



EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

TO BE HELD

July 23rd, 2020 – 3:00pm (rescheduled)

at 4512 Manchester Avenue, #100

St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on July 23rd at 3:00pm via conference call, the Euclid South Community Improvement District (the "District") will hold a **Board of Directors** 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. Approval of Previous Month Minutes
3. Project Reports
 - a. Safety & Security
 - i. CWE NSI
 - ii. The City's Finest
 - b. Finance
 - i. 2020-21 Budgeted Expense
 - ii. Resolution 2020-01
 - c. Marketing
 - d. Public Maintenance
 - e. Public Infrastructure
 - i. Update from Christner
4. Other Business
 - a. Euclid Delmar Corridor Economic Development
5. 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: 976 7660 4354

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: 7-21-20

TIME: 3:00 PM

Euclid South CID Board of Directors Meeting Minutes
June 18, 2020 at 1:30 p.m.
At 4512 Manchester Avenue, St. Louis, MO 63110

Board Members in Attendance: Mark Rubin, Brian Phillips, Brian Davies, Josh Udelhofen— via phone/video

Others in Attendance: Jim Whyte (NSI), Rob Betts (TCF), Ron Coleman (Neighborhood Improvement Specialist), Laurel Harrington, Jonathan Ryan, Rul Guo (Christner), Ashley Johnson (Park Central Development) – via phone/video

1. **Call to Order:** M. Rubin called the meeting to order at 1:30 PM.
2. **Approval of Previous Meeting Minutes:** J. Udelhofen motioned to approve meeting minutes; B. Phillis seconded. All in favor- motion approved.
3. **Public Comment:** n/a
4. **Project Reports:**
 - a. Safety & Security- Due to a tight agenda, M. Ruben asked Jim to summarize key points. J. Whyte summarized key points.
 - i. Police department is back to 8 hours shifts. Also, there are camera's in the District that needs to be updated. M. Rubin asked Jim to prepare a proposal for camera updates. Regarding the District streetscape plan, Jim noted that low vegetation would be preferable to preserve camera sightlines. B. Phillips suggested that L. Harrington review the streetscape plan with J. Whyte
 - ii. R. Betts noted that there were no major issues and they are on budget.
 - b. Finance- A. Johnson gave the financial report. J, Udelhofen motioned to approve the financial report, B. Davies seconded. All in favor – motion approved.
 - c. Marketing- A. Johnson gave the Board an update on the installation of the Kiosks. J. Udelhofen requested that A. Johnson reach out to the installers about give the public safe access to the kiosk.
 - d. Public Maintenance – The Board review the Top Care renewal contract. M. Rubin made a motion to approve, J. Udelhofen seconded. All in favor- motion approved.
 - e. Public Infrastructure- M. Rubin gave a brief summary of the streetscape planning efforts. L. Harrington, J. Ryan, and R. Guo walked the Board thought where they are today with the plan. The Board requested the full cost for plan, including cost for material, installation and fees associated with the project. Board requested that L. Harrington attends future meetings and be placed on the agenda. J. Udelhofen and M. Rubin agreed to meet outside of the Board meeting to draft a timeline for the streetscape plan.
5. **Adjournment**

M. Ruin motion to adjourn, B. Davies second. Meeting adjourned at 2:44 PM.

DRAFT

Euclid South Community Improvement District

Balance Sheet

As of June 30, 2020

	<u>Jun 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Reliance Bank Checking #4652	163,155.08
10001 · Reliance Bank MM Acct #4660	621,733.05
Total Checking/Savings	<u>784,888.13</u>
Total Current Assets	<u>784,888.13</u>
TOTAL ASSETS	<u>784,888.13</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	11,533.09
Total Accounts Payable	<u>11,533.09</u>
Total Current Liabilities	<u>11,533.09</u>
Total Liabilities	11,533.09
Equity	
32000 · Net Assets	634,982.21
Net Income	138,372.83
Total Equity	<u>773,355.04</u>
TOTAL LIABILITIES & EQUITY	<u>784,888.13</u>

Euclid South Community Improvement District
Profit & Loss Budget Performance
 June 2020

	<u>Jun 20</u>	<u>Jul '19 - Jun 20</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
43500 · Misc Revenue	0.00	1,503.92	
46450 · E-Cab Advertising	0.00	3,300.00	
43200 · CID 1% Sales and Use Tax	48,646.53	520,381.91	540,000.00
46500 Reserves			177,700.00
46400 · Interest Income	203.78	4,753.54	
Total Income	<u>48,850.31</u>	<u>529,939.37</u>	<u>717,700.00</u>
Expense			
90001 · Miscellaneous Expense	0.00	3,341.38	
50000 · Administration			
50702 · Marketing Admin Services	2,083.00	27,079.00	
50501 · 32 N Euclid TIF Redevelopment	0.00	21,563.53	
50701 · Admin Services	2,500.00	27,917.00	30,000.00
50400 · Insurance - Property	0.00	510.00	501.00
50100 · Bank Charges/Fees	0.00	3.00	
50300 · Insurance-D&O; Gen Liability	0.00	1,291.00	1,400.00
50700 · Professional Services			30,000.00
50703 · Audit, Legal	0.00	5,000.00	13,000.00
Total 50700 · Professional Services	<u>0.00</u>	<u>5,000.00</u>	<u>43,000.00</u>
Total 50000 · Administration	<u>4,583.00</u>	<u>83,363.53</u>	<u>74,901.00</u>
55000 · Marketing & Promotions			
55701 · E-Cab	0.00	18,430.58	23,400.00
55000 Special Events			10,000.00
55700 · Web, Social Media	0.00	170.55	2,500.00
55702 Maps and Directories			2,880.00
55703 CWE Music Series		9,765.00	13,440.00
55407 Flag Program		3,038.00	1,000.00
55800 Holiday Decorations			5,000.00
55900 Window Walk		15,000.00	26,000.00
55900 · Mkt & Promo-Reserve	0.00	2,000.00	0.00
Total 55000 · Marketing & Promotions	<u>0.00</u>	<u>48,404.13</u>	<u>84,220.00</u>
60000 · Public Area Maint & Landscaping			
60701 · Top Care	380.00	17,256.00	21,353.00
60702 · ATBM	14,175.00	49,625.00	16,200.00
60700 · Cleaning & Maintenance	0.00	975.00	0.00
60900 · Mnt & Clean-Reserve	0.00	0.00	0.00
Total 60000 · Public Area Maint & Landscaping	<u>14,555.00</u>	<u>67,856.00</u>	<u>37,553.00</u>
65000 · Infrastructure			
65200 · Parking			
65250 · Car Share	0.00	0.00	0.00
Total 65200 · Parking	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
65110 · Streetscape Improvements	0.00	28,788.94	300,000.00
65900 · Infrastructure Reserve	0.00	0.00	0.00
Total 65000 · Infrastructure	<u>0.00</u>	<u>28,788.94</u>	<u>300,000.00</u>

Euclid South Community Improvement District
Profit & Loss Budget Performance
 June 2020

	<u>Jun 20</u>	<u>Jul '19 - Jun 20</u>	<u>Annual Budget</u>
70000 · Public Safety & Security			
70100 · Camera System	0.00	5,827.50	
70102 4909 Laclede Park East			12,000.00
70103 20 S. Euclid Tom's Bar			12,000.00
70104 4949 West Pine			8,000.00
70200 · CWE-NSI Board Seat	0.00	3,750.00	5,000.00
70300 · Patrols	3,078.13	118,887.55	132,714.00
Patrols Fraud		11,347.50	
701150 LPR Camera			
70155 Euclid/ W. Pine (2)			21,050.00
70156 Euclid Forest Park			15,625.00
70500 · Outreach	0.00	20,000.01	
70900 · Pub Safety/Security Reserve	0.00	0.00	0.00
Total 70000 · Public Safety & Security	<u>3,078.13</u>	<u>159,812.56</u>	<u>206,389.00</u>
Total Expense	<u>22,216.13</u>	<u>391,566.54</u>	<u>703,063.00</u>
Net Ordinary Income	26,634.18	138,372.83	14,637.00
Other Income/Expense			
Other Expense			
80000 · Reserve Fund	0.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00	0.00
Net Income	<u><u>26,634.18</u></u>	<u><u>138,372.83</u></u>	<u><u>14,637.00</u></u>

138,372.83

EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT
Budgeted Expenses for FY 2020-2021

PROJECTED REVENUE, FY 2020-2021	\$ 500,000
Less TIF Payback	\$ (30,000)
RESERVES	\$ 34,832
PROJECTED FUNDS AVAILABLE	\$ 504,832

In the bank as of 6/30/20	
Operating Acct	163,155.08
MM	621,733.05
Total in Bank	784,888.13
Less FY 20-21	34,832.00
Total Cash	750,056.13

PROJECTS		PROJECT BUDGET
1	MARKETING & PROMOTION 8% \$37,600	
	(A) EVENT	\$ 10,000
	(B) WEBSITE, SOCIAL MEDIA	\$ 2,500
	(C) HOLIDAY DECORATIONS	\$ 2,500
	(D) OTHER/WINDOW WALK/E-CAB	\$ 51,000
		\$ 66,000
2	PUBLIC AREA MAINTENANCE & LANDSCAPING 10% \$47,000	
	(A) TOP CARE	\$ 11,136
	(B) ATBM - STREET CLEANING	\$ 48,000
	(C) OTHER	
		\$ 59,136
3	INFRASTRUCTURE 31% \$145,7000	
	(A) STREETSCAPE	\$ 145,700
	(B) OTHER	\$ -
		\$ 145,700
4	PUBLIC SAFETY & SECURITY 35% \$164,500	
	(A) CWE-NSI BOARD SEAT	\$ 5,000
	(B) PATROLS	\$ 110,000
	(C) RESERVE FOR INFLUX	\$ 49,500
	(D) CAMERA MAINTENANCE	
		\$ 164,500
5	ADMINISTRATIVE 13% \$61,100	
	(A) ADMINISTRATION (ACCOUNTING & REPORTING, PROJECT PLANNING & IMPLEMENTATION, BOARD & COMMITTEE COORDINATION, SOCIAL MEDIA, SUPPLIES, POSTAGE, ETC)	\$ 54,996
	(B) INSURANCE (DIRECTORS & OFFICERS INSURANCE; GENERAL LIABILITY)	\$ 1,500
	(C) PROFESSIONAL SERVICES (LEGAL FEES; AUDIT)	
	AUDIT	\$ 10,000
	LEGAL FEES	\$ 3,000
		\$ 69,496
TOTAL EXP		\$ 504,832
NET INCOME		\$ -

RESOLUTION NO. 2020-01

A RESOLUTION OF THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE ANNUAL BUDGET FOR 2020-2021 AND DIRECTING THE SUBMISSION OF SAME TO THE CITY OF ST. LOUIS, MISSOURI.

WHEREAS, the fiscal year (the “Fiscal Year”) of the District is the same as the City of St. Louis, which begins July 1st of the present calendar year and ends June 30th of the following calendar year; and

WHEREAS, Section 67.1471.2 of the Community Improvement District Act, Sections 67.1401 through 6.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”), requires that the District 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 2020-2021 Fiscal 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 Directors of the Euclid South Community Improvement District, as follows:

1. The Board of Directors of the District hereby accepts and approves the Budget for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021, attached as Exhibit A, subject to review and comment by the City.
2. The Board of Directors 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 Directors 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 Directors 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 16th Day of July 2020

Mark Rubin, Chairman

ATTEST:

Josh Udelhofen, Treasurer

EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT

**EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT
2020-2021 BUDGET PROPOSAL**

PROJECTED REVENUE, FY 2020-2021	\$ 500,000
Less TIF Payback	\$ (30,000)
PROJECTED FUNDS AVAILABLE	\$ 470,000

#	PROJECTS	% of TOTAL BUDGET	PROJECT BUDGET	TOTAL
1	MARKETING & PROMOTION	8%	\$ 37,600	
2	PUBLIC AREA MAINTENANCE & LANDSCAPING	10%	\$ 47,000	
3	INFRASTRUCTURE	31%	\$ 145,700	
4	PUBLIC SAFETY & SECURITY	35%	\$ 164,500	
5	ADMINISTRATIVE	13%	\$ 61,100	
6	RESERVE	3%	\$ 14,100	
		100.0%	TOTAL EXP	\$ 470,000

Net Income \$ -