



# **BOARD REPORT**

September 21, 2023

1:30 PM

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



# EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

**TO BE HELD**

September 21st, 2023 – 1 :30pm

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

**St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on September 21<sup>st</sup> at 1:30pm at Park Central Development, the Euclid South Community Improvement District (the "District") will hold a **Board of Directors** meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. **Call to Order**
2. **Public Comment**
3. **Approval of Previous Month Minutes**
4. **Project Reports**
  - a. **Safety & Security**
    - i. CWE NSI Report – Jim Whyte
  - b. **CWE South SBD Update**
    - i. Updates – Megan Werner
  - c. **Finance**
    - i. Financials – Review
    - ii. Project City Budget – Review
    - iii. Draft Annual City Report – Review
    - iv. Draft Audit FY 2023 – Review
    - v. Euclid South Detailed Budget Presentation – Review
  - d. **Public Infrastructure**
    - i. Beautification Plan Update Presentation – Laurel Harrington
    - ii. Landscaping RFP draft for plantings – Review
    - iii. SFP Landscaping Contract (Expires 12.23) – Review
    - iv. Neighborhood Improvement Specialist Report – Ron Coleman
  - e. **Administrator's Report**
  - f. **Marketing**
    - i. Marketing RFP Draft
5. **Other Business**
  - i. Board Vacancy
6. **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: 9-20-2023 at 1:00 PM**

**Euclid South CID Board of Directors Meeting Minutes**  
**July 20, 2023, at 1:30 p.m.**  
**At 4512 Manchester Avenue, St. Louis, MO 63110**

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

**Board Members Not in Attendance:**

**Others in Attendance:** Brian James and David Wright (Park Central Development), Kimberly Smith-Drake (WUMCR), Eddie Hsia and Heidi (Saigon Café and Tabaru)

1. **Call to Order:** Brian Phillips called the meeting to order at 1:41 PM.
2. **Public Comment:** None.
3. **Approval of Previous Meeting Minutes** Brian Phillips noted that the motion to approve Park Central's contract was made by J Beatty because B Phillips and B Davies abstained (M Rubin was absent). Changes will take place and be re-sent out.
4. **Project Reports:**
  - a. **Safety & Security-**
    - I. **CWE NSI:** J. Whyte sent in the presentation for the board to look over. B Phillips noted that crime numbers are looking better, but opened up for notes on how things feel for the commissioners. B Davies noted one incident that happened, but that otherwise, there have been no other incidents along the Euclid corridor.
    - II. B Phillips brought up that a building owned by the St. Louis Housing Authority near the CID will transition over the next two years into a senior living facility.
    - III. B Davies reflected on a lot of police presence that he noticed on Highway 40. B Phillips also noted how legislation may be introduced to bring back red-light cameras, as a way to direct more police resources towards police work rather than more traffic-oriented work.
    - IV. M Rubin brought up the question as to how the district may manage a security a budget, bringing up the idea that potentially a nine district-wide plan may be a better way to use collective resources. B Phillips shared context that it may work to bring together commercial districts, but adding more residential ones with commercial ones may be challenging in coordinating. He noted that J Whyte is continuing to try and get collective support. M Rubin asked about potentially partnering to invest in collective resources and exploring more opportunities to do so and make the investments tighter. There are steps going forward to make this connection happen.
  - b. **Finance**
    - I. **Financial report –** B James presented the financial report, reflecting that the CID has not spent anything major at the moment, with general marketing and website spending as well as public service and landscaping. Street furniture will be covered later in this meeting.
    - II. M Rubin asked about the interest rate on their money market. Commissioners requested a definitive answer on changing deposits. There is a desire to go to short-term CDs.

- III. B Phillips noted how sales tax revenue has bounced back to pre-pandemic levels. It might have been a bigger deal if there were not vacant storefronts.
- IV. B Davies asked about the bidding process for vendors and services and the process of re-bidding.
- V. B Davies motioned to approve the financials; J. Beatty seconded. All in favor – motion approved.

**c. Public Infrastructure**

- I. Lochmueller Group – Laurel Harrington, Beautification Plan Update
  - 1. L Harrington was not present, but B James presented in their place.
  - 2. L Harrington has recommended option D is the one that the commissioners choose, with notes in the packet for each option.
  - 3. B Phillips asked for a timeline to be provided whenever an option is confirmed.
  - 4. M Rubin made a motion to approve option D; B Davies seconded. All in favor; motion passes.
  - 5. B James also presented a banner that L Harrington and Growing Green that are an option for each season. M Rubin suggested that the board look into collaborating with Washington University on having a student design the banners in the future. B Phillips asked about ensuring someone looks into the long-term replacement and maintenance costs of the banners as well as ensuring that there is proper hardware on the poles.
  - 6. J Beatty motions to approve the banner design; M Rubin seconds. All in favor; motion passes.
- II. Neighborhood Updates – Ron Coleman
  - 1. Ron was not present today. B James presented that R Coleman wanted to keep the board aware of some of the new trees that need planting. B Phillips asked about water bags. B Phillips noted that this service needs to be addressed and a quote for making sure this service is taken care of should be sought after.
  - 2. J Beatty asked about two trees on Johnson coming out, with only one coming back in.
- III. Neighborhood Infrastructure Assessment Draft – Brian James
  - 1. B James talked about how Park Central has put together a draft of sidewalks and light posts and that R Coleman is reviewing the draft.

**d. Other Business –**

- I. Red Lantern Festival Update – 7.22.23 – Eddie Hsia and Heidi
  - 1. E Hsia noted that they only need half of the block previously requested in order to make the 28 vendors feel a little bit more crowded than spread out. The event takes place from 5-11, with streets shut down at 10am. B Phillips asked about confirmed media coverage. Heidi said that Fox indicated plans to cover and there is a photographer. Eddie also mentioned that Sauce and Beast have both covered the event already. Heidi noted that there will be a drone for sky shots as well.

2. E Hsia noted that Euclid South and PCD logos are on the banners. Additionally, the Asian American Commerce Committee helped sponsor.
3. B Phillips wished them good luck and the hopes that it becomes a great annual tradition. Heidi noted that a lot of people wanted to join when they learned about it, but that for some it was too late, so there will hopefully be a lot of people. Heidi went through a description of all of the vendors that will be present and what each one does.
4. The presenters expressed gratitude to the board for sponsoring security for the event and the board shared their excitement for the event.
5. B James also shared that Park Central has contracted out a photographer to be present at this festival.

II. Website Draft & Marketing Proposal Update

1. B James presented Phase 1 of the website transfer and some of the ideas for changing it around: new business spotlights and new ways to recruit board members.
2. M Rubin asked if we know how many people visit the website. B Phillips said not in particular. M Rubin asked about having a strategy for using the webpage and B Phillips reflected on how the CID has tried to align one website with other taxing districts nearby, but it has not yet happened. In this case, getting website traffic needs to be CID-driven. More conversation was had about the potential need to get a marketing contract proposal. B James noted how a \$3,100 contract was approved last meeting and after bringing an expanded proposal requested at the previous meeting to this meeting, the board confirmed interest in expanding the contract.
3. J Beatty moves to approve the full \$4,300 contract; B Davies second; all in favor, motion passes.
4. B James and B Phillips talked about a potential sponsorship of an event that showcases some of the new things happening in the district (including street upgrades) that will also help with board recruitment. B James suggested that early September (after Labor Day) might be a good time to schedule a simple happy hour.
5. B James also mentioned how Park Central has reached out to businesses in trying to recruit more people to join the Euclid South CID board.

5. **Adjournment:** B. Phillips motioned to adjourn; B Davies second. All in favor - meeting adjourned at 2:34 PM.

**Euclid South CID Board of Directors Special Meeting Minutes for Timely Planter Update  
August 11, 2023, at 11 a.m.**

<https://us06web.zoom.us/j/87363676187?pwd=V1hrbkYyMTJUNDBzYUZ5RDdrUitCQT09&from=addon>

**Board Members in Attendance:** Brian Phillips, John Beatty, Mark Rubin

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

**Others in Attendance:** Brian James and David Wright (Park Central Development), Laurel Harrington (Lochmueller)

**1. Call to Order:** Laurel Harrington called the meeting to order at 11:03 AM.

**2. Planter Update:**

a. **Overall Update-**

- I. L Harrington gave an overview of the updated order for planters in the district- there are 36 round ones, 7 rectangular, and 12 litter receptacles ready to be ordered for the district. There will be two extra planters ordered as backup.
- II. The installation costs roughly \$5k and the whole quote is about \$20,000 more than the original quote.

b. **Placement**

- I. Park Central needs to confirm with the City and business owners who owns which planters currently out there.
- II. B Phillips asked about planter placement near Plaza Dental (Euclid & Lindell) and L Harrington talked through why it's challenging to add planters there. While that area will eventually be turned into an almost gateway into the district, right now it is hard to invest in beautification projects on its right of way.
- III. B James noted the quote from Going Green and M Rubin was surprised at how much it was per year. He suggested that the district look for other proposals on planting, such as from Focal Point, Pretty City and Quiet Village.

c. **Misc.**

- I. B James was asked to check on what was budgeted from the CID for the upcoming year and to find out the variable cost vs. the one-time cost. Here's a quick breakdown:  
**One-Time: \$28,168**  
**Ongoing: Spring \$33,810, Summer \$54,554, Fall 43,395, Winter \$24,639; ongoing care represents = \$29,628 of these costs**
- II. Kindred Hospital parking lot was brought up as a potential place to store the planters
- III. L Harrington noted that she wants the City to refill any tree grates that are not currently filled in

**3. Adjournment:** Meeting adjourned at 12:03 PM.

**EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
2023-2024 BUDGET PROPOSAL**

|                              |    |                 |
|------------------------------|----|-----------------|
| <b>PROJECTED REVENUE,</b>    | \$ | <b>540,000</b>  |
| <b>Less TIF Payback</b>      | \$ | <b>(30,000)</b> |
| <b>PROJECTED FUNDS AVAIL</b> | \$ | <b>510,000</b>  |

| # | PROJECTS           | % of<br>TOTAL<br>BUDGET | PROJECT<br>BUDGET | TOTAL             |
|---|--------------------|-------------------------|-------------------|-------------------|
| 1 | MARKETING & PROM   | 8%                      | \$ 40,800         |                   |
| 2 | PUBLIC AREA MAINT  | 10%                     | \$ 51,000         |                   |
| 3 | INFRASTRUCTURE     | 31%                     | \$ 158,100        |                   |
| 4 | PUBLIC SAFETY & SI | 35%                     | \$ 178,500        |                   |
| 5 | ADMINISTRATIVE     | 13%                     | \$ 66,300         |                   |
| 6 | RESERVE            | 3%                      | \$ 15,300         |                   |
|   |                    | 100.0%                  | <b>TOTAL EXP</b>  | <b>\$ 510,000</b> |

**Net Income                    \$                    -**

**The Euclid South Community Improvement District  
of the City of St. Louis**

**Annual Report for the Fiscal Year ending June 30, 2023**

Contents

1. Annual Report - FY2023
2. Attachment A - Annual Financial Report - FY2023
3. Attachment B - Map of Euclid South Community Improvement District
4. Attachment D – Financial Reports



## Annual Report for Fiscal Year 2023

Following the receipt of a proper petition (the “Petition”) submitted to the City of St. Louis, Missouri (the “City”) and the conclusion of a duly noticed public hearing pursuant to Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (“RSMo”), as amended (the “CID Act”), the Euclid South Community Improvement District (the “District”) was established as a political subdivision of the State of Missouri by the Board of Aldermen of the City by Ordinance No. 69801, sponsored by 17<sup>th</sup> Ward Alderman Joseph Roddy and approved by Mayor Francis G. Slay on July 24, 2014 (the “Ordinance”).

The District will continue to exist until July 24, 2034 (20 years after the effective date of the Ordinance), unless such term is modified in accordance with the CID Act.

The fiscal year of the District is the same as the fiscal year of the City of St. Louis, which begins on July 1st and ends June 30th of the following calendar year (the "Fiscal Year").

The District is governed by a 7-member Board of Directors (the “Board” or the “Directors”) originally named in the Ordinance and thus appointed; but thereafter all successor Directors will be nominated by the Board, appointed by the Mayor and approved by the Board of Aldermen.

The Directors elected the current slate of Board Officers as of June 2023. Following are the current Officers and Directors of the Board:

| <b>Name</b>    | <b>Title</b>   | <b>Term Expires</b> | <b>Board Qualification</b>             | <b>Status</b>    |
|----------------|----------------|---------------------|--|------------------|
| Brian Phillips | President      | 6/30/2026           | Representative Medical Research Center | Owner & Operator |
| Open Seat      |                |                     | Property Owner                         | Owner & Operator |
| John Beatty    | Secretary      | 1/8/2026            | Business Owner                         | Owner            |
| Open Seat      |                |                     | Property Owner                         | Owner            |
| Mark Rubin     | Vice President | 1/8/2024            | Property Owner                         | Owner            |
| Brian Davies   | Treasurer      | 1/8/2026            | Business Owner                         | Representative   |
| Open Seat      |                |                     |  |                  |

Park Central Development Corporation has served as the administrative organization for the Euclid South CID since the 2014-2015 fiscal year. Brian James currently serves as the District Administrator.

## ***Attachment A – Annual Financial Report***

### ***Revenues Collected***

The District is funded primarily by a 1% Sales & Use Tax collected in the District and an annual Special Assessment imposed on District real property; however, cash donations, direct appropriations from other governmental entities and/or grants are also accepted.

At the Sales & Use Tax Election authorized by Resolution 2014-03 and conducted in September 2014, the registered voters in the District approved the imposition of a 1% Sales & Use Tax, effective January 1, 2015. This Sales & Use Tax will be levied in the District until December 31, 2034. **The District received \$572,009 of Sales & Use Tax revenue during the 2022-2023 fiscal year.**

### ***Expenditures Made***

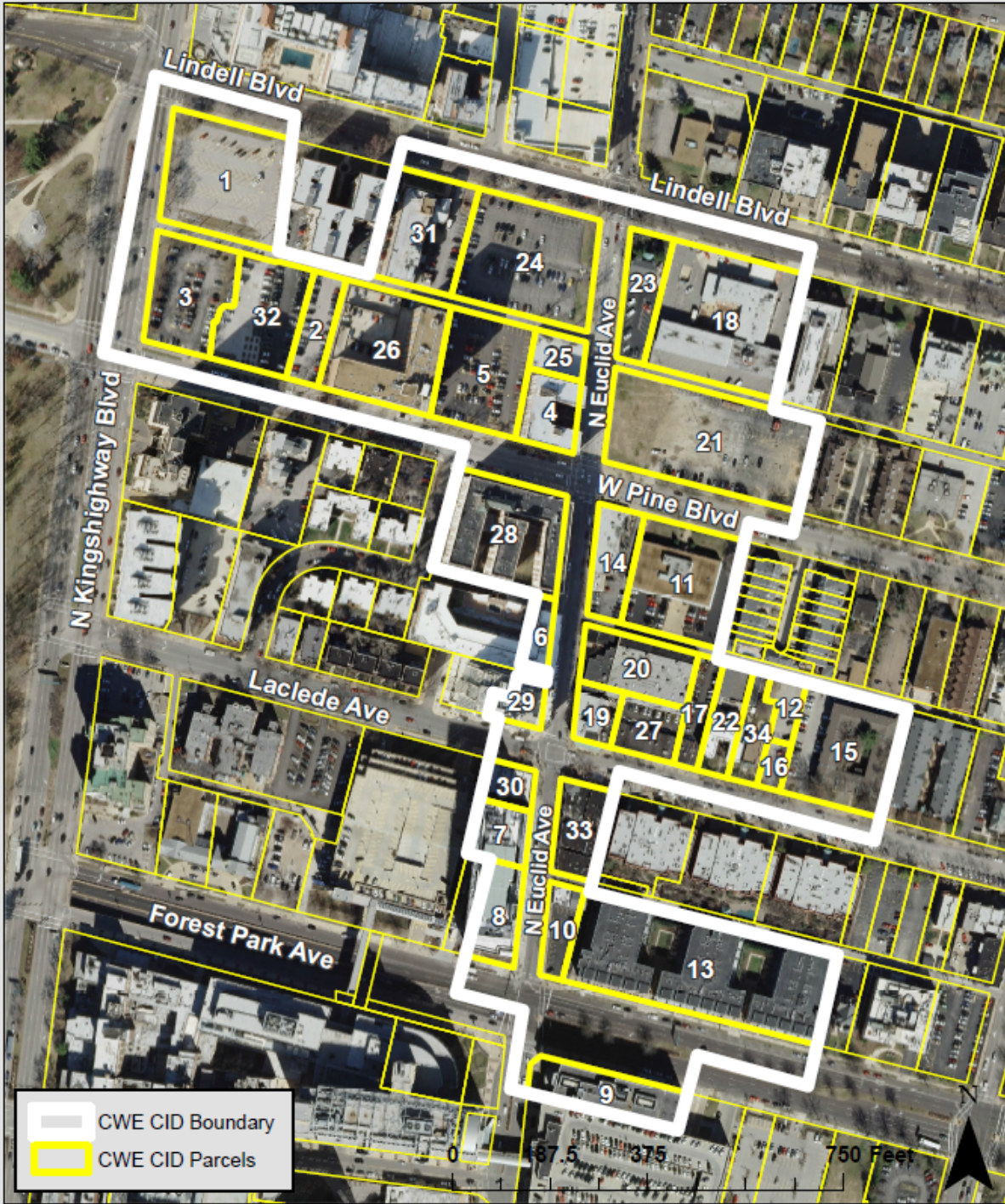
**The District expended a total of \$358,322 in Fiscal Year 2022-2023** (see attachment D for more details). The expenditures were for the following services: Administrative, Marketing & Promotions, Public Area Maintenance & Landscaping, Infrastructure Improvements, Public Safety & Security.

### ***Services Provided***

The District funded a variety of services in Fiscal Year 2022-2023 including security patrols in the District, streetscape improvements, public area cleaning and maintenance, special events and advertising.

**Attachment B – Map of Euclid South Community Improvement District**

# Euclid South Community Improvement District Boundary



***Attachment D***

Financials for fiscal year 2023 attached

RESOLUTION: ESCID 2023-01

BY THE BOARD OF DIRECTORS OF THE  
EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT

A MEETING of the Board of Directors of the Euclid South Community Improvement District ("CID") duly called and held on the 18<sup>th</sup> day of May 2023, the following resolution regarding the administration of the CID's accounts at Simmons Bank was adopted.

BE IT RESOLVED that the authorized signators, all being CID Board members, for the above referenced accounts shall be as follows:

Brian Phillips, President

Brian Davies, Treasurer

and

BE IT FURTHER RESOLVED that any one authorized signature shall be required on checks in the amount of Five Thousand USD (\$5,000.00) or less; and

BE IT FURTHER RESOLVED that checks more than Five Thousand USD (\$5,000.00) shall require two authorized signators; and

BE IT FURTHER RESOLVED that Annette Pendilton, employee of Park Central Development Corporation and named Community Development Administrator for the CID, shall be the administrator of the bank accounts held at the financial institution referenced herein, having full rights to receive and request information regarding the CID bank accounts, to view, receive, supply and hold electronic and hard-copy bank / financial records, to receive and deposit payments to CID, to electronically or physically transfer funds between accounts as needed, and to receive and approve invoices for CID projects and write checks for payment of same; and

BE IT FURTHER RESOLVED that Annette Pendilton shall not be authorized to sign checks or to transfer funds outside of the financial institution referenced herein.

I HEREBY CERTIFY that the foregoing is a true and correct statement of this resolution as approved by a majority of the Board of Directors of the Euclid South Community Improvement District on the date first specified above.

ADOPTED this \_\_\_\_ day of May, 2023.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT

Chairman

ATTEST:

Secretary

# Euclid CID

## Budget vs. Actuals: FY\_2022\_2023 - FY23 P&L

July 2022 - June 2023

|  | TOTAL               |                     |                    |
|--|---------------------|---------------------|--------------------|
|  | ACTUAL              | BUDGET              | OVER BUDGET        |
| <b>Income</b>  |                     |                     |                    |
| 43200 CID 1% Sales and Use Tax                         | 563,005.20          | 500,000.00          | 63,005.20          |
| 46400 Interest Income                                  | 9,003.67            |                     | 9,003.67           |
| <b>Total Income</b>                                    | <b>\$572,008.87</b> | <b>\$500,000.00</b> | <b>\$72,008.87</b> |
| <b>GROSS PROFIT</b>                                    | <b>\$572,008.87</b> | <b>\$500,000.00</b> | <b>\$72,008.87</b> |
| <b>Expenses</b>  |                     |                     |                    |
| 50000 Administration                                   |                     |                     |                    |
| 50100 Bank Charges/Fees                                | 56.99               |                     | 56.99              |
| 50400 Insurance - Property                             | 1,849.00            | 0.00                | 1,849.00           |
| 50501 32 N Euclid TIF Redevelopment                    | 19,074.16           | 25,000.00           | -5,925.84          |
| 50550 Storage Facility                                 | 1,068.28            | 650.00              | 418.28             |
| 50700 Professional Services                            |                     |                     |                    |
| 50703 Legal  | 225.00              | 2,500.00            | -2,275.00          |
| 50704 Audit  | 16,000.00           |                     | 16,000.00          |
| <b>Total 50700 Professional Services</b>               | <b>16,225.00</b>    | <b>2,500.00</b>     | <b>13,725.00</b>   |
| 50701 Admin Services                                   | 30,000.00           | 55,000.00           | -25,000.00         |
| 50702 Marketing Admin Services                         | 24,996.00           |                     | 24,996.00          |
| <b>Total 50000 Administration</b>                      | <b>93,269.43</b>    | <b>83,150.00</b>    | <b>10,119.43</b>   |
| 55000 Marketing & Promotions                           |                     |                     |                    |
| 55500 Special Events                                   | 3,000.00            |                     | 3,000.00           |
| 55700 Web, Social Media                                | 6,237.32            | 2,100.00            | 4,137.32           |
| 55800 Holiday Decorations                              | 7,523.30            | 3,500.00            | 4,023.30           |
| <b>Total 55000 Marketing &amp; Promotions</b>          | <b>16,760.62</b>    | <b>5,600.00</b>     | <b>11,160.62</b>   |
| 60000 Public Area Maint & Landscaping                  |                     |                     |                    |
| 60701 Landscaping                                      | 36,359.81           | 38,280.00           | -1,920.19          |
| 60702 ATBM   | 87,362.50           | 82,000.00           | 5,362.50           |
| <b>Total 60000 Public Area Maint &amp; Landscaping</b> | <b>123,722.31</b>   | <b>120,280.00</b>   | <b>3,442.31</b>    |
| 70000 Public Safety & Security                         |                     |                     |                    |
| 70100 Camera System                                    | 10,800.00           | 13,000.00           | -2,200.00          |
| 70200 CWE-NSI Admin Fees                               | 11,250.00           | 15,000.00           | -3,750.00          |
| 70300 Patrols  | 102,520.00          | 110,000.00          | -7,480.00          |
| <b>Total 70000 Public Safety &amp; Security</b>        | <b>124,570.00</b>   | <b>138,000.00</b>   | <b>-13,430.00</b>  |
| <b>Total Expenses</b>                                  | <b>\$358,322.36</b> | <b>\$347,030.00</b> | <b>\$11,292.36</b> |
| <b>NET OPERATING INCOME</b>                            | <b>\$213,686.51</b> | <b>\$152,970.00</b> | <b>\$60,716.51</b> |
| <b>NET INCOME</b>                                      | <b>\$213,686.51</b> | <b>\$152,970.00</b> | <b>\$60,716.51</b> |



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July 31, 2023

Board of Directors  
The Euclid South Community Improvement District

We have audited the financial statements of the governmental activities of the Euclid South Community Improvement District for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal 2023. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the District's financial statements was:

Management's estimate of depreciation is based on the straight-line method. We evaluated the key factors and assumptions used to develop the depreciation estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the City’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

*Other Matters*

We were engaged to report on budgetary comparison schedule, which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

*Restriction on Use*

This information is intended solely for the use of Board and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Fick, Eggemeyer, & Williamson*

Fick, Eggemeyer, & Williamson CPA s



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### Management Comment Letter

July 31, 2023

The Euclid South Community Improvement District  
4512 Manchester Ave, Suite 100  
St. Louis, MO 63110

Ladies and gentlemen of the board:

In planning and performing our audit of the modified cash basis financial statements of the governmental activities, and the major fund information of the The Euclid South community Improvement District (the District) as of and for the fiscal year ended June 30, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of District's internal control. Accordingly, we do not express an opinion on the effectiveness of District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatement on a timely basis. A material weakness is a deficiency, or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented or detected and correct on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We noted the following current year matters:

#### Prior Control Deficiency #1

During the fiscal 2022 and 2023 audits, we noted that the District held cash deposits in excess of the FDIC coverage. As of June 30, 2023, the amount of uninsured funds totaled \$632,360. All public funds are to be covered by FDIC or pledged collateral per Missouri Statute (RSMo) 110.010.

#### Recommendation

We recommend the District obtain sufficient coverage for all cash deposits. Total cash deposits should never exceed FDIC coverage, or pledged collateral.

If you have any questions on internal control, feel free to call us anytime at 314-845-7999.

Sincerely,

*Fick, Eggemeyer, & Williamson CPAs*

Fick, Eggemeyer, & Williamson CPAs |

**The Euclid South  
Community Improvement District**

**Annual Financial Statements**

**For The Fiscal Year Ended June 30, 2023**

DRAFT

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## INDEPENDENT AUDITORS' REPORT

To the Directors of  
The Euclid South Community Improvement District  
Saint Louis, Missouri

### **Opinions**

We have audited the accompanying modified cash basis financial statements of the governmental activities and the major fund of The Euclid South Community Improvement District, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise The Euclid South Community Improvement District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified cash basis financial position of the governmental activities and the major fund of The Euclid South Community Improvement District, as of June 30, 2023, and the respective changes in modified cash basis financial position, and where applicable, cash flows thereof for the year then ended in accordance with the modified cash basis of accounting described in Note 1.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Euclid South Community Improvement District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Emphasis of Matter - Basis of Accounting**

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1, and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Euclid South Community Improvement District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Euclid South Community Improvement District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Other Matters**

### *Other Information*

Management is responsible for the other information included in the annual report. The other information comprises the budgetary comparison schedule and related notes, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF NET POSITION - MODIFIED CASH BASIS  
JUNE 30, 2023

|   | Governmental<br>Activities |
|---|----------------------------|
| <b>ASSETS</b>                                   |                            |
| Current assets                                  |                            |
| Cash and cash equivalents                       | \$ 1,003,693               |
| Total current assets                            | 1,003,693                  |
| Noncurrent assets                               |                            |
| Capital assets, net of accumulated depreciation | 250,872                    |
| Total noncurrent assets                         | 250,872                    |
| <b>TOTAL ASSETS</b>                             | \$ 1,254,565               |
| <br><b>LIABILITIES</b>                          |                            |
| Current liabilities                             |                            |
| Accounts payable                                | \$ 5,400                   |
| Total current liabilities                       | 5,400                      |
| Noncurrent liabilities                          |                            |
| None  | -                          |
| Total noncurrent liabilities                    | -                          |
| <b>TOTAL LIABILITIES</b>                        | \$ 5,400                   |
| <br><b>NET POSITION</b>                         |                            |
| Net investment in capital assets                | \$ 250,872                 |
| Restricted                                      | -                          |
| Unrestricted                                    | 998,293                    |
| <b>TOTAL NET POSITION</b>                       | \$ 1,249,165               |

The notes to the financial statements are an integral part of this statement

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF ACTIVITIES - MODIFIED CASH BASIS  
FOR THE YEAR ENDED JUNE 30, 2023

| FUNCTIONS/PROGRAMS            | Expenses   | Charges for<br>Services<br>and Sales | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions | Governmental<br>Activities |
|-------------------------------|------------|--------------------------------------|--|--|----------------------------|
| Governmental activities:      |            |                                      |  |  |                            |
| Community improvements        | \$ 367,124 | \$ -                                 | \$ -                                     | \$ -                                   | \$ (367,124)               |
| Total governmental activities | \$ 367,124 | \$ -                                 | \$ -                                     | \$ -                                   | \$ (367,124)               |

|                          |              |
|--------------------------|--------------|
| General revenues:        |              |
| Sales and use tax        | 543,931      |
| Investment income        | 9,004        |
| Total general revenues   | 552,935      |
| Change in net position   | 185,811      |
| Net position - beginning | 1,063,354    |
| Net position - ending    | \$ 1,249,165 |

The notes to the financial statements are an integral part of this statement

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF ASSETS, LIABILITIES AND  
FUND BALANCE - MODIFIED CASH BASIS  
GOVERNMENTAL FUNDS  
JUNE 30, 2023

|   | General      |
|---|--------------|
| <b>ASSETS</b>                             |              |
| Cash and cash equivalents                 | \$ 1,003,693 |
| <b>TOTAL ASSETS</b>                       | \$ 1,003,693 |
| <br><b>LIABILITIES AND FUND BALANCE</b>   |              |
| Liabilities                               |              |
| Accounts payable                          | \$ 5,400     |
| <b>TOTAL LIABILITIES</b>                  | 5,400        |
| <br>Fund balance                          |              |
| Unassigned                                | 998,293      |
| Total fund balance                        | 998,293      |
| <b>TOTAL LIABILITIES AND FUND BALANCE</b> | \$ 1,003,693 |

The notes to the financial statements are an integral part of this statement



THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF ASSETS, LIABILITIES  
AND FUND BALANCE - MODIFIED CASH BASIS - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION - MODIFIED CASH BASIS  
JUNE 30, 2023

|   |                            |
|---|----------------------------|
| Total fund balance - governmental funds   | \$ 998,293                 |
| Amounts reported for governmental activities in the statement<br>of net position - modified cash basis are different because: |                            |
| Capital assets used in governmental activities are not financial resources<br>and therefore are not reported in the funds.    | <u>250,872</u>             |
| Total net position of governmental activities   | <u><u>\$ 1,249,165</u></u> |

The notes to the financial statements are an integral part of this statement

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - MODIFIED CASH BASIS  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023

|  | General    |
|--|------------|
| REVENUES   |            |
| Sales and use tax                                    | \$ 543,931 |
| Investment income                                    | 9,004      |
| Total revenues                                       | 552,935    |
| EXPENDITURES   |            |
| Current  |            |
| Community improvements                               | 339,249    |
| Total expenditures                                   | 339,249    |
| Excess (deficiency) of revenues<br>over expenditures | 213,686    |
| Fund balance - beginning of year                     | 784,607    |
| Fund balance - end of year                           | \$ 998,293 |

The notes to the financial statements are an integral part of this statement

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - MODIFIED CASH BASIS - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES - MODIFIED CASH BASIS  
FOR THE YEAR ENDED JUNE 30, 2023

|   |    |          |
|---|----|----------|
| Net change in fund balances - total governmental funds  | \$ | 213,686  |
| <p>Amounts reported for governmental activities in the statement of activities - modified cash basis are different because:</p>   |    |          |
| <p>Governmental funds report capital outlays as expenditures. However, in the statement of net position - modified cash basis the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p> |    |          |
| Depreciation expense  |    | (27,875) |
| Change in net position of governmental activities   | \$ | 185,811  |

The notes to the financial statements are an integral part of this statement

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2023

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting and financial reporting policies of The Euclid South Community Improvement District (the “District”) conform to the modified cash basis of accounting (OCBOA) as applied to government entities. The following is a summary of the more significant policies.

Reporting Entity

The District has been operating since July 15, 2014, when the District was created by petition of property owners in the Central West End neighborhood in St. Louis, Missouri, and approved by Ordinance of the City of St. Louis Board of Aldermen. The term of the District began July 15, 2014, and will expire July 14, 2034. The District has also been established as a political subdivision of the State of Missouri.

The purpose of the District is to improve a specific area of the Central West End neighborhood in St. Louis, Missouri, primarily through public space improvements, maintenance, security, economic development and other programs. All revenues and expenditures of the District are recorded in the accounts of the District. The District is not a component unit of any other entity and, as such, is presented in the financial statements as a stand-alone entity. The District is exempt from federal and state taxes.

The District defines its financial reporting entity in accordance with the provisions of the Governmental Accounting Standards Board (GASB). The standards required for inclusion of component units is based primarily upon whether the District’s governing body has any significant amount of financial accountability for potential component units. The District is financially accountable if it appoints a voting majority of a potential component unit’s governing body and is able to impose its will on that potential component unit, or the potential component unit may provide specific financial benefits to, or impose specific financial burdens on, the District. Currently, the District does not have any component units.

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position - modified cash basis and the statement of activities - modified cash basis) report information on all of the nonfiduciary activities of the District. As a general rule the effect of interfund activity has been removed from these statements.

The statement of activities - modified cash basis demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Taxes, unrestricted interest earnings, gains, and other miscellaneous revenues not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds.

Fund Accounting - Financial activities of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund balance, revenues, and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. The District only maintains governmental funds. An emphasis is placed on major funds within the governmental category

The General Fund is the primary operating fund of the District and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “how” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2023

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

In the government-wide statement of net position - modified cash basis and the statement of activities - modified cash basis, governmental activities are presented using the economic resources measurement focus, within the limitations of the modified cash basis of accounting.

In the fund financial statements, all governmental funds utilize a “current financial resources” measurement focus as applied to the modified cash basis of accounting. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balances as their measure of available spendable financial resources at the end of the period.

In the government-wide statement of net position - modified cash basis, the statement of activities - modified cash and the fund financial statements, governmental activities are presented using a modified cash basis of accounting. This basis recognizes assets, liabilities, net position, revenues, and expenditures when they result from cash transactions with a provision for depreciation in the government-wide statements. This basis is a comprehensive basis of accounting other than U.S. generally accepted accounting principles.

Governmental activities in the government-wide financial statements and the governmental funds financial statements are presented on the modified cash basis of accounting. Accordingly, revenue is recognized and recorded when cash is received, however, due to the modifications to the cash basis expenditures recognized and recorded when incurred. This differs from the accounting principles generally accepted in the United States of America of recording revenues of governmental funds when they become measurable and available.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues and certain liabilities and their related expenses are not recorded in these financial statements. The modifications to the cash basis are capital assets and accounts payable.

Governmental Accounting Standards Board (GASB) Statement No. 33, Accounting and Financial Reporting for Nonexchange Transactions, groups nonexchange transactions into the following four classes, based upon their principal characteristics: derived tax revenues, imposed nonexchange revenues, government-mandated nonexchange transactions, and voluntary nonexchange transactions. The District did not have any government-mandated nonexchange transactions or voluntary nonexchange transactions during the year ended June 30, 2023.

Cash and Cash Equivalents

The District considers all highly liquid debt instruments with a maturity of three months or less to be cash equivalents. Missouri State Statute requires that all deposits with financial institutions be collateralized in an amount at least equal to uninsured deposits.

Uses of Estimates

The preparation of basic financial statements in conformity with the other comprehensive basis of accounting used by the District requires management to make estimates and assumptions that affect the reported amounts in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three fiscal years.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
 NOTES TO FINANCIAL STATEMENTS  
 JUNE 30, 2023

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Capital Assets

Capital assets, which include land, building and improvements, equipment, and infrastructure assets, are reported in the expenses column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$2,500 and estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value on the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Depreciation is being computed on the straight-line method, using asset lives as follows:

| Assets                         | Years |
|--------------------------------|-------|
| Infrastructure and intangibles | 3-10  |

Governmental Fund Balances

Fund Balance is the difference between assets and liabilities in a Governmental Fund. The following types of fund balances may be presented in the Governmental Funds Statement of Net Position - Modified Cash Basis:

Unassigned - available expendable financial resources in a Governmental Fund that are not designated for a specific purpose. The following account comprises the unassigned fund balance: General Fund.

The District uses restricted amounts first when both restricted and unrestricted fund balances are available, unless there are legal contracts that prohibit doing this.

Net Position

Net Position represents the difference between assets and liabilities. Net investment in capital assets represents the cost of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any long-term debt used to build or acquire the capital assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. All other net position is reported as unrestricted. The District utilizes restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

**NOTE 2 - DEPOSITS**

Missouri statutes require that all deposits be protected by insurance, surety bond, or collateral. The market value of the collateral pledged must equal 100% of the deposits not covered by insurance or corporate surety bonds.

Deposits - At fiscal year-end, the carrying amount of the District's demand deposits totaled \$1,003,693 and bank balances totaled \$1,003,693.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a policy for custodial credit risk that follows Missouri Statutes for deposits. Each depositor is insured by the Federal Deposit Insurance Corporation (FDIC) for up to \$250,000 of demand deposits and another \$250,000 for time and savings deposits. At June 30, 2023, the District held \$632,360 in uninsured deposits and there was no pledged collateral.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2023

**NOTE 3 - CAPTIAL ASSETS**

|   | <b>Beginning<br/>Balances</b> | <b>Increases</b>  | <b>Decreases</b>  | <b>Ending<br/>Balances</b> |
|---|-------------------------------|-------------------|-------------------|----------------------------|
| <b>Governmental activities:</b>               |                               |                   |                   |                            |
| Construction in progress                      | \$ 278,747                    | \$ -              | \$ 278,747        | \$ -                       |
| Total capital assets<br>not being depreciated | <u>278,747</u>                | <u>-</u>          | <u>278,747</u>    | <u>-</u>                   |
| <i>Capital assets being depreciated:</i>      |                               |                   |                   |                            |
| Infrastructure                                | 12,250                        | 278,747           | -                 | 290,997                    |
| Total capital assets<br>being depreciated     | <u>12,250</u>                 | <u>278,747</u>    | <u>-</u>          | <u>290,997</u>             |
| <i>Less accumulated depreciation for:</i>     |                               |                   |                   |                            |
| Infrastructure                                | 12,250                        | 27,875            | -                 | 40,125                     |
| Total accumulated depreciation                | <u>12,250</u>                 | <u>27,875</u>     | <u>-</u>          | <u>40,125</u>              |
| Total net capital assets<br>being depreciated | <u>-</u>                      | <u>250,872</u>    | <u>-</u>          | <u>250,872</u>             |
| Governmental activity<br>capital assets, net  | <u>\$ 278,747</u>             | <u>\$ 250,872</u> | <u>\$ 278,747</u> | <u>\$ 250,872</u>          |

Depreciation expense charged to the function community improvements for the fiscal year ended June 30, 2023 was \$27,875.

**NOTE 4 - COMMITMENTS AND CONTINGENCIES**

**Administrator contract commitment:** The District contracts with a related entity, whose Board Chairman is a member of the Board of Directors for the District, for the administration of the District under a noncancelable contract for the term of July 1, 2023 to June 30, 2026. The District shall pay the Administrator \$55,000 per fiscal year in monthly installments.

**Landscaping:** The District contracted with a separate entity for landscaping improvements within the District under noncancelable contracts. The estimated costs under the contract are expected to be approximately \$40,000 per year. In January 2021 the District signed a new agreement, which covers the period of January 1, 2021 through December 31, 2023.

**Security:** The District contracted with an entity for security services within the District. The contract is on a month-to-month basis and requires compensation of \$62.50 per hour for each officer assigned to the District.

**Professional services:** In April 2023, the District contracted for professional services to provide holiday decorations, seasonal light pole banners, and streetscape furniture. The estimated costs under the contract are expected to be approximately \$12,000 per year. The agreement is for twelve months and automatically renews each year.

**General:** The District is subject to certain claims and litigation in the normal course of business. In the opinion of management, the outcome of such matters will not have a material effect on the financial position of the District.

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2023

**NOTE 5 - RELATED PARTY TRANSACTIONS**

During fiscal 2023, the District paid \$54,996 to an organization for administrative services and other costs whose Board Chairman is a member of the Board of Directors for the District.

**NOTE 6 - TAX INCREMENT FINANCING REMITTANCE**

The City of St. Louis passed Ordinance No. 70519, effective December 24, 2015. That ordinance created the 32 North Euclid Redevelopment Project and provided for tax increment financing (TIF) within the 32 North Euclid Redevelopment Area, which is located within the District's boundaries.

For retail entities within the Redevelopment Area that collect sales or use taxes, which are ultimately remitted to the District, the District is required to remit 50% of those taxes over a predetermined amount to the City of St. Louis for the benefit of the TIF. For the fiscal year ended June 30, 2023, the District remitted \$19,074 to the City of St. Louis.

**NOTE 7 - SUBSEQUENT EVENTS**

Management has evaluated subsequent events through July 31, 2023, the date which the financial statements were available for issue, and noted no reportable events.



## **Other Information**

THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
 BUDGETARY COMPARISON SCHEDULE  
 GENERAL FUND  
 FOR THE YEAR ENDED JUNE 30, 2023

|  | Budgeted Amounts  |                   |                   | Variance<br>Positive<br>(Negative) |
|--|-------------------|-------------------|-------------------|------------------------------------|
|  | Original          | Final             | Actual            |                                    |
| <b>REVENUES</b>                                      |                   |                   |                   |                                    |
| Sales and use tax                                    | \$ 500,000        | \$ 500,000        | \$ 543,931        | \$ 43,931                          |
| Investment   | -                 | -                 | 9,004             | 9,004                              |
| Total revenues                                       | 500,000           | 500,000           | 552,935           | 52,935                             |
| <b>EXPENDITURES</b>                                  |                   |                   |                   |                                    |
| Administration                                       | 93,150            | 93,150            | 49,199            | 43,951                             |
| Marketing and promotion                              | 5,600             | 5,600             | 41,757            | (36,157)                           |
| Public area maintenance                              | 120,280           | 120,280           | 87,363            | 32,917                             |
| Public safety and security                           | 138,000           | 138,000           | 160,930           | (22,930)                           |
| Total expenditures                                   | 357,030           | 357,030           | 339,249           | 17,781                             |
| Excess (deficiency) of revenues<br>over expenditures | <u>\$ 142,970</u> | <u>\$ 142,970</u> | 213,686           | <u>\$ 70,716</u>                   |
| Fund balance - beginning of year                     |                   |                   | <u>784,607</u>    |                                    |
| Fund balance - end of year                           |                   |                   | <u>\$ 998,293</u> |                                    |

THE GROVE COMMUNITY IMPROVEMENT DISTRICT  
NOTES TO BUDGETARY COMPARISON INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2023

**NOTE 1 - BUDGETS AND BUDGETARY ACCOUNTING**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. The budget is prepared on the modified cash basis of accounting.
- b. State law requires that no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year, each CID's Board of Directors shall submit to the governing body of the municipality a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessment and taxes, if any, for such fiscal year.

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
ADOPTING THE ANNUAL BUDGET FOR 2023-2024 AND DIRECTING THE  
SUBMISSION OF SAME TO THE CITY OF ST. LOUIS, MISSOURI.**

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

WHEREAS, Section 67.1471.2 of the Community Improvement District Act, Sections 67.1401 through 6.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”), requires that the District submit to the governing body of the City of St. Louis, Missouri (the “City”), no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the start of each Fiscal Year a “proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such Fiscal Year”; and

WHEREAS, the District desires to approve such a Proposed Budget for the 2018-19 Fiscal Year to submit to the City; and

WHEREAS, the City had no comments regarding the Proposed Budget;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Euclid South Community Improvement District, as follows:

1. The Board of Directors of the District hereby accepts and approves the Budget for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024, attached as Exhibit A, subject to review and comment by the City.
2. The Board of Directors of the District hereby directs the Board Secretary, on its behalf, to submit the preliminary budget to the City.
3. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors would have enacted the valid portion without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.
4. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Adopted this 21<sup>st</sup> Day of September, 2023

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
ESCID Board Member

**EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
2023-2024 BUDGET PROPOSAL**

|                              |           |                 |
|------------------------------|-----------|-----------------|
| <b>PROJECTED REVENUE,</b>    | <b>\$</b> | <b>540,000</b>  |
| <b>Less TIF Payback</b>      | <b>\$</b> | <b>(30,000)</b> |
| <b>PROJECTED FUNDS AVAIL</b> | <b>\$</b> | <b>510,000</b>  |

| # | PROJECTS           | % of<br>TOTAL<br>BUDGET | PROJECT<br>BUDGET | TOTAL             |
|---|--------------------|-------------------------|-------------------|-------------------|
| 1 | MARKETING & PROM   | 8%                      | \$ 40,800         |                   |
| 2 | PUBLIC AREA MAINT  | 10%                     | \$ 51,000         |                   |
| 3 | INFRASTRUCTURE     | 31%                     | \$ 158,100        |                   |
| 4 | PUBLIC SAFETY & SI | 35%                     | \$ 178,500        |                   |
| 5 | ADMINISTRATIVE     | 13%                     | \$ 66,300         |                   |
| 6 | RESERVE            | 3%                      | \$ 15,300         |                   |
|   |                    | 100.0%                  | <b>TOTAL EXP</b>  | <b>\$ 510,000</b> |

**Net Income                    \$                    -**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT  
ADOPTING THE ANNUAL REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2024**

**WHEREAS**, the Euclid South Community Improvement District (the “District”) is a community improvement district organized pursuant to Section 67.1471.4 of the Community Improvement District Act codified in the Revised Statutes of Missouri, Section Nine of Ordinance 69801 of the City of St. Louis (the “City”) provides that: Within one hundred twenty (120) days after the end of each fiscal year, the Euclid South Community Improvement District (the ”District”) “shall submit a report to the Register of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the Board of Directors of the District during the fiscal year[;]” and the Register shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the Board of Aldermen; and

**WHEREAS**, Article IX of the Bylaws of the District provides, in part, that the Board of Directors of the District “shall prepare and file annual reports and budgets as required by the CID act or any other applicable law and shall provide for the annual independent audits of the accounts of the District”;

BE IT RESOLVED that the attached annual report for the fiscal year ending June 30, 2019 was adopted and approved on this the 21<sup>st</sup> day of September 2023.

**THE EUCLID SOUTH COMMUNITY IMPROVEMENT DISTRICT**

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Chairman

ATTEST:

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Board Member



SEPTEMBER 21, 2023

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# ADMINISTRATOR REPORT

Presented To  
EUCLID SOUTH CID  
Presented By  
PCDC



ADMINISTRATOR

# Agenda

**Euclid North Debrief**

Marketing & Services Proposal (2018)

Holiday Window Walk Program

Euclid Shuttle

Joint Safety & Security Meetings

**Marketing**

Merchant Newsletter

Join Now - Board Invitation

**Active Contracts**

**Neighborhood Infrastructure Assessment**

**Red Lantern Festival Final Report – 7.22.23**

**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 North CID Debrief

## Introduction

Park Central Development and the Euclid North CID Executive Director met to discuss possible collaborative opportunities and the current state of both community improvement districts. The following items were discussed.

### **MARKETING & SERVICES PROPOSAL**

The Euclid North CID represented a proposal that was submitted in 2018 to steer discussion.

**See Attached.**

#### ***PCDC RECOMMENDATION:***

Discuss and formalize a modification to reflect the current needs of South Community Improvement District, if necessary. Park Central Development proposes to issue a Marketing RFP based off our needs to compare. The Euclid North CID provided two previous external marketing partners contacts for consultation.

### **HOLIDAY WINDOW WALK PROGRAM**

The South CID participated in the window walk previously but the collaboration ended due to the Corona virus.

Total Program Cost:

#### ***PCDC RECOMMENDATION:***

### **EUCLID SHUTTLE**

Labyrinth Smart Mobility presented a proposal to both CIDs to get the community mobility program back in the Central West End. The proposal indicates the availability of shuttles to start a fall/winter program. A meeting is scheduled for both CIDs to discuss logistics later this month. A representative will be present to answer any questions. **See proposal attached.**

**Total Program Cost: \$27,000 (6-Months)**

### **JOINT SAFETY & SECURITY MEETINGS**

An easy collaborative opportunity is to have joint Safety & Security meetings. The Euclid North CID is open to convening jointly to present a united front around safety & security. Park Central has requested a meeting with NSI to plan logistics.

# Active Contracts

| Contract  | Term                                    | Amount            |
|---|---|-------------------|
| Park Central Development  | July 1, 2023 to June 30, 2026           | \$55,000/Annually |
| ATBM<br>(Cleaning & Maintenance)  | July 1, 2020 to June 30, 2022 (Expired) |                   |
| <p>After expiration of the initial term, this Agreement shall automatically renew from year to year provided that the parties reach an agreement on price adjustments and any changes in the services to be performed not less than sixty (60) days prior to the expiration of the then current term of this Agreement.</p>   |   |                   |
| Growing Green<br>(Holiday Contract)   | Various<br>(See attachment)             |                   |
| The Zorn Lawn Firm  | 4-6-2018 - TBD                          | \$225/Hour        |
| CWE NSI   | 1-1-2022 -<br>12-31-2022<br>(Expired)   | \$25,800 (2023)   |
| <p>At any time before the Termination Date, the term of the Agreement may be extended by amendment pursuant to Section 4.2</p>  |   |                   |
| SFP Landscaping   | 1-1-2021 -<br>12-31-2023                | \$38,274.50       |
| <p>Mowing Kingshighway Island, Tree Pruning, Mulch Installation Seasonal Color In Pots - Summer Annuals, Fall Mums, Spring Tulips, Hand Watering and Fertilizing Trees and Pots. <b>Contract Total Amount of \$38,274.50 represents ONE calendar year of Landscape Maintenance Service as described, payable as an equal monthly payment amount of \$3,189.54</b></p> |   |                   |



# CENTRAL WEST END

North Business Community  
Improvement District

## Marketing Services Agreement

This **AGREEMENT** is made and entered into by and between the CWE Business Community Improvement District (CID) and Euclid South Community Improvement District effective \_\_\_\_\_, 2018 for services defined in the Scope of Services below.

The CWE Business Community Improvement District is a quasi-government entity that fosters a vibrant, welcoming neighborhood for residents and visitors by supporting the needs of businesses and leading efforts to enhance the charm and character of the Central West End. The CWE Business Community Improvement District works to enhance the neighborhood through a combination of physical improvement, marketing efforts and events.

Euclid South Community Improvement District wishes to contract with the CWE Business Community Improvement District for marketing and event services as defined in the Scope of Services.

### The Parties agree to the following:

#### A. Scope of Services:

**The CWE Business Community Improvement District will provide the following marketing services for the Euclid South CID.**

#### 1. Website Set-Up

Add approximately 47 business profiles to the CWESCENE.com website. Includes outreach and coordination with Euclid South CID businesses and Euclid South CID Commissioners. Business profiles include business information, hours of operation, location, photos and connections to social media.

#### 2. Ongoing Marketing Efforts:

The CWE Business CID will update the CWESCENE website weekly. Updates include updating business information on the directory pages, adding Euclid South CID businesses events to the website event listings and Facebook event listings on an ongoing basis; social media posts; monthly eblasts to the CWE Business Community Improvement Districts list serve, and blog posts. Inclusion of businesses in social media, emails and blogs will be managed pursuant to existing policies.

#### 3. **Media Buys:** Euclid South CID businesses will be promoted through media secured by the CWE Business CID and businesses will have the opportunity to participate in co-op add.

(Representation of businesses may vary depending on the publication)

- Restaurant promotion in Sauce Magazine (4 x annually)

- SCID Business Listing included in Where Magazine Dining Guide & CWE neighborhood Promotion in Where Annual Map  
CWE Neighborhood promotion in Where Magazine (3 x annually)
- SCID Businesses included in St. Louis Magazine Advertorial - Dec Issue
- Sponsored social media posts for events
- Neighborhood promotion in Wash U Parents Weekend and Graduation Weekend publications
- Additional opportunities for businesses to participate in media buys throughout the year

**4. CWE Map & Directory**

- Inclusion of Euclid South CID Businesses in CWE Map & Directory
- Euclid South CID signature events included on the back of the directory  
10,000 – 15,000 circulated annually

**5. CWE Corner Directory Maps**

Updates and installation of CWE Directory Maps to be completed bi-annually.

**6. Program Administration**

Includes all fees for web hosting, Mailchimp, domain registrations, administrative overhead and monthly staff meetings.

**B. Responsibilities of Euclid South Community Improvement District:**

Provide a district boundary map.

Provide a listing with contact information of all businesses located in the District.

Provide access to the directory maps.

**C. Payment Schedule:**

**Initial Fee (to be paid in full upon signing of contract) \$20,000**

**Service fee through June 2018 \$41,670**

**To be paid in 10 equal payments by the 30<sup>th</sup> of each month. (\$4,167) beginning Sept. 2018**

**D. Additional Opportunities:**

Additional opportunities for the CWE Business CID to assist the Euclid South CID with programming and activity exist with additional fees. Additional opportunities to be contracted for separately.

**(1.) CWE Bucks Program**

Inclusion in the CWE Bucks Program. SCID will refund businesses directly for CWE Bucks redeemed.

**(2.) CWE Music Series**

Music programmed every Friday night from May - Sept. in designated locations in the SCID.

Musicians play to provide ambiance for visitors to the area, enhancing their experience and impression of the CWE.

Annual investment \$15,000

**(3.) Window Walk**

Programming – Live music, carolers, ice carvings, smore’s stations, carriage rides, street performers and more

Investment \$5,000 - \$10,000 per weekend (depending on the level of programming desired)

Design assistance - \$500 per window

**Accepted and Agreed to on the date specified above:**

**Central West End North Community Improvement District**

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

Kate Haher, Executive Director

**Euclid South Community Improvement District**

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

Title: \_\_\_\_\_

# Euclid South CID

**PROJECT NAME:** Tree Assessment

**TIMELINE:** June 2023

**ASSESSED BY:** Park Central Dev.

|  |  |  |  |
|--|--|--|--|
| <b>FOREST PARK</b>                                 | <p><b>TOTAL</b><br/><b>17</b><br/>There are a total of <b>17</b> trees on Forest Park Ave (including both sides of the street)</p> | <p><b>DEAD/DAMAGED</b><br/><b>0</b><br/>None are dead or damaged.</p>        | <p><b>CONDITION</b><br/>Good- Nothing to note</p>  |
| TOTAL# OF TREES THAT NEED TO BE REPAIRED: <b>8</b> |  |  |  |
| <b>LACLEDE</b>                                     | <p><b>TOTAL</b><br/><b>10</b><br/>There are a total of <b>10</b> trees on Laclede (including both sides of the street)</p>         | <p><b>DEAD/DAMAGED</b><br/><b>3</b><br/>There are <b>3</b> damaged trees</p> | <p><b>CONDITION</b><br/><b>3</b><br/><b>3</b> tree stumps on the left side of Laclede</p>                    |
| <b>WEST PINE</b>                                   | <p><b>TOTAL</b><br/>There are a total of <b>35</b> trees on West Pine (including both sides of the street)</p>                     | <p><b>DEAD/DAMAGED</b><br/>None are dead or damaged</p>                      | <p><b>CONDITION</b><br/>Good- Nothing to note</p>  |
| <b>LINDELL</b>                                     | <p><b>TOTAL</b><br/><b>18</b><br/>There are a total of <b>18</b> trees on Lindell</p>  | <p><b>DEAD/DAMAGED</b><br/><b>1</b><br/>There is <b>1</b> damaged tree</p>   | <p><b>CONDITION</b><br/><b>1</b><br/>There is <b>1</b> dying tree near the Lindell and York intersection</p> |

| EUCLID STREET   |                                  |  |
|---|----------------------------------|--|
| <b>TOTAL</b>  | <b>DEAD/DAMAGED</b>              | <b>CONDITION</b>   |
| There are a total of <b>38</b> trees on Euclid (including both sides of the street) | There are <b>4</b> damaged trees | There is <b>4</b> dying trees (2) outside BBQ Saloon (1) outside 9 N Euclid (1) approaching the end of Lindell |

# Euclid South CID

**PROJECT NAME:** Sidewalk Infrastructure Assessment

**TIMELINE:** June 2023

**ASSESSED BY:** Park Central Dev.

|                    |                          |  |
|--------------------|--------------------------|--|
| <b>FOREST PARK</b> | <b>CONDITION</b><br>Good | <b>REPAIR ASSESSMENT</b><br>Nothing to note  |
| <b>LACLEDE</b>     | <b>CONDITION</b><br>Fair | <b>REPAIR ASSESSMENT</b> <ul style="list-style-type: none"><li>• There are 5 cracks in the sidewalk</li><li>• 5 uneven sidewalks</li></ul> |
| <b>WEST PINE</b>   | <b>CONDITION</b><br>Good | <b>REPAIR ASSESSMENT</b><br>Nothing to note  |
| <b>LINDELL</b>     | <b>CONDITION</b><br>Fair | <b>REPAIR ASSESSMENT</b> <ul style="list-style-type: none"><li>• There is a large crack outside of 4625 Lindell Blvd</li></ul>             |

## EUCLID

|                          |   |
|--------------------------|---|
| <b>CONDITION</b><br>Fair | <b>REPAIR ASSESSMENT</b> <ul style="list-style-type: none"><li>• Cracked/chipped sidewalk outside of Panera</li><li>• Crack in sidewalk near lollipop light (across from Subway, in front of parking spot 7220)</li><li>• Uneven near parking spot 7236</li></ul> |
|--------------------------|---|



# Euclid South CID

**PROJECT NAME:** Light Pole Infrastructure Assessment

**TIMELINE:** June 2023

**ASSESSED BY:** Park Central Dev.

## LIGHT ASSESSMENT

**TOTAL OF LIGHTS THAT NEED TO BE REPAIRED:16**

|                    | <b>TOTAL</b>   | <b>DAMAGED</b>                    | <b>CONDITION</b>   |
|--------------------|--|-----------------------------------|--|
| <b>FOREST PARK</b> | There are a total of <b>2</b> lights on Forest Park Ave (including both sides of the street) | None are damaged                  | The lights in front of Applebee's are in good condition but could be cleaned   |
| <b>LACLEDE</b>     | There are a total of <b>14</b> lights on Laclede (including both sides of the street)        | There are <b>3</b> damaged lights | <ul style="list-style-type: none"> <li>• Broken light in front of 4563 Laclede Ave</li> <li>• Light by parking 7536 slightly cracked</li> <li>• Light on far-left of 4545 Laclede Ave is missing a wire</li> </ul> |
| <b>WEST PINE</b>   | There are a total of <b>30</b> lights on West Pine (including both sides of the street)      | There are <b>2</b> damaged lights | <ul style="list-style-type: none"> <li>• The second pedestrian light on the right of Euclid</li> <li>• The third pedestrian light on the left side of Euclid</li> </ul>  |
| <b>LINDELL</b>     | There are a total of <b>8</b> lights on Lindell  | There is <b>1</b> damaged light   | There is a lollipop light approaching the end of Lindell towards Kingshighway  |

## EUCLID

| <b>TOTAL</b>   | <b>DAMAGED</b>                     | <b>CONDITION</b>   |
|--|------------------------------------|--|
| There are a total of <b>51</b> lights on Euclid (including both sides of the street) | There are <b>10</b> damaged lights | <ul style="list-style-type: none"> <li>• There is a broken light in front of Panera</li> <li>• A broken light across from Whole Foods (100 N Euclid Ave)</li> <li>• <b>4</b> lollipop lights on the left side of Euclid (Laclede to West Pine)</li> <li>• <b>3</b> lollipop lights on the right side of Euclid (Laclede to West Pine)</li> <li>• <b>1</b> lollipop light on the right side of Euclid (West Pine to Lindell)</li> </ul> |

# Labyrinth Smart Mobility Inc. (LSM)

Labyrinth Smart Mobility (LSM) provides equitable, on-demand, turn-key electric shuttle programs with its Horizontal Elevator® (vehicle, driver, management and data) free to the traveler within areas/districts and marries mobility with technology





# Problem



- **Connectivity-** Difficulty in getting to where you need to go.
- **Economic Development-** Challenge in creating ways to reinvigorate the economy in the district.
- **Parking-** Issues with finding parking and then getting from the parking lot to the destination.
- **Safety-** Need for increased safety within a district.
- **Access-** Creating a system that gives everyone access to resources within the area.

# Problem (Continued)

## Safety:

- Statistically auto transportation is the number one cause of death in people ages 5 to 29.

## Traffic Congestion and Pollution:

- Transportation is the top sector for US climate pollution; currently at 29% with continued emissions growth.

## Cost of Individual Vehicles and Access to Public Transportation:

- Public Transportation is considered not accessible when having to walk more than a quarter 0.25 mile.

## Connectivity and Parking:

- More than 50% of all daily trips in the U.S. are were less than 3 miles.



# Solution



## Provide Mobility as a Utility™ :

- Utilize free, safe On-Demand Low Speed Electric Vehicles.
- Integrating LSM Technologies
- Incorporating platforms for other technologies.

## Driving access to Community Resources:

- Reduce the need for individual automobiles
- Economic Development

## Connect people to resources they need:

- Healthcare
- Education
- Healthy Food
- Public Transportation
- City Services
- Other Human and Community Connections.



## Driving Access to Community Resources

### #1. Increase Access to Mobility

1. Affordability
2. Accessibility
3. Efficiency
4. Reliability
5. Safety

### #2 Reduce Air Pollution

6. Clean Air and Positive Health Benefits
7. Reduction in GHG
8. Reduction in VMT

### #3. Enhance Economic Opportunity

9. Connectivity to Places of Employment, Education, Services, & Recreation
10. Access to Transportation and Healthy Food
11. Identity Creation for Districts



# Economics



| LABYRINTH Smart MOBILITY   |                         |              |                  |                |                 |                 |
|--|-------------------------|--------------|------------------|----------------|-----------------|-----------------|
| <b>CWE Microtransit Program</b>  |                         |              |                  |                |                 |                 |
| <u>CWE Economics</u>   | <u>GEM e6 (\$/Hour)</u> | <u>Units</u> | <u>Hrs/Week</u>  | <u>1 month</u> | <u>3 months</u> | <u>6 months</u> |
| Vehicles with trained drivers (Community Ambassador):  | 100                     | 1            | 21               | \$ 8,400.00    | \$ 25,200.00    | \$ 50,400.00    |
| Branding front and back of vehicle:  |                         |              |                  |                |                 |                 |
| <b>Total Cost Turnkey Program:</b>   |                         |              |                  | \$ 8,400.00    | \$ 25,200.00    | \$ 50,400.00    |
| <b>Terms: 30% down that comes off last monthly billings.</b>   |                         |              |                  |                |                 |                 |
| <b>Pricing valid through December 2023</b>   |                         |              |                  |                |                 |                 |
|  |                         |              | <u>North CID</u> | \$ 4,200       | \$ 12,600       | \$ 25,200       |
|  |                         |              | <u>South CID</u> | \$ 4,200       | \$ 12,600       | \$ 25,200       |
| <b>Turnkey Program: Vehicles, Operators, Management, Insurance and Data</b>                            |                         |              |                  |                |                 |                 |
| <i>Times can be adjusted to fit need 21 hours per week</i>   |                         |              |                  |                |                 |                 |
| Proposed Days  |                         | Thursday     | Friday           | Saturday       | Sunday          |                 |
| Proposed Times: Lunch  |                         | 11:30-1:30   | 11:30- 1:30      | 11:00-2:00     | 11:00-1:00      |                 |
| Proposed Times: Evening  |                         | 6:00-10:00   | 6:00-10:00       | 6:00-10:00     |                 |                 |
| Proposed Hours   |                         |              | 6                | 6              | 7               | 2               |
| <b>Reduces parking and safely gets people around the district driving revenue to local businesses.</b> |                         |              |                  |                |                 |                 |



# Testimonials 2019

## CWE Euclid Shuffle



- Whoever came up with this service and the free parking, ty from a CWE Resident who loves living here and wants others to know why living in the CWE is the best place ever!!!!
- -Just saw it out my dining room window. 🍷 The coolest!!
- -At a fraction of the cost of the loop trolley, I'm guessing.
- -This is amazing!
- - I love this!
- -Thank you for providing this fantastic service! Can't wait to see it all over the neighborhood!
- -Way better than the trolley!!!
- -SO great. SO thankful to have this service in the neighborhood this holiday season!
- -This is awesome!
- -This is FANTASTIC!
- -Can't wait to try this.
- -Wonderful idea. Wish it had been around when I was slingin records in the CWE. Love ya and miss ya Euclid!
- -Another feather in the cap for our great neighborhood.



# Testimonials



## The Muny Testimonial

- Stayed in CWE from out of town. Saved us Ubering a bunch and it was too cold to walk!
- -Ease of getting a ride home after shopping
- -Very convenient. I like that i can park farther away.
- -That it's free what a great idea! I hate parking in cwe for real and this helps a lot
- The driver was funny, nice and quick. It was a cold night and my brother had a foot injury, it made it so much easier to get back to our parking spot. We had to park a few block from the restaurant and not walking was a godsend. Parking was the only reason we almost didn't go to cwe to eat. Loved, loved, loved it!!
- Quick response from the drivers, took me to the other end of Euclid when it was cold and I may not have gone if walking. Also liked how safe I felt riding.
- More \$ I can spend at stores and restaurants in CWE without worrying about parking
- made it convenient to spend money in the neighborhood
- We called the cab and he came to get us immediately and saved us from walking from vino gallery to kampai in the cold!

# Advisors, Collaborations, and Partnerships



**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**



**U.S. DEPARTMENT OF ENERGY**

