



# EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

## Euclid South CID Board of Directors Meeting

### TO BE HELD

August 19, 2021 – 1:30pm  
at 4512 Manchester Avenue, #100  
St. Louis, MO 63110

### NOTICE & PROPOSED AGENDA

**TAKE NOTICE** that on August 19<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**
  - a. Introduction: Lauren Talley, Cobalt
3. **Approval of Previous Month Minutes**
4. **Project Reports**
  - a. Public Infrastructure
    - i. Update from Horner & Shifrin
    - ii. Cobalt Contract review
  - b. Safety & Security
    - i. CWE NSI
      1. NSI Outreach Proposal
    - ii. The City's Finest
  - c. Finance
    - i. Audit
  - d. Marketing
  - e. Public Maintenance
5. **Other Business**
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: 841 6382 9394***

**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: 8-17-2021**

**TIME: 1:30 PM**

## **AGREEMENT FOR CONSULTING SERVICES**

**THIS AGREEMENT FOR CONSULTING SERVICES** (this “**Agreement**”) is entered into as of the 22st day of July , 2021 (the “**Effective Date**”), by and between Euclid South Community Improvement District (“**Owner**”), and Cobalt Construction Consulting, L.L.C. (hereafter referred to as “**CCC**”), a Missouri limited liability company (“**Consultant**”).

**WHEREAS**, Owner desires to complete the design and construction of the following project: Euclid Streetscape Improvements, Central West End, St. Louis, MO (the “**Project**”);

**WHEREAS**, in connection with the Project, Owner desires to engage the professional services of a consultant who has expertise in assisting owners with the construction of projects similar to the Project; and

**WHEREAS**, Consultant desires to be engaged to perform such services pursuant to the terms and conditions of this Agreement.

**NOW, THEREFORE**, in and for consideration of the above-stated premises and other good and valuable consideration, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are incorporated herein by this reference.
2. **Term.** The term of this Agreement (the “**Term**”) shall commence on the Effective Date and shall expire on the date that is twenty four ( 24 ) months thereafter, subject to the termination rights described in this Agreement.
3. **Scope of Services.**
  - (a) **Services.** Owner agrees to pay Consultant for, and Consultant agrees to provide to Owner, the services (“**Services**”) described in Exhibit A, attached hereto and incorporated herein.
  - (b) **Standard of Care.** Consultant shall comply with all applicable federal, state, and local laws, rules, regulations, and ordinances in its performance of the Services. Notwithstanding the foregoing, Consultant shall have no responsibility or liability for: (a) the design of the Project, (b) construction means, methods, or procedures, (c) construction safety, (d) the presence or absence of any hazardous materials or substances, including asbestos, PCBs, mold, or contaminated ground water or soil, or (e) the performance of the architect, general contractor, construction manager, subcontractors, or suppliers.
  - (c) **Independent Contractor.** Consultant shall be an independent contractor with respect to performance of the Services. Neither Consultant nor its employees shall be deemed to be a servant, agent, employee, partner, or joint venturer of Owner.
  - (d) **Owner’s Responsibilities.** Owner shall: (a) provide to Consultant full and complete information regarding Owner’s requirements for the Project, (b) promptly respond to Consultant’s requests for information or approval (including approval of change orders), (c) promptly examine information submitted by Consultant and render decisions pertaining thereto

promptly, in order to avoid delay in the progress of the Project, (d) ensure that the Project and the Project site comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, (e) engage, pay, and generally be responsible for any designers, consultants, and contractors necessary for the completion of the Project, (f) be responsible for any requirements of Owner's lenders for the Project, and (g) be responsible for any title or survey matters relating to the Project. Consultant shall be entitled to rely upon the accuracy, timeliness, and completeness of information, drawings, surveys, and other documents furnished by Owner or Owner's consultants or contractors for the Project.

#### 4. **Compensation.**

(a) **Base Fee.** Consultant's base fee for the Services shall be billed based on the hourly rates set forth in Exhibit B attached hereto and incorporated herein.

(b) **Reimbursable Expenses.** Following advance notice by Consultant, and Owner's written consent, Owner shall reimburse Consultant's reasonable travel, business and out-of-pocket expenses incurred by Consultant when engaged in performance of the Services (the "**Reimbursable Expenses**"). Such Reimbursable Expenses may include, but not be limited to, all non-local transportation, phone, facsimile, printing, mailing, and shipping costs incurred by Consultant, provided that any individual expenditure in excess of Two Hundred Dollars and No/100 Dollars (\$200.00) may not be incurred without obtaining Owner's prior written consent. Consultant's Reimbursable Expenses shall be \$1,200.00 per day for each day (including travel days) Consultant is required to travel to/from or be stationed in any location that is more than 200 miles from the Project site.

(c) **Payment.** Within twenty five (25) days after its receipt of a detailed invoice from Consultant, Owner shall pay to Consultant the fees and expenses shown in the invoice. Any amounts due and unpaid for more than sixty (60) days after Owner's receipt of Consultant's invoice shall bear interest at the rate of 1.5% per month (or any portion thereof) until such amounts are paid.

(d) **Fees for Litigation-Related Services.** If Consultant is required by others or requested by Owner to attend any depositions, provide any expert witness testimony, or otherwise provide any other services related to any judicial or quasi-judicial proceedings arising from or in connection with the Project, then, upon resolution of such proceeding (whether by judgment or settlement), Owner shall compensate Consultant for such additional services based on Consultant's hourly rates as set forth in Exhibit B.

#### 5. **Insurance and Indemnification.**

(a) **Insurance.** During the performance of the Services, Consultant shall maintain commercial general liability insurance coverage in the minimum amount of \$1,000,000 per occurrence protecting against claims by third parties arising out of Consultant's performance of the Services at the Project site and workers compensation insurance as required by applicable law. Owner and its contractors shall procure and maintain commercially-reasonable commercial general liability insurance and, if requested, name Consultant as an additional insured. Upon request, either party shall deliver to the other certificates of insurance evidencing the insurance

described in this paragraph. Owner and Consultant each waive the right of subrogation and any and all rights of recovery against each other for any property damage sustained at the Project site to the extent such damage is covered by insurance policies, and all insurance policies shall contain provisions recognizing this mutual release and waiving all rights of subrogation by the respective insurers.

(b) **Indemnification.** Consultant shall indemnify and hold harmless Owner from and against any and all loss, cost, expense, claim, damage, or liability to the extent arising from or in connection with: (a) any material or intentional breach of this Agreement by Consultant, (b) the failure of Consultant to pay any supplier of materials or services engaged by Consultant in connection with the performance of the Services, and (c) any injury or damage to persons or property arising from any negligent or wrongful act or omission of Consultant. Owner shall indemnify and hold harmless Consultant from and against any and all loss, cost, expense, claim, damage, or liability to the extent arising from or in connection with: (a) any material or intentional breach of this Agreement by Owner, (b) the failure of Owner to pay any supplier of materials or services engaged by Owner in connection with the Project, (c) any injury or damage to persons or property arising from any negligent or wrongful act or omission of Owner, and (d) any injury or damage to persons or property arising from any act or omission of any supplier of materials or services engaged by Owner in connection with the Project.

6. **Confidentiality.** Consultant shall use commercially-reasonable efforts to keep in confidence all non-public, financial information regarding Owner or the Project, except to the extent disclosure is required for (a) performances of the Services, (b) compliance with any court order or other applicable law, (c) protection of Consultant against claims or liabilities arising from performance of the Services, or (d) compliance with a request of Owner.

7. **Notices.** Any notice or other communication required or desired to be given under this Agreement shall be in writing and shall be deemed given if addressed to the party intended to receive the same, at the address of such party set forth below, (i) when delivered at such address by hand or by overnight delivery service, (ii) two (2) days after its deposit in the United States mail as certified mail, return receipt requested, or (iii) when delivered by email at the email address listed below. All notices sent by any means other than email, shall also be sent via email.

If to Owner:	Park Central Development
	Ashley Johnson
	Mark Rubin
	4512 Manchester Ave
	St. Louis, MO 63110
	E-mail: Ashley@pcd-stl.org
	Telephone: 314.535.5311

If to Consultant: Cobalt Construction Consulting, L.L.C.  
Attention: Lauren A. Talley  
34 N. Brentwood Blvd  
Suite 202  
St. Louis, Missouri 63105  
Telephone: 314.220.5585  
E-mail: talley@cobaltc3.com

8. **Termination.**

(a) **For Convenience.** Each party shall have the right to terminate this Agreement without cause by giving the other party at least sixty (60) days prior written notice, specifying the date of termination.

(b) **For Cause.** If either party has not cured a breach of this Agreement within seven (7) days after its receipt of notice from the other party specifying such breach, then such other non-breaching party shall have the right to terminate this Agreement. Notwithstanding the foregoing, either party may suspend the performance of Services immediately upon oral notice if such party reasonably believes that continued performance of the Services may endanger life, health or property.

(c) **Consultant's Payment.** If this Agreement is terminated as provided in Sections 8(a) or (b) above, Owner promptly shall pay Consultant for Services performed up to the date of termination.

9. **General Provisions.** This Agreement shall be governed and construed by the laws of the State of Missouri, without application of any choice of laws rules. In any proceeding (judicial or otherwise) brought by one party hereto against the other to enforce or interpret the terms of this Agreement or to resolve any dispute concerning any part of the Services, the party prevailing in the proceeding shall be entitled, in addition to any other relief, to an award of all its costs incurred in connection with the proceeding, including reasonable attorneys' fees. Neither party shall, without the other party's prior written approval, assign or delegate any of its obligations under this Agreement. This Agreement shall bind and inure to the benefit of the parties hereto and their respective legal representatives, successors, and permitted assigns. This Agreement (with the attached Exhibits) embodies the entire understanding of the parties with regard to the subject matter hereof and supersedes all prior agreements and understandings between the parties with respect to this subject matter. Time is of the essence of this Agreement. This Agreement may be signed in counterparts and by facsimile exchange of signature pages.

**IN WITNESS WHEREOF**, Owner and Consultant have executed this Agreement as of the Effective Date.

**OWNER:**

Euclid South Community Improvement District

By: \_\_\_\_\_

Name: Mark Rubin

Title:

**CONSULTANT:**

Cobalt Construction Consulting, L.L.C.

By: \_\_\_\_\_

Name: Lauren A. Talley

Title: Principal, Member

## **EXHIBIT A - DESCRIPTION OF SERVICES**

**NOTHING HEREIN SHALL BE DEEMED OR CONSTRUED SO AS TO REQUIRE COBALT CONSTRUCTION CONSULTING TO PERFORM THE SERVICES OF ARCHITECTS, BROKERS, ENGINEERS, CONTRACTORS, ACCOUNTANTS, LEGAL COUNSEL OR OTHER PROFESSIONALS REQUIRING SPECIAL LICENSES, OR MAKE COBALT CONSTRUCTION CONSULTING RESPONSIBLE FOR THE FAILURE OF THE VARIOUS PROFESSIONALS RETAINED BY CLIENT TO PROPERLY PERFORM THEIR SERVICES**

### **Pre-Construction & Design:**

- Review and evaluate space plans prepared by the architect
- Prepare a budget cost based on the preliminary space plan with assistance from contractor
- Evaluate the budget pricing and assist in value engineering
- Review and evaluate construction documents prepared by the architect
- Develop and issue a Request for Proposal (RFP) to minimum of three general contractors
- Represent the tenant during the construction bidding process, including any pre-bid walkthroughs
- Submit construction documents for permits – fees paid by client
- Receive, analyze and qualify contractor pricing
- Develop a cost comparison spread sheet (Bid Abstract)
- Identify potential project savings / value engineering
- Select the general contractor and develop a Notice to Proceed
- Conduct all required correspondence with neighboring and project adjacent properties and business owners to facilitate communication

### **Construction:**

- Assist client with their execution of general contractors contract
- Review contractor certificate of insurance and provided sub list
- Review and oversee contractor schedule
- Schedule pre-construction kick-off meeting with project team
- Coordinate and communicate with the project team, liaison between the general contractor, landlord, architect and tenant
- Attend weekly progress meetings with project team (OAC)
- Conduct site visits to assess construction progress, review completed work and demand quality workmanship
- Review any changes and associated costs in the event of unforeseen field conditions or tenant's requested changes
- Develop change order requests (COR) for client approval
- Reviewing architect and contractor pay app and provide feedback to client before payment.

### **Project Close Out:**

- Schedule punchlist walkthrough, prepare punchlist, and verify close-out, following each phase of construction
- Assist tenant with applying for occupancy permit or other required municipal permits
- Prepare a final reconciliation spread sheet with all construction costs to client

### **Owner/Client Responsibility:**

- New or modifications to office furniture, audio visual, low voltage, moving, other outside vendor procurement.

## EXHIBIT B - SCHEDULE OF CHARGES

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### PROJECT DESCRIPTION AND SCOPE

The Schedule of Charges is based on the following preliminary project description and scope:

1. The construction project will include a major streetscape renovation in the Central West End (neighborhood district) as outlined in preliminary plans by Christner dated 8/8/2019. Project timeline is TBD – anticipated start in August 2021 – 10 month duration.

### BASE FEE

Client shall pay CCC a Base Fee of Seventy Thousand Dollars (\$70,000.00).

As outlined in proposal clarification dated 6/4/2021:

Pricing:

- |   |                   |
|---|-------------------|
| 1. Pricing exercise and project evaluation, 60 calendar days: | \$12,000 flat fee |
| 2. Pre-Construction, 90 calendar days:                        | \$18,000 flat fee |
| 3. Construction oversight, 5-10 months:                       | \$40,000 flat fee |

### REIMBURSABLE EXPENSES

Reimbursable Expenses, such as out-of-town travel, cab fare, parking, messenger service, mileage, overnight shipping, reproductions, photocopying, project management software license(s), mobile telephone, long distance communications and any other typical out-of-pocket project expenses incurred in connection with the project, shall be billed at actual cost without mark-up. These reimbursable expenses are excluded from the above noted Base Fee.

### ADDITIONAL SERVICES

Modifications to the Description of Services (Exhibit A) and/or the Project Description and Scope outlined above may impact the proposed timeline, anticipated hours and Base Fee. Modifications to the Base Fee shall be calculated and billed in accordance with the following hourly rates:

**Lauren Talley**, Project Executive - \$150.00/Hour

**Jim Byrne**, Project Executive - \$150.00/Hour

Administrator - \$75.00/Hour

Additional services shall not be undertaken without prior written authorization by the Client.



## PAYMENT SCHEDULE

The Payment Schedule for the Base Fee shall be billed as follows:

Monthly Billing Schedule		
August	Pricing Exercise	\$ 6,000.00
September		\$ 6,000.00
October	Pre-Construction	\$ 6,000.00
November		\$ 6,000.00
December		\$ 6,000.00
January	Construction	\$ 5,000.00
February		\$ 5,000.00
March		\$ 5,000.00
April		\$ 5,000.00
May		\$ 5,000.00
June		\$ 5,000.00
July		\$ 5,000.00
August		\$ 5,000.00

Billing schedule subject to change as project schedule is finalized.

Payments shall be due and payable within twenty-five (25) days from date of receipt of invoice.

Invoices will be in a form reasonably acceptable to Client and will include an itemization of any reimbursable expenses; CCC will furnish such receipts, documents and information as Client may reasonably request to verify expenses invoiced under this Agreement. Compensation and other amounts payable to CCC under this Agreement shall include all applicable taxes.

**EXHIBIT C- Preliminary Project Schedule**

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*a proposal by*

**NSI STAFF**

# SERVICE OUTREACH

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**PROPOSAL**

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*project*

**TO PROVIDE SERVICES IN OUR COMMUNITY TO THOSE WHO ARE  
HOMELESS AND OR EXPERIENCING MENTAL HEALTH ISSUES.**



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# PROJECT OVERVIEW

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## OBJECTIVE

Outreach is to include daily field engagement of unhoused persons as well as administrative work needed to provide these clients with housing navigation, housing/shelter placement, and working with other service providers for placement and medical needs of the client.

Outreach will also include services to diagnose and assist those suffering from mental health and drug addictive behaviors which are serving as impediments to accepting or receiving approval for placement at area homeless shelters, housing, or in gaining access to other social and medical services.

## METHOD

- Identify those at-risk people in and around our service area in need of social services regarding housing and behavioral health services.
- Regularly engage those clients in the service areas to better understand their needs and assist them with navigating the network of social service providers in our region.
- Track each person and street contact, working toward a favorable outcome.
- Build a relationship with each person to develop trust so they may eventually take advantage of the resources available.
- Work with police under the “Outreach worker and Cop” model to compel those in need of services to move the the direction of long term help when needed.

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# PROJECT OVERVIEW

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## FUNDING

When considering funding we evaluated different models. Ultimately, we decided on using a percentage of current SBD and CID supplemental patrols funds. We came to this conclusion for a few reasons. We have heavily relied on supplemental patrols to respond to these outreach situations. Many officers are not qualified or trusted by the individual to provide assistance. Additionally, this money has already been budgeted for so we'd be asking you to re-allocate your funds instead of increasing funds. SBD's and CID's don't have to alter the patrols budgets if they have additional funding but this gives an option for those who cannot increase the funding at this time. Lastly, most areas are under budget for supplemental patrols and we anticipate this continuing through the summer.

## TIME LINE

**July 19, 2021** - Proposal submitted to the NSI board. NSI board members take back to individual SBD's and CID's for approval.

**August 16, 2021** - Vote on proposal at the August board meeting. If approved, staff will move forward with start-up of project.

**September 1, 2021** - Funding due

**September 6, 2021**- Start date if approved.

## DELIVERABLES

Monthly status reports will be presented at the NSI board meetings.

Status reports will include

- Number of engaged people and all encounters will be tracked.
- Detailed case management services provided.
- Update on hotline calls and/or reports from public.
- Service provider meeting updates
- Financial report

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# BUDGET

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Service Outreach Budget			
Employee Expenses	Rate	Frequency	Annual Cost
Hourly Pay and taxes/fees	\$ 35.00	20 per Week	\$ 36,400.00
Flex Hours, 80 Total	\$ 35.00	80 annually	\$ 2,800.00
Training/certification	\$ 500.00	annually	\$ 500.00
Cell Phone	\$ 80.00	monthly	\$ 960.00
Fuel	\$ 50.00	bi-monthly	\$ 1,300.00
<b>Total</b>			<b>\$ 41,960.00</b>
One-Time Costs	Rate	Frequency	Annual Cost
Laptop	\$ 1,200.00	once	\$ 1,200.00
Uniform	\$ 60.00	3 shirts	\$ 180.00
Cell Phone	\$ 600.00	once	\$ 600.00
Vehicle	\$ 17,000.00	once	\$ 17,000.00
Insurance	\$ 3,000.00	annual	\$ 3,000.00
<b>Total</b>			<b>\$ 21,980.00</b>
Ongoing Costs	Rate	Frequency	Annual Cost
Hygiene Products	\$ 2,590.00	budget-based	\$ 2,590.00
Vehicle Maintenance Costs	\$ 112.50	monthly	\$ 1,350.00
Water	\$ 4.00	bi-weekly	\$ 416.00
Food	\$ 100.00	monthly	\$ 1,200.00
<b>Total</b>			<b>\$ 5,556.00</b>
Estimated Budget			\$ 69,496.00
<b>Proposed Budget</b>			<b>\$ 70,000.00</b>

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# FUNDING

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Outreach Funding		
Funding Entity	Patrol budget	5%
CWE North SBD	\$ 295,000.00	\$ 14,750.00
CWE Southeast SBD	\$ 140,000.00	\$ 7,000.00
DeBaliviere Place SBD	\$ 140,000.00	\$ 7,000.00
Waterman SBD	\$ -	\$ 2,500.00
North CID	\$ 165,000.00	\$ 8,250.00
Euclid South CID	\$ 110,000.00	\$ 5,500.00
Westminster and Washington	\$ 93,600.00	\$ 4,680.00
East Loop	\$ 93,000.00	\$ 4,650.00
Forest Park Southeast	\$ 85,000.00	\$ 4,250.00
CWE South SBD	\$ 84,000.00	\$ 4,200.00
NSI	\$ -	\$ 8,000.00
Total	\$ 1,205,600.00	\$ 70,780.00

**Euclid South CID Board of Directors Meeting Minutes**  
**July 15<sup>th</sup>, 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, Brian Davies, – via phone/video

**Board Members Not in Attendance:** NONE

**Others in Attendance:** Ron Coleman (Neighborhood Improvement Specialist), Jim Whyte (CWE NSI), Kimberly Drake (WUMC), Ashley Johnson, Annette Pendilton, Abdul Abdullah (Park Central Development) – via phone/video

1. **Call to Order:** B. Phillips called the meeting to order at 1:32 PM.
2. **Public Comment:** None
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. Update from Horner & Shifrin: M. Rubin asked A. Johnson to schedule a meeting with M. Rubin, B. Phillips, and Laurel Harrington.
    - II. Construction Project Management RFP: A. Johnson noted that the board only received one proposal from Cobalt. B. Phillips motioned to approve Cobalt proposal; S. Ledbetter second. All in favor – motioned approved.
  - b. **Safety & Security-**
    - I. J. Whyte gave the security report. Crime is down in the SBD by 41%. J. Whyte summarized several criminal incidents related to the theft of catalytic converters. He reported that the NSI has developed a pilot program for homeless outreach, and they will be seeking financial support for the program. Also, the NSI has conducted research on the community perception of security cameras. Lastly, the NSI has begun coordinating meet and greets with the City officials.
  - c. **Finance-** A. Johnson gave the financial report. B. Phillips motioned to approve the financial statements; J. Udelhofen seconded. All in favor – motion approved. A. Johnson mentioned that the SBD received some complaints about late payments from a vendor. A. Pendilton noted that it was a small business owner and summarized the vendor payment process. M. Rubin acknowledged that cash flow could be a problem for small business owners. However, the district board of directors has other obligations and may not be able to approve invoices as quickly as the vendor requires. As a result, M. Rubin suggested pre-authorizing payments for Park Central to approve – for only that specific vendor. J. Udelhofen motioned to pre-authorize payments for only ATBM invoices; B. Phillips second. All in favor – motion approved.
5. **Other Business:** A. Johnson noted that Park Central is applying for the SBA Navigator Grant. If approved, this will be a million-dollar grant to help local businesses scale its operations and facilitate business retention. Park Central is requesting a letter of support. S. Ledbetter motioned to



approve the letter of support for Park Central; J. Udelhofen second; B. Phillips abstained – motion passed.

**6. Adjournment**

B. Davies motioned to adjourn, J. Udelhofen second. Meeting adjourned at 2:07 PM.

DRAFT

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

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	<u>Jul 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10000 · Reliance Bank Checking #4652	123,929.65
10001 · Reliance Bank MM Acct #4660	623,817.86
Total Checking/Savings	<u>747,747.51</u>
Total Current Assets	<u>747,747.51</u>
<b>TOTAL ASSETS</b>	<b><u>747,747.51</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-0.04
Total Accounts Payable	<u>-0.04</u>
Total Current Liabilities	<u>-0.04</u>
Total Liabilities	-0.04
Equity	
32000 · Net Assets	721,839.62
Net Income	25,907.93
Total Equity	<u>747,747.55</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>747,747.51</u></b>

# Euclid South Community Improvement District

## Profit & Loss Budget Performance

July 2021

	Jul 21	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
43499 · Reserves	0.00	10,065.50	120,753.00
43500 · Misc Revenue	0.00	0.00	0.00
43200 · CID 1% Sales and Use Tax	58,697.66	28,750.00	345,000.00
46400 · Interest Income	54.68		
<b>Total Income</b>	<b>58,752.34</b>	<b>38,815.50</b>	<b>465,753.00</b>
<b>Expense</b>			
<b>50000 · Administration</b>			
50550 · Storage Facility	52.66	52.66	631.92
50702 · Marketing Admin Services	2,083.00	2,083.00	24,996.00
50501 · 32 N Euclid TIF Redevelopment	0.00	0.00	20,000.00
50701 · Admin Services	2,500.00	2,500.00	30,000.00
50300 · Insurance-D&O; Gen Liability	0.00	0.00	1,850.00
50700 · Professional Services			
50704 · Audit	0.00	416.74	5,000.00
50703 · Legal	0.00	416.74	5,000.00
<b>Total 50700 · Professional Services</b>	<b>0.00</b>	<b>833.48</b>	<b>10,000.00</b>
<b>Total 50000 · Administration</b>	<b>4,635.66</b>	<b>5,469.14</b>	<b>87,477.92</b>
<b>55000 · Marketing &amp; Promotions</b>			
55701 · E-Cab	0.00	0.00	0.00
55800 · Holiday Decorations	0.00	0.00	7,500.00
55300 · Professional Services	0.00	0.00	0.00
55500 · Special Events	0.00	0.00	0.00
55700 · Web, Social Media	0.00	208.37	2,500.00
55000 · Marketing & Promotions - Other	0.00	0.00	0.00
<b>Total 55000 · Marketing &amp; Promotions</b>	<b>0.00</b>	<b>208.37</b>	<b>10,000.00</b>
<b>60000 · Public Area Maint &amp; Landscaping</b>			
60701 · Landscaping	0.00	3,189.62	38,275.00
60702 · ATBM	7,500.00	4,333.37	52,000.00
<b>Total 60000 · Public Area Maint &amp; Landscaping</b>	<b>7,500.00</b>	<b>7,522.99</b>	<b>90,275.00</b>
<b>65000 · Infrastructure</b>			
65110 · Streetscape Improvements	0.00	12,500.00	150,000.00
<b>Total 65000 · Infrastructure</b>	<b>0.00</b>	<b>12,500.00</b>	<b>150,000.00</b>
<b>70000 · Public Safety &amp; Security</b>			
70100 · Camera System	6,022.50	1,083.37	13,000.00
70200 · CWE-NSI Board Seat	1,250.00	1,250.00	5,000.00
70300 · Patrols	13,436.25	9,166.74	110,000.00
70900 · Pub Safety/Security Reserve	0.00	0.00	0.00
<b>Total 70000 · Public Safety &amp; Security</b>	<b>20,708.75</b>	<b>11,500.11</b>	<b>128,000.00</b>
<b>Total Expense</b>	<b>32,844.41</b>	<b>37,200.61</b>	<b>465,752.92</b>
<b>Net Ordinary Income</b>	<b>25,907.93</b>	<b>1,614.89</b>	<b>0.08</b>
<b>Net Income</b>	<b>25,907.93</b>	<b>1,614.89</b>	<b>0.08</b>

**Euclid South Community Improvement District**  
**Transaction List by Vendor**  
**July 2021**

Type	Date	Num	Memo	Amount
<b>A T Building Maintenance</b>				
Bill	07/06/2021	1285	Street Cleaning	-7,500.00
<b>CWE Neighborhood Security Initiative</b>				
Bill Pmt -Check	07/21/2021	Inv 3258	Camera Contribution	-6,022.50
Bill Pmt -Check	07/21/2021	Inv 3270	3rd Qtr NSI Contribution	-1,250.00
<b>Park Central Development Corp.</b>				
Bill	07/15/2021	2021-07-15	Recurring Bill Life Storage - Storage Rental	-52.66
Bill	07/20/2021	2021-07-20 (1)	Recurring Bill	-2,083.00
Bill	07/20/2021	2021-07-20	Recurring Bill	-2,500.00
<b>The City's Finest</b>				
Bill Pmt -Check	07/21/2021	Inv 3185	Patrols	-7,636.25
Bill Pmt -Check	07/22/2021	Inv 3230	Patrols	-5,800.00
<b>Bills paid in July</b>				<b>-32,844.41</b>

# FINANCE

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

These are sales taxes collected in July and deposited to the account in August 2021

	2020	2021	Variance (’20 to ’21)
July	\$30,879	\$20,764	-\$10,115
YTD	\$267,843	\$272,638	\$4,795

# COBALT CONTRACT

Below are the comments from your Attorney on Cobalt contract:

1. In the first sentence, the Effective Date needs to be updated to the date that the Board approves and signs the agreement.
2. Beware the cost of Reimbursable Expenses in paragraph 4(b) in the event the Consultant needs to travel more than 200 miles from the Project site (if that is at all likely to happen).
3. Description of Services is on Exhibit A.
4. Payment Schedule is on Exhibit B.
5. Preliminary Schedule on Exhibit C is blank at this time. The Board may wish to have that updated prior to approval, if possible.

# CAR ACCIDENT

- Traffic light and CID planters damaged due to a car accident.

