

**MONTHLY MEETING
TO BE HELD**
Saturday, January 20th, 2024 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, January 20th, 2024 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 and Intersection Safety
- 7. Other Business**
 - a. Waterman Pedestrian Lighting – Update
 - b. NSI Contract – Approve
 - c. Draft Annual Report 2023 – Approve
 - d. Board Opening
 - i. Nominations Committee
- 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: 1-17-2024
Time Posted: 3:00 PM



314-535-5311



DeBaliviere.com



4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

DeBaliviere Place Special Business District January 2024 Meeting Materials



December 2023

Minutes

DeBaliviere Place Special Business District
Meeting Minutes

Saturday, December 16th 2023 at 9am:

Forest Park Visitors Center, 5595 Grand Dr. St. Louis, MO 63112

Commissioners Present: Bobbie Butterly, Stephanie Brown, Amy Grace, Sherrone Beatty (late), Neill Costello

Commissioners Not Present: Sid Chakraverty, Charles Wiltsch

Others Present: David Wright (Park Central), Frank Eppert (ABNA), Tracy Renison, AlderLady Shameem Clark Hubbard, Sheree Hickman (City of St. Louis), Mike Klenc, Vince Fazio, Joe Fank, Rob Betts (TCF), BJ Brown, M Kirk, Starla Shaver, Michele Blanke, Teresa Bundstern, Andi Mayloft, Bev Berner

The meeting was called to order at 9:00am.

1. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative, reviewed the public safety report and provided updates for the community.
 - a. J Whyte discussed specific coordination happening around the Metro stop at Pershing and DeBaliviere.
 - b. He noted that NSI's outreach team engaged 25 individuals in the District in 2022 and that a new Outreach Director with NSI is helping to put together new reports for the different districts. B Butterly requested that M Prevedel come to a meeting in the future (January, preferably) and J Whyte confirmed that could happen. S Beatty also reflected on how important homelessness outreach is to the community and that it takes a large collection of people to support positive solutions.
 - c. R Betts reflected on various instances where TCF highlighted involvement in the District during November. R Betts also noted how important presence and visibility can be throughout the District as well as how important resident input is from the District (especially since this District has very large resident input).
2. **Public Comments and Questions:**
 - a. B Berner noted how she reported a wrecked car in the neighborhood and that the City put a tag on the car, but it may take a long time for it to be towed. T Renison reflected on the same situation where she reported a car about six months ago and is still waiting for the car to be towed; the AlderLady requested that the two reach out to her directly about the cars.
 - b. J Fank expressed a big thank you to the AlderLady and S Hickman for helping create no parking painting on streets in the District.
 - c. T Renison expressed concerns about trash in the District, both from City litter barrels as well as pet waste stations.
 - d. M Blanke reflected on concerns about traffic speed on Clara, with the AlderLady noting that the speed bumps are allocated, but there is a delay from the City, in part because of trying to repave the street at the same time.
 - e. M Klenc spoke on behalf of the Community Good Neighbor Club, noting that they are still working for new common entrances to the District at Clara and a common space for people to gather there.

DeBaliviere Place Special Business District
Meeting Minutes

3. **Minutes:** The November meeting minutes were approved. B Butterly motioned to approve the minutes; N Costello seconded the motion. All in favor; motion carries.
4. **Financial Report:** B Butterly reviewed the report and provided an overview of the District's expected tax distributions for 2024.
 - a. A Grace made a motion to approve the financial report for November; S Brown seconded the motion. All in favor; motion carries.
5. **Neighborhood Improvement Specialist Report:**
 - a. S Hickman reflected on a walkthrough with L Tyler, the Streets liaison for the City for the District, including some of the ideas presented there: helping trim bushes, safety concerns and a right turn signal that conflicts with the trolley path.
 - b. S Hickman noted that L Tyler did some research on the turn signal at DeBaliviere and Pershing, including public transit concerns for the signal, and will continue to update her on anything moving forward.
 - c. The AlderLady requested that D Wright follow-up with her about the ADA portion of the crosswalk proposal.
6. **Other Business**
 - a. **Waterman Pedestrian Lighting**
 - i. D Wright noted how the Waterman Lighting Project did go to bid through the City December 1st and bids are due in January.
 - ii. F Eppert noted how there was a pre-bid walkthrough on Tuesday, which included two members from BPS.
 - b. **Light Pole Replacement**
 - i. D Wright reviewed the need for a replacement light pole in the District following a crash that resulted in the City removing one. He asked the board to approve an initial \$5,700 expense to order the light pole and to submit the claim to the District's insurance to pay out the remaining funds after the deductible (\$1,000) is met.
 - ii. B Butterly made a motion to approve the new light pole and approve the payment as well as insurance claim; A Grace seconded the motion. All in favor; motion carries.
 - c. **Delmar-DeBaliviere Form-Based Code**
 - i. B Butterly re-introduced the Delmar-DeBaliviere Form-Based Code funding request for \$1,000 to support the completion of the project.
 - ii. S Beatty noted that she had been able to connect with representatives from the project and they informed her that the project no longer needed the funding requested.
 - d. **NSI Contribution**
 - i. B Butterly reviewed the NSI contribution for 2024, noting all the things that the NSI does for the District, including security management, outreach and camera coordination.
 - e. **Delmar Great Streets 2024**
 - i. D Wright presented on the pre-application work for a Great Streets grant in 2024. He provided an overview of project goals as well as ways to get involved

DeBaliviere Place Special Business District
Meeting Minutes

in pre-application engagement, including taking a survey that can be accessed through the QR code on the last page of the meeting packet.

- ii. M Kirk also reflected on the project as a member of the group who helps represent Delmar Main Street.

7. **New Business:**

- a. None.

8. **Adjournment:** N Costello motioned to adjourn the meeting; A Grace seconded the motion. The meeting was adjourned at 9:55 am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager, Park Central Development

DRAFT



December 2023

Financials

DeBaliviere Place SBD
Balance Sheet
As of December 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	210,935.63
496790 DeBal PI - CD Acct	0.00
Total Bank Accounts	\$ 209,045.63
Total Current Assets	\$ 209,045.63
TOTAL ASSETS	\$ 209,045.63
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	0.00
Total Accounts Payable	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-336,962.87
Net Income	46,441.61
Total Equity	\$ 209,045.63
TOTAL LIABILITIES AND EQUITY	\$ 209,045.63

Wednesday, Jan 10, 2024 03:07:08 PM GMT-8 - Cash Basis

DeBaliviere Place SBD
Profit and Loss
January - December 2023

	Actual	Budget	over/under Budget	Comment
Income				
40000 Revenue			0.00	
40100 Tax	317,805.71	320,000.00	-2,194.29	
40200 Interest Income	3,702.49		3,702.49	Interest from CD
40250 Reserves		68,120.00	-68,120.00	
Total 40000 Revenue	\$ 321,508.20	\$ 388,120.00	-\$ 66,611.80	
Total Income	\$ 321,508.20	\$ 388,120.00	-\$ 66,611.80	
Gross Profit	\$ 321,508.20	\$ 388,120.00	-\$ 66,611.80	
Expenses				
60000 Expenses			0.00	
61010 Admin Fees- Park Central*	22,680.00	22,680.00	0.00	
61020 Legal	1,302.00	4,000.00	-2,698.00	
61030 Insurance	4,378.00	6,000.00	-1,622.00	
61035 Meeting Room	360.00	540.00	-180.00	
61040 Postage		200.00	-200.00	
61060 Bank Fees	10.00		10.00	
61070 Misc. Exp	1,390.47		1,390.47	\$37.99 1099 Filing for 2022, \$1,352.46 Mailing for SBD Renewal
Total 60000 Expenses	\$ 30,120.47	\$ 33,420.00	-\$ 3,299.53	
61150 Marketing & Promotions			0.00	
61160 Website Maintenance	40.34	2,100.00	-2,059.66	
61165 Newsletter	1,978.46	4,000.00	-2,021.54	
Total 61150 Marketing & Promotions	\$ 2,018.80	\$ 6,100.00	-\$ 4,081.20	
61250 Public Maintenance			0.00	
61260 Landscaping	4,968.00	5,000.00	-32.00	
61280 Pet Waste Stations	1,647.35	1,200.00	447.35	
Total 61250 Public Maintenance	\$ 6,615.35	\$ 6,200.00	\$ 415.35	
61350 Infrastructure			0.00	
61359 Lighting Maintenance		3,000.00	-3,000.00	
61360 Pedestrian Lighting	25,108.35	130,000.00	-104,891.65	
Total 61350 Infrastructure	\$ 25,108.35	\$ 133,000.00	-\$ 107,891.65	
62000 Safety and Security			0.00	
62010 Patrols	126,840.00	153,000.00	-26,160.00	
62020 Cameras	28,593.00	5,000.00	23,593.00	Cameras purchased from Dynamic Controls
62021 Internet for Cameras	9,349.62	8,000.00	1,349.62	
62022 Camera Maintenance	4,631.00	3,000.00	1,631.00	
62030 NSI Membership	39,900.00	40,400.00	-500.00	
Total 62000 Safety and Security	\$ 209,313.62	\$ 209,400.00	-\$ 86.38	
Unapplied Cash Bill Payment Expense	1,890.00		1,890.00	
Total Expenses	\$ 275,066.59	\$ 388,120.00	-\$ 113,053.41	
Net Operating Income	\$ 46,441.61	\$ 0.00	\$ 46,441.61	
Net Income	\$ 46,441.61	\$ 0.00	\$ 46,441.61	



District Updates

Sheree Hickman



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

CWENSI Contract

2024 COOPERATIVE AGREEMENT

By and Between

**THE CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE AND
DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT**

THIS COOPERATIVE AGREEMENT (this “*Agreement*”) is made and entered into as of the 1 day of JANUARY , 2024 , by and between the **DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT**, a special business district and a political subdivision of the state duly organized and existing under the laws of the State of Missouri (“*SBD*”), and the **CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE** (the “*CWE NSI*”), a Missouri Nonprofit Corporation.

Recitals:

Whereas, the Board of Alderman of the City of St. Louis, Missouri (the “*Board of Aldermen*”) has established the above named SBD by ordinance (the “*Enabling Ordinance*”) that authorizes the collection of additional tax revenues to be used for certain purposes, including the provision of special police and/or security facilities, equipment, vehicles and/or personnel for the protection and enjoyment of the property owners and the general public.

Whereas, the SBD supports the goals of the CWE NSI, which include hiring a security director to advise the SBD, as well as other entities within the SBD, on security issues in an effort to reduce crime, minimize the impact of crime on individuals and businesses in the neighborhood, and reduce the fear of crime for residents and visitors alike by providing a more cohesive partnership with neighbors, businesses, police, major institutions and political entities.

Whereas, the CWE-NSI provides other security related services within the SBD, including but not limited to acquiring, installing, monitoring and using certain security cameras and helping procure, schedule, and coordinate supplemental security.

Whereas, the parties desire to clarify their expectations, rights, and continuing obligations pertaining to the support of the work of CWE-NSI in the SBD as set forth below.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, receipt and sufficiency of which are acknowledged, the SBD and the CWE NSI hereby agree as follows:

Section 1. Definitions.

In addition to any italicized or bold terms defined elsewhere in this Agreement, the words and phrases below shall be defined as follows:

- 1.1. “Annual Contribution.”** An annual contribution to the NSI Fund from the SBD necessary to provide the amounts requested in the annual Notice of Contribution, as more fully described in **Sections 1.4, 2.1 and 2.2.**

- 1.2. **“District.”** The area within the boundaries of the SBD, as that area is defined in the Enabling Ordinance of the SBD.
- 1.3. **“Manager.”** The administrator of the NSI Fund as the term is defined) in that certain Intergovernmental Agreement by and between [SBDs and NSI] of [date].
- 1.4. **“Notice of Contribution.”** On at least an annual basis and as may otherwise be necessary, the Manager shall provide written notice to the SBD requesting the Annual Contribution due. Such notice shall minimally include the precise amount of the Annual Contribution, proposed allocations of the Annual Contribution, and any account information necessary to facilitate payment of the Annual Contribution.
- 1.5. **“NSI Disbursement.”** A distribution of monies from the NSI Fund consistent with the specific purposes stated in annual budgets approved by the Board of Alderman of the City for the SBD, and which are consistent with the mandates of the Enabling Ordinances for the SBD and with the requirements of the SBD Act.
- 1.6. **“NSI Fund.”** A special bank account created to provide for the collection of the Annual Contribution solely from the SBD and for the distribution of such monies for specific purposes stated in the annual budgets of the SBD as approved by the Board of Aldermen of the City and consistent with the authorized purposes described in **Section 2.3**.
- 1.7. **“Termination Date.”** The date of termination of this Agreement, as indicated on Exhibit A, attached hereto and incorporated herein.

Section 2. Services to be Rendered.

- 2.1. **Future Services.** As requested by the SBD the CWE NSI agrees to perform the services listed on Exhibit A to this Agreement, and the SBD agrees to pay CWE-NSI, in consideration therefore, the amount indicated on Exhibit A by the date indicated on Exhibit A.
- 2.2. **Annual Funding Contribution to NSI**
The operations of the CWE NSI and maintenance of the camera project are funded by annual contributions made by participating SBDs, CIDs, Washington University Medical Center and other contract areas.

See attached Exhibit B for a current list of participating SBDs and their respective contributions for 2024 along with the annual camera projects contribution. This does not include hardware or new camera sites. Those will be proposed, approved and invoiced separately.
- 2.3. **Recordings Property of CWE NSI; Authorized Purpose.** Any recordings made of the video images from CWE NSI’s cameras located within the SBD shall be the

sole property of the CWE NSI and the release or showing of said images shall be in the sole discretion of the CWE NSI. The CWE NSI may make available to the St. Louis Metropolitan Police Department said images on terms and conditions set by CWE NSI. CWE NSI shall make no use of any video images other than for reducing crime or providing for public safety. All records for the Camera Program from within the SBD held by CWE NSI shall be available for inspection by the SBD, or its designee, upon reasonable notice during normal business hours.

- 2.4. Obtaining Records.** CWE NSI shall work with businesses and residents within the boundaries of the SBD to access non-CWE NSI camera footage on an as-needed basis. Such footage shall be the sole property of the CWE NSI and the release or showing of said images shall be in the sole discretion of the CWE NSI. CWE NSI shall make no use of any video images other than for reducing crime or providing for public safety. The CWE NSI may make available to the St. Louis Metropolitan Police Department said mages on terms and conditions set by CWE NSI.

Section 3. Term of the Agreement and Termination Events.

- 3.1. Term.** This Agreement shall be in full force and effect until the Termination Date. At any time before the Termination Date, the term of the Agreement may be extended by amendment pursuant to **Section 4.2.**
- 3.2. Termination Events.** If, before the Termination Date, any of the following events occur, the Agreement shall immediately terminate:
- 3.2.1.** The SBD ceases to exist as a Special Business District. This event shall not include modification of the Enabling Ordinance of the SBD by the Board of Aldermen of the City, so long as the modified entity remains a Special Business District with the necessary power to be party to this Agreement;
 - 3.2.2.** Rejection of the SBD’s annual budget by the Board of Alderman of the City based upon the allocation of funds for the Annual Contribution;
 - 3.2.3.** Intentional failure by the SBD to include in its annual budget an allocation of funds for the Annual Contribution.
- 3.3. Notice of Termination.** Upon the occurrence of a Termination Event, the SBD must provide written notice of the Termination Event to the Manager and to the CWE NSI no later than thirty (30) days after termination.
- 3.4. Default.** In the event the SBD fails to pay the amount required in Section Two by the date payment is due, the CWE NSI has the right to:
- (a) Notify the SBD of the nonpayment;
 - (b) stop monitoring all cameras within the boundaries of the SBD;

- (c) remove any and all equipment from within the boundaries of the SBD;
- (d) halt any other services being provided within the boundaries of the SBD; and
- (e) pursue all legal remedies which may be available to it.

Section 4. Miscellaneous.

- 4.1. Applicable Law.** This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri.
- 4.2. Entire Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties with respect to the matters herein and no other agreements or representations other than those contained in this Agreement have been made by the parties. It supersedes all prior written or oral understandings with respect thereto. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.
- 4.3. Counterparts.** This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.
- 4.4. Severability.** In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision, unless the unenforceable or invalid term or provision is such that a court reasonably would find that the parties, or any one of them, would not have entered this Agreement without such term or provision, or would not have intended the remainder of this Agreement to be enforced without such term or provision.
- 4.5. Notices.** Any notice, demand, or other communication required by this Agreement to be given by any party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified mail, postage prepaid, or delivered personally as follows:

DEBALIVIERE PLACE SBD

CWE Neighborhood Security Initiative

Attn: James Whyte
447 North Euclid Ave.
St. Louis Mo. 63108

or to such other address with respect to the SBD as the SBD may, from time to time, designate in writing and forward to the CWE NSI as provided in this Section.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

**CENTRAL WEST END SECURITY
INITIATIVE (“CWE NSI”)**

**DEBALIVIERE PLACE
SPECIAL BUSINESS DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Its: _____

EXHIBIT A

SERVICES TO BE RENDERED

Contract Purpose: NSI to provide the SBD with neighborhood security coordination, crime analysis and crime management services.

Security Patrol Coordination

1. Negotiate and execute, on behalf of the SBD, annual contract for patrol services (subject to final approval of the SBD) with appropriate security provider.
2. Work with the secondary security provider to schedule patrol services. Recommendation of monthly budget disbursement after initial analysis of SBD budget, types of crime, time and day of occurrence, and SBD's expectations.
3. Monthly review of budget to actual. Ongoing scheduling changes due to special events, spikes in crime, specialized details, weather, staffing issues etc.
4. Bi-monthly review and spot-checks of secondary officer clock-in and clock-out time, to ensure officers are working scheduled shifts.
5. Bi-monthly review and spot check of officer patrol reports, to ensure accountability and relay arrest, nuisance, and other Intel directly from officers to the NSI office.
6. Bi-monthly review and spot check of GPS vapor trails, to ensure officers are patrolling the area as intended.
7. Bi-monthly review, adjustments, and approval of invoices.
8. Frequent communication with supplemental provider.

Crime Statistic Tracking/Analysis

1. Prepare and present monthly Executive Director report to include year to date, Part 1 crime statistics for the neighborhood, denoting any significant trends or activities.
2. Review daily calls for service and monthly UCR data for information and trends to identify safety and security issues.

5th District/SLMPD/City Liaison

1. NSI will establish and maintain an effective working relationship with the leadership of the 5th District police of the SLMPD and key personnel patrolling and investigating crimes in the area as well as the senior command of the SLMPD.
2. NSI will establish and maintain an effective working relationship with key city personnel (Circuit Attorney's Office, City Counselor's Office, Neighborhood Stabilization Office, Excise Commissioner's Office, Building Div., etc.) that would be useful in reducing crime and improving the quality of life within the SBD area.

Community Engagement

1. The NSI Executive Director will attend the monthly SBD meeting. The NSI will prepare and present relevant crime data as well as summaries of recent crime issues.
2. As needed, the NSI will attend and present security related information to community groups, Home Owner Associations and community members within the SBD area.
3. Work in coordination with other professional staff/area organizations that are working to enhance security within the project area.

4. NSI will share information with residents, business owners and stakeholders to educate the community and reduce crime by keeping residents informed and aware of crime trends.

Camera Project Management

1. NSI will assist in management of your current security cameras by providing video reviews of documented criminal incidents as long as access to the SBD camera system is provided.
2. NSI will assist in the identification and coordination of retrieval of video from other security systems in the SBD area which may have value in on-going investigations of criminal events.
3. NSI will coordinate our efforts with the SLMPD in order to use existing video to identify and apprehend those responsible for committing crimes in the SBD area.
4. NSI will assist in identifying areas, survey locations and provide guidance to the SBD for future expansion of the camera system within the SBD area.
5. NSI will work closely with camera vendors to ensure cameras are being maintained appropriately, operating properly and performing to the expectations of the SBD Board.

Outreach Program

1. Outreach staff will engage and attempt to provide services to those in our community who are homeless and or experiencing mental health issues.
2. Monthly status reports will be presented at the NSI board meetings. These reports include number of engaged people, case management services provided, update on hotline calls or reports from public, etc.

EXHIBIT B

ANNUAL FUNDING CONTRIBUTION

Funding Entity	2024 Admin	2024 Camera	Total
CWE North	\$ 111,200.00	\$ 42,000.00	\$ 153,200.00
CWE Southeast	\$ 81,300.00	\$ 12,700.00	\$ 94,000.00
DeBaliviere Place	\$ 39,900.00	*	\$ 42,840.00
CWE South	\$ 29,800.00	\$ 5,000.00	\$ 34,800.00
Westminster-Lake	\$ 9,800.00	\$ 3,750.00	\$ 13,550.00
Waterman	\$ 5,000.00	\$ 3,750.00	\$ 8,750.00
North CID	\$ 15,000.00		\$ 15,000.00
Euclid South CID	\$ 15,000.00	\$ 7,500.00	\$ 22,500.00
East Loop CID	\$ 25,000.00		\$ 25,000.00
WUMC	\$ 175,000.00		\$ 175,000.00
Surplus	\$ 50,560.00	\$ -	\$ 50,560.00
Total	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00
Percentage	same as last year		
NSI Budget	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00

***DeBaliviere Place \$3,000.00 for camera maintenance for a stand-alone camera project.
Total contribution is \$42,900.00.**



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2024

Draft Annual Report 2023



**DEBALIVIERE PLACE
SPECIAL BUSINESS
DISTRICT**



ANNUAL REPORT

FY 2023

PREPARED BY PARK CENTRAL DEVELOPMENT



ABOUT

The DeBaliviere Place Special Business District (DBP SBD) is a special taxing district within a portion of the DeBaliviere Place neighborhood, located in the City's 10th Ward.

The Board consists of five property owners and two renters to ensure the representation of all types of residents in the District.

Since 2015, the DBP SBD has worked to provide a range of initiatives throughout the District. These programs include supplemental security patrols, managing a security camera network, updating pedestrian lighting throughout the District and providing landscaping services. The DBP SBD also works closely with the Central West End Neighborhood Security Initiative (CWENSI).

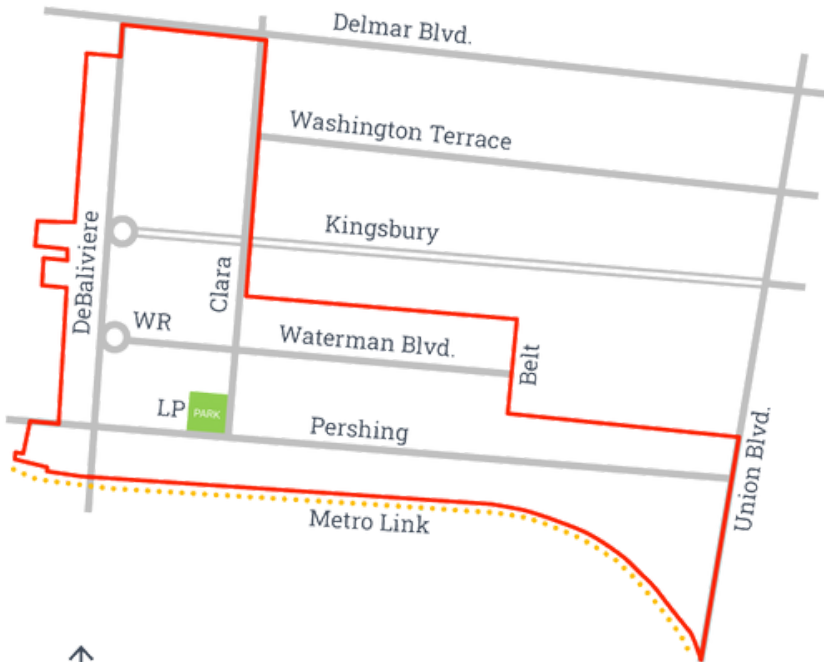
Commissioners meet monthly to discuss a variety of issues impacting the neighborhood, working to ensure that the funds raised are spent in the most effective and efficient manner to best serve the District.

2023 Commissioners:

- Sid Chakraverty, President (Property Owner; Open in 2024)
- Roberta Butterly, Treasurer (Property Owner)
- Charles "Chuck" Wiltsch (Property Owner)
- Stephanie Brown (Property Owner; 2024 President)
- Neill Costello (Property Owner)
- Sherrone Beatty (Renter)
- Amy Grace (Renter)

BOUNDARY

our district map



↑
N
MAP IS NOT TO SCALE

— District Boundary
LP = Lasater Fountain
WR = Waterman Roundabout
Ordinance 69915 (effective 1/20/2015) established the District.



DBP PROJECTS



Safety & Security

Partnered with the Central West End Neighborhood Security Initiative and The City's Finest, the SBD aims to increase neighborhood security. The CWENSI is employed to monitor and maintain security cameras, provide relevant video to police investigations, and compile monthly safety and security reports for the SBD's monthly meetings. TCF provided over 1575 hours of patrols in the SBD.

SBD Renewal

The SBD successfully renewed its status this calendar, with an affirmative vote to extend the District through 2034. The SBD sent out a mailer to residents in the District and the final vote was 69% in favor of renewal. This vote supports the longevity of the District in its ability to provide services for its residents.

Pedestrian Lighting

To increase both security and beautification in the District, the SBD is continuing to pursue the expansion of decorative lighting pole installation along major streets. Most recently, the SBD has seen its most recent segment for the Waterman Lighting Project go to bid through the City of St. Louis' Board of Public Service, meaning that construction and installation should begin in 2024.

DBP PROJECTS



Pet Waste Stations

DeBaliviere Place is a people and pet- friendly district. Our dog-walking residents enhance the vitality and security of the District. With the cooperation of management companies and condominium associations, the DeBaliviere Place SBD provides pet waste stations.

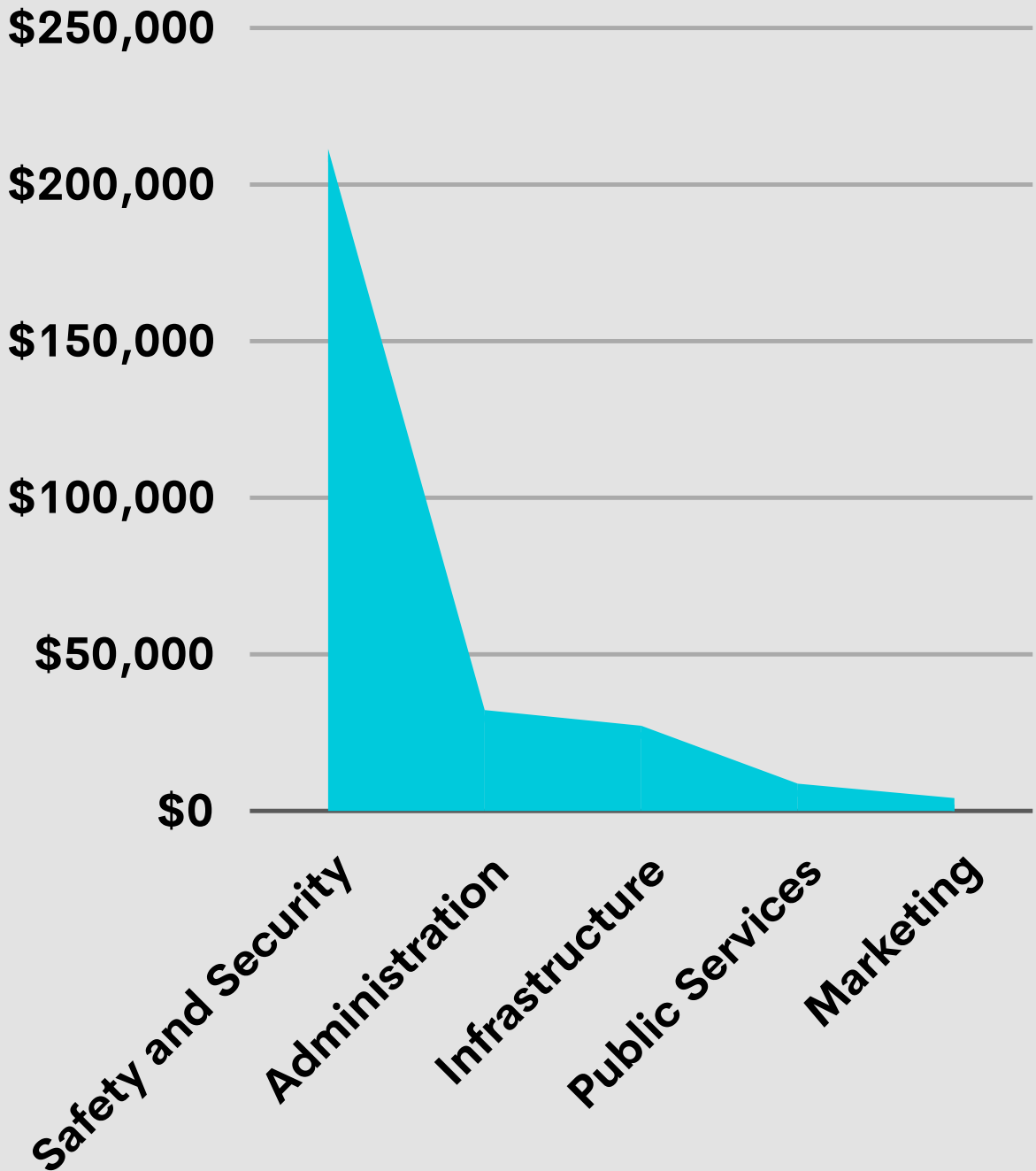
Landscaping

The SBD provides annual beautification and landscaping for The Donald Lasater Plaza as well as the cul-de-sac at Waterman & DeBaliviere. Through partnership with TopCare bed maintenance, mulching, litter control, and flower care are provided at these locations.

Newsletter

Additional community outreach includes our newsletter to the public, giving information on resources and recent ongoings in the area. It includes updates such as the officers for 2024, updates on AlderLady and Neighborhood Improvement Specialist involvement as well as how to get in touch with the District.

FY 2023 EXPENSES: \$275,066.59



Safety & Security

- Patrols
- Cameras & Maintenance
- NSI Membership
- Homelessness Outreach

Public Services

- Landscaping
- Pet Waste Stations

Infrastructure

- Lighting Maintenance
- New Pedestrian Lighting

Marketing

- Website Design & Maintenance
- Newsletter

Administration

- Administrator Fees
- Legal Fees
- Insurance
- Meeting Room
- Postage

FY 2023 REVENUE: \$321,508.20 *TAX DISTRIBUTIONS & INTEREST



We're deeply committed to the safety and security of all our residents as well as improving cleanliness, increasing beautification, and upgrading our improvements. We're also committed to marketing, branding, and promoting our incredibly diverse and historical neighborhood.



Presented to:
DeBaliviere Place SBD &
The Public
Prepared by:
Park Central Development