



BOARD REPORT

January 25, 2024

1:30 PM

BOARD OF COMMISSIONERS: BRIAN PHILLIPS (CHAIR), MARK RUBIN (VICE-CHAIR), BRIAN DAVIES
(TREASURER), JOHN BEATTY (SECRETARY)

EUCLID SOUTH CID
MEETING

OVERVIEW

JANUARY 25, 2024

MEETING OBJECTIVES

- REVIEW AND APPROVE AUDIT PROPOSAL FOR YEARS 2024 - 2026 **(\$26,400)**
- REVIEW AND APPROVE THE NSI 2024 CONTRACT **(\$22,500)**
- REVIEW REQUESTS FOR ADDITIONAL CAMERAS & UPGRADES NEAR PARK EAST & DEL CORONADO - SUBMITTED BY JIM WHYTE (NSI)
 - PARK EAST PROPOSAL **(\$12,998.00)**
 - DEL CORONADO **(\$15,857.00)****TOTAL= \$28,855.00**
- REVIEW LANDSCAPING & MARKETING RFP RESPONSES & PROVIDE FEEDBACK
- APPROVE THE REMOVAL OF EXISTING PLANTERS & TEMPORARILY FILLING OF NEW PLANTERS
- APPROVE PLANNING OF NEXT PHASE OF THE EUCLID STREETScape PROJECT
- EVALUATE RECENT INVESTMENT IMPACT

4512 Manchester Ave,
Suite 100, St. Louis,
MO 63110

Euclid South Community Improvement District Meeting

TO BE HELD

January 25, 2024 – 1:30PM

at **4512 Manchester Avenue, Suite #100**

St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on January 25, 2024, at 1:30pm at Park Central Development, the Euclid South Community Improvement District (the "District") will hold a 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. Finance**
 - a. Approval of Financial Reports**
 - b. Audit Proposal – Review**
- 5. Project Reports**
 - a. Safety & Security**
 - i. CWE NSI Report – Jim Whyte
 - ii. CWE NSI 2024 Contract - Review
 - iii. Camera Proposal (Park East & Del Coronado) – Review
 - b. CWE South SBD Update**
 - i. Updates – Megan Werner
 - c. Landscaping RFP – Review**
 - d. Marketing RFP – Review**
 - e. Administrator’s Report**
 - i. Street Furniture Update
 - ii. Euclid Shuttle Update
 - iii. Holiday Window Walk Update
 - f. Marketing**
 - i. Upcoming Marketing Review
- 6. Other Business**
 - i. Board Vacancies & Interest – Discussion
- 7. Adjournment**

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: 1-23-2024 at 1:30 PM

Euclid South Community Improvement District
Meeting Minutes

Thursday, November 16, 2023, 1:30pm

Park Central Development, 4512 Manchester Ave. Suite 100, St. Louis, MO 63110

Commissioners Present: Brian Phillips, Brian Davies, John Beatty

Commissioners not Present: Mark Rubin

Others Present: Brian James and David Wright (Park Central Development), Jim Whyte (NSI), R Betts (TCF), Ron Coleman (City of St. Louis), Michelle Previdell (NSI), Megan Werner (CWE South), Michael Browning (Alderman), Matt Cross (Euclid Vintage), Ron Coleman (City of St. Louis)

1. **Call to Order:** The meeting was called to order at 1:45pm by B Phillips.
2. **Public Comment:**
 - a. None.
3. **Approval of Previous Month Minutes:** The previous meeting minutes were approved as submitted. J Beatty motioned to approve the minutes; B Davies seconded the motion. All in favor; motion passes.
4. **Project Reports**
 - a. **CWE South SBD Update**
 - i. M Werner introduced herself and noted that her and PCD have started conversations about ensuring that the SBD and CID are talking to one another. She noted that the SBD recently invested in two new camera locations in collaboration with NSI.
 - ii. B Phillips reflected that he would like to formalize collaboration with the SBD and having a better understanding of how shared investments may serve the area.
 - iii. M Werner suggested that returning to having an overlapping board member on each board, as each one currently has openings. B Phillips suggested that at the next meeting, B James and M Werner share ways they think the SBD and CID can work together.
 - b. **Safety & Security:**
 - i. Mr. Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative reviewed the public safety report.
 - ii. J Whyte noted that crime YTD is down in the CID. He also went over a particular instance of a person struggling with mental health challenges and has been involved in multiple incidents the past month, reflecting on regional challenges with funding resources for homelessness.
 - iii. R Betts reviewed information from TCF officers when they are on patrol, including business checks. He also reflected on collaborative actions with NSI.
 - c. **Finance:**
 - i. B Davies reviewed the monthly financials. The commissioners approved the financial report as submitted. J Beatty made a motion to accept the current financials; B Davies seconded the motion. All in favor; motion passes.
 - ii. B Davies moved to approve the insurance renewal; J Beatty seconded the motion. All in favor; motion carries.
 - d. **Public Infrastructure**

Euclid South Community Improvement District
Meeting Minutes

- i. Neighborhood Improvement Specialist Report
 1. R Coleman noted that he is trying to work with the City to repaint select crosswalks.
 2. He also noted that the City's lighting department is interested in moving all "lollipop" lights to "acorns," which is in agreement with the board, as the CID has tried to move the acorn style forward.
 3. R Coleman noted that he would work with B James to get a proposal for new trees.
 - e. **Administrator's Report:** The Euclid South CID Administrator presented its report to the commissioners. The presentation included written updates on:
 - i. B James presented on the Euclid North CID's Window Walk program, which would potentially be used to extend the programming for four Saturday's in December. The total amount would be \$61,000 for activations.
 1. J Beatty moved to accept the Window Walk activations presented by Euclid North; B Davies seconded the motion. All in favor; motion carries.
 - ii. B James presented the press release for the Euclid Shuttle that started moving today.
 - iii. Holiday Décor Installation Date: B James noted that the décor will be installed this Saturday, 11/18. He noted that ATBM will help dig out some of the existing planters without plants in the District.
 - iv. Street Furniture Permit Status: the permit for the street furniture delivery has been conditionally approved.
 - v. Merchant Safety and Security Meeting: it will take place on December 6th, 2pm.
 - vi. Email Vote Policy:
 1. B James noted that in the future, there will be a specific form to record email votes. Any electronic votes are currently listed in the minutes.
 - f. **District Marketing & Social Media:**
 - i. Marketing RFP Draft: B James presented the RFP to create a social media calendar, developing additional content for the District and consistent posting.
 - ii. B Phillips wanted to add to the scope of services that there should be at least one merchants meeting so that everyone knows that there would be a marketing representative for the board.
 - iii. J Beatty made a motion to approve the RFP; B Davies seconded the motion. All in favor; motion carries.
5. **Other Business:**
- a. Board Vacancy: B Phillips noted that he wants to keep this item on the agenda to make sure that the board continue to encourage business and property owners become a part of the board. There are two business owner and one property owner openings.
6. **Adjournment:** The meeting was adjourned at 2:43pm. J Beatty made the motion; B Davies seconded. All in favor; motion passes.

Respectfully Submitted:



FINANCIAL PERFORMANCE REPORT

Prepared by
PCD - ANNETTE PENDILTON

Euclid CID
Balance Sheet
As of December 31, 2023

	Total	
	As of Dec 31, 2023	As of Dec 31, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts		
10000 Simmons Bank Checking #4652	102,207.57	178,054.32
10001 Simmons Bank MM Acct #4660	746,595.47	725,016.63
10001A Restricted for Streetscape Plan	0.00	0.00
1072 Bill.com Money Out Clearing	0.00	0.00
Total Bank Accounts	\$ 848,803.04	\$ 903,070.95
Other Current Assets		
12000 Sales & Use Tax Receivable	0.00	0.00
Total Other Current Assets	\$ 0.00	\$ 0.00
Total Current Assets	\$ 848,803.04	\$ 903,070.95
TOTAL ASSETS	\$ 848,803.04	\$ 903,070.95
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 Accounts Payable	-0.04	3,999.96
Total Accounts Payable	-\$ 0.04	\$ 3,999.96
Other Current Liabilities		
20001 Accounts Payable-Audit	0.00	0.00
26000 Accrued Expenses	0.00	0.00
Total Other Current Liabilities	\$ 0.00	\$ 0.00
Total Current Liabilities	-\$ 0.04	\$ 3,999.96
Total Liabilities	-\$ 0.04	\$ 3,999.96
Equity		
32000 Net Assets	980,454.43	784,606.54
Net Income	-131,651.35	114,464.45
Total Equity	\$ 848,803.08	\$ 899,070.99
TOTAL LIABILITIES AND EQUITY	\$ 848,803.04	\$ 903,070.95

Euclid CID
Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L
 July - December, 2023

	Total				Comments
	Dec Actual	July - Dec Actual	July - Dec Budget	2024 Budget	
Income					
43200 CID 1% Sales and Use Tax	51,310.74	323,458.72	270,000.00	540,000.00	
46400 Interest Income	1,162.81	7,097.04			
Total Income	\$ 52,473.55	\$ 330,555.76	\$ 270,000.00	\$ 540,000.00	
Gross Profit	\$ 52,473.55	\$ 330,555.76	\$ 270,000.00	\$ 540,000.00	
Expenses					
50000 Administration					
50100 Bank Charges/Fees	5.00	91.00		2,000.00	
50300 Insurance-D&O; Gen Liability	1,914.00	1,914.00	2,000.00	30,000.00	
50501 32 N Euclid TIF Redevelopment			0.00		
50550 Stoorage Facility	91.00	546.00	546.00	1,092.00	
50700 Professional Services					
50703 Legal			1,249.98	2,499.96	
50704 Audit		8,500.00	8,500.00	8,500.00	
Total 50700 Professional Services	\$ 0.00	\$ 8,500.00	\$ 9,749.98	\$ 10,999.96	
50701 Admin Services	2,500.00	15,000.00	15,000.00	30,000.00	
50702 Marketing Admin Services	2,083.00	12,498.00	12,498.00	24,996.00	
Total 50000 Administration	\$ 6,593.00	\$ 38,549.00	\$ 39,793.98	\$ 99,087.96	
55000 Marketing & Promotions					
55700 Web, Social Media			1,749.96	3,499.92	
55701 E-Cab	12,133.33	23,053.33			
55800 Holiday Decorations		33,997.20	67,994.20	67,994.20	
55900 Mkt & Promo-Reserve		200.00			
Total 55000 Marketing & Promotions	\$ 12,133.33	\$ 57,250.53	\$ 69,744.16	\$ 71,494.12	
60000 Public Area Maint & Landscaping					
60701 Landscaping	38,153.69	109,305.56	24,000.00	24,000.00	Growing Green & SFP Landscaping
60702 ATBM		51,900.00	40,999.98	81,999.96	Dec inv to pay in January 2024
Total 60000 Public Area Maint & Landscaping	\$ 38,153.69	\$ 161,205.56	\$ 64,999.98	\$ 105,999.96	
65000 Infrastructure					
65110 Banners - Streetscape Improvements		54,575.02	52,850.00	52,850.00	
65500 Street Furniture		83,913.00	51,286.66	76,929.99	
Total 65000 Infrastructure	\$ 0.00	\$ 138,488.02	\$ 104,136.66	\$ 129,779.99	
70000 Public Safety & Security					
70100 Camera System		10,694.00	6,498.00	12,996.00	
70200 CWE-NSI Admin Fees		7,500.00	7,500.00	15,000.00	
70300 Patrols		48,520.00	54,999.96	109,999.92	Have not been billed for December invoices
Total 70000 Public Safety & Security	\$ 0.00	\$ 66,714.00	\$ 68,997.96	\$ 137,995.92	
Uncategorized Expense					
Total Expenses	\$ 56,880.02	\$ 462,207.11	\$ 347,672.74	\$ 544,357.95	
Net Operating Income	-\$ 4,406.47	-\$ 131,651.35	-\$ 77,672.74	-\$ 4,357.95	
Net Income	-\$ 4,406.47	-\$ 131,651.35	-\$ 77,672.74	-\$ 4,357.95	

Euclid South CID
Revenue Taxes

	2022	2023	Variance
Dec-23	55,592.06	51,302.39	(4,289.67)
YTD	490,561.40	554,811.80	64,250.40

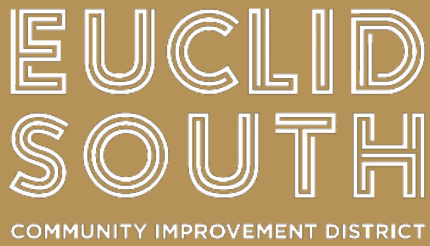
*Dec numbers are Nov sales taxes

Sales Tax Collections by Calendar Year

Year	Q1	Q2	Q3	Q4	Total
2019	\$ 161,856	\$ 117,628	\$ 151,123	\$ 97,082	\$ 527,688
2020	\$ 144,239	\$ 126,637	\$ 91,383	\$ 95,289	\$ 457,548
2021	\$ 110,539	\$ 94,903	\$ 141,727	\$ 130,141	\$ 477,311
2022	\$ 111,744	\$ 135,033	\$ 128,038	\$ 145,428	\$ 520,242
2023	\$ 135,663	\$ 141,987	\$ 172,933	\$ 150,526	\$ 601,109

Sales Tax Collections by Fiscal Year

Year	Q1	Q2	Q3	Q4	Total
2018-19	\$ 130,495	\$ 114,842	\$ 161,856	\$ 117,628	\$ 524,820
2019-20	\$ 151,123	\$ 97,082	\$ 144,239	\$ 126,637	\$ 519,081
2020-21	\$ 91,383	\$ 95,289	\$ 110,539	\$ 94,903	\$ 392,114
2021-22	\$ 141,727	\$ 130,141	\$ 111,744	\$ 135,033	\$ 518,645
2022-23	\$ 128,038	\$ 145,428	\$ 135,663	\$ 141,987	\$ 551,116
2023-24	\$ 172,933	\$ 150,526			\$ 323,459



AUDIT RENEWAL

Submitted by
**F.E.W. CERTIFIED PUBLIC
ACCOUNTANTS PC**

**THE EUCLID SOUTH
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSAL TO PROVIDE
PROFESSIONAL SERVICES**

FOR THE FISCAL YEARS ENDING
JUNE 30, 2024, 2025 AND 2026

F.E.W. CPAs

Contact: Keith Slusser

314-845-7999

6240 S. Lindbergh

St. Louis, MO 63123

January 10, 2024

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

📞 (314) 845-7999
📠 (314) 845-7770
🌐 www.fewcpas.com



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

📞 (618) 281-4999
📠 (618) 281-9533
🌐 www.fewcpas.com

The Euclid South Community Improvement District
Attn: Annette Pendilton
4512 Manchester Ave, Ste 100
St. Louis, MO 63110

Ms. Pendilton:

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 with 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 continuing 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 continuing to provide you with high-quality and cost-effective services in 2024 and beyond.

Sincerely,

Keith Slusser

Keith Slusser, CPA

TECHNICAL PROPOSAL

Firm Profile and Experience

F.E.W. CPAs employs 17 full-time professionals. The firm's non-profit and governmental audit staff is comprised of seven CPAs and ten degreed accountants. We anticipate that Keith Slusser (partner) or Jennifer Heim (partner) will manage your engagement.

F.E.W. CPAs was founded in 1976 and specializes in non-profit and governmental audits. The firm has one office in St. Louis County and one office in Columbia, Illinois. We are licensed to conduct audits in Missouri and Illinois, and our system of quality control is peer reviewed at least once every three years. A copy of our latest peer review report is available upon request and shows a *pass without deficiencies*, which is the highest possible rating.

KEITH SLUSSER, Managing Partner

Mr. Slusser is an audit partner with F.E.W. CPAs. 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 over 20 years of private and public accounting experience. Mr. Slusser is a licensed CPA in Missouri and Illinois and has taken part in over one thousand audits, including managing hundreds of audit engagements, especially our largest governmental audits, including several Missouri public school districts every year. Keith is a director on the Board of Education for the Brentwood School District, the Treasurer of the City of Brentwood and a member of the Missouri Society of CPAs. He has sufficient continuing professional education to satisfy all governmental auditing requirements (yellow book.)

JENNIFER HEIM, Partner

Mrs. Heim is an audit partner for F.E.W. CPAs. Jennifer graduated Magna Cum Laude with her Bachelor of Science in Accounting in 2014 and completed her Master of Accountancy in 2015. She began her career in public accounting in 2013 and became a licensed CPA in the State of Missouri in 2015. She performs dozens of non-profit and governmental audits per year and has extensive experience auditing Missouri public school districts. Jennifer has sufficient continuing professional education to satisfy all governmental (yellow book) auditing requirements.

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, 2024, 2025 and 2026. We will audit the District in accordance with auditing standards generally accepted in the United States of America and Missouri statutes. We will issue 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*.

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 our prior experience auditing your organization and our estimate of hours needed to complete the engagement. Our fee proposal is as follows:

- Audit of fiscal year ended June 30, 2024 financial statements, including all travel, report production, and other costs. **\$ 8,800**
- Audit of fiscal year ended June 30, 2025 financial statements, including all travel, report production, and other costs. **\$ 8,800**
- Audit of fiscal year ended June 30, 2026 financial statements, including all travel, report production, and other costs. **\$ 8,800**

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 \$100-\$160 per hour, depending on the level of staff required.

2024 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, 2024, 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 a quarterly 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. See Exhibit B.
- 1.5. **“Termination Date.”** The date of termination of this Agreement.

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, 2024. 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: Euclid South CID Manager
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

By:

Signature _____

Signature _____

Date _____

Date _____

EXHIBIT A

SERVICES TO BE RENDERED

Contract Purpose: NSI to provide the CID with neighborhood security coordination, crime analysis and crime management services.

Security Patrol Coordination

1. Negotiate and execute, on behalf of the CID, annual contract for patrol services (subject to final approval of the CID) with appropriate security provider.
2. Work with the secondary security provider to schedule patrol services. Recommendation of monthly budget disbursement after initial analysis of CID budget, types of crime, time and day of occurrence, and CID's expectations.
3. Monthly review of budget to actual. Ongoing scheduling changes due to special events, spikes in crime, specialized details, weather, staffing issues etc.
4. Bi-monthly review and spot-checks of secondary officer clock-in and clock-out time, to ensure officers are working scheduled shifts.
5. Bi-monthly review and spot check of officer patrol reports, to ensure accountability and relay arrest, nuisance, and other Intel directly from officers to the NSI office.
6. Bi-monthly review and spot check of GPS vapor trails, to ensure officers are patrolling the area as intended.
7. Bi-monthly review, adjustments, and approval of invoices.
8. Frequent communication with supplemental provider.

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

1. NSI will establish and maintain an effective working relationship with the leadership of the 5th District police of the SLMPD and key personnel patrolling and investigating crimes in the area as well as the senior command of the SLMPD.
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. As needed, the NSI will attend and present security related information to community groups, Home Owner Associations and community members within the CID area.
3. Work in coordination with other professional staff/area organizations that are working to enhance security within the project area.

4. 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 your current 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 SBD 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 SBD Board.

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.

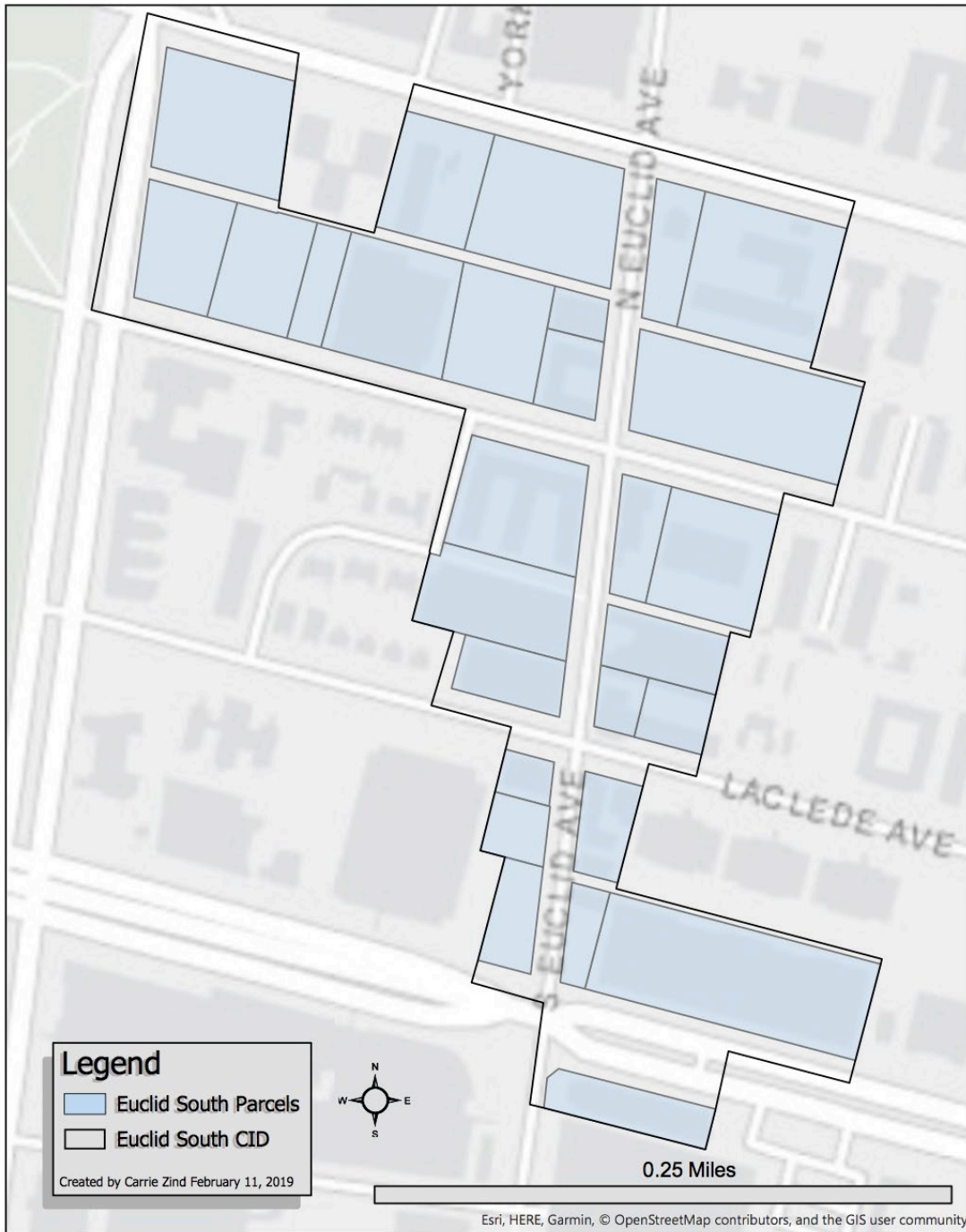
EXHIBIT B

ANNUAL FUNDING CONTRIBUTION

Funding Entity	2024 Admin	2024 Camera	Total
CWE North	\$ 111,200.00	\$ 42,000.00	\$ 153,200.00
CWE Southeast	\$ 81,300.00	\$ 12,700.00	\$ 94,000.00
DeBaliviere Place	\$ 39,900.00	*	\$ 42,840.00
CWE South	\$ 29,800.00	\$ 5,000.00	\$ 34,800.00
Westminster-Lake	\$ 9,800.00	\$ 3,750.00	\$ 13,550.00
Waterman	\$ 5,000.00	\$ 3,750.00	\$ 8,750.00
North CID	\$ 15,000.00		\$ 15,000.00
Euclid South CID	\$ 15,000.00	\$ 7,500.00	\$ 22,500.00
East Loop CID	\$ 25,000.00		\$ 25,000.00
WUMC	\$ 175,000.00	**	\$ 175,000.00
Surplus	\$ 50,560.00	\$ -	\$ 50,560.00
Total	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00
Percentage	same as last year		
NSI Budget	\$ 557,560.00	\$ 74,700.00	\$ 632,260.00

***DeBaliviere Place \$3,000.00 for camera maintenance for a stand-alone camera system.
WUMC \$40,000.00 for FPSE camera system.**

Euclid South Community Improvement District





CAMERA UPGRADES PROPOSAL

Submitted by
NSI / DYNAMIC CONTROLS INC.

November 30, 2023

Lyndon Cornell
Central West End NSI Office
447 N. Euclid
St. Louis, MO 63108

PROJECT: NSI – Park East Camera Upgrades & Addition

PROPOSAL – We propose to furnish the material and perform the work for the **Neighborhood Security Initiative** for the net sum of **\$ 12,998.00 (TWELVE THOUSAND NINE HUNDRED NINETY-EIGHT DOLLARS)**.

Material	\$ 5,467.00
Labor	<u>\$ 7,531.00</u>
	\$ 12,998.00

Scope of Work:

- We will provide labor to upgrade the existing 5.7 version of Genetec Security Center software to the current version.
- We will furnish (1) Hanwha 12 MP dual sensor mini-dome camera to be located on the east side of the building to replace the existing camera. We will utilize an existing Genetec camera license for the new camera.
- We will furnish (2) Hanwha 12 MP dual sensor mini-dome cameras to be located on the southeast corner of the building to replace the two existing cameras. We will utilize existing Genetec camera licenses for the new cameras.
- We will furnish (1) Hanwha 12 MP dual sensor mini-dome camera with wall mount and pendant cap to be located on the south side of the building to replace the existing camera. We will utilize an existing Genetec camera license for the new camera.
- We will furnish and install (1) Axis Q-1700LE bullet LP camera to be located on the southwest corner of the building viewing to the west. We will furnish and install (1) Genetec camera license for this camera.
- We have not included any additional hard drive capacity for the recording of these cameras.
- We will provide programming services to bring the system into operation.

General Notes:

- We will provide system start up and program the system.
- We have included freight in this proposal.
- We have not included sales tax in this proposal.
- This proposal is valid for a period of 45 days.
- All work is figured during normal working hours.
- We will furnish a (1) year warranty for material and labor included in this proposal.



Thank you for your consideration on this project. Please call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Darrell A. Baker".

Darrell A. Baker, VSSD I
Dynamic Controls Inc.
Sales Engineer

Google Maps 11 Euclid Ave

St. Louis, Missouri
Google Street View
Aug 2021 See more dates



Replace existing camera (East side) with Dual Head

Google Maps 1 N Euclid Ave

St. Louis, Missouri
Google Street View
Aug 2021 See more dates



Replace 2 existing cameras (Southeast corner) with 2 Dual Heads

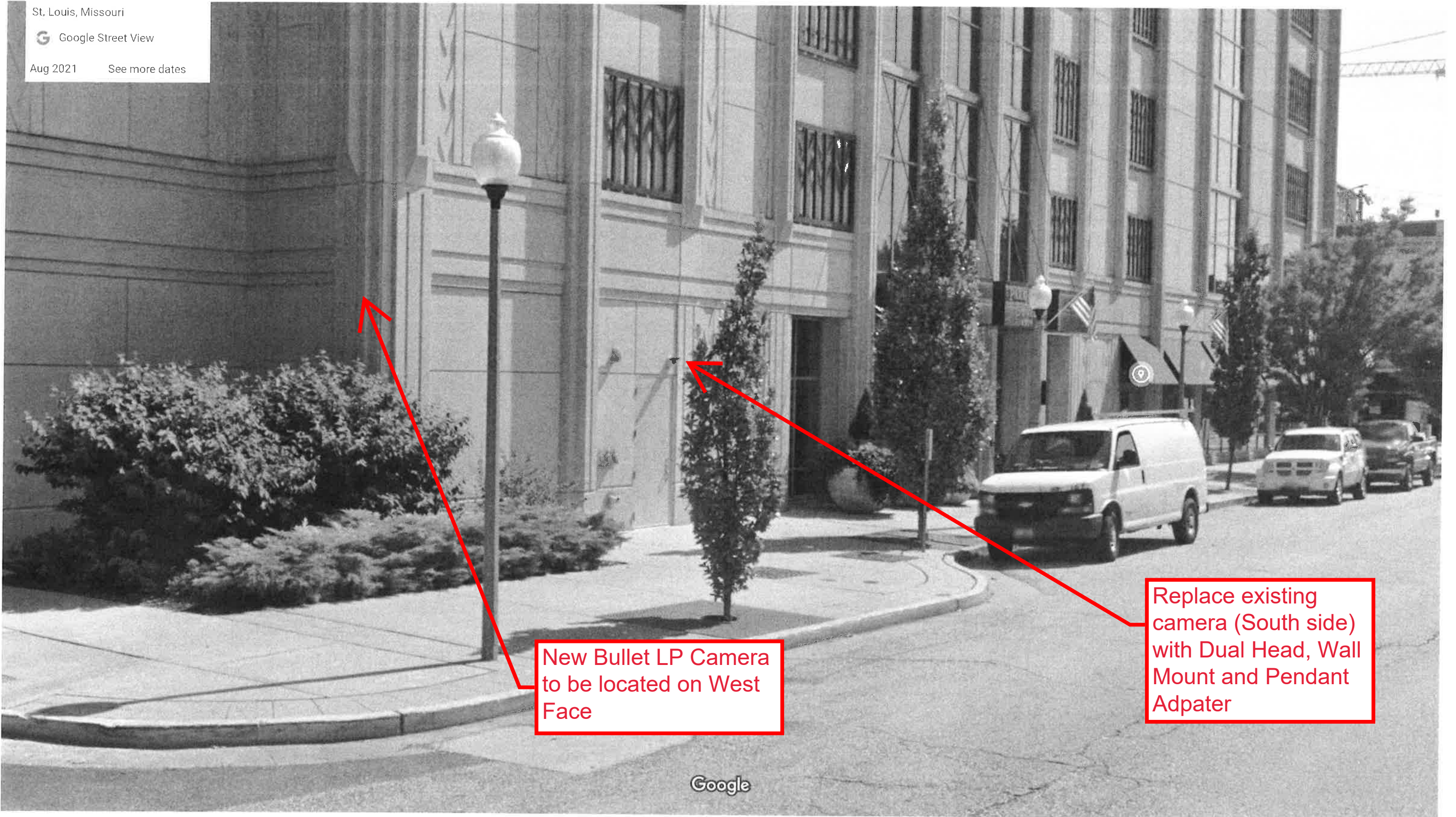
Google Maps 4928 Laclede Ave

St. Louis, Missouri

Google Street View

Aug 2021

See more dates



New Bullet LP Camera to be located on West Face

Replace existing camera (South side) with Dual Head, Wall Mount and Pendant Adpater

November 30, 2023

Lyndon Cornell
Central West End NSI Office
447 N. Euclid
St. Louis, MO 63108

PROJECT: NSI – Del Coronado Camera Upgrades

PROPOSAL – We propose to furnish the material and perform the work for the **Neighborhood Security Initiative** for the net sum of **\$ 15,857.00 (FIFTEEN THOUSAND EIGHT HUNDRED FIFTY-SEVEN DOLLARS)**.

Material	\$ 6,936.00
Labor	\$ 8,921.00
	\$ 15,857.00

Scope of Work:

- We will provide labor to upgrade the existing 5.7 version of Genetec Security Center software to the current version.
- We will furnish (1) Hanwha 12 MP dual sensor mini-dome camera with wall mount and pendant cap to be located on the southeast corner of the building of the building to replace two existing cameras. We will utilize an existing Genetec camera license for the new camera.
- We will furnish (1) Hanwha 12 MP dual sensor mini-dome camera to be located on the south side of the building to replace the existing camera. We will utilize an existing Genetec camera license for the new camera.
- We will furnish (1) Hanwha 12 MP dual sensor mini-dome camera to be located on the northeast corner of the building in the alley to replace the existing camera. We will utilize an existing Genetec camera license for the new camera.
- We will furnish and install (1) Hanwha 20 MP multi-sensor camera with 2MP integrated pan/tilt/zoom to be located on the north side of the parking structure in the alley to replace the two existing cameras. Please note that the existing galvanized mast that the cameras are mounted to will be removed and relocated to the northeast corner of the parking structure in the alley. We will utilize an existing Genetec camera license for this camera.
- We have not included any additional hard drive capacity for the recording of these cameras.
- We will provide programming services to bring the system into operation.

General Notes:

- We will provide system start up and program the system.
- We have included freight in this proposal.
- We have not included sales tax in this proposal.
- This proposal is valid for a period of 45 days.
- All work is figured during normal working hours.
- We will furnish a (1) year warranty for material and labor included in this proposal.



Thank you for your consideration on this project. Please call if you have any questions or comments.

Sincerely,

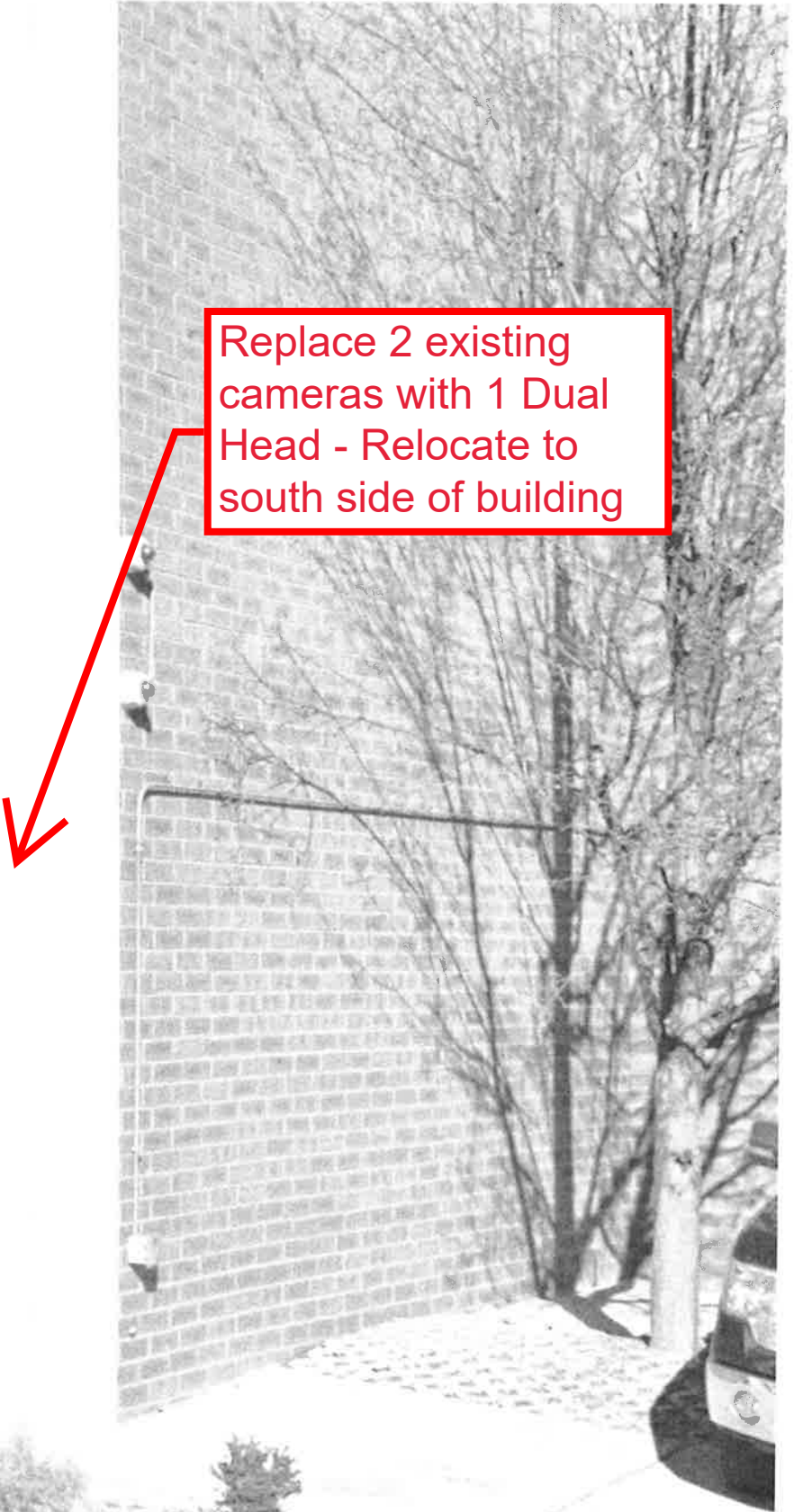
A handwritten signature in black ink that reads "Darrell A. Baker".

Darrell A. Baker, VSSD I
Dynamic Controls Inc.
Sales Engineer

Google Maps 4926 W Pine Blvd



St. Louis, Missouri
 Google Street View
 Jan 2022 See more dates



Replace 2 existing cameras with 1 Dual Head - Relocate to south side of building

Google Maps 4936 W Pine Blvd

St. Louis, Missouri

Google Street View

Jan 2022

See more dates

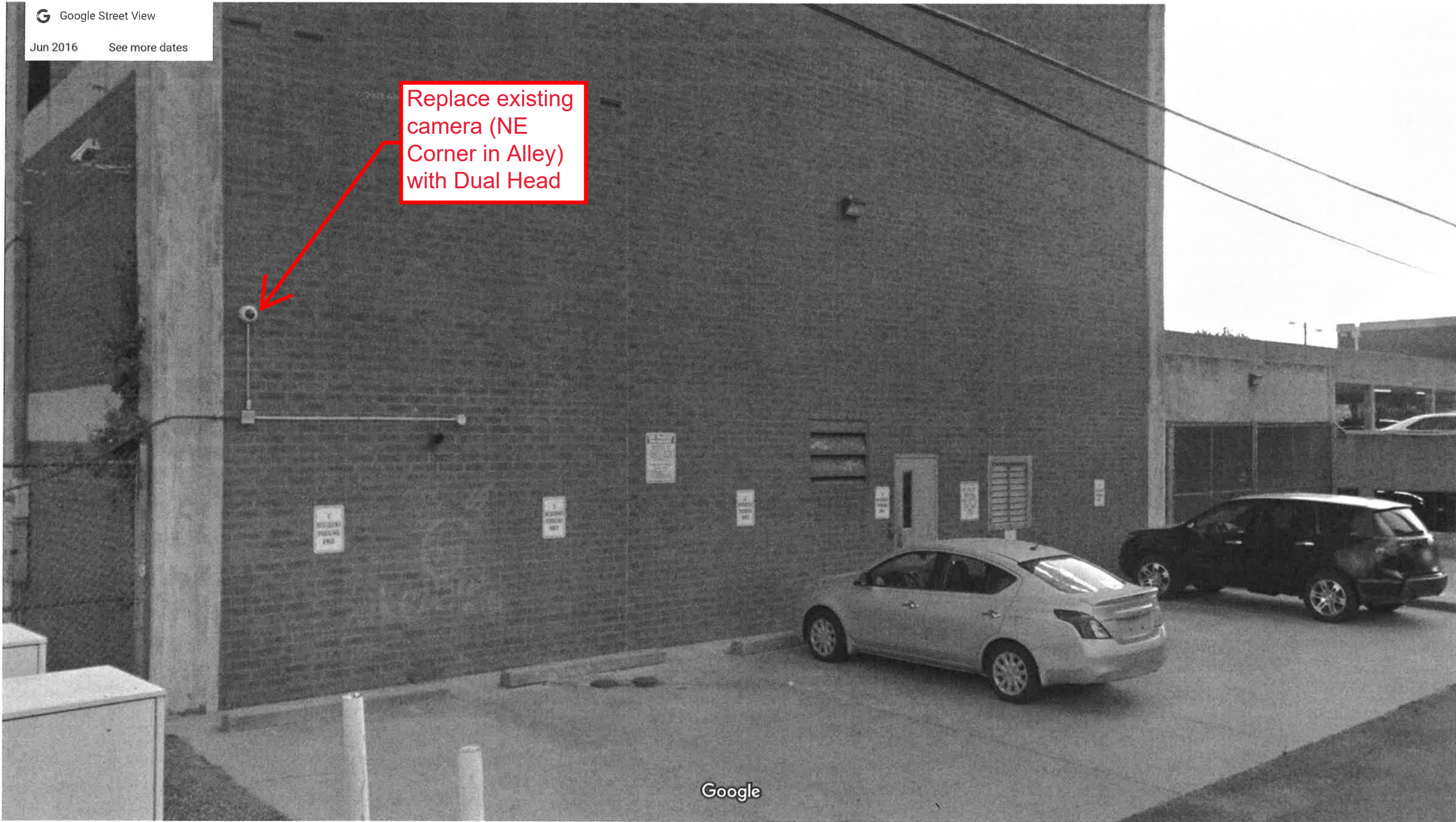


Replace existing camera (left one only) with Dual Head

Google

Google Street View
Jun 2016 See more dates

Replace existing camera (NE Corner in Alley) with Dual Head

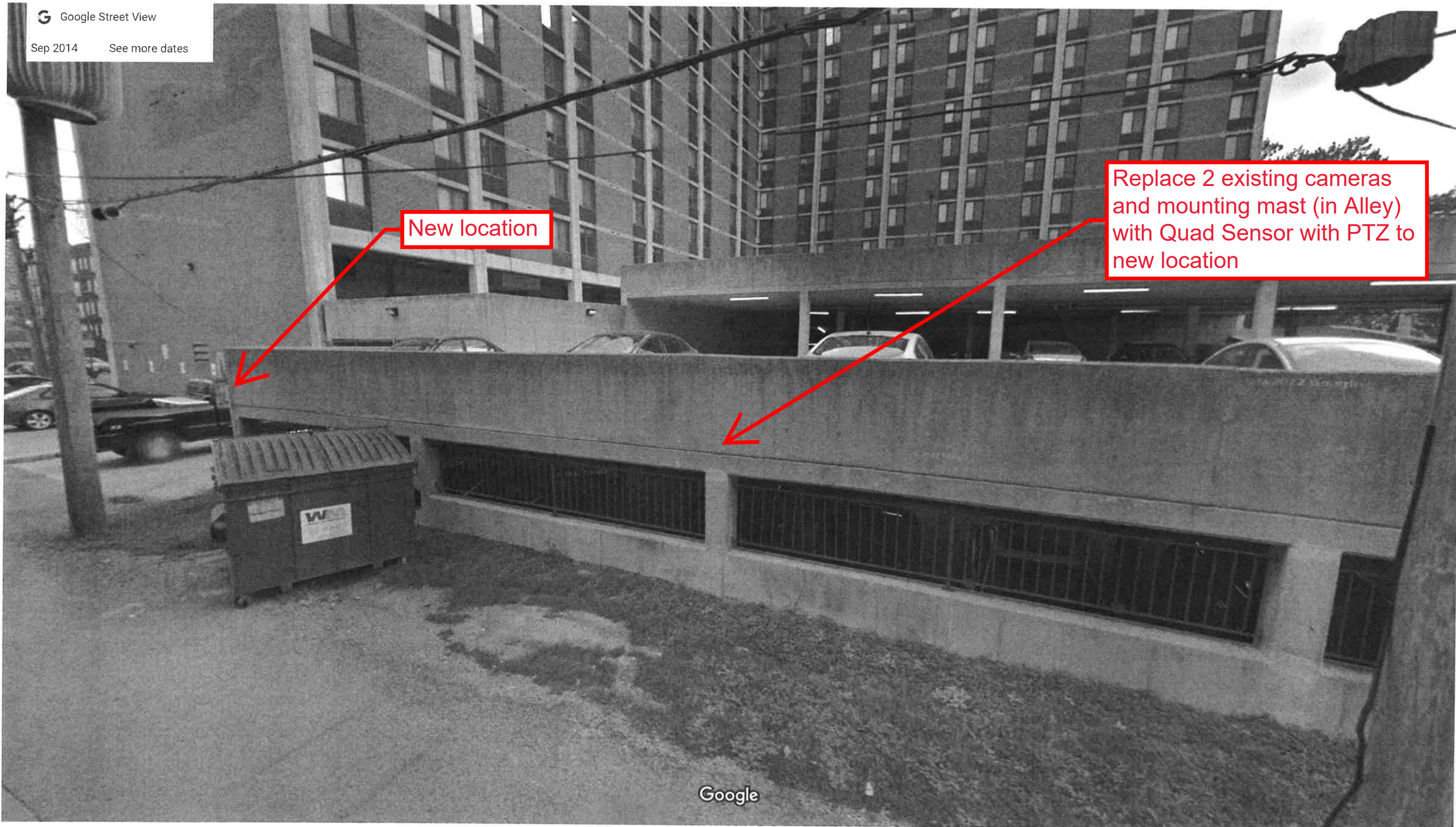


Google Street View

Sep 2014 See more dates

New location

Replace 2 existing cameras and mounting mast (in Alley) with Quad Sensor with PTZ to new location



Google



JANUARY 25, 2024

ADMINISTRATOR REPORT

Presented To
EUCLID SOUTH CID
Presented By
PCD

ADMINISTRATOR'S
REPORT

Street Furniture Update
Euclid Shuttle Update
Holiday Window Walk Collaboration
Holiday Décor Debrief
Work Plan Overview

P A R K C E N T R A L D E V E L O P M E N T

PREPARED BY :
Brian James

4512 Manchester Ave,
Suite 100, St. Louis,
MO 63110

EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

STREET FURNITURE DELIVERED

NEXT STEPS:

- Fill planters temporarily until the new landscaping company is selected.
- Continue the next stage of implementation.



**Euclid Shuffle Customer Service Report (CSR) meeting 01
1/10/2024**

November 16, 2023 - February 18, 2024

Project Title:	Euclid Shuffle
Overview:	Community Mobility Program for the CWE
Duration:	November 2023- February 2024 Pilot
Business Contacts:	Steve Perkinson and Mark Minden
Engagement:	Attachment 1
Data Review:	Attachments 2a and 2b
Map	Attachment 3
Next Steps :	Attachment 4

HOP ABOARD

The **Euclid**
Shuffle

FREE RIDES
through the
CENTRAL WEST END
Call or Text
314-472-5383

THURSDAY & FRIDAY: 11:30 a.m.-1:30 p.m. & 5:30-10 p.m.

SATURDAY: 11:30 a.m.-3 p.m. & 5:30-10 p.m.

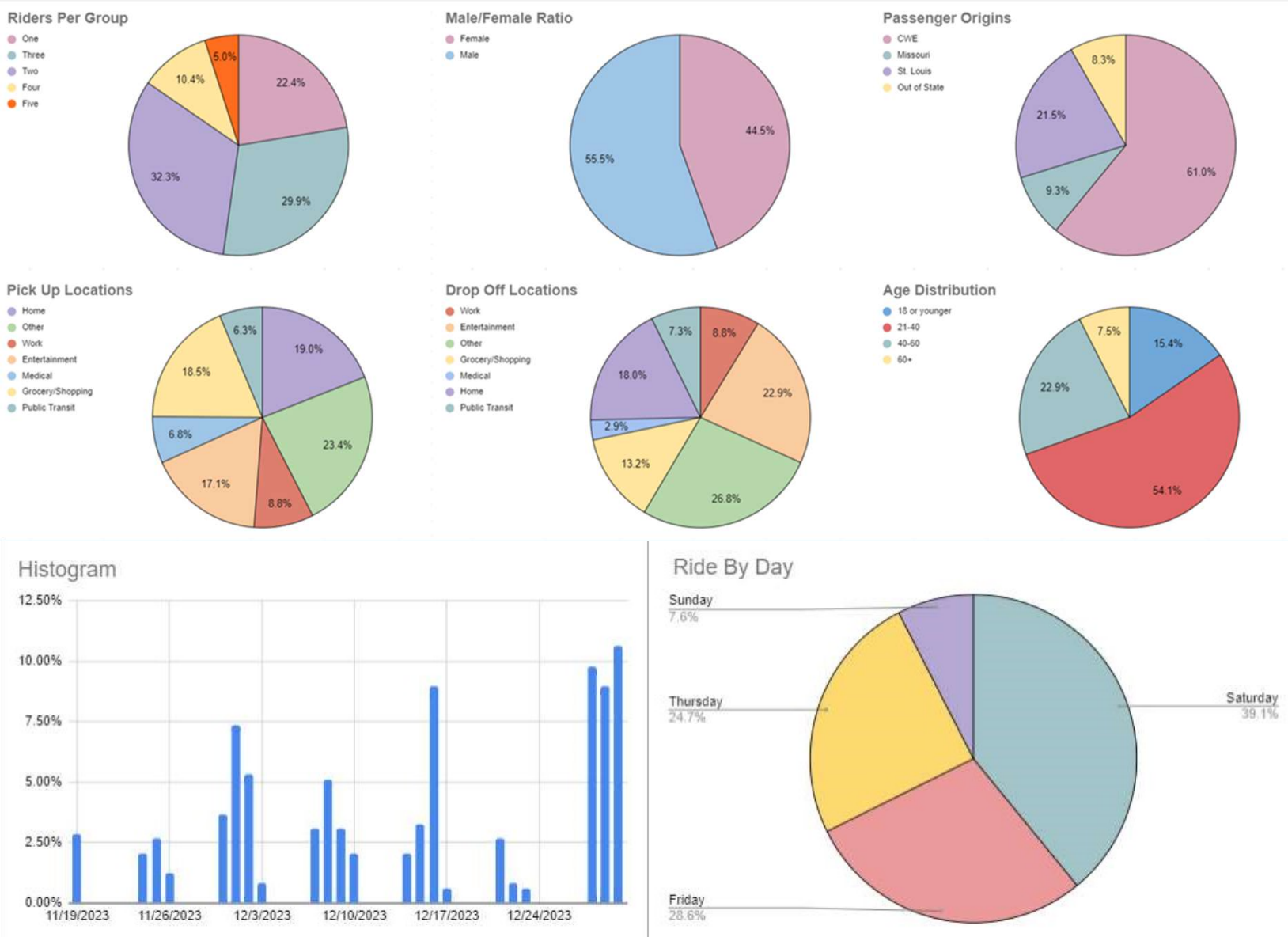
SUNDAY: 11:30 a.m.-3 p.m.

Engagement and Highlights

- Engaged businesses about the program through management team and ambassadors.
- CWE Businesses and Residents are very excited about the service.
- Cancer patients and hospital workers utilizing the Euclid Shuffle.
- Hired a CWE resident Willy as a driver ambassador.
- Restaurants love the service!
- People appreciated the rides for the winter walk in December.
- Lots of people from out of town at the hospital utilize the shuttle to businesses in CWE.
- The flyers with maps that we utilize are useful to patrons.



Data Review November 16- December 3, 2023 (Ridership doubled since prelim report of Dec 17)



Total Rides: 532

Attachment 2b Euclid Shuffle Data Review cont. November16 - December 31, 2023

• Pick Up to Drop Off Tendencies

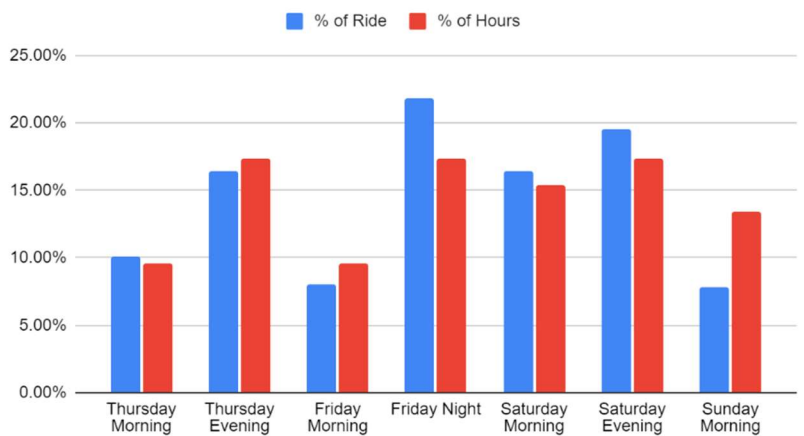
- Highest category: Entertainment to Entertainment
- 2nd Highest category: Entertainment to Home
- 3rd: Home to Shopping and Shopping to Home

• Frequent Locations

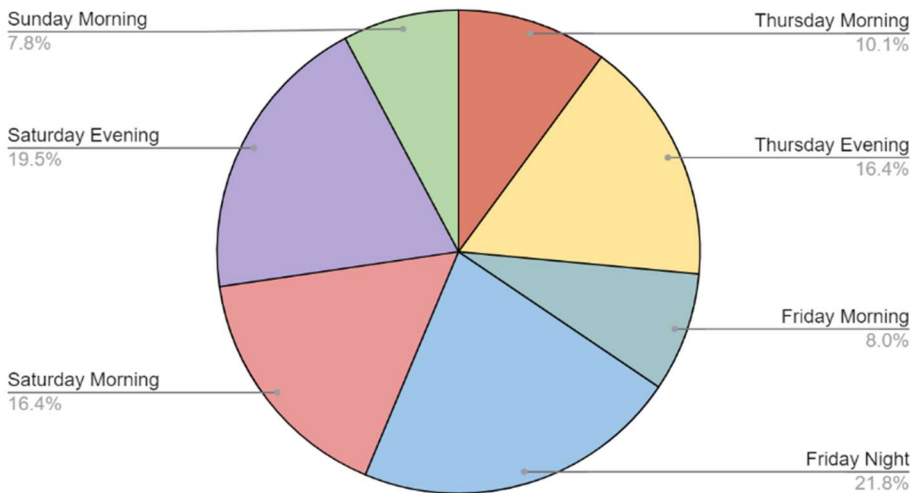
- Barnes Cancer Center, Straub’s, Up-Down Bar, ALDIs, Walgreens Pharmacy, Whole Foods, Up-Down STL, Kingside, Starbucks, Holiday Inn Express, Hot Box Cookies
- While talking with the drivers about frequent locations, the consensus was that past the above places, it was to early in the service for patterns to arise.

Both Friday and Saturday evenings are the most popular time to receive rides. Whereas Sunday morning is the least popular time to receive a ride. To the right is the comparison of the percentage of rides to the percentage of hours. This can help inform an educated change in the hours to prioritize the times that are more popular.

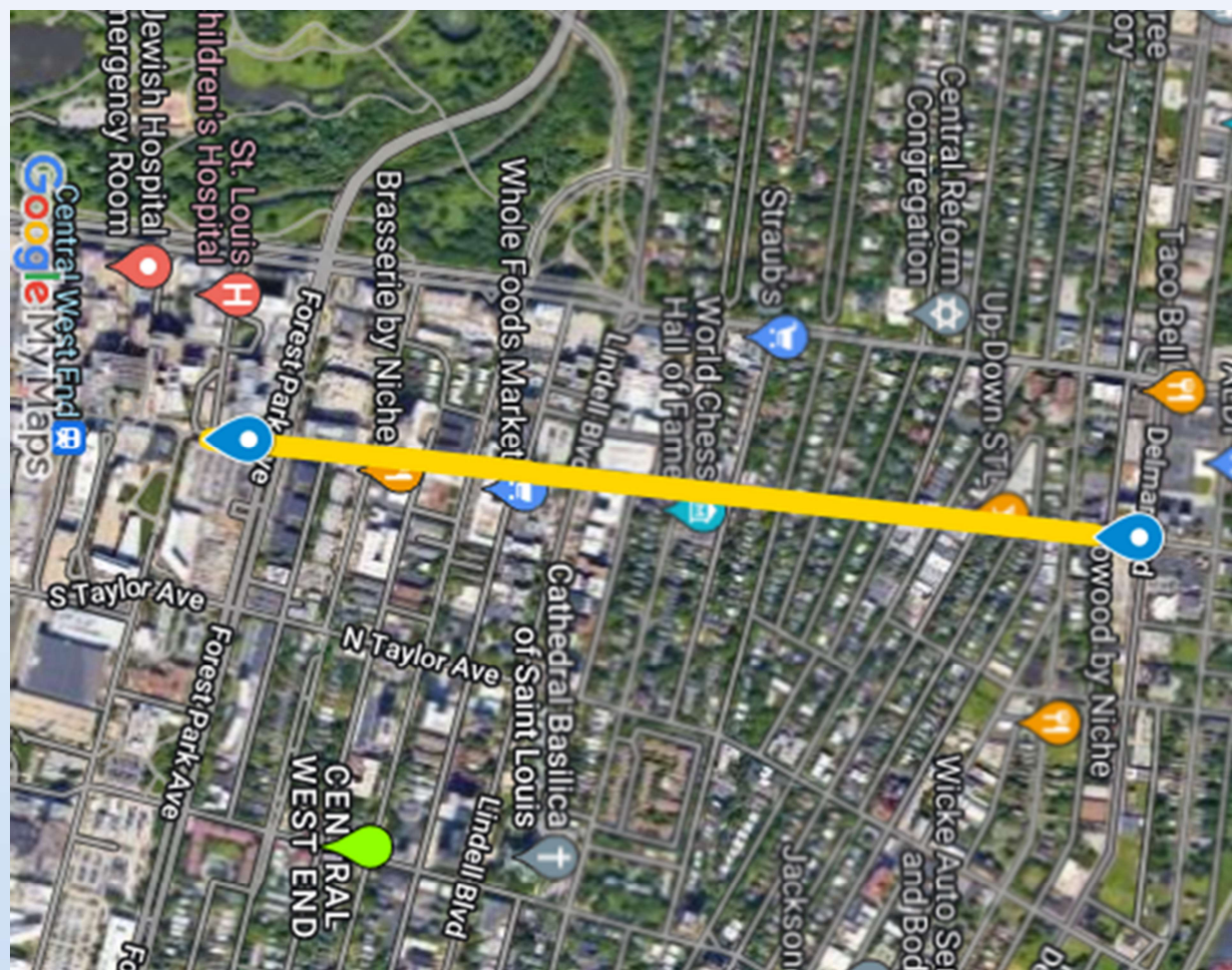
% of Ride VS % of Hours



Percentage Per Shift



Euclid Shuffle Map



- Existing service operating efficiently.
- Ridership has doubled since the first pre report.
- Community Engagement Program (CEP) is on-going and we are consistently engaging with the businesses.

Continued Success

- CEP Continues
- Customer Feedback Extremely Positive
- Increased Safety

Equitable Access to Resources

Increased Safety and ECONOMIC DEVELOPMENT

Access to Healthy Food and Medical Services

Community Focused Ambassadors
Connecting Community



14th Annual

CENTRAL WEST END

WINDOW WALK



December 2nd

- Alberto Patinio Jazz Trip
- Jason Garms
- Stilt Walker
- Magician
- Juggler
- Fire Performer
- 2 Roaming Caroling Groups
- Complimentary Carriage Rides
- Smore's Roasting
- Complimentary Kettle Corn



December 9th

- Farshid Etnico Trio
- Alberto Patino Jazz Trio
- Hula Hooping Sugar Plum Fairy
- Unicycling Elf
- Fire Performer
- 2 Roaming Caroling Groups
- Complimentary Carriage Rides
- Smore's Roasting
- Complimentary Kettle Corn



December 16th

- Farshid Etnico Jazz Trio
- Jason Garms Music
- Balloon Twister
- Hula Hooping Sugar Plug Fairy
- Stilt Walking Nutcracker
- Roaming Penguin
- Fire Performer
- 2 Roaming Caroling Groups
- Complimentary Carriage Rides
- Smore's Roasting Station
- Complementary Kettle Corn



December 23rd

- Farshid Etnico Trip
- Alberto Patino Jazz trio
- Balloon Twister
- Hoppy the Reindeer
- Unicycling Elf
- Fire Performer
- Juggler
- 2 Roaming Caroling Groups
- Complimentary Carriage Rides
- Smore's Roasting Station
- Complementary Kettle Corn



Media/ Promotions

- 6 weeks of Billboard
 - Hwy 44 and Hwy 40
- 1/3 page ad in The Griffin
- ¼ page ad in Go
- St. Louis Magazine – Digital
- CWE Scene Facebook & Instagram
- Neighborhood Signage



Feedback

- Many residents commented on how great it was to see activity south of Lindell.
- BBQ Salon welcomed the activity during the day as the corner has been quiet.
- Overall, the foot traffic was good.
- With more time to plan, additional entertainment can be added.

Total investment: \$33,740

