



DeBaliviere Place

Special Business

District

September 2023

Meeting Materials

MONTHLY MEETING
TO BE HELD
Saturday, September 16th 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 16th 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
 - b. FY 2024 Budget
 - i. Resolution: 2023-1
- 6. Neighborhood Improvement**
 - a. City of St. Louis, Henry Brown filling in for Sheree Hickman
 - i. Pershing parking signs
 - ii. Stop sign visibility
 - iii. Tree Trimming
- 7. Delmar-DeBaliviere Form-Based Code Update**
 - a. Tracy Granneman
- 8. Metro Representative**
 - a. Brian Rodgers
- 9. Other Business**
 - a. Miles Kirk – Project Update
 - b. Waterman Pedestrian Lighting – Update
 - c. Alderwoman Upcoming Meeting – Reminder
 - d. Election of Officers – October 21, 2023
- 10. 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: 9-14-2023 REVISED
Time Posted: 1:00 PM

● **DeBaliviere Place Special Business District** ●



August 2023 Minutes

DeBaliviere Place Board of Commissioners Meeting
August 19, 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, Amy Grace

Board Members NOT Present: Sid Chakraverty

Others in Attendance: Jim Whyte (NSI), Frank Eppert (ABNA), Sheree Hickman (Neighborhood Improvement Specialist), David Wright (Park Central Development), Brian James (Park Central Development), Mya White (SLDC)

Public Comment Attendance: Mike Klenc, Joe Fank, BJ Brown, Vince Fazio, Bev Berner, Tracy and Bruce Reniken, Miles Kirk, Patricia Buckley, Floyd Butcher, Neal Ravi, Andi Blaylock, Starla Shaver, Skip & Nicki Batchelor, Jan Costello

1. Call to Order:

- a. B Butterly called the meeting to order at 9:00 AM.

2. Security Update:

- a. J Whyte presented that overall crime has increased year-to-date, but person crime is down. He noted that vehicle theft is still high, but trending down. Crime statistics are close to the five-year average.
- b. J Whyte also talked about how City and County crimes are experiencing crossover. One example being two robberies happening in the Central West End and then headed to Webster Groves. The police department tracked that car back into Illinois and the department is following the case.
- c. A community member asked what to do if they were involved in a "bump and rob." J Whyte recommended being in as public of a place as possible (not a large parking lot).
- d. J Whyte also brought up a recent editorial that addressed special taxing districts and encouraged people to read it.
- e. A community member asked for a follow-up on a recurring individual who was brought up at the last meeting who had been involved in a series of crimes. J Whyte recommended tracking individual incidents through Missouri Case Net.

3. Public Comments & Questions:

- a. B Berner asked about the intersection of Belt & Pershing, as people are ignoring traffic safety there (ignoring a stop sign). A Grace noted that lines were painted last year and it helped briefly, but that maybe something like flashing lights for pedestrian crossing may be of benefit. S Hickman indicated she would look into the procedure for making the stop sign more visible.
- b. T Reniken brought up some notes to consider for the group. She mentioned 5654 Delmar was having some potential challenges. She also noted some vegetation overgrowth near the new communications tower. She did note that there is a new mailbox and fire hydrant. She noted that at 533-537 DeBaliviere, the entire roof had

caved in. She also encouraged reporting everything to Citizen's Service Bureau. She suggested that a three way stop at Pershing and Clara would be a positive thing. B Butterly requested that Park Central reach out to Sid about his retail space that was mentioned.

- c. V Fazio brought some reports about the fountain at Pershing and Clara. He noted that he has a case number with the Parks department and that the neighborhood would like it to be kid-friendly. The Alderwoman noted that the current parts are not operational and that the City has matched the money for buying the parts, but that the project is still in the planning process with the City (through BPS as well). She confirmed that the project is in the queue. The Alderwoman indicated that she could request the design to share with the District.
 - d. P Buckley noted that trash cans are overflowing on streets and there was one particularly bad night with them. N Batchelor seconded this point, where one part of the district was particularly filled with trash. She noted that she had reached out to the Alderwoman and the Alderwoman took care of the problem and thanked her for fixing it so quickly.
 - e. M Klenc, speaking for the community good neighbor club, noted that he would like to see a Waterman cul-de-sac restored. The club inquired about the Pershing Redevelopment Plan and how it relates to traffic ordinances. He also brought up Shelley vs. Kraemer day and proposing a historical map for showing deed restrictions in the District. He did note that half of the deed is outside of the district, but that it could be an opportunity. He also suggested that Clara and Delmar could be a public park/mall.
 - f. BJ Brown followed-up on what M Klenc said and thanked the Alderwoman for accepting the proposal for consideration.
 - g. The Alderwoman apologized for not being able to attend the last meeting. She also encouraged speaking with J Whyte whenever there are concerns in the district. Since he is a resource for the District, she underlined his value. The Alderwoman also noted that a MetroLink representative will be at the next District meeting. She shared MetroLink ridership statistics and that some of the initiatives that the organization is working on to support safety and security in the District.
 - h. B Butterly encouraged everyone attending the Alderwoman's monthly meeting that takes place the last Monday of the month. The next one is the 28th at Pleasant Green Missionary Baptist Church.
4. **Approval of Previous Months Minutes:** N Costello motioned to approve the previous month's meeting minutes; C Wiltsch seconded. All in favor – motion passed.
 5. **Budget Report:**
 - a. **Monthly Finance Report:** B Butterly presented the financial reports. A Grace motioned to approve the financials. S Brown seconded. All in favor – motion passed.
 6. **Neighborhood Improvement (City of St. Louis Sheree Hickman):**

- a. S Hickman talked about speaking with the Expo property and they are working on parking signage along Pershing. She is working with the properties and coming up with a plan.
 - b. B Butterly also mentioned that they have noticed retail coming up along that corridor and S Hickman did confirm.
 - c. S Hickman also noted that she has spoken with representatives of Ocean Grill and Expo and they are interested in having a conversation. B Butterly also mentioned connecting with M Jaffey and Sid. S Hickman noted that there will be a preliminary conversation with stakeholders and that there is motion on that topic. The goal is to think of community engagement and celebration. She also noted M White from SLDC is interested in supporting this conversation and place.
 - d. S Hickman also noted that she talked about towing and parking signage with the respective City departments, trying to figure out how to prioritize some of the necessary tows in the District.
 - e. M White introduced herself and mentioned that she works on community engagement related to development in the District.
7. **Other Business:**
- a. **Waterman Lighting Project Update:** B James introduced the final additional bid that was needed for approval. He thanked Frank Eppert for all of his hard work. The final processes are in place to move forward.
8. **Adjournment:** S Beatty motioned to adjourn the meeting; B Butterly seconded. All in favor – B Butterly adjourned the meeting at 9:43am.



August 2023 Financials

DeBaliviere Place SBD

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	149,942.41
496790 DeBal PI - CD Acct	150,000.00
Total Bank Accounts	\$298,052.41
Total Current Assets	\$298,052.41
TOTAL ASSETS	\$298,052.41
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	135,448.39
Total Equity	\$298,052.41
TOTAL LIABILITIES AND EQUITY	\$298,052.41

DeBaliviere Place SBD
Profit and Loss
August 31, 2023

	Total			
	Actual Aug	Actual Jan-Aug	Budget thru Aug 2023	2023 Budget
Income				
40000 Revenue				
40100 Tax		310,722.33	220,000.00	320,000.00
40250 Reserves			45,413.36	68,120.00
Total 40000 Revenue	\$ 0.00	\$ 310,722.33	\$ 265,413.36	\$ 388,120.00
Total Income	\$ 0.00	\$ 310,722.33	\$ 265,413.36	\$ 388,120.00
Gross Profit	\$ 0.00	\$ 310,722.33	\$ 265,413.36	\$ 388,120.00
Expenses				
60000 Expenses				
61010 Admin Fees- Park Central*	1,890.00	15,120.00	15,120.00	22,680.00
61020 Legal		1,302.00	2,666.68	4,000.00
61030 Insurance			0.00	6,000.00
61035 Meeting Room		120.00	540.00	540.00
61040 Postage			133.36	200.00
61060 Bank Fees		10.00		
61070 Misc. Exp		1,390.47		
Total 60000 Expenses	\$ 1,890.00	\$ 17,942.47	\$ 18,460.04	\$ 33,420.00
61150 Marketing & Promotions				
61160 Website Maintenance		40.34	1,400.00	2,100.00
61165 Newsletter	840.11	840.11	2,666.68	4,000.00
Total 61150 Marketing & Promotions	\$ 840.11	\$ 880.45	\$ 4,066.68	\$ 6,100.00
61250 Public Maintenance				
61260 Landscaping	621.00	3,105.00	3,333.36	5,000.00
61280 Pet Waste Stations		977.12	800.00	1,200.00
Total 61250 Public Maintenance	\$ 621.00	\$ 4,082.12	\$ 4,133.36	\$ 6,200.00
61350 Infrastructure				
61359 Lighting Maintenance			2,000.00	3,000.00
61360 Pedestrian Lighting	21,187.95	23,342.95	130,000.00	130,000.00
Total 61350 Infrastructure	\$ 21,187.95	\$ 23,342.95	\$ 132,000.00	\$ 133,000.00
62000 Safety and Security				
62010 Patrols	10,180.00	85,600.00	102,000.00	153,000.00
62020 Cameras			3,333.36	5,000.00
62021 Internet for Cameras	1,579.78	6,979.95	5,333.36	8,000.00
62022 Camera Maintenance		4,631.00	1,500.00	3,000.00
62030 NSI Membership		29,925.00	20,200.00	40,400.00
Total 62000 Safety and Security	\$ 11,759.78	\$ 127,135.95	\$ 132,366.72	\$ 209,400.00
Unapplied Cash Bill Payment Expense	1,890.00	1,890.00		
Total Expenses	\$ 38,188.84	\$ 175,273.94	\$ 291,026.80	\$ 388,120.00
Net Operating Income	-\$ 38,188.84	\$ 135,448.39	-\$ 25,613.44	\$ 0.00
Net Income	-\$ 38,188.84	\$ 135,448.39	-\$ 25,613.44	\$ 0.00

Tax Bills Report 2/2/23

20 Bills 2022 O/S	\$3,354.83
8 Bills 2021 O/S	\$1,428.46
3 Bills 2020 O/S	\$476.07
1 Bills 2019 O/S	\$440.00
Grand Total	\$5,699.36



314-535-5311

DeBaliviere.com

4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2023

FY 2024 Budget

DeBaliviere Place SBD 2024 Budget

		Budget 2024	
Income			
40000 Revenue			
40100 Tax		320,000.00	
40250 Reserves			
Total 40000 Revenue		\$ 320,000.00	
Total Income		\$ 320,000.00	
Gross Profit		\$ 320,000.00	
Expenses			
60000 Expenses			
61010 Admin Fees- Park Central*		22,680.00	
61020 Legal		4,000.00	
61030 Insurance		4,500.00	Years 201, 2022 it's been \$3,983
61035 Meeting Room		300.00	
61040 Postage		200.00	
61060 Bank Fees			
61070 Misc. Exp			Mailings for SBD Renwal
Total 60000 Expenses		\$ 31,680.00	
61150 Marketing & Promotions			
61160 Website Maintenance		1,000.00	Park Central to manage website
61165 Newsletter		4,000.00	Two more newsletters
Total 61150 Marketing & Promotions		\$ 5,000.00	
61250 Public Maintenance			
61260 Landscaping		5,000.00	
61280 Pet Waste Stations		2,680.00	Dog bags avg \$670 every qtr
Total 61250 Public Maintenance		\$ 7,680.00	
61350 Infrastructure			
61359 Lighting Maintenance		3,000.00	
61360 Pedestrian Lighting			Lighting projects for 2024??
Total 61350 Infrastructure		\$ 3,000.00	
62000 Safety and Security			
62010 Patrols		153,000.00	avg TFC mth \$10,700 (4 mos)
62020 Cameras		5,000.00	
62021 Internet for Cameras		9,468.00	\$789 per month
62022 Camera Maintenance		3,000.00	
62030 NSI Membership		40,400.00	Don't know if this is going to go up
Total 62000 Safety and Security		\$ 210,868.00	
Unapplied Cash Bill Payment Expense			
Total Expenses		\$ 258,228.00	
Net Operating Income		\$ 61,772.00	
Net Income		\$ 61,772.00	

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE DEBALIVIERE PLACE SPECIAL BUSINESS DISTRICT
ADOPTING THE ANNUAL BUDGET FOR 2024 AND DIRECTING THE SUBMISSION OF
SAME TO THE CITY OF ST. LOUIS, MISSOURI.**

WHEREAS, the calendar year (the “Calendar Year”) of the DeBaliviere Place Special Business District (the District”) is the which begins January 1st of the present calendar year and ends December 31st ; and

WHEREAS, the District is required to submit to the governing body of the City of St. Louis, Missouri (the “City”), no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the start of each Fiscal Year a “proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such Fiscal Year”; and

WHEREAS, the District desires to approve such a Proposed Budget for the 2024 Calendar Year to submit to the City; and

WHEREAS, the City had no comments regarding the Proposed Budget;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the DeBaliviere Place Special Business District, as follows:

1. The Board of Commissioners of the District hereby accepts and approves the Budget for the Calendar Year beginning January 1, 2024 and ending December 31, 2024, attached as Exhibit A, subject to review and comment by the City.
2. The Board of Commissioners of the District hereby directs the Board Secretary, on its behalf, to submit the preliminary budget to the City.
3. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Commissioners would have enacted the valid portion without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
4. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Commissioners has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Adopted this ____ Day of September 2023

, President

ATTEST:

, Secretary