

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

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on November 21st 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. Board Nomination
8. Adjournment

***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: 977 5321 1911***

**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: 11-19-2020**

**Time Posted: 9:00 AM**

**DeBaliviere Place Board of Commissioners Meeting**  
**October 17th, 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, Neill Costello, Charles Wiltsch, Sherrone Beatty – via video/phone

**Board Members NOT Present:** Sid Chakraverty

**Others in Attendance:** Ashley Johnson (Park Central Development), Jim Whyte (Neighborhood Security Initiative), Alderwomen Shameem Clark-Hubbard (St. Louis City) – via video

**Public in Attendance via Phone:** Mike Klenc

- 1. Call to Order:**
  - a. B. Butterly called the meeting to order at 9:02 AM
- 2. Security Update:**
  - a. J. Whyte gave an update on the security report. The District total crime is up by 66.04%. Vehicle theft is on the rise. J. Whyte informed the Board about a neighborhood scam. Individuals are knocking on doors claiming to be signing up magazine subscriptions. Do not sign up for these subscriptions, the scammers are attempting to get access to bank accounts. Regarding cameras, J. Whyte is reaching out to Metro to get approval to put cameras on their property. Regarding security towers, J. Whyte do not recommend purchasing a security tower. The towers are too expensive and CORTEXT has reported having problems with the towers. B. Butterly requested tabling the topic until Spring, K. Ruth agreed.
- 3. Public Comments & Questions:**
  - a. M. Klenc notified the Board about Ameren shutting down electricity on a parking lot off Pershing. He asked Rob Betts to reach out to the property Manager to address the issue. M. Klenc would like the Parks Department to formally agree to spring and fall clean-up.
- 4. Approval of April Minutes:**
  - a. C. Wiltsch motioned to approve the previous meeting minutes. N. Costello seconded. All in favor – motion passed.
- 5. Budget Report:**
  - a. B. Butterly presented the financial report. K. Ruth motioned to approve the financial report; C. Wiltsch second. All in favor – motion passed.
- 6. Landscaping:**
  - a. K. Ruth gave an update on the district landscaping contract. B. Butterly and K. Ruth meet with Top Care to discussed next year scope of service. Board review the new contract and change in scope of service. C. Wiltsch motioned to approve new contract; K. Ruth second. All in favor – motion passed.
- 7. Pedestrian Lighting Project:**
  - a. A. Johnson gave an update on the lighting project. The lighting project should be going out to bid in two weeks.
- 8. Adjournment:**
  - a. S. Beatty motioned to adjourned, B. Butterly second. All in favor, meeting adjourned at 9:31 AM.

DeBaliviere Place  
**Balance Sheet**  
As of October 31, 2020

	<u>Oct 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1073 · Operating 6692	105,314.21
<b>Total Checking/Savings</b>	<u>105,314.21</u>
<b>Total Current Assets</b>	<u>105,314.21</u>
<b>TOTAL ASSETS</b>	<b><u>105,314.21</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2002 · Accounts Payable (A/P)	11,628.16
<b>Total Accounts Payable</b>	<u>11,628.16</u>
<b>Total Current Liabilities</b>	<u>11,628.16</u>
<b>Total Liabilities</b>	11,628.16
<b>Equity</b>	
3000*OE · Opening Balance Equity	499,566.89
32000 · Retained Earnings	-56,496.48
Net Income	<u>-349,384.36</u>
<b>Total Equity</b>	<u>93,686.05</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>105,314.21</u></b>

**DeBaliviere Place**  
**Profit & Loss Budget Performance**  
 October 2020

	<u>Oct 20</u>	<u>Jan - Oct 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>				
40000 · Revenue				
40100 · Tax	3,878.83	172,826.08	266,666.68	320,000.00
40200 · Interest Income	0.00	0.01		
40250 · Reserves	0.00	0.00	146,666.68	176,000.00
<b>Total 40000 · Revenue</b>	<b>3,878.83</b>	<b>172,826.09</b>	<b>413,333.36</b>	<b>496,000.00</b>
<b>Total Income</b>	<b>3,878.83</b>	<b>172,826.09</b>	<b>413,333.36</b>	<b>496,000.00</b>
<b>Gross Profit</b>	<b>3,878.83</b>	<b>172,826.09</b>	<b>413,333.36</b>	<b>496,000.00</b>
<b>Expense</b>				
60000 · Expenses				
61010 · Admin Fees- Park Central*	1,575.00	15,750.00	15,750.00	18,900.00
61020 · Legal	0.00	571.20	1,250.00	1,500.00
61035 · Meeting Room	0.00	0.00	450.00	540.00
61045 · Office Supplies	0.00	0.00	166.68	200.00
61050 · Audit	0.00	0.00	4,500.00	4,500.00
61070 · Misc. Exp	1,000.00	1,000.00		
61075 · TCF - Fraud	0.00	16,388.13		
61080 · Kindness Meals	0.00	4,450.00		
<b>Total 60000 · Expenses</b>	<b>2,575.00</b>	<b>38,159.33</b>	<b>22,116.68</b>	<b>25,640.00</b>
61150 · Marketing & Promotions				
61160 · Website Maintenance	60.00	300.00	300.00	360.00
61170 · Advertising	0.00	0.00	950.00	1,140.00
<b>Total 61150 · Marketing &amp; Promotions</b>	<b>60.00</b>	<b>300.00</b>	<b>1,250.00</b>	<b>1,500.00</b>
61250 · Public Maintenance				
61260 · Landscaping	724.16	3,620.84	12,500.00	15,000.00
61280 · Pet Waste Stations	96.91	725.20		
<b>Total 61250 · Public Maintenance</b>	<b>821.07</b>	<b>4,346.04</b>	<b>12,500.00</b>	<b>15,000.00</b>
61350 · Infrastructure				
61360 · Pedestrian Lighting	0.00	315,971.14	157,500.00	189,000.00
61350 · Infrastructure - Other	0.00	0.00	833.34	1,000.00
<b>Total 61350 · Infrastructure</b>	<b>0.00</b>	<b>315,971.14</b>	<b>158,333.34</b>	<b>190,000.00</b>
62000 · Safety and Security				
62010 · Patrols	10,531.25	106,937.54	116,666.68	140,000.00
62020 · Lighting/Cameras	0.00	3,155.00	34,833.34	41,800.00
62021 · Internet for Cameras	0.00	5,446.40	1,000.00	1,200.00
62022 · Camera Maintenance	0.00	0.00	5,833.34	7,000.00
62023 · Emergency Call Tower	0.00	0.00	20,833.34	25,000.00
62030 · NSI Membership	11,973.75	47,895.00	40,000.00	48,000.00
<b>Total 62000 · Safety and Security</b>	<b>22,505.00</b>	<b>163,433.94</b>	<b>219,166.70</b>	<b>263,000.00</b>
<b>Total Expense</b>	<b>25,961.07</b>	<b>522,210.45</b>	<b>413,366.72</b>	<b>495,140.00</b>
<b>Net Income</b>	<b>-22,082.24</b>	<b>-349,384.36</b>	<b>-33.36</b>	<b>860.00</b>

Tax Bills Report 11/4/20

15 Tax Bills for 2019 outstanding	\$ 13,047
6 Tax Bills for 2018 outstanding	\$940
2 Tax Bills for 2017 outstanding	\$309
	<b>\$ 14,296</b>

## DeBaliviere Place Transaction List by Vendor

Type	Date	Num	Memo	October 2020	Split	Amount
<b>CWENSI</b>						
Bill	10/01/2020	3225			62030 · NSI Membership	-11,973.75
<b>Dog Waste Depot</b>						
Bill	10/28/2020	373471			61280 · Pet Waste Stations	-96.91
<b>Park Central</b>						
Bill	10/10/2020	2020-10-10	Recurring Bill		61010 · Admin Fees- Park Central*	-1,575.00
<b>Seafoam Media</b>						
Bill	10/05/2020	2006107	Website		61160 · Website Maintenance	-60.00
<b>Skinker-DeBaliviere Community Council</b>						
Bill	10/29/2020	2020-Oct-29	Pledge to support Scope of Work for Skinker Form-I	61070	Misc. Exp	-1,000.00
<b>The City's Finest LLC</b>						
Bill	10/15/2020	2813			62010 · Patrols	-4,875.00
Bill	10/31/2020	INV-2838			62010 · Patrols	-5,656.25
<b>Top Care</b>						
Bill	10/01/2020	188091			61260 · Landscaping	-724.16
<b>Total Bills for October</b>						<b>-25,961.07</b>