

MONTHLY MEETING
TO BE HELD
August 15th at 9:00 a.m.
at Park Central Development,
4512 Manchester Ave.
St. Louis, Mo. 63112

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on August 15th at 9:00 a.m. via conference call, 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 Comment
4. Approval of Previous Month Minutes
5. Budget Report
 - a. Finance Report
6. Pedestrian Lighting Project
7. Other Business
 - a. Insurance Claim Update

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 1-312-626-6799, meeting ID: 989 0795 7039

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: 8-13-2020

Time Posted: 9:00 AM

DeBaliviere Place Board of Commissioners Meeting
July 18th, 2020 at 9:00 AM
At Park Central Development
4512 Manchester Ave; St. Louis, MO 63110

Board Members Present via Phone: Bobbie Butterly, Kathryn Ruth, Charles Wiltsch, Sid Chakraverty, Neil Costello – via video/phone

Others in Attendance: Ashley Johnson (Park Central Development), Jim Whyte (Neighborhood Security Initiative), Rob Betts (The City's Finest), Frank Eppert (ABNA), Alderwomen Shameem Clark-Hubbard (St. Louis City) – via video

Public in Attendance via Phone: Mike Klenc, Gerry Connolly,

1. Call to Order:

- a. S. Chakraverty called the meeting to order at 9:00 AM

2. Security Update:

- a. J. Whyte gave an update on the security report. The District crime is up by 117%. The increase is a result of a rise in vehicle thefts. 2019 crime was exceptionally low.

3. Public Comments & Questions:

- a. M. Klenc noted that he will continue his letter writing campaign. He also requested that the Board ask Park Central Development to reach out to the City Park's Department to clean the Plaza in the fall and spring.
- b. G. Connolly noted his concerns with the Hudson construction project and sidewalk usage for pedestrians and wanted an update on the Pearl project. Also, he will like the Board to make it clear that that the meeting is open for video and post it on the City website. A. Johnson noted that the meeting video ID number is on every agenda. G. Connolly noted his concerns with the NSI transparency and information sharing. He believes the NSI should be addressing policing at a larger scale. Also, he didn't believe the previous month's meeting minutes reflected his comments. G. Connolly noted that he believes the Boards conflict of interest policy should not solely be on file with the City and that the Board should have a copy. Also, he would like an update on the insurance claim.
- c. S. Chakraverty noted that the District is required, by Charter, to budget for security. The Board believes hiring supplemental police is the best way to spend funds, which has been proven to be effective for their District. Also, the Hudson and Pearl projects are unrelated and not in the purview of the Board.

4. Pet Waste Station:

- a. A. Johnson presented wording, suggested by M. Klenc, to be placed on the website for the pet waste stations. B. Butterly motioned to approve the wording. C. Wiltsch second. All in favor – motion pass.

5. Approval of April Minutes: B. Butterly motioned to approve the previous meeting minutes. C. Wiltsch second. All in favor – motion pass.

6. Budget Report:

- a. Finance Report: B. Butterly presented the finance report. S. Chakraverty motioned to approve the financials. C. Wiltsch seconded. All in favor – motion pass.

7. Pedestrian Lighting Project:

- a. A. Johnson gave an update on the lighting project and noted that Alderwoman Navarro agreed to budget \$10,000 towards the project. F. Eppert summarized next steps. He noted that BPS will need documentation to confirm the budget and they would ask us to formally resubmit drawings. F. Eppert and A. Johnson will meet to discuss the next steps.

8. Other Business:

- a. District Landscaping: K. Ruth gave an update on the landscaping project. K. Ruth noted that Top Care presented a proposal to update and replaced the stolen flowers. However, it is too late to replace the flower because it's too hot and they will need to wait until its cool to replant the flowers. B. Butterly suggest to not replace the stolen flowers and to form a subcommittee to take a fresh look at the flowers early in the year. K. Ruth agreed and suggest meeting with Top Care in November or December to ask for suggestions and ideas.
- b. K. Ruth asked that an update on the insurance claim be given at the next meeting.

9. Adjournment:

- a. B. Butterly motioned to adjourned, C. Wiltsch second. All in favor, meeting adjourned at 9:55 AM.

DeBaliviere Place
Balance Sheet
 As of July 31, 2020

	Jul 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1073 · Operating 6692	462,860.49
Total Checking/Savings	462,860.49
Total Current Assets	462,860.49
TOTAL ASSETS	462,860.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2002 · Accounts Payable (A/P)	4,593.75
Total Accounts Payable	4,593.75
Total Current Liabilities	4,593.75
Total Liabilities	4,593.75
Equity	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-56,496.48
Net Income	15,196.33
Total Equity	458,266.74
TOTAL LIABILITIES & EQUITY	462,860.49

DeBaliviere Place
Profit & Loss Budget Performance
July 2020

	<u>Jul 20</u>	<u>Jan - Jul 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income				
40000 · Revenue				
40100 · Tax	3,635.54	167,377.63	186,666.70	320,000.00
40200 · Interest Income	0.00	0.01		
40250 · Reserves	0.00	0.00	102,666.70	176,000.00
Total 40000 · Revenue	<u>3,635.54</u>	<u>167,377.64</u>	<u>289,333.40</u>	<u>496,000.00</u>
Total Income	<u>3,635.54</u>	<u>167,377.64</u>	<u>289,333.40</u>	<u>496,000.00</u>
Gross Profit	<u>3,635.54</u>	<u>167,377.64</u>	<u>289,333.40</u>	<u>496,000.00</u>
Expense				
60000 · Expenses				
61010 · Admin Fees- Park Central*	1,575.00	11,025.00	11,025.00	18,900.00
61020 · Legal	0.00	571.20	875.00	1,500.00
61035 · Meeting Room	0.00	0.00	315.00	540.00
61045 · Office Supplies	0.00	0.00	116.70	200.00
61050 · Audit	0.00	0.00	4,500.00	4,500.00
61070 · Misc. Exp	0.00	16,388.13		
61080 · Kindness Meals	0.00	4,450.00		
Total 60000 · Expenses	<u>1,575.00</u>	<u>32,434.33</u>	<u>16,831.70</u>	<u>25,640.00</u>
61150 · Marketing & Promotions				
61160 · Website Maintenance	30.00	210.00	210.00	360.00
61170 · Advertising	0.00	0.00	665.00	1,140.00
Total 61150 · Marketing & Promotions	<u>30.00</u>	<u>210.00</u>	<u>875.00</u>	<u>1,500.00</u>
61250 · Public Maintenance				
61260 · Landscaping	724.16	1,448.36	8,750.00	15,000.00
61280 · Pet Waste Stations	0.00	483.46		
Total 61250 · Public Maintenance	<u>724.16</u>	<u>1,931.82</u>	<u>8,750.00</u>	<u>15,000.00</u>
61350 · Infrastructure				
61360 · Pedestrian Lighting	0.00	8,340.14	110,250.00	189,000.00
61350 · Infrastructure - Other	0.00	0.00	583.35	1,000.00
Total 61350 · Infrastructure	<u>0.00</u>	<u>8,340.14</u>	<u>110,833.35</u>	<u>190,000.00</u>
62000 · Safety and Security				
62010 · Patrols	4,593.75	73,343.77	81,666.70	140,000.00
62020 · Lighting/Cameras	0.00	0.00	24,383.35	41,800.00
62021 · Internet for Cameras	0.00	0.00	700.00	1,200.00
62022 · Camera Maintenance	0.00	0.00	4,083.35	7,000.00
62023 · Emergency Call Tower	0.00	0.00	14,583.35	25,000.00
62030 · NSI Membership	11,973.75	35,921.25	28,000.00	48,000.00
Total 62000 · Safety and Security	<u>16,567.50</u>	<u>109,265.02</u>	<u>153,416.75</u>	<u>263,000.00</u>
Total Expense	<u>18,896.66</u>	<u>152,181.31</u>	<u>290,706.80</u>	<u>495,140.00</u>
Net Income	<u><u>-15,261.12</u></u>	<u><u>15,196.33</u></u>	<u><u>-1,373.40</u></u>	<u><u>860.00</u></u>

Tax Bills Report 7/2/20

22 Tax Bills for 2019 outstanding	\$19,421
7 Tax Bills for 2018 outstanding	\$1,149
2 Tax Bills for 2017 outstanding	\$443

DeBaliviere Place
Transaction List by Vendor
July 2020

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Split</u>	<u>Amount</u>
CWENSI					
	Bill	07/01/2020	3215	62030 · NSI Membership	-11,973.75
Park Central					
	Bill	07/10/2020	2020-07-10	61010 · Admin Fees- Park Central*	-1,575.00
Seafoam Media					
	Bill	07/05/2020	2005913	61160 · Website Maintenance	-30.00
The City's Finest LLC					
	Bill	07/15/2020	INV-2675	62010 · Patrols	-4,593.75
Top Care					
	Bill	07/01/2020	186011	61260 · Landscaping	-724.16
				Total fo July	-18,896.66