



# EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

**TO BE HELD**

January 19th , 2023 – 1:30pm

**at 4512 Manchester Avenue, #100**

**St. Louis, MO 63110**

**(via Zoom)**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on December 15<sup>th</sup> at 1:30pm 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. **Public Comment**
3. **Approval of Previous Month Minutes**
4. **Project Reports**
  - a. **Safety & Security**
    - i. CWE NSI
  - b. **Finance**
    - i. Financials – Approval
    - ii. Discussion on how to use Funds
  - c. **Public Infrastructure**
    - i. Streetscape Improvements – Street Furniture Update (No Update)
5. **Other Business**
  - i. Update on Safe Haven Defense Program.
  - ii. District Décor and Decorations
  - iii. District Wide Business Survey
6. **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: 837 3219 0720***

**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: 1-17-2023**

**TIME: 1:30 PM**

**Euclid South CID Board of Directors Meeting Minutes**  
**December 15, 2022, at 1:30 p.m.**  
**At 4512 Manchester Avenue, St. Louis, MO 63110 (Zoom)**

**Board Members in Attendance:** Brian Phillips, John Beatty, Brian Davies

**Board Members Not in Attendance:** Mark Rubin

**Others in Attendance:** Jim Whyte (CWE NSI), Abdul Abdullah and Annette Pendilton (Park Central Development), Kimberly Smith-Drake (WUMCR)

1. **Call to Order:** Brian Phillips called the meeting to order at 1:35 PM.
2. **Public Comment:**
3. **Approval of Previous Meeting Minutes** John Beatty, motioned to approve the previous month meeting minutes; Brian, Davies seconded. All in favor- motion approved.
4. **Project Reports:**
  - a. **Safety & Security-**
    - I. CWE NSI: J. Whyte presented NSI crime report for November 2022. Total person crime is even with 2021, with Total property crime increasing by 18%.
    - II. Jim Whyte presented a request for the South CID to contribute to the NSI for a flat rate of \$15,000 and \$10,800 for its camera contribution. John Beatty, motioned to approve the request; Brian, Davies seconded. All in favor- motion approved.
  - b. **Public Infrastructure-** No updates
  - c. **Finance**
    - I. Financial report – A. Pendilton presented the financial report. J. Beatty motioned to approve the financials; B. Davies seconded. All in favor – motion approved.
    - II. Brian Davies inquired about the balance of funds in the Euclid CID’s bank Account. He inquired if the dollars in the account had a purpose due to the high balance in the banks. B. Phillips stated that the balance in the account was due to the Euclid CID preparing to do a streetscape project. The project is financially not feasible at this time with the current scope of work, and the Board should begin to determine what priorities it wants to move forward with to spend the dollars with projects that will move the district forward.
    - III. Bank Information - A. Pendilton reported that Simmons bank increased the current rates to 1.75% for existing accounts.

**d. Other Business –**

- I. Nominations- The board accepted the Nominations committee recommendation for board officers for 2023-2024. The following nominations were submitted for approval: Brain Phillips, Chair, Mark Rubin Vice-Chair, Brian Davies, Treasurer, J. Beatty Secretary. B. Davies motioned to approve the nominations; J. Beatty seconded. All in favor – motion approved.
- II. Meeting Schedule –A board meeting with a Resolution to change meeting schedule was presented by Park Central Staff to move meeting to bi-monthly. Discussion ensued lead by B. Phillips on when this should begin. J. Beatty stated that a meeting should be held January 2023 and by monthly should start after January 2023. B. Phillips stated that working committees should be formed to work on district projects between meetings and invited board members to join the Streetscape committee.
- III. MO Perm Insurance Policy – The Board Voted to Renew its insurance policy with MO-Perm. J. Beatty motioned to approve the 2023 insurance policy; B. Davies seconded. All in favor – motion approved.

- 5. Adjournment:** B. Phillips motioned to adjourn; J. Beatty second. All in favor - meeting adjourned at 2:15 PM.

## Euclid South Community Improvement District Profit & Loss Budget Performance December 2022

|  | <u>Dec 22</u>    | <u>Jul - Dec 22</u> | <u>YTD Budget</u> | <u>Annual Budget</u>                              |
|--|------------------|---------------------|-------------------|---|
| <b>Ordinary Income/Expense</b>                           |                  |                     |                   |   |
| <b>Income</b>  |                  |                     |                   |   |
| 43499 · Reserves   | 0.00             | 0.00                | 0.00              | 0.00  |
| 43200 · CID 1% Sales and Use Tax                         | 55,592.06        | 285,354.67          | 250,000.04        | 500,000.00  |
| 46400 · Interest Income                                  | 1,081.00         | 1,634.87            |                   | Int increase for December                         |
| <b>Total Income</b>                                      | <b>56,673.06</b> | <b>286,989.54</b>   | <b>250,000.04</b> | <b>500,000.00</b>                                 |
| <b>Expense</b>   |                  |                     |                   |   |
| <b>50000 · Administration</b>                            |                  |                     |                   |   |
| 50550 · Storage Facility                                 | 76.66            | 459.96              | 325.04            | 650.00  |
| 50702 · Marketing Admin Services                         | 0.00             | 0.00                | 0.00              | 0.00  |
| 50501 · 32 N Euclid TIF Redevelopment                    | 0.00             | 0.00                | 0.00              | 25,000.00   |
| 50701 · Admin Services                                   | 4,583.00         | 32,081.00           | 27,500.02         | 55,000.00   |
| 50400 · Insurance - Property                             | 1,849.00         | 1,849.00            | 0.00              | 0.00  |
| 50300 · Insurance-D&O; Gen Liability                     | 0.00             | 0.00                | 1,850.00          | 1,850.00  |
| 50700 · Professional Services                            |                  |                     |                   |   |
| 50704 · Audit  | 0.00             | 16,000.00           | 8,000.00          | 8,000.00  |
| 50703 · Legal  | 225.00           | 225.00              | 1,250.02          | 2,500.00  |
| <b>Total 50700 · Professional Services</b>               | <b>225.00</b>    | <b>16,225.00</b>    | <b>9,250.02</b>   | <b>10,500.00</b>                                  |
| <b>Total 50000 · Administration</b>                      | <b>6,733.66</b>  | <b>50,614.96</b>    | <b>38,925.08</b>  | <b>93,000.00</b>                                  |
| <b>55000 · Marketing &amp; Promotions</b>                |                  |                     |                   |   |
| 55800 · Holiday Decorations                              | 850.00           | 6,673.30            | 3,500.00          | 3,500.00  |
| 55500 · Special Events                                   | 0.00             | 5,000.00            |                   | Rose sponsorship                                  |
| 55700 · Web, Social Media                                | 0.00             | 3,137.32            | 1,050.00          | 2,100.00  |
| <b>Total 55000 · Marketing &amp; Promotions</b>          | <b>850.00</b>    | <b>14,810.62</b>    | <b>4,550.00</b>   | <b>5,600.00</b>                                   |
| <b>60000 · Public Area Maint &amp; Landscaping</b>       |                  |                     |                   |   |
| 60701 · Landscaping                                      | 6,506.67         | 19,520.01           | 19,140.00         | 38,280.00   |
| 60702 · ATBM   | 7,000.00         | 46,812.50           | 41,000.02         | 82,000.00   |
| 60700 · Cleaning & Maintenance                           | 0.00             | 0.00                |                   | \$1,600 In Dec leaf p/u and Christmas decorations |
| <b>Total 60000 · Public Area Maint &amp; Landscaping</b> | <b>13,506.67</b> | <b>66,332.51</b>    | <b>60,140.02</b>  | <b>120,280.00</b>                                 |
| <b>65000 · Infrastructure</b>                            |                  |                     |                   |   |
| 65110 · Streetscape Improvements                         | 0.00             | 0.00                | 0.00              | 0.00  |
| <b>Total 65000 · Infrastructure</b>                      | <b>0.00</b>      | <b>0.00</b>         | <b>0.00</b>       | <b>0.00</b>                                       |
| <b>70000 · Public Safety &amp; Security</b>              |                  |                     |                   |   |
| 70100 · Camera System                                    | 0.00             | 0.00                | 6,500.00          | 13,000.00   |
| 70200 · CWE-NSI Board Seat                               | 0.00             | 7,500.00            | 7,500.00          | 15,000.00   |
| 70300 · Patrols  | 3,420.00         | 48,080.00           | 55,000.04         | 110,000.00  |
| <b>Total 70000 · Public Safety &amp; Security</b>        | <b>3,420.00</b>  | <b>55,580.00</b>    | <b>69,000.04</b>  | <b>138,000.00</b>                                 |
| <b>Total Expense</b>                                     | <b>24,510.33</b> | <b>187,338.09</b>   | <b>172,615.14</b> | <b>356,880.00</b>                                 |
| <b>Net Ordinary Income</b>                               | <b>32,162.73</b> | <b>99,651.45</b>    | <b>77,384.90</b>  | <b>143,120.00</b>                                 |
| <b>Net Income</b>  | <b>32,162.73</b> | <b>99,651.45</b>    | <b>77,384.90</b>  | <b>143,120.00</b>                                 |

## Euclid South Community Improvement District

## Balance Sheet

As of December 31, 2022

01/06/23

Cash Basis

|                                       | <u>Dec 31, 22</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| 10000 · Simmons Bank Checking #4652   | 178,054.32               |
| 10001 · Simmons Bank MM Acct #4660    | 725,016.63               |
| Total Checking/Savings                | <u>903,070.95</u>        |
| Total Current Assets                  | <u>903,070.95</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>903,070.95</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Accounts Payable                      |                          |
| 20000 · Accounts Payable              | -0.04                    |
| Total Accounts Payable                | <u>-0.04</u>             |
| Total Current Liabilities             | <u>-0.04</u>             |
| Total Liabilities                     | -0.04                    |
| Equity                                |                          |
| 32000 · Net Assets                    | 803,419.54               |
| Net Income                            | 99,651.45                |
| Total Equity                          | <u>903,070.99</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>903,070.95</u></b> |

## Euclid South Community Improvement District Transaction List by Vendor

| Type                                  | Date       | Num            | December 2022                 | Split                            | Amount            |
|---------------------------------------|------------|----------------|-------------------------------|----------------------------------|-------------------|
| <b>A T Building Maintenance</b>       |            |                |                               |                                  |                   |
| Bill                                  | 12/02/2022 | 1413           | Hang Wreaths                  | -SPLIT-                          | -7,850.00         |
| <b>MOPERM Insurance</b>               |            |                |                               |                                  |                   |
| Bill                                  | 12/06/2022 | 144709         | Inv 144709- Insurance 2023    | 50400 · Insurance - Property     | -1,849.00         |
| <b>Park Central Development Corp.</b> |            |                |                               |                                  |                   |
| Bill                                  | 12/15/2022 | 2022-12-15     | Life Storage - Storage Rental | 50550 · Stoarage Facility        | -76.66            |
| Bill                                  | 12/20/2022 | 2022-12-20 (1) |                               | 50701 · Admin Services           | -2,500.00         |
| Bill                                  | 12/20/2022 | 2022-12-20     |                               | 50702 · Marketing Admin Services | -2,083.00         |
| <b>SFP Landscaping, Inc</b>           |            |                |                               |                                  |                   |
| Bill                                  | 12/06/2022 | 36850          | New landscaping contract      | 60701 · Landscaping              | -3,253.34         |
| Bill                                  | 12/08/2022 | 34395          | New landscaping contract      | 60701 · Landscaping              | -3,253.33         |
| <b>The City's Finest</b>              |            |                |                               |                                  |                   |
| Bill Pmt -Check                       | 12/05/2022 | INV-5112       | Patrols                       | 20000 · Accounts Payable         | -3,420.00         |
| <b>The Zorn Law Firm, LLC</b>         |            |                |                               |                                  |                   |
| Bill                                  | 12/28/2022 | 12/28/2022     | Services for 2022             | 50703 · Legal                    | -225.00           |
| <b>Bills Paid In Dec</b>              |            |                |                               |                                  | <b>-24,510.33</b> |