



**EUCLID
SOUTH**
COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

TO BE HELD

October 15, 2020 – 1:30pm
**at 4512 Manchester Avenue, #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on October 15th 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. The City's Finest
 - b. Finance
 - c. Marketing
 - i. Small Business Support During Winter/Grant
 - d. Public Maintenance
 - i. Landscaping Proposal
 - e. Public Infrastructure
 - i. Update from Christner
5. Other Business
6. Adjournment

Please Note: Due to COVID-19 physical access to the general Board meeting by the public will be temporary closed and replaced by phone conferencing. To attend the meeting by phone, please dial 1-312-626-6799, meeting ID: 925 1207 2486

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: 10-13-20

TIME: 3:00 PM

Euclid South CID Board of Directors Meeting Minutes
September 17th, 2020 at 1:30 p.m.
At 4512 Manchester Avenue, St. Louis, MO 63110

Board Members in Attendance: Mark Rubin, Brian Phillips, Brian Davies, Josh Udelhofen— via phone/video

Others in Attendance: Jim Whyte (NSI), Ron Coleman (Neighborhood Improvement Specialist), Laurel Harrington (Christner), Stephan Lebdetter (ReVoaked), Ashley Johnson, Abdul Abdullah (Park Central Development) – via phone/video

1. **Call to Order:** M. Rubin called the meeting to order at 1:33 PM.
2. **Public Comment:** S. Lebdetter introduced himself and his interest in joining the board.
3. **Approval of Previous Meeting Minutes:** J. Udelhofen motioned to approve the previous month meeting minutes; B. Phillips seconded. All in favor- motion approved.
4. **Project Reports:**
 - a. Safety & Security- J. Whyte summarized the Security Report.
 - i. Total crimes for the month are up by 18%. Larcenies are driving up the crime stats. J. Whyte noted that the video footage is help identify criminals. B. Phillips suggested reaching out to the 100 Building to provide some assistance. J. Whyte mentioned that TCF is doing a good job at recruiting new Officers.
 - b. Finance- A. Johnson gave the financial report. J. Udelhofen motioned to approve the financial report; B. Davies seconded. All in favor – motion approved. J. Udelhofen will review historic financial documents to help with budget forecasting.
 - c. Marketing – A. Abdullah and B. Phillip gave a report for small business support for the Euclid corridor. The Board discussed how they could assist business during the winter this season. A. Abdullah agreed to provide quotes for temporary tents and outdoor heaters for patio expansion.
 - d. Public Maintenance – The Board reviewed the drafted Landscaping RFP. B. Phillips made a motion to approve the Landscaping RFP; J. Udelhofen seconded. All in favor – motion approved.
 - a. Public Infrastructure- M. Rubin gave a brief summary on the streetscape planning efforts. The Board reviewed Christner scope of service and provide feedback. L. Harrington will update the scope of service to reflect Board comments. M. Rubin request adding the contract to the scope of work.
5. Other Business: R. Coleman gave an update on the pedestrian along Euclid. The globes were installed incorrectly, and he is working to correct the issue.
6. **Adjournment**

M. Rubin made a motion to adjourn; J. Udelhofen second. Meeting adjourned at 2:20 PM.

DRAFT

Euclid South Community Improvement District

Balance Sheet

10/08/20

As of September 30, 2020

Accrual Basis

	<u>Sep 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Reliance Bank Checking #4652	169,013.53
10001 · Reliance Bank MM Acct #4660	622,358.39
Total Checking/Savings	<u>791,371.92</u>
Total Current Assets	<u>791,371.92</u>
TOTAL ASSETS	<u>791,371.92</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	10,777.17
Total Accounts Payable	<u>10,777.17</u>
Total Current Liabilities	<u>10,777.17</u>
Total Liabilities	10,777.17
Equity	
32000 · Net Assets	766,495.66
Net Income	14,099.09
Total Equity	<u>780,594.75</u>
TOTAL LIABILITIES & EQUITY	<u>791,371.92</u>

Euclid South Community Improvement District Profit & Loss Budget Performance September 2020

	<u>Sep 20</u>	<u>Jul - Sep 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
43500 · Misc Revenue	0.00	0.00	8,708.06	34,832.00
43200 · CID 1% Sales and Use Tax	32,137.89	90,734.53	125,000.06	500,000.00
46400 · Interest Income	203.99	625.34		
Total Income	<u>32,341.88</u>	<u>91,359.87</u>	<u>133,708.12</u>	<u>534,832.00</u>
Expense				
90001 · Miscellaneous Expense	0.00	1,132.47		
50000 · Administration				
50550 · Storage Facility	0.00	122.47		
50702 · Marketing Admin Services	2,083.00	6,249.00	6,249.00	24,996.00
50501 · 32 N Euclid TIF Redevelopment	0.00	0.00		30,000.00
50701 · Admin Services	2,500.00	7,500.00	7,500.00	30,000.00
50300 · Insurance-D&O; Gen Liability	0.00	0.00		1,500.00
50700 · Professional Services				
50703 · Audit, Legal	0.00	0.00	3,250.03	13,000.00
Total 50700 · Professional Services	<u>0.00</u>	<u>0.00</u>	<u>3,250.03</u>	<u>13,000.00</u>
Total 50000 · Administration	<u>4,583.00</u>	<u>13,871.47</u>	<u>16,999.03</u>	<u>99,496.00</u>
55000 · Marketing & Promotions				
55701 · E-Cab	0.00	1,225.00	4,500.00	36,000.00
55800 · Holiday Decorations	0.00	0.00	0.00	2,500.00
55300 · Professional Services	0.00	0.00	0.00	15,000.00
55500 · Special Events	0.00	0.00	2,500.03	10,000.00
55700 · Web, Social Media	0.00	0.00	625.03	2,500.00
55000 · Marketing & Promotions - Other	0.00	0.00	0.00	0.00
Total 55000 · Marketing & Promotions	<u>0.00</u>	<u>1,225.00</u>	<u>7,625.06</u>	<u>66,000.00</u>
60000 · Public Area Maint & Landscaping				
60701 · Landscaping	928.00	2,784.00	2,784.00	11,136.00
60702 · ATBM	0.00	11,550.00	12,000.00	48,000.00
Total 60000 · Public Area Maint & Landscaping	<u>928.00</u>	<u>14,334.00</u>	<u>14,784.00</u>	<u>59,136.00</u>
65000 · Infrastructure				
65110 · Streetscape Improvements	0.00	11,020.00	36,425.06	145,700.00
Total 65000 · Infrastructure	<u>0.00</u>	<u>11,020.00</u>	<u>36,425.06</u>	<u>145,700.00</u>
70000 · Public Safety & Security				
70100 · Camera System	0.00	11,763.00		5,000.00
70200 · CWE-NSI Board Seat	0.00	1,250.00		
70300 · Patrols	5,359.38	22,359.39	27,500.06	110,000.00
70500 · Outreach	0.00	305.45		
70900 · Pub Safety/Security Reserve	0.00	0.00	12,375.00	49,500.00
Total 70000 · Public Safety & Security	<u>5,359.38</u>	<u>35,677.84</u>	<u>39,875.06</u>	<u>164,500.00</u>
Total Expense	<u>10,870.38</u>	<u>77,260.78</u>	<u>115,708.21</u>	<u>534,832.00</u>
Net Ordinary Income	<u>21,471.50</u>	<u>14,099.09</u>	<u>17,999.91</u>	<u>0.00</u>
Net Income	<u><u>21,471.50</u></u>	<u><u>14,099.09</u></u>	<u><u>17,999.91</u></u>	<u><u>0.00</u></u>

Euclid South Community Improvement District

Transaction List by Vendor

September 2020

Type	Date	Num	Memo	Split	Amount
Park Central Development Corp.					
Bill	09/20/2020	2020-09-20 (1)	Recurring Bill	50702 · Marketing Admin Services	-2,083.00
Bill	09/20/2020	2020-09-20	Recurring Bill	50701 · Admin Services	-2,500.00
The City's Finest					
Bill	09/15/2020	INV-2747		70300 · Patrols	-5,359.38
Top Care, Inc.					
Bill	09/01/2020	187403	Landscaping	60701 · Landscaping	-928.00
					-10,870.38



Proposal

SFP Landscaping, Inc.

Client Name: Euclid South CID - Park Central Development

Project Name: Landscape Maintenance 2021 - 2023

Jobsite Address: St. Louis, Missouri

Billing Address: 4512 Manchester Avenue Suite 100 St.
Louis, Missouri 63110

Estimate ID: EST2134811

Drawing #: Revised 10-5-2020

Date: Sep 29, 2020

SFP Landscaping Inc. appreciates the opportunity you've given us to provide the following quote. I thank you for your business, and look forward to being of further service to you. Should you have any questions concerning this proposal, please call my cell at **314-393-7457** to discuss or by email at **Tom@sfplandscapinginc.com**

Our Mission Statement - SFP Landscaping Inc. provides professional landscape solutions to discriminating clients. We will develop long-term customer relationships through consistent reliability, professional landscape design, creative problem solving, high productivity, and excellent value. Motivated, well-trained supervisors and employees are key to our ability to perform and we will provide excellent training and equipment to maximize our efforts.

Landscape Maintenance Agreement starting January 1, 2021 through December 31, 2023

The price shown in the Contract is an "Annual Estimate Total". This Contract is based on the requirements contained in the District's RFP, which had a deadline for responses of September 14, 2020

Mowing Kingshighway Island, Tree Pruning, Mulch Installation	\$5,780.45
Seasonal Color in Pots - Summer Annuals, Fall Mums, Spring Tulips	\$7,894.05
Hand Watering and Fertilizing Trees and Pots	\$24,600.00
Subtotal	\$38,274.50
Taxes	\$0.00
Estimate Total	\$38,274.50

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

Our Environmental Statement - SFP Landscaping Inc. is committed to supporting and being "green" to our environment. We recognize that activities of the organization could have a significant impact on the environment. We embrace our responsibility to minimize this impact and are offering innovative solutions that protect and sustain the environment. We promise to operate in compliance with all relevant environmental legislation and we will strive to use pollution prevention and environmental best practices in all we do.

Maintenance Contract Net 10 Payment Terms - We really appreciate your business. Your Maintenance Contract will be divided into the

number of monthly payments of your choice. Please send payment within 10 days of receiving your monthly invoice. SFP Landscaping Inc. does NOT accept credit or debit cards for payment.

Contract may be terminated at any time by either Party with certified, written notice 30 days in advance.

There will be no increase in pricing for each year unless additional services and / or materials are requested and provided.

Additional Work (services and / or hours) may be added at any time during the length of this Contract: The cost of **additional Labor is \$60.00 per 1 manhour** which also includes the worker's vehicle, fuel and tools. The cost of **additional Material is the cost of the material, plus 8% Overhead, plus 10% Profit.**

Estimate authorized by: _____
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: _____

Signature Date: _____