b>27,519.64</b>	<b>161,486.84</b>	<b>167,786.80</b>	<b>256,630.00</b>
<b>Net Income</b>	<b>-27,519.64</b>	<b>110,395.73</b>	<b>-47,786.80</b>	<b>63,370.00</b>

Tax Bills Report 9/1/22

14 Tax Bills for 2021 outstanding	2,580
6 Tax Bills for 2020 outstanding	\$ 1,005
1 Tax Bills for 2019 outstanding	\$ 9,070
	<b>\$ 12,655</b>

## DeBaliviere Place Transaction List by Vendor August 2022

Type	Date	Num	Memo	Split	Amount
<b>ABNA Engineering</b>					
Bill	08/05/2022	22-6048-03	22-6048 Street Lighting Project	61360 · Pedestrian Lighting	-4,183.00
Bill	08/05/2022	22-6048-02	22-6048 Street Lighting Project	61360 · Pedestrian Lighting	-6,739.00
<b>Be Aligned Web Design</b>					
Bill Pi	08/02/2022	Bill.com	Website Expenses	2002 · Accounts Payable (A/P)	-1,050.00
<b>Dog Waste Depot</b>					
Bill	08/01/2022	498266	Inv 498266	61280 · Pet Waste Stations	-148.94
Bill	08/18/2022	501641	Inv 498266	61280 · Pet Waste Stations	-148.94
Bill	08/29/2022	170609	Inv 170609	61280 · Pet Waste Stations	-32.97
<b>Park Central</b>					
Bill Pi	08/31/2022	Bill.com	Admn Fees	61010 · Admin Fees- Park Central*	-1,890.00
<b>Spectrum-formerly Charter Communications</b>					
Bill Pi	08/01/2022	Bill.com	Internet for Cameras	2002 · Accounts Payable (A/P)	-594.90
Bill Pi	08/31/2022	Bill.com	Internet for Cameras	2002 · Accounts Payable (A/P)	-729.89
<b>The City's Finest LLC</b>					
Bill	08/01/2022	INV-4848	Patrols	62010 · Patrols	-7,000.00
Bill	08/02/2022	INV-4836	Patrols	62010 · Patrols	-3,550.00
<b>Top Care</b>					
Bill	08/01/2022	199372	Inv 198843	61260 · Landscaping	-467.00
Bill	08/29/2022	199033	Inv 199033	61260 · Landscaping	-985.00

<b>Bills Paid In August</b>	<b>-27,519.64</b>
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## DeBaliviere Place Profit & Loss Budget Performance January through August 2022

	Est Proj by 12/31/22	2022 Budget	Proposed Budget 2023	
<b>Income</b>				
40000 · Revenue				
40100 · Tax	311,882.57	320,000.00	320,000.00	
<b>Total Income</b>		<b>320,000.00</b>	<b>320,000.00</b>	
<b>Gross Profit</b>	<b>311,882.57</b>		<b>320,000.00</b>	
<b>Expense</b>				
60000 · Expenses				
61010 · Admin Fees- Park Central*	20,475.00	18,900.00	22,680.00	New contract
61020 · Legal	0.00	2,040.00	2,040.00	
61030 · Insurance	5,000.00	8,700.00	6,000.00	
61035 · Meeting Room	160.00	540.00	540.00	
61040 · Postage	9.80	200.00	200.00	
<b>Total 60000 · Expenses</b>	<b>25,644.80</b>	<b>30,380.00</b>	<b>31,460.00</b>	
61150 · Marketing & Promotions				
61160 · Website Maintenance	9,405.00	400.00	2,100.00	New contract- Bealigned
61165 · Newsletter	3,239.38	4,000.00	4,000.00	
<b>Total 61150 · Marketing &amp; Promotions</b>	<b>12,644.38</b>	<b>4,400.00</b>	<b>6,100.00</b>	
61250 · Public Maintenance				
61260 · Landscaping	6,543.00	10,000.00	10,000.00	
61280 · Pet Waste Stations	1,066.42	850.00	1,200.00	
<b>Total 61250 · Public Maintenance</b>	<b>7,609.42</b>	<b>10,850.00</b>	<b>11,200.00</b>	
61350 · Infrastructure				
61359 · Lighting Maintenance	0.00	3,000.00	3,000.00	
61360 · Pedestrian Lighting	21,385.00		230,000.00	
<b>Total 61350 · Infrastructure</b>	<b>21,385.00</b>	<b>3,000.00</b>	<b>233,000.00</b>	
62000 · Safety and Security				
62010 · Patrols	124,534.38	153,000.00	153,000.00	
62020 · Cameras	0.00	10,000.00	5,000.00	Replacements
62021 · Internet for Cameras	7,541.12	8,000.00	8,000.00	
62022 · Camera Maintenance	2,940.00	7,000.00	3,000.00	
62030 · NSI Membership	31,000.00	30,000.00	31,000.00	2022 Pledge
<b>Total 62000 · Safety and Security</b>	<b>166,015.50</b>	<b>208,000.00</b>	<b>200,000.00</b>	
<b>Total Expense</b>	<b>233,299.10</b>	<b>256,630.00</b>	<b>481,760.00</b>	
<b>Net Income</b>	<b>78,583.47</b>	<b>63,370.00</b>	<b>-161,760.00</b>	Negative balance will come from cash reserves

**Aug 31, 22**

Checking/Savings

Cash in bank as of

419,852.20 8/25/22

Estimated net income for 2022

# ABNA CORP

## WATERMAN AVENUE PEDESTRIAN LIGHTING COST ESTIMATE, Phase 1a. August 22, 2022

ITEM NO.	SPEC REF	DESCRIPTION	BASE QUANTITY	UNIT	UNIT PRICE	TOTAL
1	01500	Mobilization & Demobilization	1	LS	\$3,000.00	\$ 3,000.00
2	02040	Construction Stakeout	1	LS	\$1,500.00	\$ 1,500.00
3	265100	Pole and Fixture, Installed	18	EA	\$6,500.00	\$ 117,000.00
4	260533	Directional Bored Conduit w/ 2#8 and 1#8 Grnd	1620	LF	\$55.00	\$ 89,100.00
5	260533	Handhole Installed	3	EA	\$1,000.00	\$ 3,000.00
6		Substation upgrade	1	EA	\$5,000.00	\$ 5,000.00
7						\$ -
<b>Subtotal</b>						<b>\$ 218,600.00</b>
<b>Contingency, 5%</b>						<b>\$ 10,930.00</b>
<b>TOTAL</b>						<b>\$ 229,530.00</b>