



# EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

**TO BE HELD**

November 18th, 2021 – 1:30pm  
at **4512 Manchester Avenue, #100**  
**St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on November 18<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. **Public Infrastructure**
    - i. Update Cobalt
    - ii. Update from Horner & Shifrin
    - iii. Streetscape Financing
  - b. **Safety & Security**
    - i. CWE NSI
      1. Cooperative Agreement – Approve
      2. North CID Outreach Awareness Program
    - ii. The City's Finest
  - c. **Finance**
    - i. Audit RFP Submittals – Approve
5. **Other Business**
  - a. MOPERM Insurance – Approve
  - b. CWE Association - Approve
  - c. Christmas décor
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: 885 9187 8853**

**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: 11-16-2021**

**TIME: 1:30 PM**

**Euclid South CID Board of Directors Meeting Minutes**  
**September 16th, 2021 at 1:30 p.m.**  
**At 4512 Manchester Avenue, St. Louis, MO 63110 (Zoom)**

**Board Members in Attendance:** Josh Udelhofen, Brian Phillips, Stephan Ledbetter, Mark Rubin – via phone/video

**Board Members Not in Attendance:** Brian Davies

**Others in Attendance:** Ron Coleman (Neighborhood Improvement Specialist), Jim Whyte (CWE NSI), Charles Betts (TCF), Kimberly Drake (WUMC), Gerry Connolly (Public), Ashley Johnson (Park Central Development) – via phone/video

1. **Call to Order:** M. Rubin called the meeting to order at 1:33 PM.
2. **Public Comment:** G. Connolly requested the board post the following documents to the website: 1. Sunshine law policy, 2. Bylaws, 3. TCF new app disclosures. J. Whyte noted that the TCF app hasn't been deployed.
3. **Approval of Previous Meeting Minutes:** B. Phillips motioned to approve the previous month meeting minutes; J. Udelhofen seconded. All in favor- motion approved.
4. **Project Reports:**
  - a. **Public Infrastructure-**
    - I. **Cobalt Contract Review/Approval:** A. Johnson presented Lauren Talley written update to the board. The board review the Cobalt contract. J. Udelhofen motioned to approve the contract with the addition of the AHJ coordination requirement; B. Phillips seconded. All in favor – motion approved.
  - b. **Safety & Security-**
    - I. J. Whyte gave the security report. Total crime in the SBD has decreased by 15.9% in comparison to 2020. Shoplifting at Wholefoods is a problem. The NSI is putting together an intelligence packet for the SLMPD. The NSI outreach program has begun, and they began identifying people who needs assistance. The NSI will purchase a Skycop mobile camera system to be used throughout the NSI service area.
    - II. C. Betts noted that TCF would be increasing their rate for patrols. C. Betts noted that he has put together a proposal and sent it to the NSI for review. J. Whyte supports the rate increase. B. Phillips asked C. Betts to formally submit his rate increase proposal to the CID board for review.
  - c. **Finance-**
    - I. **Audit RFP:** A. Johnson gave the financial report. B. Phillips motioned to approve the financial statements; J. Udelhofen seconded. All in favor – motion approved. The board reviewed the Audit RFP. J. Udelhofen made a motion to approve the RFP; B. Phillips seconded. All in favor – motion approved.
    - II. **Annual Report:** A. Johnson noted that she used updated data and summarized the previously approved board annual report. The updated annual report has been posted to the website.
5. **Other Business:** A. Johnson noted that MOPERM will no longer be providing cyber coverage.
6. **Adjournment**
  - B. Phillips motioned to adjourn; S. Ledbetter seconded. Meeting adjourned at 2:16 PM.

### **2022 NSI Budget and Funding Summary**

Our 2022 proposed budget is \$445,918.00, an increase of \$49,948. This increase is directly related to the hiring of a part-time camera technician and the continued cost of the outreach program. The outreach program is funded through August of 2022 from the start-up cost already collected this year.

Since the North and Euclid South CID's joined the NSI there has been a flat fee of \$5,000 for a board seat and collaboration. This fee has never increased. We are now asking for an increase due to the NSI increasing budget from staff and program expansion, specifically the outreach program. We evaluated the services provided and think a contribution of \$15,000 is fair and equitable.

To calculate the SBD's contribution we start with the budget, then apply any grants and flat fees. We then find the percentage of the SBD's projected revenue that it takes to meet the budgeted amount. The 2022 projected revenues do not come out until November so for the purpose of this funding model we used 2021 projected revenue. Using this formula, there was a slight increase from 9% to 10% to cover the proposed budget.

\*All of these contributions are contingent on the projected revenues and all parties agreeing to the proposed contributions.

\*\*All camera cleaning, routine maintenance, insurance and all services associated with video review is included in the NSI general funding not the camera funding.

\*\*\*We are expecting \$20,000 for employee retention credit.

\*\*\*\*We are expecting to have \$400,000 in expenses by year-end. This does not include the approved \$26,000 mobile camera or \$45,000 outreach program fees that will be applied next year. We expect to have a surplus of approximately \$129,000 at the beginning of 2022.

**2022 Staff Proposed Budget**

	<b>2021 Budget</b>	<b>Current YTD Actuals</b>	<b>2022 Proposed Budget</b>
<b>Personnel</b>			
Employee Compensation and Fees	\$287,800.00	\$194,144.00	\$338,800.00
<b>Total Personnel</b>	<b>\$287,800.00</b>	<b>\$194,144.00</b>	<b>\$338,800.00</b>

<b>Employee Expenses</b>			
Staff Cell Phones	\$4,080.00	\$2,040.00	\$4,400.00
Training/Continuing Education	\$3,000.00	\$-	\$1,500.00
Mileage/Parking/Fuel	\$500.00	\$25.00	\$1,000.00
Social Media Intern	\$4,000.00	\$-	\$-
Vehicle Lease payment			\$2,000.00
<b>Total Employee Expenses</b>	<b>\$11,580.00</b>	<b>\$2,065.00</b>	<b>\$8,900.00</b>

<b>Office Expenses</b>			
Rent	\$22,000.00	\$15,136.00	\$21,468.00
Ameren UE	\$2,000.00	\$1,186.00	\$2,000.00
Laclede Gas	\$1,100.00	\$744.00	\$1,100.00
Spectrum Phone/Internet	\$2,100.00	\$1,639.00	\$2,500.00
Copying Concepts	\$2,000.00	1,013.00	\$2,000.00
Absopure Water Cooler	\$500.00	\$188.00	\$500.00
Office Cleaning/Maintenance	\$1,500.00	\$-	\$1,500.00
Office Supplies	\$2,450.00	\$1,842.00	\$2,450.00
Memberships/Professional Orgs.	\$500.00	\$250.00	\$500.00
Other	\$500.00	\$-	\$1,000.00
<b>Total Office Supplies</b>	<b>\$33,650.00</b>	<b>\$21,998.00</b>	<b>\$35,018.00</b>

<b>Furniture, Fixtures, &amp; Equipment</b>			
Laptop	\$1,500.00	\$-	\$-
Computer Monitor - New	\$2,000.00	\$-	\$-
Camera Work Station			\$4,000.00
<b>Total FFE</b>	<b>\$3,500.00</b>	<b>\$-</b>	<b>\$4,000.00</b>

2022 NSI Budget and Funding Summary – Updated October 13, 2021

	<b>2021 Budget</b>	<b>Current YTD Actuals</b>	<b>2022 Proposed Budget</b>
<b>IT, Technology</b>			
IT Support	\$2,500.00	\$439.00	\$2,500.00
<b>Total IT, Computer</b>	<b>\$2,500.00</b>	<b>\$439.00</b>	<b>\$2,500.00</b>

<b>Professional Services</b>			
Accounting	\$3,000.00	\$3,493.00	\$4,000.00
Preparation of 990	\$3,200.00	\$3,300.00	\$3,500.00
Audit/Financial Review	\$4,500.00	\$4,700.00	\$6,500.00
Legal Services	\$-	\$200.00	\$2,500.00
Payroll Services	\$2,000.00	\$1,615.00	\$2,500.00
Communication Consultant	\$6,000.00	\$-	\$-
Professional Development - Consulting Services	\$5,000.00	\$-	\$5,000.00
<b>Total Professional Services</b>	<b>\$23,700.00</b>	<b>\$13,308.00</b>	<b>\$24,000.00</b>

<b>Insurance</b>			
Financial Risk Package – PHSD1182017	\$2,350.00	\$2,023.00	\$2,350.00
Commercial Package – PHPK1748343	\$1,800.00	\$1,763.00	\$1,800.00
Umbrella – PHUB610018	\$850.00	\$950.00	\$850.00
Workers compensation - MEM103115108	\$1,000.00	\$1,100.00	\$1,200.00
<b>Total Insurance</b>	<b>\$6,000.00</b>	<b>\$5,836.00</b>	<b>\$6,200.00</b>

<b>Program Implementation</b>			
Business Meals	\$800.00	\$330.00	\$500.00
Court/Victim Advocacy Program	\$1,000.00	\$-	\$1,000.00
CWE Officer/Resident/Volunteer Recognition	\$500.00	\$-	\$500.00
NSI Events	\$2,500.00	\$-	\$2,500.00
Public Safety Education/Marketing	\$3,000.00	\$80.00	\$2,500.00
Safety Products	\$500.00	\$331.00	\$500.00
Community Outreach	\$5,000.00	\$5,000.00	\$5,000.00
<b>Total Program Implementation</b>	<b>\$13,300.00</b>	<b>\$5,741.00</b>	<b>\$12,500.00</b>

2022 NSI Budget and Funding Summary – Updated October 13, 2021

	<b>2021 Budget</b>	<b>Current YTD Actuals</b>	<b>2022 Proposed Budget</b>
<b>Supplemental Patrols</b>			
Patrols	\$10,000.00	\$-	\$10,000.00
<b>Total TCF</b>	<b>\$10,000.00</b>	<b>\$-</b>	<b>\$10,000.00</b>

<b>SLMPD Operation Support</b>			
Commercial Static IP (Sub Station)	\$1,440.00	\$919.00	\$1,500.00
SLMPD Operation Support	\$2,500.00	\$423.00	\$2,500.00
<b>Total SLMPD Operation Support</b>	<b>\$3,940.00</b>	<b>\$1,342.00</b>	<b>\$4,000.00</b>

<b>Total Operating Expenses</b>	<b>\$395,970.00</b>	<b>\$244,873.00</b>	<b>\$445,918.00</b>
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2022 NSI Budget and Funding Summary – Updated October 13, 2021

**2022 Staff Proposed Budget – Description**

2021 Staff Proposed Budget	Description
<b>Personnel</b>	Salary, benefits, and payroll tax. The outreach salary is calculated for 4 months, the majority of the year was already collected.

Employee Expenses	
Cell Phone	\$85/month cell phones and 4 months for outreach.
Training/Continuing Education	Professional development, CA excel classes and CPTED Certification.
Mileage/Parking/Fuel	Additional parking mileage and fuel for Outreach Program.
Social Media Intern	Currently CA duty but could also be unpaid intern.
Vehicle Lease Payment	Estimated cost of \$500/month 4 months Outreach Program.
<b>Total Employee Expenses</b>	

Office Expenses	
Rent	\$1750/month through March 22 & \$1802/month through December
Ameren UE	Based on past years usage and any estimated changes.
Laclede Gas	\$92 budget billing with lease payment.
Charter Phone/Internet	\$205/month.
Copying Concepts	Approximately \$166/month.
Absopure Water Cooler	Approximately \$40/month.
Office Cleaning maintenance	Office cleaning, bug spraying and other maintenance.
Office Supplies	Based on past years usage and any estimated changes.
Memberships/Professional Orgs.	SLMPD, CWEA, FPSEA, etc.
Other	Unexpected expense.
<b>Total Office Expenses</b>	

2022 NSI Budget and Funding Summary – Updated October 13, 2021

<b>Furniture, Fixtures, &amp; Equipment</b>	
Laptop	Purchased 2021.
Computer Monitor - New	Purchase before 2021 year end.
Camera Work Station	Homework station for Camera Project Manager.
<b>Total FF&amp;E</b>	

<b>IT, Technology</b>	
IT Support	Hosting services and tech support.
<b>Total IT, Computer</b>	

<b>Professional Services</b>	
Accounting	Increased \$1,000 for Covid relief assistance.
Preparation of 990	Based on past years usage and any estimated changes.
Audit/Financial Review	Increased for 3-year audit that will be completed for 2022.
Legal Services	Pro bono for large ticket items. Bill Keuling for smaller reviews.
Payroll Services	Increase due to new employees.
Communication Consultant	Recommend removing.
Professional Development	Earmarked for Consulting.
<b>Total Professional Services</b>	

<b>Insurance</b>	
Financial Risk Package – PHSD1182017	D and O, employment practices, fiduciary liability, work place violence, and internet liability.
Commercial Package – PHPK1583863	General liability
Umbrella – PHUB565350	Umbrella liability
Workers compensation - MEM103115108	Workers Compensation
<b>Total Insurance</b>	Based on past years usage and any estimated changes.

<b>Program Implementation</b>	
Business Meals	Based on past years usage and any estimated changes.
Court/Victim Advocacy Program	Based on past years usage and any estimated



2022 NSI Budget and Funding Summary – Updated October 13, 2021

	changes.
CWE Officer/Resident/Volunteer Recognition	Gift cards for local businesses.
NSI Events	SBD commissioner meeting, National Night Out, open houses and other events. Weren't utilized - Covid
Public Safety Education/Marketing	Annual Report, printing of marketing materials, public relations.
Safety Products	Purchase club, bike locks, license plate covers to give to residents.
Community Outreach	Donation for community outreach. Used for Crimestoppers 2021.
<b>Total Program Implementation</b>	

<b>Supplemental Patrols</b>	
Patrols	WUMC patrols - restricted funds.
<b>Total TCF</b>	

<b>SLMPD Operation Support</b>	
Commercial Static IP (Sub Station)	\$118/month.
Other SLMPD Operation Support	Buy water and sport drinks in summer, feed officers for overtime/events, and items needed to assist in investigations.
<b>Total SLMPD Operation Support</b>	

<b>Total Operating Expenses</b>	<b>Total increase of \$49,948.00</b>
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**2022 NSI Funding**

<b>Funding Entity</b>	<b>Tax Revenue</b>	<b>2020 Pledge</b>	<b>2021 Pledge 9%</b>	<b>2022 Pledge 10%</b>
CWE North	\$867,922.50	\$70,215.00	\$79,000.00	\$86,800.00
CWE Southeast	\$649,217.73	\$39,525.00	\$58,400.00	\$65,000.00
DeBaliviere Place	\$311,578.92	\$47,895.00	\$28,000.00	\$31,000.00
CWE South	\$231,672.21	\$24,645.00	\$20,800.00	\$23,000.00
Westminster-Lake	\$76,038.15	\$11,000.00	\$6,800.00	\$7,600.00
Washington Place	\$48,474.59	\$6,355.00	\$5,000.00	\$5,000.00
Waterman	\$56,574.68	\$5,000.00	\$5,000.00	\$5,000.00
North CID		\$5,000.00	\$5,000.00	\$15,000.00
Euclid South CID		\$5,000.00	\$5,000.00	\$15,000.00
East Loop CID - 6 months in 2021			\$9,000.00	\$25,000.00
WUMC Grant		\$150,000.00	\$150,000.00	\$170,000.00
<b>Total</b>		<b>\$364,635.00</b>	<b>\$372,000.00</b>	<b>\$448,400.00</b>
<b>2022 Budget</b>				<b>\$446,000.00</b>

<b>WUMC Grant</b>	<b>2020 Pledge</b>	<b>2021 Pledge</b>	<b>2022 Pledge</b>
General Administrative	\$70,000.00	\$70,000.00	\$70,000.00
Court Advocate	\$40,000.00	\$40,000.00	\$40,000.00
Supplemental Patrols	\$10,000.00	\$10,000.00	\$10,000.00
FPSE Patrol Coordination	\$30,000.00	\$30,000.00	\$30,000.00
FPSE Camera Services			\$20,000.00
FPSE Camera Project			\$57,335.00
<b>Total</b>	<b>\$150,000.00</b>	<b>\$150,000.00</b>	<b>\$227,335.00</b>
<b>Total w/o Camera Cost</b>			<b>\$170,000.00</b>

2022 NSI Budget and Funding Summary – Updated October 13, 2021

**2022 Camera Budget and Funding**

<b>2022 CWE Camera Budget</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Notes</b>
Spectrum	\$33,000.00	\$34,500.00	\$36,288.00	27 sites @ \$112/month
Genetec SMA	\$7,000.00	\$9,500.00	\$11,133.00	Software
Insurance	\$5,000.00	\$5,000.00	\$-	NSI general funds
Service	\$8,424.00	\$11,300.00	\$15,600.00	\$130/hour 10 hrs per month
Hardware Replacement	\$25,000.00	\$20,000.00	\$-	Bill SBD as needed
New Camera Sites	\$-	\$-	\$-	Bill SBD as needed
<b>Total</b>	<b>\$78,424.00</b>	<b>\$80,300.00</b>	<b>\$63,021.00</b>	

<b>2022 CWE Camera Funding</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b># of Sites</b>
North SBD 47%	\$36,859.00	\$35,688.00	\$29,600.00	16
South SBD 18%	\$15,684.00	\$15,186.00	\$11,300.00	6
Southeast SBD 21%	\$15,684.00	\$15,186.00	\$13,200.00	7
WP/WL/WTRL SBD 15%	\$10,195.00	\$9,871.00	\$9,400.00	5
<b>Total</b>	<b>\$78,422.00</b>	<b>\$75,931.00</b>	<b>\$63,500.00</b>	<b>34</b>

<b>2022 FPSE Camera Budget</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Notes</b>
Spectrum			\$13,000.00	8 sites @ \$135/month
Genetec SMA			\$3,685.00	Software
Service			\$7,800.00	5 hours \$130/hour
Hardware Replacement			\$8,000.00	2 cameras @ Rehab
New Camera Sites			\$25,000.00	1 new camera site
NSI Service Fee			\$19,847.13	Fee for service
<b>Total</b>			<b>\$77,332.13</b>	

\*Cleaning, routine maintenance, insurance and all things associated with video reviews are included in the NSI fee.

## 2022 COOPERATIVE AGREEMENT

By and Between

### THE CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE AND THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT

**THIS COOPERATIVE AGREEMENT** (this “*Agreement*”) is made and entered into as of the 1st day of January, 2022, by and between the **EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT**, a community improvement district and a political subdivision of the state duly organized and existing under the laws of the State of Missouri (“CID”), and the **CENTRAL WEST END NEIGHBORHOOD SECURITY INITIATIVE** (the “*CWE NSI*”), a Missouri Nonprofit Corporation.

#### Recitals:

**Whereas**, the Board of Alderman of the City of St. Louis, Missouri (the “*Board of Aldermen*”) has established the above named CID by ordinance (the “*Enabling Ordinance*”) that authorizes the collection of additional tax revenues to be used for certain purposes, including the provision of special police and/or security facilities, equipment, vehicles and/or personnel for the protection and enjoyment of the property owners and the general public.

**Whereas**, the CID supports the goals of the CWE NSI, which include hiring a security consultant to advise the CID, as well as other entities within the area, on security issues in an effort to reduce crime, minimize the impact of crime on individuals and businesses in the neighborhood, and reduce the fear of crime for residents and visitors alike by providing a more cohesive partnership with neighbors, businesses, police, major institutions and political entities.

**Whereas**, the parties desire to clarify their expectations, rights, and continuing obligations pertaining to the support of the work of CWE-NSI in the CID as set forth below.

**NOW, THEREFORE**, in consideration of the foregoing, and for other good and valuable consideration, receipt and sufficiency of which are acknowledged, the CID and the CWE NSI hereby agree as follows:

#### Section 1. Definitions.

In addition to any italicized or bold terms defined elsewhere in this Agreement, the words and phrases below shall be defined as follows:

- 1.1. “**Contribution.**” A contribution to the NSI Fund from the CID necessary to provide the amounts requested in the Notice of Contribution, as more fully described in **Sections 1.4, 2.1 and 2.2.**
- 1.2. “**District.**” The area within the boundaries of the CID, as that area shown on attachment B.
- 1.3. “**Manager.**” The administrator of the NSI Fund as the term is defined

in that certain Intergovernmental Agreement by and between [CID and NSI].

- 1.4. **“Notice of Contribution.”** On at least a monthly basis and as may otherwise be necessary, the Manager shall provide written notice to the CID requesting the Contribution due. Such notice shall minimally include the precise amount of the Contribution and any account information necessary to facilitate payment of the Contribution.
- 1.5. **“Termination Date.”** The date of termination of this Agreement, as indicated on Exhibit A, attached hereto and incorporated herein.

**Section 2. Services to be Rendered.**

- 2.1. **Future Services.** As requested by the CID the CWE NSI agrees to perform the services listed on Exhibit A to this Agreement.
- 2.2. **Cost for Services.** The CID agrees to pay CWE-NSI, in consideration therefore, the amount indicated on Exhibit A in monthly installments.

**Section 3. Term of the Agreement and Termination Events.**

- 3.1. **Term.** This Agreement shall be in full force and effect until the Termination Date of December 31, 2022. At any time before the Termination Date, the term of the Agreement may be extended by amendment pursuant to **Section 4.2**.
- 3.2. **Termination Events.** If, before the Termination Date, any of the following events occur, the Agreement shall immediately terminate:
  - 3.2.1. The CID ceases to exist as a Community Improvement District. This event shall not include modification of the Enabling Ordinance of the CID by the Board of Aldermen of the City, so long as the modified entity remains a Special Business District with the necessary power to be party to this Agreement;
  - 3.2.2. Rejection of the CID’s annual budget by the Board of Alderman of the City based upon the allocation of funds for the Annual Contribution;
  - 3.2.3. Intentional failure by the CID to include in its annual budget an allocation of funds for the Annual Contribution.
- 3.3. **Notice of Termination.** Upon the occurrence of a Termination Event, the CID must provide written notice of the Termination Event to the Manager and to the CWE NSI no later than thirty (30) days after termination.

**3.4. Default.** In the event the CID fails to pay the amount required in Section Two by the date payment is due, the CWE NSI has the right to:

- (a) Notify the CID of the nonpayment;
- (b) halt any other services being provided within the boundaries of the CID; and
- (e) pursue all legal remedies which may be available to it.

**Section 4. Miscellaneous.**

**4.1. Applicable Law.** This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri.

**4.2. Entire Agreement; Amendment.** This Agreement constitutes the entire agreement between the parties with respect to the matters herein and no other agreements or representations other than those contained in this Agreement have been made by the parties. It supersedes all prior written or oral understandings with respect thereto. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

**4.3. Counterparts.** This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.

**4.4. Severability.** In the event any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision, unless the unenforceable or invalid term or provision is such that a court reasonably would find that the parties, or any one of them, would not have entered this Agreement without such term or provision, or would not have intended the remainder of this Agreement to be enforced without such term or provision.

**4.5. Notices.** Any notice, demand, or other communication required by this Agreement to be given by any party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified mail, postage prepaid, or delivered personally as follows:

**EUCLID SOUTH CID**  
Attn: Ashley Johnson  
4512 Manchester Ave. Suite 100  
St. Louis MO 63110

**CWE Neighborhood Security Initiative**

Attn: James Whyte  
447 North Euclid Ave.  
St. Louis MO 63108

or to such other address with respect to the CID as the CID may, from time to time, designate in writing and forward to the CWE NSI as provided in this Section.

**(The remainder of this page is intentionally left blank.)**

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the date first written above.

**CENTRAL WEST END SECURITY  
INITIATIVE (“CWE NSI”)**

**EUCLID SOUTH COMMUNITY  
IMPROVEMENT DISTRICT**

By: James M. Whyte  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By:  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



## EXHIBIT A

### **2021 SERVICES TO BE RENDERED**

**Contract Purpose:** NSI to provide the Euclid South CID with neighborhood security management services. The cost for services effective January 1, 2022 thru December 31, 2022 will be \$15,000.00.

#### **Security Patrol Recommendations**

1. Recommendation of monthly budget disbursement after initial analysis of CID budget, types of crime, time and day of occurrence, and CID expectations.
2. Recommendations for supplemental patrols for special events, crime trends and staffing issues.
3. The CID will be included in all supplemental patrol RFP's, which are conducted every three years.

#### **Crime Statistic Tracking/Analysis**

1. Prepare and present monthly Executive Director report to include year to date, Part 1 crime statistics for the neighborhood, denoting any significant trends or activities.
2. Review daily calls for service and monthly UCR data for information and trends to identify safety and security issues.

#### **5th District/SLMPD/City Liaison/WUPD/METRO TASK FORCE**

1. NSI will establish and maintain an effective working relationship with the leadership of the 5<sup>th</sup> District police of the SLMPD and key personnel patrolling and investigating crimes in the area as well as the senior command of the SLMPD, WUPD, UCPD and Metro Task Force.
2. NSI will establish and maintain an effective working relationship with key city personnel (Circuit Attorney's Office, City Counselor's Office, Neighborhood Stabilization Office, Excise Commissioner's Office, Building Div., etc.) that would be useful in reducing crime and improving the quality of life within the CID area.

#### **Community Engagement**

1. The NSI Executive Director will attend the monthly CID meeting. The NSI will prepare and present relevant crime data as well as summaries of recent crime issues.
2. Work in coordination with other professional staff/area organizations that are working to enhance security within the project area.
3. NSI will share information with residents, business owners and stakeholders to educate the community and reduce crime by keeping residents informed and aware of crime trends.

#### **Camera Project Management**

1. NSI will assist in management of security cameras by providing video reviews of documented criminal incidents as long as access to the CID camera system is provided.
2. NSI will assist in the identification and coordination of retrieval of video from other security systems in the CID area, which may have value in on-going investigations of criminal events.

3. NSI will coordinate our efforts with the SLMPD in order to use existing video to identify and apprehend those responsible for committing crimes in the CID area.
4. NSI will assist in identifying areas, survey locations and provide guidance to the CID for future expansion of the camera system within the CID area.
5. NSI will work closely with camera vendors to ensure cameras are being maintained appropriately, operating properly and performing to the expectations of the CID Board.

### **Neighborhood Advocate**

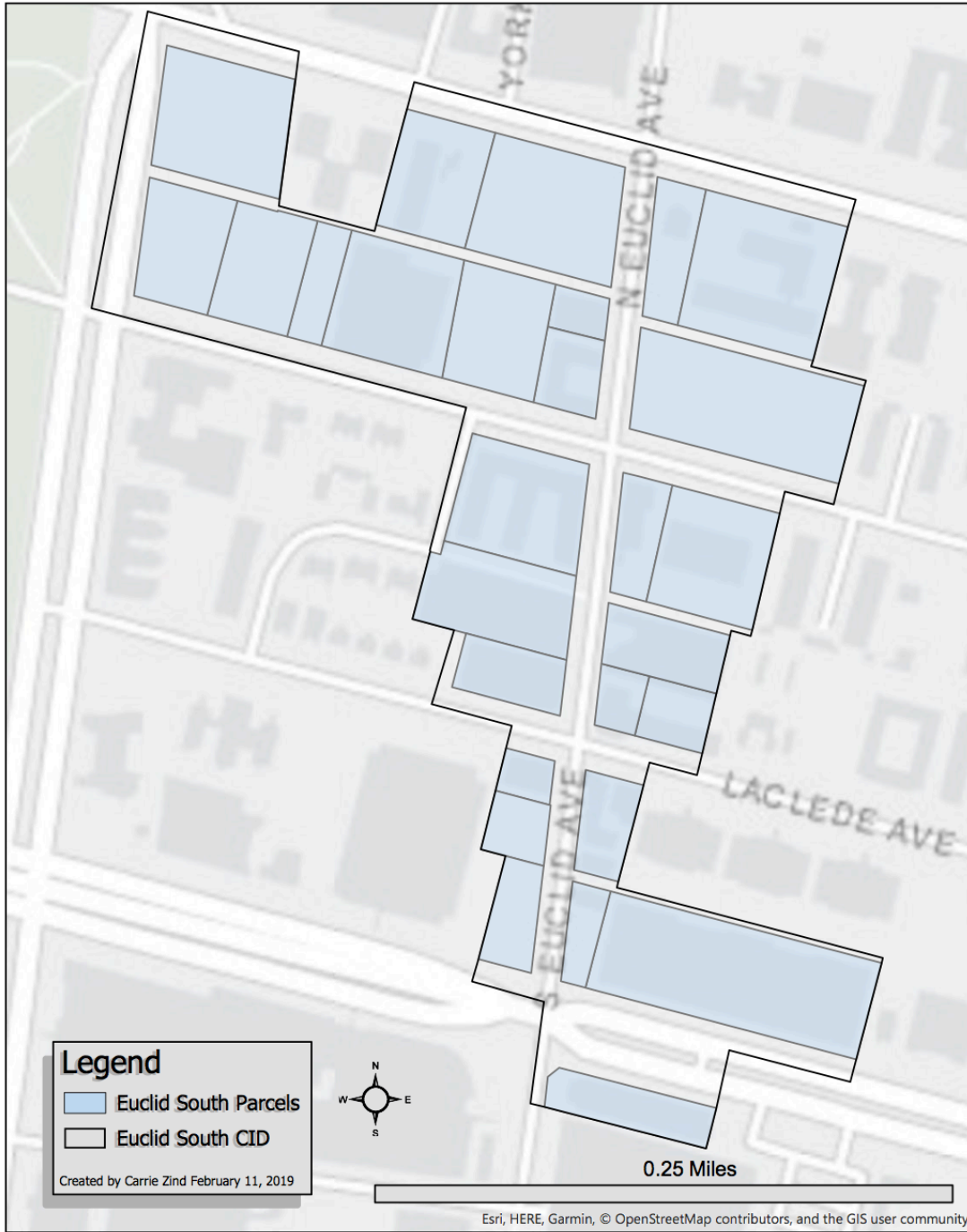
1. Neighborhood Advocate (NA) will track issued criminal cases that occur within the boundaries of the SBD through various web-based tools.
2. When hearings are held regarding cases that allow for victims to speak the Neighborhood Advocate will attend the hearing and make a verbal statement on behalf of the community regarding the impact the crime has had on the community. Applicable hearings are: Bond, Plea, Sentencing, & Probation Violations.
3. The Neighborhood Advocate will deliver written statements on behalf of the community to the Circuit Attorney's Community Affairs Bureau team.
4. The Neighborhood Advocate will work with residents, businesses, community leaders and stakeholders to encourage participation in a Court Advocacy Team by coordinating training is held by the Circuit Attorney's Office.
5. Advocate will prepare a monthly report to include Issued Case Status, outcomes of criminal proceedings and status of any related 22nd Circuit Court issues.
6. The Neighborhood Advocate will engage victims of crime, when appropriate, which occurred within the CID. Assistance is provided to victims by helping them understand the court process, coordinating information from police, attending hearings with victims and providing support.

### **Outreach Program**

1. Outreach staff will engage and attempt to provide services to those in our community who are homeless and or experiencing mental health issues.
2. Monthly status reports will be presented at the NSI board meetings. These reports include number of engaged people, case management services provided, update on hotline calls or reports from public, etc.

**EXIBIT B**

**Euclid South Community Improvement District**



# NSI Outreach: November 2021 Update

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ALVIN FERGUSON

# Table of Contents

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- I. Number of People Engaged
- II. Services Provided
- III. Hotline Update
- IV. Service Provider Connections
- V. Other

# Number of People Engaged

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From my start date of September 7 thru October 14, 2021, I have completed 53 engagements in the community.

- Of these 53 engagements, there were 38 individuals.
- 46 of these engagements were with men, 7 were with women.
- 4 of these people were in the DeBaliviere Place neighborhood, 32 of these people were in the Central West End neighborhood, 9 were in the Forest Park Southeast neighborhood, and 5 were in the East Loop CID area. 4 of these people were outside neighborhood bounds.
- Due to the nature of overlapping boundaries, some of the following numbers are duplicates
  - 4 of these engagements took place within the DeBaliviere Place SBD, 5 took place within the East Loop CID boundaries, 9 took place within the Forest Park Southeast Neighborhood, 4 took place within the Grove CID, 3 took place on the BJC/WashU medical campus, 16 took place within the North SBD, 5 took place within the North CID, 3 took place within the South SBD, 1 took place within the South CID, and 8 took place within the Southeast SBD.

# Services Provided

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While engaging with the homeless population in the NSI area, I was able to connect 14 people with services.

- K.R. – SPC/Night Program
- S.T. – St. Mary’s Hospital
- M.F. – Winter Outreach
- J.J. – BJC/SPC
- D.J. – ARC
- L.L. – Barnes/ARC
- W.P. – S.S. Office
- C.S. – St. Mary’s Hospital
- D.A. – Father Support Center
- M.L. – Winter Outreach
- M.W. – Start Here
- J.W. – City Hope/SPC
- C.S. – BHR/M.O. Hotline
- M.T. – AA
- M.W. HOPE Recovery Center/SSVF
- M.J. – SPC/Night Program

# Hotline Update

---

I have received 8 calls, texts, or emails from people and organizations about outreach since I began working.

1. The City's Finest
2. Metro Security DeBaliviere
3. Cortex Security
4. East Loop Metro Security
5. St. Louis Public Library
6. BJC Behavioral Health
7. Byron Company
8. Gateway Housing 1<sup>st</sup>



# Connections with Service Providers

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I have met with, or spoken with, the following organizations or individuals regarding homeless service providers or security networks:

1. Tina Bush - BJC
2. Teka Childress – Winter Outreach
3. Linda Alexander – Places for People
4. Tierra Young, Ryan ? – M.O./Hotline
5. Ryan Krzyzowski – SPC/SSVF
6. Sharon Morrow – Winter Outreach
7. Darryl Wise – HOPE Recovery Center

# Other

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- Connected with 6 veterans.
- NSI Outreach Logo is now on the leased vehicle.



*Scope of Services Agreement*  
*for*  
**CWE x NSI**

# CONSULTANT AGREEMENT

This Consultant Agreement (“Agreement”) is effective October 2021.

## BETWEEN:

We Are Novella LLC  
4247 Castleman Ave.  
St. Louis, MO 63110

## AND

CWE & NSI

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

### 1. CONSULTATION SERVICES

The Organization hereby employs the Consultant to perform the following services in accordance with the terms and conditions established with CWE & NSI.

### 2. TERMS OF AGREEMENT

This agreement will begin October 2021, and will continue and will continue at the direction of the Organization. However, either party may cancel this agreement with 30-days notice to the other party in writing.

### 3. TIME DEVOTED BY CONSULTANT

#### Campaign Messaging for CWE x NSI Awareness & Outreach Program

##### Overall messaging

The Novella team, which possesses deep familiarity with the NCID and its programming, can provide all messaging and talking points for the new awareness & outreach program.

After an initial meeting with NSI's Outreach Director, our team can provide informative, inclusive, people-first messaging. This would include but not necessarily be limited to:

**Website copy** - Provide the copy and suggested layout for the webpage(s) that will be linked to the QR codes around the CWE informing people of the new initiative, how their donation can make the most impact, and other suggestions on how they can get involved to help unhoused (or otherwise unsupported) people living in St. Louis. 5-10 hours

**Talking points copy** - Provide messaging for CWE and NSI leadership to use when talking about the awareness & outreach campaign. 5-10 hours

**Newsletter copy** - Provide copy for the newsletter that will be distributed to CWE/NSI lists, with details about the new campaign. 4-6 hours

**Social media copy** - Provide suggested copy to use on the CWE and NSI social platforms when promoting the awareness & outreach campaign. 4-6 hours

**Signage copy** - Provide suggested copy to use on signage for the campaign. 2 - 4 hours

**Design** - creating signage for the campaign with the campaign hashtag. 4 - 10 hours

#### **4. PAYMENT TO CONSULTANT**

All work will be billed at our rate of \$75/hr. This represents an investment of \$1,800 - \$3,450.

The Consultant will submit a statement setting forth services rendered at the beginning of the month, and the Organization will pay the amounts due as indicated by statements submitted within thirty (30) days of receipt.

## **5. INDEPENDENT CONTRACTOR**

Both the Organization and the Consultant agree that the Consultant will act as an independent contractor in the performance of its duties under this contract. Accordingly, the Consultant shall be responsible for payment of all taxes including Federal, State and local taxes arising out of the Consultant's activities in accordance with this contract, including by way of illustration but not limitation, Federal and State income tax, Social Security tax, Unemployment insurance taxes, and any other taxes or business license fee as required.

## **6. CONFIDENTIAL INFORMATION**

The Consultant agrees that any information received by the Consultant during any furtherance of the Consultant's obligations in accordance with this contract, which concerns the personal, financial or other affairs of the Organization will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms, or organization.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

---

*Kate Ha her, NCID*

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*Date*

---

*Janelle Messel, Novella*

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*Date*

---

*Brooke Foster, Novella*

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*Date*

**Euclid South Community Improvement District**  
**Balance Sheet**  
As of October 31, 2021

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	<u>Oct 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10000 · Simmons Bank Checking #4652	116,467.56
10001 · Simmons Bank MM Acct #4660	623,973.40
<b>Total Checking/Savings</b>	<u>740,440.96</u>
<b>Total Current Assets</b>	<u>740,440.96</u>
<b>TOTAL ASSETS</b>	<b><u>740,440.96</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	-0.04
<b>Total Accounts Payable</b>	<u>-0.04</u>
<b>Total Current Liabilities</b>	<u>-0.04</u>
<b>Total Liabilities</b>	-0.04
<b>Equity</b>	
32000 · Net Assets	721,839.62
Net Income	18,601.38
<b>Total Equity</b>	<u>740,441.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>740,440.96</u></b>

## Euclid South Community Improvement District Profit & Loss Budget Performance October 2021

	<u>Oct 21</u>	<u>Jul - Oct 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
43499 · Reserves	0.00	0.00	40,253.00	120,753.00
43500 · Misc Revenue	0.00	0.00	0.00	0.00
43200 · CID 1% Sales and Use Tax	41,410.08	183,137.41	115,000.00	345,000.00
46400 · Interest Income	52.99	210.22		
<b>Total Income</b>	<u>41,463.07</u>	<u>183,347.63</u>	<u>155,253.00</u>	<u>465,753.00</u>
<b>Expense</b>				
<b>50000 · Administration</b>				
550800 · Contribution/Donations	0.00	5,500.00		
50550 · Storage Facility	52.66	210.64	210.64	631.92
50702 · Marketing Admin Services	2,083.00	8,332.00	8,332.00	24,996.00
50501 · 32 N Euclid TIF Redevelopment	0.00	0.00	0.00	20,000.00
50701 · Admin Services	2,500.00	10,000.00	10,000.00	30,000.00
50300 · Insurance-D&O; Gen Liability	0.00	0.00	0.00	1,850.00
<b>50700 · Professional Services</b>				
50704 · Audit	0.00	0.00	1,666.72	5,000.00
50703 · Legal	472.50	472.50	1,666.72	5,000.00
<b>Total 50700 · Professional Services</b>	<u>472.50</u>	<u>472.50</u>	<u>3,333.44</u>	<u>10,000.00</u>
<b>Total 50000 · Administration</b>	<u>5,108.16</u>	<u>24,515.14</u>	<u>21,876.08</u>	<u>87,477.92</u>
<b>55000 · Marketing &amp; Promotions</b>				
55701 · E-Cab	0.00	0.00	0.00	0.00
55800 · Holiday Decorations	2,031.66	2,031.66	0.00	7,500.00
55300 · Professional Services	0.00	0.00	0.00	0.00
55500 · Special Events	0.00	0.00	0.00	0.00
55700 · Web, Social Media	2,054.32	2,054.32	833.36	2,500.00
55000 · Marketing & Promotions - Other	0.00	0.00	0.00	0.00
<b>Total 55000 · Marketing &amp; Promotions</b>	<u>4,085.98</u>	<u>4,085.98</u>	<u>833.36</u>	<u>10,000.00</u>
<b>60000 · Public Area Maint &amp; Landscaping</b>				
60701 · Landscaping	0.00	12,758.16	12,758.36	38,275.00
60702 · ATBM	6,250.00	31,250.00	17,333.36	52,000.00
<b>Total 60000 · Public Area Maint &amp; Landscaping</b>	<u>6,250.00</u>	<u>44,008.16</u>	<u>30,091.72</u>	<u>90,275.00</u>
<b>65000 · Infrastructure</b>				
65110 · Streetscape Improvements	8,000.00	34,029.45	50,000.00	150,000.00
<b>Total 65000 · Infrastructure</b>	<u>8,000.00</u>	<u>34,029.45</u>	<u>50,000.00</u>	<u>150,000.00</u>
<b>70000 · Public Safety &amp; Security</b>				
70100 · Camera System	0.00	6,022.50	4,333.36	13,000.00
70200 · CWE-NSI Board Seat	0.00	1,250.00	2,500.00	5,000.00
70300 · Patrols	9,971.88	50,835.02	36,666.72	110,000.00
70900 · Pub Safety/Security Reserve	0.00	0.00	0.00	0.00
<b>Total 70000 · Public Safety &amp; Security</b>	<u>9,971.88</u>	<u>58,107.52</u>	<u>43,500.08</u>	<u>128,000.00</u>
<b>Total Expense</b>	<u>33,416.02</u>	<u>164,746.25</u>	<u>146,301.24</u>	<u>465,752.92</u>
<b>Net Ordinary Income</b>	<u>8,047.05</u>	<u>18,601.38</u>	<u>8,951.76</u>	<u>0.08</u>
<b>Net Income</b>	<u><u>8,047.05</u></u>	<u><u>18,601.38</u></u>	<u><u>8,951.76</u></u>	<u><u>0.08</u></u>



## Euclid South Community Improvement District Transaction List by Vendor October 2021

Type	Date	Num	Memo	Split	Amount
<b>A T Building Maintenance</b>					
Bill Pmt -Check	10/05/2021	Bill.com	INV 1304	Street Cleaning	-6,250.00
<b>Central West End Business CID</b>					
Bill Pmt -Check	10/07/2021	Bill.com	CID669	CWE CID North - Decorations	-2,031.66
Bill Pmt -Check	10/07/2021	Bill.com	CID671	CWE CID North	-1,778.32
<b>Cobalt Construction Consulting, LLC</b>					
Bill Pmt -Check	10/07/2021	Bill.com	21-009-01	Project Management	-8,000.00
<b>Park Central Development Corp.</b>					
Bill Pmt -Check	10/07/2021	Bill.com	Storage Fees	Storage Fees	-276.00
Bill	10/15/2021	2021-10-15	Recurring Bill Life Storage - Storage Rental	50550 · Stoorage Facility	-52.66
Bill	10/20/2021	2021-10-20	Recurring Bill	50701 · Admin Services	-2,500.00
Bill	10/20/2021	2021-10-20 (1)	Recurring Bill	50702 · Marketing Admin Services	-2,083.00
<b>The City's Finest</b>					
Bill Pmt -Check	10/07/2021	Bill.com	Inv 3351	Patrols	-3,500.00
Bill Pmt -Check	10/07/2021	Bill.com	Inv 3315	Patrols	-6,471.88
<b>The Zorn Law Firm, LLC</b>					
Bill	10/01/2021	10/1/21	Services for January - September 2021	50703 · Legal	-472.50
<b>Bills Paid in October</b>					<b>-33,416.02</b>

# FINANCE

- Review Financial Documents
  - Balance Sheet
  - Profit & Lost
- Report on Sales Tax Collections

These are sales taxes collected in October and deposited to the account in November 2021

	<b>2020</b>	<b>2021</b>	<b>Variance (’20 to ’21)</b>
<b>October</b>	\$13,302	\$37,320	\$24,017
<b>YTD</b>	\$409,824	\$425,899	\$16,075

**EUCLID SOUTH  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSAL TO PROVIDE  
PROFESSIONAL SERVICES**

FOR THE FISCAL YEARS ENDING  
JUNE 30, 2020, 2021 and 2022

***Fick, Eggemeyer & Williamson, CPA's***

Contact: Shawn Williamson

314-845-7999

6240 S. Lindbergh, 1<sup>st</sup> Floor

St. Louis, MO 63123

📍 **Saint Louis, Missouri**  
6240 S. Lindbergh Blvd Ste 101  
Saint Louis, MO 63123

📞 (314) 845-7999  
📠 (314) 845-7770  
🌐 [www.afewcpas.com](http://www.afewcpas.com)



📍 **Columbia, Illinois**  
205 S. Main  
Columbia, IL 62236

📞 (618) 281-4999  
📠 (618) 281-9533  
🌐 [www.afewcpas.com](http://www.afewcpas.com)

The Grove Community Improvement District  
Attn: Ashley Johnson  
4512 Manchester Ave, Ste 100  
St. Louis, MO 63110

Ms. Johnson:

We are grateful for the opportunity to submit a proposal to provide professional services to the Euclid South Community Improvement District. By drawing on our extensive experience helping governmental entities and non-profit organizations, we believe we can provide the highest level of service to assist your organization with accounting matters. We strive to have our partners work closely with and respond quickly to our clients' needs.

We know that a successful engagement must be cost-effective. This means that the cost of accounting services must be justified by the benefit derived by the client. We believe we can provide that benefit, and we are interested in initiating a long-term relationship with your organization. Our fee proposal is presented on page 3.

Should we be successful with our proposal, we look forward to providing you with high-quality and cost-effective services in 2021 and beyond.

Sincerely,

*Shawn Williamson*

Shawn Williamson, CPA

## TECHNICAL PROPOSAL

### Overview of the Firm

Fick, Eggemeyer & Williamson CPAs PC was founded in 1976 and specializes in non-profit and governmental auditing. The firm has one office in St. Louis, Missouri and one office in Columbia, Illinois, which was initiated in 1986.

Fick, Eggemeyer & Williamson has been serving non-profit organizations and governments for over 40 years. Currently, our firm audits over 200 governmental and non-profit entities annually. Over half of our audit clients are non-profit organizations, with most of the remainder being governmental entities, including 30 cities and villages in Missouri and Illinois.

The firm employs 18 full-time professionals, and the firm's non-profit and governmental audit staff is comprised of seven CPA's and six degreed accountants. We have five partners, three in the St. Louis County office and two in the Columbia, Illinois office.

### The Firm's Qualifications

Fick, Eggemeyer & Williamson, CPAs is licensed to conduct audits in Missouri and Illinois, and our partners are also licensed in those states. Our system of quality control is monitored annually and peer reviewed at least once every three years by an independent CPA firm. The last completed peer review was conducted in July 2018, and the result of that review was a *pass without deficiencies*, the highest possible rating. We were peer reviewed in August 2021, and we are currently awaiting that peer review report. We expect it to also be a *pass without deficiencies*. See the latest available peer review report attached.

All CPA staff members take at least 120 hours of continuing professional education every three years, and all audit partners take at least 40 hours per year of auditing-specific education. We anticipate that Shawn Williamson (partner) or Keith Slusser (partner) would manage your engagement. You may read more about the firm's services and people at [www.afewcpas.com](http://www.afewcpas.com).

### Audit Philosophy and Approach

Our firm's auditing philosophy is to meet all of the professional standards established by the Financial Accounting Standards Board and the Governmental Accounting Standards Board, while also considering what our clients actually need. Beyond auditing, some clients require accounting guidance, help preparing financial statements, research on applicable laws, and consultation on internal controls and grant requirements. Going beyond basic auditing services has helped us grow from 10 audit clients, twenty years ago, to over 200 today.

We intend to submit an engagement letter and a written request for information (a needs list) shortly after we are engaged. We will begin audit fieldwork after the Organization has reconciled all of its June bank statements, posted year-end entries, and gathered our requested documents. Assuming that all information is provided to us when needed, we will complete the audit draft within 30 days of audit fieldwork commencement. After the audit draft is reviewed and approved, we will prepare final bound copies of our audit report and deliver them to the board.

Understanding of the Work to be Performed

We understand that the Euclid South Community Improvement District is in need of a financial audit for the fiscal years ended June 30, 2020 and 2021 and the fiscal year which will be ending June 30, 2022. We will audit the District in accordance with auditing standards generally accepted in the United States of America and Missouri statutes. We propose issuing an opinion on whether or not the financial statements of the District present fairly the financial position and the results of financial operations in accordance with the *modified cash basis of accounting*, which is the accounting method the district uses on a daily basis.

References from Other Audit Clients

- The Grove Community Improvement District                      Gov't unit created to improve the  
Administrator: Annette Pendleton                                      Forest Park SE Neighborhood  
314-535-5311  
4512 Manchester Avenue, Suite 100  
St. Louis, MO 63110
  
- Park Central Development Corporation                              Organization promoting residential  
Executive Director: Abdul Kaba Abdullah                              and commercial development  
314-535-5311  
4512 Manchester Avenue, Suite 100  
St. Louis, MO 63110
  
- The Housing Partnership    Neighborhood improvement non-profit  
Executive Director: Andrea Holak  
314-631-9905  
PO Box 16356  
St. Louis, MO 63125
  
- Horizon Housing Development    Organization providing housing for  
Executive Director: Shanna Nieweg                                      residents w/ developmental disabilities  
314-865-0383  
3001 Arsenal St.  
St. Louis, MO 63118

Internal Control Assessment

As required by auditing standards our firm will make inquiries of management and other personnel to gain an understanding of the organization's systems of internal control. We will test those controls to the extent we deem necessary. If we discover weaknesses in internal during the audit process, we will issue a management comment letter to the board outlining weaknesses and our recommendations.

Assurance of Independence

Fick, Eggemeyer & Williamson, CPA’s is independent of the Euclid South CID, as defined by generally accepted auditing standards. Our firm has no alternative relationship with the organization’s board members. And, we have no other client relationships that might jeopardize our objectivity or independence with respect to the Euclid South Community Improvement District.

Partner Biographies

**SHAWN WILLIAMSON, Partner**

Mr. Williamson is the partner in charge of audits for Fick, Eggemeyer & Williamson. He has a Bachelor of Science degree in accountancy from the University of Illinois and a Master of Business Administration degree from Southern Illinois University. Shawn graduated with high honors from both universities and was inducted into the accounting honorary, Beta Alpha Psi, and graduate business honorary, Beta Gamma Sigma. Mr. Williamson became a Certified Public Accountant in 1992 and is licensed in the states of Missouri and Illinois. Shawn has performed over 1,000 audit engagements, including audits of municipalities, schools, churches, missionary organizations, unions, prisons, hospitals, and numerous for-profit corporations with up to \$3 billion in annual revenue. Shawn has sufficient continuing professional education to satisfy all governmental auditing requirements.

**KEITH SLUSSER, Partner**

Mr. Slusser is an audit partner with Fick, Eggemeyer & Williamson. He has a Bachelor of Science degree in accounting from the University of Missouri. Keith graduated Cum Laude in 1999 and has a total of 20 years of private and public accounting experience. Mr. Slusser is a licensed CPA in Missouri and has managed over 500 large audit engagements. Keith is a member of the Missouri Society of CPAs and is a member of the government auditing specialty group. Keith has sufficient continuing professional education to satisfy all governmental auditing requirements (yellow book.)

Fee Proposal

We believe we can serve the needs of your organization effectively and efficiently, and we seek a mutually beneficial long-term relationship. To this end, we have a vested interest in controlling our costs. Our proposed fee is based upon a review of your fiscal 2019 audit report, discussions with management, our previous experience helping similar organizations, and our estimate of hours needed to complete the engagement. Our fee proposal is as follows:

- Audit of fiscal year ended June 30, 2020 financial statements, including all travel, report production, and other costs. **\$ 8,000**
- Audit of fiscal year ended June 30, 2021 financial statements, including all travel, report production, and other costs. **\$ 8,000**
- Audit of fiscal year ended June 30, 2022 financial statements, including all travel, report production, and other costs. **\$ 8,000**

Billing Rates for Technical Questions and Non-audit Services

Our firm does not bill for short accounting consultation calls related to the audit. If our services are needed for a non-audit issue for an extended period of time, the billing rate per hour will be \$65-\$100 per hour, depending on the level of staff required.



TROUTT, BEEMAN & CO., P.C.

CERTIFIED PUBLIC ACCOUNTANTS

## Report on the Firm's System of Quality Control

November 26, 2018

To the Owners of Fick, Eggemeyer & Williamson, CPA's, PC and the Peer Review Committee of the Missouri Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Fick, Eggemeyer & Williamson, CPA's, PC (the firm) in effect for the year ended May 31, 2018. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

1212 LOCUST  
PO BOX 160  
HARRISONVILLE, MO 64701  
PHONE: 816-380-5500  
FAX: 816-380-2580

#  
#  
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13470 S ARAPAHO, SUITE 190  
PO BOX 4078  
OLATHE, KS 66063  
PHONE: 913-764-1922  
FAX: 913-764-8062

WWW.TBCO.NET

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## Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

## Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Fick, Eggemeyer & Williamson, CPA's, PC in effect for the year ended May 31, 2018, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Fick, Eggemeyer & Williamson, CPA's, PC has received a peer review rating of *pass*.



TROUTT, BEEMAN & CO., P.C.  
Harrisonville, Missouri

Do Not Pay. This is not an invoice.



Renewal Pricing for EUCLID SOUTH CID

Memorandum No. 4640

Date: September 20, 2021

Policy Period: January 1, 2022 to January 1, 2023

<u>Line of Business</u>	<u>Annual Contribution</u>	<u>Deductible</u>	<u>Deductible Applicability</u>
Liability	Included	Per Schedule	
Employment Practices Liability	\$468.00	\$1,000.00	Loss
Errors & Omissions Liability	\$300.00	\$1,000.00	Loss
General Liability	\$581.00	\$1,000.00	Loss
Hired and Non-Owned Vehicles	Included	\$1,000.00	Loss
Property	\$538.00	Per Schedule	Loss
Earth Movement	Included	See Note	
Flood	Included	See Note	
Water Damage	Included	Per Schedule	Loss
<b>TOTAL RENEWAL PRICING:</b>	<b>\$1,887.00 *</b>		

If "Loss & LAE" (Loss Adjustment Expense) is indicated under *Deductible Applicability*, the Member will be responsible for defense and other adjustment costs up to the deductible amount.

Deductibles have been determined based on total contribution, loss history, and existing deductibles.

\*The entity's current coverage will expire on January 1, 2022. Renewal is hereby offered at the price indicated above, which is based on information on file as of September 20, 2021. Changes requested before January 1, 2022 will affect the actual renewal price invoiced.

MOPERM reserves the right to correct any errors discovered before the renewal invoice is issued. If such corrections result in a change in contribution, notice will be sent to the appropriate parties.

Note: Earth Movement and Flood Deductibles are detailed in the Property Memorandum of Coverage.



Member Name: EUCLID SOUTH CID  
Coverage Period: January 1, 2022 to January 1, 2023

Policy Number: PLP-4640-202201  
Policy Effective Date: January 1, 2022

Agency Name:

### 2022 Schedule of Total Property Insured Values

Location	Physical Address	Description	Building Value	Contents Value	EDP Value	Business Income Amount	Total Insured Value	Property Deductible	EBD Deductible	Contribution per Location
LOCATION 02	2 N EUCLID	01 WAYFINDER SIGN AT LACLEDE	\$9,335	\$0	\$0	\$0	\$9,335	\$500	NC	\$269.00
LOCATION 03	2 S EUCLID	01 WAYFINDER SIGN AT FOREST PARK AVE	\$9,335	\$0	\$0	\$0	\$9,335	\$500	NC	\$269.00
	<b>Totals</b>		\$18,670	\$0	\$0	\$0	\$18,670			\$538.00

Minimum Premium Adjustments \$0.00

By:

Date: 9-20-2021

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# Membership renewal

**Renew to** 15 Nov 2022

**Level** 7c) Business - \$500.00 (USD)  
 Subscription period: 1 year  
 Automatic renewal (recurring payments)

**Current status** Lapsed

Cancel

Update and next

Your profile

\* Mandatory fields

First name

Last name

Email

Phone

PARTNER/SPOUSE

Address

Zip

Cancel

Update and next

The Central West End Association is a 501(c)3 non-profit organization.  
4818 Washington Blvd, St. Louis, MO 63108



## Connecting Community

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## BUSINESS MEMBERSHIPS

Business member subscriptions are based on company size. The CWEA can help promote your services, events and special offers to CWE residents and visitors via our website and our frequent communications.

### Three Levels of Business Membership:

Sole Proprietor - \$180 /year

Small Business / Restaurant / Retail - \$250 / year per facility

Large Business / Multi-Family Apartment Complex / Corporation - \$500 / year

### Central West End Association Business member benefits include:

CWEA Business memberships include -

- Featured introduction as a new CWEA business in our weekly email blast that goes out to over 2600 local subscribers.
- A listing in the CWEA online [business directory](#) with your business' logo / link to your website / description of your business. Promote your business by creating a special offer for CWEA resident members in order to get more CWE residents to your business/website. CWEA business members

have the ability to change out that special deal or offer as often as they'd like. CWEA resident members will have a membership card with expiration date that can be shown at your establishment when redeeming their discount/offer.

- Two complimentary tickets to our First Friday Happy Hours, hosted at a different CWE business each month where business owners can meet face to face with CWE residents.
- CWEA business members can send out their news or events in our [weekly email blast](#).
- CWEA business members can also send us events/news releases to post on our [Facebook page](#) with over 2600 followers.
- Discounted tickets to our annual Gala (December) and the CWE Home & Garden tour.
- CWEA business members can act as event sponsors for events like the CWE Home & Garden Tour, the Annual CWEA Gala and Family Fun Days to further their reach and involvement in the Central West End community.

The current level of growth and development throughout the Central West End is attracting new residents, businesses, and entrepreneurial energy to our neighborhood. This is an exciting time to live and/or work in the CWE. It's also more essential than ever that we have a strong, effective neighborhood association to help us understand and manage the impacts of this growth. The Central West End Association was created in 1958 by residents who believed when neighbors join forces on matters of shared importance, the neighborhood becomes a better place to live, work and visit. For nearly fifty years, the CWEA has been a grassroots volunteer organization that provides residents and local businesses with resources to keep our neighborhood strong, beautiful, safe, and prosperous.

Please join your neighbors in supporting our community by becoming a member today!

**You can purchase online by clicking on the links above or by mailing a check to:**

**The CWEA  
4818 Washington Blvd  
St. Louis, MO 63108**