



**EUCLID
SOUTH**
COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

TO BE HELD

November 15th, 2018 - 1:30pm
at 4512 Manchester Avenue, #100
St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on November 15th, 2018 at 1:30pm at 4512 Manchester, #100, St. Louis, MO, 63110, 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. Approval of Previous Month Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5-minute limit per speaker)
5. Project Reports
 - a. Safety & Security
 - i. CWE NSI
 - ii. The City's Finest
 - iii. CWE South SBD 2019 Camera Maintenance Agreement
 - b. Finance
 - c. Marketing
 - i. Euclid North Marketing Coordination
 1. eCab
 - ii. Wayfinders
 - iii. Holiday Decorations
 - d. Parking
 - e. Public Maintenance
 - f. Public Infrastructure
 - i. Streetscape/Street Furniture Plan
6. Other Business
 - a. Euclid Redevelopment Letter
7. Adjournment

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

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

DATE POSTED: 11-13-18

Euclid South CID Board of Directors Meeting Minutes
October 18, 2018 at 1:30 p.m.
At 4512 Manchester Avenue, St. Louis, MO 63110

Committee members in attendance: Brian Phillips, Mark Rubin, John McElwain

Committee members not in attendance: Lucas Gamlin, Shawn Milford (submitted letter of resignation), John Ly

Others in attendance: Annette Pendilton, Ashley Johnson (Park Central Development Staff), Ron Coleman (City of St. Louis), Jim Whyte (Neighborhood Security Initiative).

1. **Call to Order:** M Rubin called the meeting to order at 1:33 pm.

Approval of Previous Meeting Minutes

B. Phillips made a motion to approve the September 20, 2018 meeting minutes. J. McElwain seconded the motion. The motion passes 3-0-0.

2. **Chairs Report & Announcement of the Order of Business -**

J. McElwain asked if there is clarification that Shawn Milford is resigning his seat or is he on hiatus.

The Euclid South CID board now has three seats open. A. Johnson stated that she has three interested people, Brian Davies, Peter Castille and Josh Udelhoff. M. Rubin will reach out to them and have them complete an application.

A. Johnson stated that since Shawn Milford has resigned, the NSI board seat for Euclid South CID needs to be assigned. None of the directors are available to attend meetings. A. Johnson will sit in on the NSI board meetings until the Euclid South CID can get someone to attend.

3. **Public Comments – None**

4. **Project Reports**

- a. **Safety & Security:**

J. Whyte stated that total crime in August is up by 21.7% compared to August 2017. Person crime is up by four incidents and property crime is up by 11 incidents.

- b. **Finance:**

1. **Auditor:** Peter Burns with RSM, US LLP went over the audit for 2015-2017 fiscal years. The audit is completed and they are ready to start the 2018 fiscal year audit.
2. A. Pendilton gave the update on the financials through September 30, 2018. A. Pendilton made a suggestion to transfer money from the Euclid South CID checking account to the money market account since the money market account is accruing interest. M. Rubin asked for the interest rate on the money market account and to email to the board.

- c. **Marketing:** None

- d. **Parking:** None

e. **Public Maintenance:** B. Phillips motioned to accept the updated Top Care's Contract. J. McElwain second. Motion passes 3-0-0.

f. **Public Infrastructure:**

M. Rubin presented timeline for the engineering portion of the Streetscape project. According to the timeline from Chistner, the projected bidding should be done by February 1, 2019. M. Rubin thinks this timeline needs to be accelerated so he will have a discussion with the engineers.

5. **Other Business**

a. **Euclid Redevelopment Letter from the City of St. Louis:**

Attorney Will Zorn spoke with Ms. Bev Fitzsimmons at the Deputy Controllers office concerning the TIF Redevelopment with Shake Shack, Kaldis and ZZA Pizza. According to the Comptrollers Office, the Euclid South CID should pay 50% of sales tax dollars back to the city towards the TIF. It was determined that the baseline is set at \$17,000 and any sales taxes received above that, 50% of those sales should go to the city. Attorney Zorn wants the board's permission to continue the discussion with the Comptrollers Office to determine when was the actual start date of the TIF and to get a complete understanding of what's Euclid South CID responsibility to the TIF.

B. Phillips motioned to allow Attorney Will Zorn to proceed. J. McElwain second. Motion passes 3-0-0.

Attorney Zorn asked Park Central to get access of proof of sales taxes collected to determine the amount received for Shake Shack, Kaldis and ZZA Pizza.

7. **Adjournment**

J. McElwain motioned to adjourn. Second by B. Phillips. Meeting adjourned at 2:35 pm.

Euclid South Community Improvement District

Notes to October 31, 2018 Financial Reports

- 1
October bank statements are not yet available. These financial reports include all deposits and checks through October 31, except for any electronic deposits or payments. Those will be entered when the bank statements are reconciled.

- 2
All audit adjustments for prior years through 6/30/17 have been recorded on the internal books for Euclid South CID. The auditors are working on the 6/30/18 audit at this time.

- 3
The \$30,067.78 in Restricted cash on the balance sheet represents the remainder of amounts restricted for the Euclid Streetscape. In October, a payment was made to Christner and to Cole. These payments totaled \$6,332.22 and reduced the restricted cash. The expense is recorded on the P&L Budget Performance, in Professional Services under Infrastructure.

Euclid South Community Improvement District
Balance Sheet
As of October 31, 2018

	<u>Oct 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
10001A · Restricted for Streetscape Plan	30,067.78
10000 · Reliance Bank Checking #4652	351,306.01
10001 · Reliance Bank MM Acct #4660	<u>103,322.87</u>
Total Checking/Savings	484,696.66
Other Current Assets	
12000 · Sales & Use Tax Receivable	<u>38,227.00</u>
Total Other Current Assets	<u>38,227.00</u>
Total Current Assets	<u>522,923.66</u>
TOTAL ASSETS	<u><u>522,923.66</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
20001 · Accounts Payable-Audit	<u>18,219.00</u>
Total Other Current Liabilities	<u>18,219.00</u>
Total Current Liabilities	<u>18,219.00</u>
Total Liabilities	18,219.00
Equity	<u>504,704.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>522,923.66</u></u>

Euclid South Community Improvement District
Profit & Loss Budget Performance
 July through October 2018

	<u>Jul - Oct 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
43200 · CID 1% Sales and Use Tax	180,791.20	180,000.00	540,000.00
46400 · Interest Income	132.94		
Total Income	<u>180,924.14</u>	<u>180,000.00</u>	<u>540,000.00</u>
Expense			
50000 · Administration			
50701 · Admin Services	13,750.00	27,500.00	55,000.00
50400 · Insurance - Property	0.00	631.64	1,895.00
50100 · Bank Charges/Fees	6.00		
50700 · Professional Services			
50703 · Audit, Legal	12,000.00	4,083.32	12,250.00
Total 50700 · Professional Services	<u>12,000.00</u>	<u>4,083.32</u>	<u>12,250.00</u>
Total 50000 · Administration	<u>25,756.00</u>	<u>32,214.96</u>	<u>69,145.00</u>
55000 · Marketing & Promotions			
55800 · Holiday Decorations	0.00	0.00	5,000.00
55500 · Special Events	0.00	10,000.00	10,000.00
55700 · Web, Social Media	0.00	1,666.64	5,000.00
55900 · Mkt & Promo-Reserve	0.00	7,733.32	23,200.00
55000 · Marketing & Promotions - Other	4,945.00	0.00	0.00
Total 55000 · Marketing & Promotions	<u>4,945.00</u>	<u>19,399.96</u>	<u>43,200.00</u>
60000 · Public Area Maint & Landscaping			
60700 · Cleaning & Maintenance	10,111.08	8,959.00	26,877.00
60900 · Mnt & Clean-Reserve	0.00	9,041.00	27,123.00
Total 60000 · Public Area Maint & Landscaping	<u>10,111.08</u>	<u>18,000.00</u>	<u>54,000.00</u>
65000 · Infrastructure			
65200 · Parking			
65250 · Car Share	2,000.00	2,000.00	6,000.00
Total 65200 · Parking	<u>2,000.00</u>	<u>2,000.00</u>	<u>6,000.00</u>
65110 · Streetscape Improvements			
65111 · Euclid, FP to Laclede			
65111a · Professional Services	6,332.22		
Total 65111 · Euclid, FP to Laclede	<u>6,332.22</u>		
65110 · Streetscape Improvements - Other	0.00	50,000.00	150,000.00
Total 65110 · Streetscape Improvements	<u>6,332.22</u>	<u>50,000.00</u>	<u>150,000.00</u>
65900 · Infrastructure Reserve	0.00	3,800.00	11,400.00
Total 65000 · Infrastructure	<u>8,332.22</u>	<u>55,800.00</u>	<u>167,400.00</u>
70000 · Public Safety & Security			
70200 · CWE-NSI Board Seat	0.00	3,333.36	10,000.00
70300 · Patrols	46,030.00	36,865.00	110,595.00
70900 · Pub Safety/Security Reserve	0.00	22,801.64	68,405.00
Total 70000 · Public Safety & Security	<u>46,030.00</u>	<u>63,000.00</u>	<u>189,000.00</u>
Total Expense	<u>95,174.30</u>	<u>188,414.92</u>	<u>522,745.00</u>
Net Ordinary Income	85,749.84	(8,414.92)	17,255.00

Euclid South Community Improvement District
Profit & Loss Budget Performance
 July through October 2018

	<u>Jul - Oct 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Other Income/Expense			
Other Expense			
80000 - Reserve Fund	0.00	5,400.00	16,200.00
Total Other Expense	<u>0.00</u>	<u>5,400.00</u>	<u>16,200.00</u>
Net Other Income	0.00	(5,400.00)	(16,200.00)
Net Income	<u><u>85,749.84</u></u>	<u><u>(13,814.92)</u></u>	<u><u>1,055.00</u></u>