



# EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

**TO BE HELD**

November 17th , 2022 – 1:30pm  
at 4512 Manchester Avenue, #100  
St. Louis, MO 63110 (Zoom)

## **NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on November 17<sup>th</sup> at 1:30pm via conference call, the Euclid South Community Improvement District (the "District") will hold a **Board of Directors** meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. **Call to Order**
2. **Public Comment**
3. **Approval of Previous Month Minutes**
4. **Project Reports**
  - a. **Safety & Security**
    - i. CWE NSI
    - ii. Haven Window Protectant Solution
      - a. PCD Window Protectant Program
  - b. **Finance**
    - i. Financial – Approval
    - ii. Banking Information
  - c. **Public Infrastructure**
    - i. Streetscape Improvements – Street Furniture Update (No Update)
5. **Other Business**
  - a. Board Appointments – UPDATE
  - b. Meeting Schedule Discussion
  - c. NSI Board Representation- Abdul Abdullah
  - d. Holiday Décor Update
6. **Adjournment**

***Please Note: Due to COVID-19 physical access to the general Board meeting by the public will be temporary closed and replaced by phone conferencing. To attend the meeting by phone, please dial***

***1-312-626-6799, meeting ID: 811 8450 7668***

**This meeting is open to the public;** provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), RSMo.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

**DATE POSTED: 11-15-2022**

**TIME: 5:00 PM**

**Euclid South CID Board of Directors Meeting Minutes**  
**October 20, 2022, at 1:30 p.m.**  
**At 4512 Manchester Avenue, St. Louis, MO 63110 (Zoom)**

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

**Board Members Not in Attendance:**

**Others in Attendance:** Jim Whyte (CWE NSI), Ron Coleman (City of St. Louis), Abdul Abdullah and Annette Pendilton (Park Central Development) – via phone/video, Kimberly Smith-Drake (WUMCR)

1. **Call to Order:** M. Rubin called the meeting to order at 1:35 PM.
2. **Public Comment:**
3. **Approval of Previous Meeting Minutes** B. Phillips motioned to approve the previous month meeting minutes; B. Davies seconded. All in favor- motion approved.
4. **Project Reports:**
  - a. **Safety & Security-**
    - I. **CWE NSI:** J. Whyte presented NSI crime report for September 2022. J. Whyte discuss the recent smash and grabs occurring within the CWE Neighborhood. He discussed a company named Safe Haven who has a window protection solution.
    - II. Brian Phillips stated that the Euclid South CID needed a representation to the NSI board seat to replace Ashley Johnson. The board agreed that it should be someone from Park Central and suggested Abdul Abdullah to represent Euclid South CID. B. Phillips motioned that Abdul Abdullah with Park Central represent Euclid South CID at Central West End Neighborhood Service Initiative Board seat. B. Davies seconded. All in favor – motion approved.
    - III. Brian Davis had questions regarding the TCF patrols and the NSI. Jim Whyte stated he will reach out to him to set a time to provide an orientation to him.
  - b. **Public Infrastructure-** No updates
  - c. **Finance**
    - I. **Financial report** – A. Pendilton presented the financial report. B. Phillips motioned to approve the financials; B. Davies seconded. All in favor – motion approved.
    - II. **FY 2022 Audit Report** - A. Pendilton presented the Final Audit Report for FY 2023. B. Phillips motioned to approve the Audit Report for FY 2023. B Davies seconded. All in favor – motioned approved.
    - III. **Annual Report to the City** - A. Pendilton presented the Annual Report to the City of St. Louis. B. Phillips motioned to approve the Annual Report to City of St. Louis. B. Davies seconded. All in favor - motion approved.
  - d. **Other Business** –

- I. B. Davies asked what the current interest rate is with Simmons Bank for Euclid South CID's money market account. The current rate is .15%. B. Davies stated that the board should investigate other banks for higher interest rate. Park Central will look into other banks to see what is offered for interest rate as well as CD's.
- II. B. Phillips suggested that the board should consider meeting every other month and to establish committees to look into specific areas and present to board meetings.
- III. There was discussion by A. Abdullah regarding replacing the holiday Décor for the district which includes wreaths and bows for the district. B. Phillips recommended that the PCDC staff get a quote for new holiday wreaths for the district and submit to the board via email vote to approve and that PCDC staff bring back options for the purchase and installation of decorations for major holidays and events throughout the year to the next meeting.

5. **Adjournment:** B. Phillips motioned to adjourn; B. Davies second. All in favor - meeting adjourned at 2:06 PM.

DRAFT

# Safety Window Infrastructure Program



Due to the recent increase in break-ins city-wide, the PCD recommends approving a budget of \$75,000 from reserves to cover 50% (up to \$3,000) per business to install smash-resistant windows on a first-come-first-serve basis. This program will be overseen by Park Central Development, similar to the grant initiative during COVID.

The Safety Window Infrastructure Program will assist with resistant glass laminate costs. Applicants must meet the below requirements. Grants will be awarded on a rolling basis as funds last.

For the application, you will need:

- W9
- Bid or contract with chosen window laminate installation contractor

**FOR ANY QUESTIONS REGARDING THE PROGRAM OR APPLICATION, CONTACT ABDUL ABDULLAH, [ABDUL@PCD-STL.ORG](mailto:ABDUL@PCD-STL.ORG), or (314) 535-5311**

## Eligible Businesses Must:

- Be part of the Euclid Business District
- Have an active business license
- Be located within the Euclid S CID footprint
- Been open for at least six months
- Generate sales tax

## Ineligible Businesses are:

- Euclid property owners that do not own and operate a business in Euclid
- Businesses that derive income from passive investments; real estate transactions; property rentals or property management.

## Euclid South Community Improvement District

## Balance Sheet

11/04/22

As of October 31, 2022

Cash Basis

	<u>Oct 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10000 · Simmons Bank Checking #4652	129,369.96
10001 · Simmons Bank MM Acct #4660	723,661.08
Total Checking/Savings	<u>853,031.04</u>
Total Current Assets	<u>853,031.04</u>
<b>TOTAL ASSETS</b>	<b><u>853,031.04</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>-0.04</u>
Total Accounts Payable	<u>-0.04</u>
Total Current Liabilities	<u>-0.04</u>
Total Liabilities	<u>-0.04</u>
Equity	
32000 · Net Assets	803,419.54
Net Income	<u>49,611.54</u>
Total Equity	<u>853,031.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>853,031.04</u></b>

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

October 2022

	<u>Oct 22</u>	<u>Jul - Oct 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
43499 · Reserves	0.00	0.00	0.00	0.00
43200 · CID 1% Sales and Use Tax	44,830.40	184,757.52	166,666.72	500,000.00
46400 · Interest Income	86.23	274.32		
<b>Total Income</b>	<b>44,916.63</b>	<b>185,031.84</b>	<b>166,666.72</b>	<b>500,000.00</b>
<b>Expense</b>				
<b>50000 · Administration</b>				
50550 · Storage Facility	76.66	306.64	216.72	650.00
50702 · Marketing Admin Services	2,083.00	10,415.00	0.00	0.00
50501 · 32 N Euclid TIF Redevelopment	0.00	0.00	0.00	25,000.00
50701 · Admin Services	2,500.00	12,500.00	18,333.36	55,000.00
50400 · Insurance - Property	0.00	0.00	0.00	0.00
50300 · Insurance-D&O; Gen Liability	0.00	0.00	0.00	1,850.00
<b>50700 · Professional Services</b>				
50704 · Audit	8,000.00	16,000.00	8,000.00	8,000.00 FY 21 and 22 audits paid
50703 · Legal	0.00	0.00	833.36	2,500.00
<b>Total 50700 · Professional Services</b>	<b>8,000.00</b>	<b>16,000.00</b>	<b>8,833.36</b>	<b>10,500.00</b>
<b>Total 50000 · Administration</b>	<b>12,659.66</b>	<b>39,221.64</b>	<b>27,383.44</b>	<b>93,000.00</b>
<b>55000 · Marketing &amp; Promotions</b>				
55800 · Holiday Decorations	1,789.50	1,789.50	0.00	3,500.00
55500 · Special Events	0.00	5,000.00		Rose Day Sponsorship
55700 · Web, Social Media	0.00	2,813.32	700.00	2,100.00
<b>Total 55000 · Marketing &amp; Promotions</b>	<b>1,789.50</b>	<b>9,602.82</b>	<b>700.00</b>	<b>5,600.00</b>
<b>60000 · Public Area Maint &amp; Landscaping</b>				
60701 · Landscaping	6,506.68	13,013.34	12,760.00	38,280.00
60702 · ATBM	6,250.00	33,562.50	27,333.36	82,000.00
<b>Total 60000 · Public Area Maint &amp; Landscaping</b>	<b>12,756.68</b>	<b>46,575.84</b>	<b>40,093.36</b>	<b>120,280.00</b>
<b>65000 · Infrastructure</b>				
65110 · Streetscape Improvements	0.00	0.00	0.00	0.00
<b>Total 65000 · Infrastructure</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>70000 · Public Safety &amp; Security</b>				
70100 · Camera System	0.00	0.00	3,250.00	13,000.00
70200 · CWE-NSI Board Seat	3,750.00	7,500.00	5,000.00	15,000.00
70300 · Patrols	3,300.00	32,520.00	36,666.72	110,000.00
<b>Total 70000 · Public Safety &amp; Security</b>	<b>7,050.00</b>	<b>40,020.00</b>	<b>44,916.72</b>	<b>138,000.00</b>
<b>Total Expense</b>	<b>34,255.84</b>	<b>135,420.30</b>	<b>113,093.52</b>	<b>356,880.00</b>
<b>Net Ordinary Income</b>	<b>10,660.79</b>	<b>49,611.54</b>	<b>53,573.20</b>	<b>143,120.00</b>
<b>Net Income</b>	<b>10,660.79</b>	<b>49,611.54</b>	<b>53,573.20</b>	<b>143,120.00</b>

## Euclid South Community Improvement District Transaction List by Vendor

Type	Date	Num	Memo	October 2022	Split	Amount
<b>A T Building Maintenance</b>						
Bill	10/10/2022	1394	Street Cleaning	60702	· ATBM	-6,250.00
<b>Christmas Central</b>						
Check	10/26/2022	PayPal	Wreaths and Bows	55800	· Holiday Decorations	-1,789.50
<b>CWE Neighborhood Security Initiative</b>						
Bill	10/13/2022	3348	4th Qtr 2022 NSI	70200	· CWE-NSI Board Seat	-3,750.00
<b>Fick, Eggemeyer &amp; Williamson, CPA's</b>						
Bill	10/20/2022	09-075-22	Audit FY 2022	50704	· Audit	-8,000.00
<b>Park Central Development Corp.</b>						
Bill	10/15/2022	2022-10-15	Life Storage - Storage Rental	50550	· Stoorage Facility	-76.66
Bill	10/20/2022	2022-10-20 (1)		50702	· Marketing Admin Services	-2,083.00
Bill	10/20/2022	2022-10-20		50701	· Admin Services	-2,500.00
<b>SFP Landscaping, Inc</b>						
Bill	10/04/2022	359010	New landscaping contract - Oct	60701	· Landscaping	-3,253.34
Bill	10/07/2022	35900	New landscaping contract - Nov	60701	· Landscaping	-3,253.34
<b>The City's Finest</b>						
Bill	10/05/2022	INV-4972	Patrols	70300	· Patrols	-3,300.00
<b>Bills Paid in October</b>						<b>-34,255.84</b>

### Banking Information Summary

<b>Simmons Bank</b>	
Bank Acct Int Rate 0%	
Money Market Acct Int Rate .15%	
- Limited amount of transactions	
CD Rates for new money only	
3 - Month CD	2.50%
6 - Month CD	3.00%
9 - Month CD	3.05%
18 - Month CD	3.10%

<b>Great Southern Bank</b>	
Bank Account Int Rate 0%	
Money Market Acct >\$50k	1.50%
- Unlimited transactions	Due to Feds increased transactions because of COVID
CD Rates	
11 - Month CD	3.15%



This is for new money only starting at \$25,000

# Save confidently with new, competitive rates



Get more with a Simmons Bank CD.

**2.50% APY<sup>1</sup>**  
3-Month CD

**3.00% APY<sup>1</sup>**  
6-Month CD

**3.05% APY<sup>1</sup>**  
9-Month CD

**3.10% APY<sup>1</sup>**  
18-Month CD



Scan the QR code or visit  
[simmonsbank.com/cdoffer](https://simmonsbank.com/cdoffer)  
to learn more



**Simmons  
Bank<sup>®</sup>**

MEMBER FDIC

<sup>1</sup> Annual Percentage Yield (APY) accurate as of 10/14/2022. Rate subject to change without notice. Minimum opening deposit of \$25,000 that is New Money to obtain advertised APY. New Money is money that is not currently on deposit at Simmons Bank. Additionally, at least half of the total opening deposit must be New Money. Not available for public funds. A penalty will be imposed for early withdrawal. Fees may reduce earnings. CD renewal at maturity will be at the prevailing interest rate.

	Earns interest	Check writing & cashing	Free debit card	Bounce Protection limit	Minimum amount to open	Minimum balance to avoid service fee	Monthly service fee
<b>BUSINESS BANKING CHECKING</b>							
Individually Owned Business Now	Yes <sup>1</sup>	Unlimited, no per-check charge <sup>2</sup>	Yes	\$700	\$100	\$500	\$10.00 if balance falls below minimum
Premium Business Now	Yes Tiered rates <sup>1</sup>	Unlimited, no per-check charge <sup>2</sup>	Yes	\$700	\$100	\$1,000	\$7.00 if balance falls below minimum
* Small Business Checking	No	Limited to 300 checks and/or items deposited per statement cycle	Yes	\$500	\$25	None	None
* Corporate Checking	No	Ask an associate for details	Yes	\$750	\$100	None	Account Analysis <sup>3</sup>

<b>BUSINESS BANKING SAVINGS</b>							
Money Manager (non-personal)	Yes Tiered rates <sup>1</sup>	Unlimited check-writing privileges	Yes	\$700	\$100	\$1,000	\$10.00 if balance falls below minimum
Premium Funds Management (non-personal)	Yes Premium tiered rates <sup>1</sup>	Unlimited check-writing privileges	Yes	Not available	\$100	\$10,000	\$25.00 if balance falls below minimum
Statement Savings (non-personal)	Yes Paid monthly <sup>1</sup>	Unlimited withdrawals	Yes	Not available	\$25	\$100	\$3.00 if balance falls below minimum

<sup>1</sup> Interest earning accounts pay a variable rate based on the daily collected balance. If account is closed prior to posting date, all interest for that time period is forfeited.

<sup>2</sup> Free check safe-keeping included. Image statement for \$1.

<sup>3</sup> This method of analyzing activity is a standard commercial bank practice. Service fees are calculated monthly based on the account activity and additional contracted services, and may be offset by an Earnings Credit that is calculated by analyzing the average collected account balance, minus applicable reserves.



## Annette Pendilton

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**From:** Mary Dunavant <MDunavant@greatsouthernbank.com>  
**Sent:** Tuesday, October 25, 2022 10:30 AM  
**To:** Annette Pendilton  
**Subject:** RE: Simmons Bank Interest Rate

Good morning Annette – sorry for the delay in getting back to you.

The current money market that we are offering has the following rate tiers:

0-\$2499	.25
\$2500-\$9,999	.50%
\$10,000-\$24,999	.75%
\$25,000-\$49,999	1.00%
>\$50,000	1.50%

There is no minimum balance required and there are no restrictions on number of transactions. There used to be a limit of 6 transactions on money market accounts but that went away during COVID. This used to be a federal rule – I think some banks in town are still enforcing it but we aren't.

I used the September statement you sent to Brian to calculate the difference in earnings from Simmons.

Hope this helps – if you need anything else please let me know.

Thanks!



**Mary Dunavant** | Retail Banking Regional Manager  
Great Southern Bank | Banking Center Administration  
11698 Manchester Road | Des Peres, MO 63131  
Phone: (314) 983-9713 | Mobile: (314) 795-7061 | Fax: (855) 225-0055  
MDunavant@greatsouthernbank.com | www.greatsouthernbank.com  
NMLS#: 780230



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**From:** Annette Pendilton <Annette@pcd-stl.org>  
**Sent:** Monday, October 24, 2022 11:35 AM

## Annette Pendilton

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**From:** Mary Dunavant <MDunavant@greatsouthernbank.com>  
**Sent:** Friday, November 4, 2022 12:43 PM  
**To:** Annette Pendilton  
**Subject:** RE: Simmons Bank Interest Rate

Right now our best CD rate is 11 months at 3.15%.

With the Fed raising rates again yesterday I'm anticipating a raise in our rates. Traditionally the banks run about a week behind in raising their rates after the Fed so I'm hoping we have something in the 4% range next week. The rate committee meets on Thursday afternoon. If we get a new special I will send you an email. Hope you have a great weekend!



**Mary Dunavant** | Retail Banking Regional Manager  
**Great Southern Bank** | Banking Center Administration  
11698 Manchester Road | Des Peres, MO 63131  
Phone: (314) 983-9713 | Mobile: (314) 795-7061 | Fax: (855) 225-0055  
MDunavant@greatsouthernbank.com | www.greatsouthernbank.com  
NMLS#: 780230



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**From:** Annette Pendilton <Annette@pcd-stl.org>  
**Sent:** Friday, November 4, 2022 11:13 AM  
**To:** Mary Dunavant <MDunavant@greatsouthernbank.com>  
**Subject:** RE: Simmons Bank Interest Rate

Hi Mary,

Thanks for the info. Can you give me rates for CD's?

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**From:** Mary Dunavant <[MDunavant@greatsouthernbank.com](mailto:MDunavant@greatsouthernbank.com)>  
**Sent:** Tuesday, October 25, 2022 10:30 AM  
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