



# **DeBaliviere Place**

# **Special Business**

# **District**

# **October 2023**

# **Meeting Materials**

**MONTHLY MEETING  
TO BE HELD  
Saturday, October 21<sup>st</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, October 21<sup>st</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 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. Pershing parking signs
    - ii. Stop sign visibility
    - iii. Tree Trimming
- 7. Other Business**
  - a. 532 DeBaliviere Radio Tower – Update
  - b. Waterman Pedestrian Lighting – Update
  - c. Delmar-DeBaliviere Form-Based Code - Response
  - d. Yard Sign – Discussion
  - e. Landscaping Contract Expiring – Discussion
- 8. Commissioner Update**
  - a. Commissioner Expiring Terms and Renewal
  - b. Election of Officers
- 9. 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: 10-18-2023  
Time Posted: 2:00 PM**

● **DeBaliviere Place Special Business District** ●



# September 2023

# Minutes

DeBaliviere Place Special Business District  
Meeting Minutes

Saturday, September 16<sup>th</sup> 2023 at 9am:

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

Commissioners Present: Bobbie Butterly, Stephanie Brown, Neill Costello, Charles Wiltsch, Amy Grace, Sid Chakraverty (had to leave after agenda item 3)

Commissioners Not Present: Sherrone Beatty

Others Present: David Wright (Park Central), Frank Eppert (ABNA), Brian Rodgers (Metro), Jim Whyte (NSI), Miles Kirk, Tracy Renison, AlderLady Shameem Clark Hubbard, BJ Brown, Vince Fazio, Tracy Granneman, Mark Jaffe, Nicki Batchelor, P Buckley, Joe Fank, Floyd Butcher, Chris Burke, Lavatryce Singfield, Jami Cox

The meeting was called to order at 9:01am.

1. **Public Safety Report:** Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative review the public safety report.
  - a. J Whyte took a moment to thank B Butterly for her service to the board and to NSI.
  - b. J Whyte noted that total crimes, crimes against people, and property crimes have decreased.
  - c. J Whyte presented some updates on security updates at the Metro station area and Pershing and DeBaliviere. NSI has connected with TCF to make it a priority area and work together to be proactive about anything happening in that area.
  - d. J Whyte also reflected on a specific person that NSI has engaged in communications with in working together to try and get align social services to the individual.
2. **Public Comments and Questions:**
  - a. M Klenc spoke on behalf of the Good Neighbor Club, calling back to the Pershing Redevelopment Ordinance, hoping to get back to better clarity on maintenance for entrances to the District.
  - b. T Renison spoke about working with S Hickman to assist with ensuring that property owners take care of some specific building issues. She also reflected on concerns about weeds near the tower. T Renison also requested more trash cans and a three-way stop at Pershing and Clara.
    - i. B Butterly requested Park Central to find notes on the presentation from the new tower along DeBaliviere and to ask the presenter to return and provide an update.
    - ii. AlderLady Clark Hubbard noted that the three-way stop would be a legislative process and that she will start it as well as keep the District informed about any updates related to it.
  - c. One community member noted concern about the stop sign at Belt and Pershing.
  - d. BJ Brown added on to M Klenc's comments, noting that they met with the City's forestry department and presented ideas for adding street furniture to the area.
3. **Minutes:** The August meeting minutes were approved, with corrections to two names of speakers in public comment. B Butterly motioned to approve the minutes; S Brown seconded the motion. All in favor, motion passes.

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4. **Financial Report:** C Wiltsch made a motion to approve the financial report for August; N Costello seconded the motion. All in favor; motion passes.
  - a. **Budget:** B Butterly presented the budget for FY 2024 and suggested that patrols should be increased to \$200,000. She also addressed what NSI does for the District and community. Upon further review, she realized that \$153,000 was the proper number based on NSI's contributions and projections. N Costello suggested that he wanted to change the title of newsletter to communications to also include yard signage for District meetings. B Butterly also suggested adding \$200,000 for a lighting projects. A Grace made a motion to approve the budget with the changes noted above; N Costello seconded the motion. All in favor, motion passes.
  - b. **Resolution 2023-01:** B Butterly made a motion to approve the resolution to submit the budget to the City of St. Louis; A Grace seconded the motion. All in favor; motion passes.
5. **Neighborhood Improvement Specialist Report:**
  - a. H Brown presented on Sheree's behalf, noting that she has followed-up on all of the things addressed in the agenda, that S Hickman is working on other initiatives, and has worked on other comments brought up in this meeting.
6. **Delmar-DeBaliviere Form-Based Code Update**
  - a. Tracy Granneman presented updates on the Delmar DeBaliviere form-based district. She noted that the process is stalled and is seeking more financial support.
  - b. T Granneman requested \$1,000 for the District. The board decided to move the decision to the next meeting.
7. **Metro Representative**
  - a. Bryan Rodgers introduced himself and his role in connecting through community development with the District. His email is BSRogers@MetroStLouis.org.
  - b. B Butterly noted that security at the station is of prominent importance and concern for the District. B Rodgers reflected that because of the pandemic, various features of the station were planned to change, but did not have the chance to go through. Now that timing has passed, those projects will go forward, and he is hoping for spring 2024 start dates. He also noted that Metro can provide way-finding signage for the lot at Expo.
  - c. C Wiltsch asked about the drop off circle and opening it up for use again.
8. **Other Business**
  - a. M Kirk presented an update on his development vision for Pershing and DeBaliviere. He introduced his development partner for the project, Jami Cox, helping execute his vision. The two also work together on the Delmar Main Street committee.
    - i. B Butterly noted that everyone is in favor of the project and N Costello asked about the timeline for the project. J Cox answered that they are in the feasibility study of the project, which may take 0-3 months to complete.
    - ii. N Costello also asked about the coffee shop and M Kirk reflected that they are hoping to get moving on the project soon.
    - iii. A resident noted that there is a lack of available basic, small food options on the go for people using the MetroLink in the area.
  - b. **Waterman Pedestrian Lighting Update:** Frank Eppert presented updates on the lighting process. He and AlderLady Clark Hubbard noted that there is some backlog in the comptroller's office and that the AlderLady can follow-up.

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- c. AlderLady Clark Hubbard presented that her next community meeting has not been scheduled for this month, as she would like to direct people to a meeting concerning reusing Rams settlement money which will be 9/25 from 6-8pm.
    - i. N Costello requested that meeting notices be sent to commissioners.
  - d. Election of officers will take place at the next meeting, October 21, 2023. B Butterly noted that once a year, officers are elected and that if a commissioner would like to run for office, it will happen at the next meeting.
    - i. B Butterly also noted that her and Sid's commission terms ends at the end of the year.
9. **New Business:**
10. **Adjournment:** A Grace motioned to adjourn the meeting; N Costello seconded the motion. The meeting was adjourned at 10:26am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager, Park Central Development



# September 2023

# Financials

# DeBaliviere Place SBD

## Balance Sheet

As of September 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	-1,890.00
1073 Operating 6692	137,222.38
496790 DeBal PI - CD Acct	150,000.00
<b>Total Bank Accounts</b>	<b>\$285,332.38</b>
<b>Total Current Assets</b>	<b>\$285,332.38</b>
<b>TOTAL ASSETS</b>	<b>\$285,332.38</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 Accounts Payable (A/P)	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
3000*OE Opening Balance Equity {4}	499,566.89
32000 Retained Earnings	-336,962.87
Net Income	122,728.36
<b>Total Equity</b>	<b>\$285,332.38</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$285,332.38</b>



**DeBaliviere Place SBD**  
**Profit and Loss**  
September 30, 2023

	Total			
	Actual Sept. 30, 2023	Actual Jan - Sept	Budget Jan - Sept	2023 Budget
<b>Income</b>				
<b>40000 Revenue</b>				
40100 Tax	559.86	311,282.19	220,000.00	320,000.00
40250 Reserves			51,090.02	68,120.00
<b>Total 40000 Revenue</b>	<b>\$ 559.86</b>	<b>\$ 311,282.19</b>	<b>\$ 271,090.02</b>	<b>\$ 388,120.00</b>
<b>Total Income</b>	<b>\$ 559.86</b>	<b>\$ 311,282.19</b>	<b>\$ 271,090.02</b>	<b>\$ 388,120.00</b>
<b>Gross Profit</b>	<b>\$ 559.86</b>	<b>\$ 311,282.19</b>	<b>\$ 271,090.02</b>	<b>\$ 388,120.00</b>
<b>Expenses</b>				
<b>60000 Expenses</b>				
61010 Admin Fees- Park Central*	1,890.00	17,010.00	17,010.00	22,680.00
61020 Legal		1,302.00	3,000.01	4,000.00
61030 Insurance			0.00	6,000.00
61035 Meeting Room		120.00	540.00	540.00
61040 Postage			150.02	200.00
61060 Bank Fees		10.00		
61070 Misc. Exp		1,390.47		
<b>Total 60000 Expenses</b>	<b>\$ 1,890.00</b>	<b>\$ 19,832.47</b>	<b>\$ 20,700.03</b>	<b>\$ 33,420.00</b>
<b>61150 Marketing &amp; Promotions</b>				
61160 Website Maintenance		40.34	1,575.00	2,100.00
61165 Newsletter		840.11	3,000.01	4,000.00
<b>Total 61150 Marketing &amp; Promotions</b>	<b>\$ 0.00</b>	<b>\$ 880.45</b>	<b>\$ 4,575.01</b>	<b>\$ 6,100.00</b>
<b>61250 Public Maintenance</b>				
61260 Landscaping		3,105.00	3,750.02	5,000.00
61280 Pet Waste Stations		977.12	900.00	1,200.00
<b>Total 61250 Public Maintenance</b>	<b>\$ 0.00</b>	<b>\$ 4,082.12</b>	<b>\$ 4,650.02</b>	<b>\$ 6,200.00</b>
<b>61350 Infrastructure</b>				
61359 Lighting Maintenance			2,250.00	3,000.00
61360 Pedestrian Lighting	1,200.00	24,542.95	130,000.00	130,000.00
<b>Total 61350 Infrastructure</b>	<b>\$ 1,200.00</b>	<b>\$ 24,542.95</b>	<b>\$ 132,250.00</b>	<b>\$ 133,000.00</b>
<b>62000 Safety and Security</b>				
62010 Patrols	9,400.00	95,000.00	114,750.00	153,000.00
62020 Cameras			3,750.02	5,000.00
62021 Internet for Cameras	789.89	7,769.84	6,000.02	8,000.00
62022 Camera Maintenance		4,631.00	2,250.00	3,000.00
62030 NSI Membership		29,925.00	30,300.00	40,400.00
<b>Total 62000 Safety and Security</b>	<b>\$ 10,189.89</b>	<b>\$ 137,325.84</b>	<b>\$ 157,050.04</b>	<b>\$ 209,400.00</b>
<b>Expense</b>		1,890.00		
<b>Total Expenses</b>	<b>\$ 13,279.89</b>	<b>\$ 188,553.83</b>	<b>\$ 319,225.10</b>	<b>\$ 388,120.00</b>
<b>Net Operating Income</b>	<b>-\$ 12,720.03</b>	<b>\$ 122,728.36</b>	<b>-\$ 48,135.08</b>	<b>\$ 0.00</b>
<b>Net Income</b>	<b>-\$ 12,720.03</b>	<b>\$ 122,728.36</b>	<b>-\$ 48,135.08</b>	<b>\$ 0.00</b>

Tax Bills Report 3/3/2023

19 O/S Tax Bills for 2022	3,159
7 O/S Tax Bills for 2021	1,257
3 O/S Tax Bills for 2020	\$476
1 O/STax Bills for 2019	\$440
	\$5,333



# District Updates

# Sheree Hickman



# WATERFORD

October 6, 2023

Central Park Development Board of Commissioners  
Attn: David Wright  
c/o DeBaliviere Place Special Business District  
4512 Manchester Ave, Suite 100  
St. Louis, MO 63110

Ref: 532 DeBaliviere Radio Tower

Dear Mr. Wright:

As the representative mutually engaged by Hubbard Radio (*previous tower owner*) and StratCap Wireless (*new tower owner*) to coordinate all work associated with the decommissioning and replacement of the existing radio tower located at 532 DeBaliviere Place, we are writing to provide an update on the project.

The original project plan was to erect the new tower and immediately transfer over the existing (3) radio broadcasters' equipment ... thus allowing the original tower to be fully decommissioned and dismantled as outlined in our SOW as approved by the city of St. Louis, as well as the Crossroads School. **To confirm, the existing tower WILL BE removed in its entirety.**

As you'll recall, the school stipulated that all [aerial] work had to be completed before school resumed and students/staff (re)occupied the school building in mid-August. Had there been no changes to the broadcasters' equipment design, this would have played out as planned and scheduled.

In July, however, it was discovered that two of the radio broadcasters' antenna mounts and transmission feedlines could not be re-used, as they were either no longer structurally sound, did not meet the current EIA design code, or the broadcaster(s) were concerned about compromised performance. As a result, the two broadcasters had to purchase new equipment.

Unfortunately, the manufacturer of the antennas (ERI) carries a lead time that took the project beyond the August 13th deadline date by which our line and antenna cutover work was to be finished. As Christopher Bedell, our legal representative from the firm of Polsinelli, LLP may have explained in previous correspondence, any changes being made to the broadcasters' network involves a meticulous and time-sensitive process ---- in that the original broadcast equipment cannot simply be "turned off" until the new broadcast equipment" is in place, tested, optimized, and ready for online deployment – so as to seamlessly transfer their service(s) without *on-air* broadcast interruption of any kind.

As a result, despite our assurance to the school that all relevant aerial work involved could be done safely, efficiently, and without consequence to the school or its students and staff in an effort to gain approval to continue with the project without interruption and finish the remaining tower work after the August 13th



# WATERFORD

Continued .....

date, the school preferred that we postpone the remaining work until the Thanksgiving holiday break. At that time, the following work will be completed:

- Installation of broadcaster(s) lines and antennas on new tower; includes alignment, testing and optimization (i.e., must confirm network/broadcast signal(s) before cutover occurs)
- Service existing generator; optimize for new tower use
- Removal of broadcasters' existing equipment and all other appurtenances on the existing tower
- Dismantle and remove existing tower; haul off-site (will require helicopter to incrementally lift 20' sections of the top 200' of tower; crane to be used for dismantling lower 350' of tower)
- Complete landscaping (e.g., arbor vitae trees around new tower compound, mulch bed, etc.)
- Restore site/school grass area(s) to original condition (new hydro-seeding will occur Spring 2024)

We hope this satisfies the CPDBC's inquiry. If any additional questions arise or if we can be of further assistance, please feel free to contact me directly anytime.

Thank you.

**Thomas W. Ferguson**

Chief Executive Officer

**WATERFORD CONSULTANTS LLC**

7430 New Technology Way, Suite 150

Frederick, MD 21703

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waterfordconsultants.com



# WATERFORD



Pricing for potential new signage (not including any shipping, handling, or incidental costs)

Vista Print: 1 sign = \$35.98; 5 = \$157.37

Office Depot: 1 sign = \$30.50

Summit Printing: 1 sign = \$70