

MONTHLY MEETING
TO BE HELD
March 21st at 9:00 a.m.
at Park Central Development,
4512 Manchester Ave.
St. Louis, Mo. 63112

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on March 21st at 9:00 a.m. at Park Central Development, 4512 Manchester Ave., St. Louis, Missouri 63110, 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
 - i. Safety and Security Report
 - b. The City's Finest
 - i. Safety and Security Report
3. Public Comments & Questions -
4. Approval of Previous Month Minutes
5. Budget Report
 - a. Finance Report
6. Pedestrian Lighting Project
 - a. Comments from Alderwomen Heather Navarro
7. Landscaping RFP
8. Other Business
 - a. Board Seat Appointment

Please Note: Due to COVID-19 physical access to the general Board meeting by the public will be temporary closed and replaced by phone conferencing. To attend the meeting by phone, please dial 1-253-215-8782, meeting ID: 973 031 376

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: 3-19-2020

Time Posted: 9:00 AM

DeBaliviere Place Board of Commissioners Meeting
February 17, 2020 at 9:00 AM
At Visitors Center in Forest Park in the Learning Lab
5595 Grand Drive; St. Louis, MO 63112

Board Members Present: Sherrone Beatty, Bobbie Butterly, Kathryn Ruth, Charles Wiltsch

Board Members Absent: Sid Chakraverty

Others in Attendance: Ashley Johnson, Alayna Graham (Park Central Development)

Public in Attendance: See Sign-in Sheet

- 1. Call to Order:**
 - a. B. Butterly called the meeting to order at 9:01 AM
- 2. Security Update:**
 - a. No representatives of NSI or TCF available for report.
- 3. Public Comments & Questions:**
 - a. Mike Klenc- Showed his appreciation for Park Central Development as administrator. He sent a fourth letter to BPS and added the City Councilor about paying for pedestrian lighting. He will continue to send more letters. Downtown is switching all the cobra street lights to LED. K. Ruth gave the insight that Ameren is paying for the switch. M. Klenc spoke with Brian Kolde, the neighborhood improvement specialist, about the streetlights that are out. The pilot Washington University shuttle has been seen driving down Waterman. K. Ruth inquires if Washington University representatives can be invited to the next meeting to speak about the shuttle as a security initiative. A. Johnson will look into inviting them. M. Klenc would like to add a message of support for the Wash U shuttle on the website. He would also like to update the news blog on the website to reflect the change from Fido Houses to Pet Waste Stations.
- 4. Approval of January Minutes:** K. Ruth motioned to approve, C. Wiltsch seconded. All in favor—motion approved.
- 5. Budget Report:**
 - a. Finance Report: B. Butterly presented the finance report. C. Wiltsch motioned to approve the financials, K. Ruth seconded. All in favor – motion approved.
- 6. Pedestrian Lighting Project:**
 - a. A. Johnson presented an update on the lighting project. The SBD has received the official notice from the City to proceed. Park Central Development has explored insurance and received an estimate of \$5000 annually. After insurance has been added to the budget, Alderwoman Heather Navarro will award Capital Ward dollars.
 - b. B. Butterly made a motion to approve adding insurance to the budget. K. Ruth seconded the motion. All in favor—approved.
 - c. BPS will do the RFP process for the pedestrian light construction contractor. A. Johnson will let Alderwoman Navarro know that we are paused until she awards the Capital Ward dollars.
- 7. Other Business:**
 - a. Board Seats- C. Wiltsch made a motion to approve S. Chakraverty and B. Butterly as Commissioners. K. Ruth seconded the motion. All in favor—approved.
- 8. Adjournment:**

a. Meeting adjourned at 9:27 AM.

SBD Commissioners requested the public and the administrators leave for a Closed Session.

DRAFT

DeBaliviere Place
Balance Sheet
As of February 29, 2020

	<u>Feb 29, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-16,698.75
1073 · Operating 6692	586,439.73
Total Checking/Savings	<u>569,740.98</u>
Total Current Assets	<u>569,740.98</u>
TOTAL ASSETS	<u>569,740.98</u>
LIABILITIES & EQUITY	
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-56,496.48
Net Income	126,670.57
Total Equity	<u>569,740.98</u>
TOTAL LIABILITIES & EQUITY	<u>569,740.98</u>

DeBaliviere Place Profit & Loss Budget Performance February 2020

	Feb 20	Budget	Jan - Feb 20	YTD Budget	Annual Budget
Income					
40000 · Revenue					
40100 · Tax	6,698.92	26,666.66	157,092.90	53,333.40	320,000.00
40250 · Reserves	0.00	14,666.66	0.00	29,333.40	176,000.00
Total 40000 · Revenue	6,698.92	41,333.32	157,092.90	82,666.80	496,000.00
Total Income	6,698.92	41,333.32	157,092.90	82,666.80	496,000.00
Gross Profit	6,698.92	41,333.32	157,092.90	82,666.80	496,000.00
Expense					
60000 · Expenses					
61010 · Admin Fees- Park Central	1,575.00	1,575.00	3,150.00	3,150.00	18,900.00
61020 · Legal	0.00	125.00	0.00	250.00	1,500.00
61035 · Meeting Room	0.00	45.00	0.00	90.00	540.00
61045 · Office Supplies	0.00	16.66	0.00	33.40	200.00
61050 · Audit	0.00	0.00	0.00	4,500.00	4,500.00
Total 60000 · Expenses	1,575.00	1,761.66	3,150.00	8,023.40	25,640.00
6002 · Advertising & Marketing	0.00		30.00		
61150 · Marketing & Promotions					
61160 · Website Maintenance	30.00	30.00	30.00	60.00	360.00
61170 · Advertising	0.00	95.00	0.00	190.00	1,140.00
Total 61150 · Marketing & Promotions	30.00	125.00	30.00	250.00	1,500.00
61250 · Public Maintenance					
61260 · Landscaping	0.00	1,250.00	0.00	2,500.00	15,000.00
61280 · Pet Waste Stations	0.00		144.83		
Total 61250 · Public Maintenance	0.00	1,250.00	144.83	2,500.00	15,000.00
61350 · Infrastructure					
61360 · Pedestrian Lighting	0.00	15,750.00	0.00	31,500.00	189,000.00
61350 · Infrastructure - Other	0.00	83.33	0.00	166.70	1,000.00
Total 61350 · Infrastructure	0.00	15,833.33	0.00	31,666.70	190,000.00
62000 · Safety and Security					
62010 · Patrols	7,375.00	11,666.66	15,093.75	23,333.40	140,000.00
62020 · Lighting/Cameras	0.00	3,483.33	0.00	6,966.70	41,800.00
62021 · Internet for Cameras	0.00	100.00	0.00	200.00	1,200.00
62022 · Camera Maintenance	0.00	583.33	0.00	1,166.70	7,000.00
62023 · Emergency Call Tower	0.00	2,083.33	0.00	4,166.70	25,000.00
62030 · NSI Membership	0.00	4,000.00	11,973.75	8,000.00	48,000.00
Total 62000 · Safety and Security	7,375.00	21,916.65	27,067.50	43,833.50	263,000.00
Total Expense	8,980.00	40,886.64	30,422.33	86,273.60	495,140.00
Net Income	-2,281.08	446.68	126,670.57	-3,606.80	860.00

Tax Bills Report 2/28/20

33 Tax Bills for 2019 outstanding	\$21,895
8 Tax Bills for 2018 outstanding	\$1,251
2 Tax Bills for 2017 outstanding	\$457
1 Tax Bills for 2016 outstanding	\$56

DeBaliviere Place SBD Funds Transfer Detail

02/01/20 to 02/12/20

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
02/12/20	PROCESS DATE					
Park Central	2020-02-20	016NZGQTD1BG2AJ	02/20/20		\$ 1,575.00	Busey Bank (IL) *****6692
Seafoam Media	2005580	40917824	02/05/20		\$ 30.00	Busey Bank (IL) *****6692
The City's Finest LLC	INV-2401	016PNDZKI1BG2AK	01/15/20		\$ 7,375.00	Busey Bank (IL) *****6692
			Subtotal:		\$ 8,980.00	
			Total:		\$ 8,980.00	