



EUCLID SOUTH

COMMUNITY IMPROVEMENT DISTRICT

Euclid South CID Board of Directors Meeting

TO BE HELD

June 17, 2020 – 1:30pm

at 4512 Manchester Avenue, #100

St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on June 17th 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. Public Infrastructure
 - i. Update from Horner & Shifrin
 - ii. Construction Project Management RFP
 - b. Safety & Security
 - i. CWE NSI
 - ii. The City's Finest
 - c. Finance
 - d. Marketing
 - i. E-Shuttle – Discussion
 - e. Public Maintenance
5. **Other Business**
6. **Closed Session**
 - a. Fraud Claim
7. **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: 972 8737 3955

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: 6-15-2021

TIME: 1:30 PM

Euclid South CID Board of Directors Meeting Minutes
May 20th, 2020 at 1:30 p.m.
At 4512 Manchester Avenue, St. Louis, MO 63110 (Zoom)

Board Members in Attendance: Mark Rubin, Brian Phillips, Brian Davies, Stephan Ledbetter – via phone/video

Board Members Not in Attendance: Josh Udelhofen

Others in Attendance: Laurel Harrington (Horner & Shifrin, Inc), Jonathan Ryan (Christner), Ron Coleman (Neighborhood Improvement Specialist), Jim Whyte (CWE NSI), Mark Minden (Labyrinth Smart Mobility), Matt Halambeck (Chick'n Cone), Kimberly Drake (WUMC), Ashley Johnson (Park Central Development) – via phone/video

1. **Call to Order:** M. Rubin called the meeting to order at 1:32 PM.
2. **Public Comment:**
 - a. M. Halambeck introduced his wife and new business, Chick'n Cone, to the board.
 - b. B. Phillips introduced his new staff member, Kimberly Drake.
 - c. M. Minden gave an update on the E-shuttle new technology and company change.
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. Public Infrastructure-
 - I. L. Harrington gave an update on the streetscape schedule and summarized two new proposals for additional service. The first proposal focused on adding electrical services to the streetscape plan. The second proposal focused on adding decorative architectural exterior lighting to buildings. B. Phillips motioned to approve the first proposal to add electrical services to the streetscape plan; B. Davies seconded. All in favor – motioned approved. M. Rubin asked L. Harrington to have the second proposal reformatted to focus only on design.
 - II. A. Johnson presented Cobalt proposal to the Board, noting it was the only proposal received. Board discussed the Construction Project Management RFP, agreeing they need more time to design the proposal to their unique needs. M. Rubin will follow-up with Lauren Talley.
 - b. Safety & Security-
 - I. J. Whyte gave an update on the security report. Year-to-date, total crime is up by 2.7%. The panhandling law has changed. J. Whyte gave an update on the murder that occurred in the CWE. He noted the NSI \$5,000 award helped. Also, the Real Time Crime Center may be defunded. This will have a major impact on NSI partners and other communities.
 - c. Finance- A. Johnson gave the financial report. B. Phillips motioned to approve the financial statements; B. Davies seconded. All in favor – motioned approved.
5. **Other Business**
 - a. A. Johnson presented the current slate of board officers. B. Davies volunteered to be the board Secretary. B. Phillips motioned to keep the current slate the same, with the addition of Brian Davies named names as Secretary; B. Davies second. All in favor – motion approved.

6. Adjournment

B. Phillips motioned to adjourn, B. Davies second. Meeting adjourned at 2:21 PM.

DRAFT



June 4, 2021

Ashley Johnson
Director, Park Central Development
4512 Manchester Ave
Suite 100
St. Louis, MO 63110

Re: Euclid Streetscape – Proposal Follow Up

Dear Ashley,

Cobalt Construction Consulting (CCC) greatly appreciates the opportunity to submit a proposal for the oversight of the proposed Euclid Streetscape work. Based on a follow up call with Mark Rubin on 5/20/21, we have prepared the following qualifications and revisions to our original proposal.

Scope:

1. We understand this oversight role has several components beyond managing actual construction. It is our intent to focus heavily on the community liaison portion of the project including (but not limited to):
 - Creating communication for all surrounding business, building owners and other affected entities around the timeline and goals for the project
 - Obtaining local community feedback on phasing, timing, and disruption
 - Creating current project updates, notices and forums for Q/A for the community
2. We have revised our pricing structure below to incorporate a 60-day pricing exercise to start the project, followed by full project oversight in the main construction phase. We understand this construction phase timeline is still TBD- thus our main oversight pricing is valid for the duration of the job. We anticipate a period of 90 days of pre-construction after the pricing phase that includes communicating with the community and neighbors, planning, permitting and contractor award. This will be followed by an anticipated 5 months of actual construction within the neighborhood. Should the project extend longer than 5 months, our fee will remain the same and will spread out over the new duration up to 10 months. Please note, historically the majority of work and value is at the beginning of the project to make sure we are set up for success. Oversight during physical construction will require less man hours per week.

Pricing:

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



We hope this information provides additional clarity on our original proposal and we look forward to feedback from the Board. Thank you again for the opportunity to submit a proposal for work on the Euclid Streetscape.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren', written in a cursive style.

Lauren A. Talley, LEED AP
Owner, Principal
Cobalt Construction Consulting, LLC

Cc: Mark Rubin
Jim Byrne

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

06/08/21

Accrual Basis

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Reliance Bank Checking #4652	116,029.38
10001 · Reliance Bank MM Acct #4660	623,603.42
Total Checking/Savings	<u>739,632.80</u>
Total Current Assets	<u>739,632.80</u>
TOTAL ASSETS	<u>739,632.80</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	31,746.70
Total Accounts Payable	<u>31,746.70</u>
Total Current Liabilities	<u>31,746.70</u>
Total Liabilities	31,746.70
Equity	
32000 · Net Assets	766,495.66
Net Income	<u>-58,609.56</u>
Total Equity	<u>707,886.10</u>
TOTAL LIABILITIES & EQUITY	<u>739,632.80</u>

Euclid South Community Improvement District
Profit & Loss Budget Performance
May 2021

	<u>May 21</u>	<u>Jul '20 - May 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
43500 · Misc Revenue	0.00	0.00	31,929.34	34,832.00
43200 · CID 1% Sales and Use Tax	17,990.55	349,611.34	458,333.34	500,000.00
46400 · Interest Income	0.00	1,870.37		
Total Income	<u>17,990.55</u>	<u>351,481.71</u>	<u>490,262.68</u>	<u>534,832.00</u>
Expense				
90001 · Miscellaneous Expense	0.00	1,132.47		
50000 · Administration				
50550 · Storage Facility	52.66	542.10		
50702 · Marketing Admin Services	2,083.00	22,913.00	22,913.00	24,996.00
50501 · 32 N Euclid TIF Redevelopment	0.00	19,062.62	30,000.00	30,000.00
50701 · Admin Services	2,500.00	27,500.00	27,500.00	30,000.00
50400 · Insurance - Property	0.00	1,807.00		
50100 · Bank Charges/Fees	0.00	11.70		
50300 · Insurance-D&O; Gen Liability	0.00	0.00	1,500.00	1,500.00
50700 · Professional Services				
50703 · Audit, Legal	0.00	10,000.00	11,916.67	13,000.00
Total 50700 · Professional Services	<u>0.00</u>	<u>10,000.00</u>	<u>11,916.67</u>	<u>13,000.00</u>
Total 50000 · Administration	<u>4,635.66</u>	<u>81,836.42</u>	<u>93,829.67</u>	<u>99,496.00</u>
55000 · Marketing & Promotions				
55701 · E-Cab	0.00	1,225.00	36,000.00	36,000.00
55800 · Holiday Decorations	0.00	5,587.73	2,500.00	2,500.00
55100 · Advertising	0.00	250.00		
55300 · Professional Services	0.00	0.00	15,000.00	15,000.00
55500 · Special Events	0.00	0.00	9,166.67	10,000.00
55700 · Web, Social Media	0.00	138.00	2,291.67	2,500.00
55000 · Marketing & Promotions - Other	0.00	0.00	0.00	0.00
Total 55000 · Marketing & Promotions	<u>0.00</u>	<u>7,200.73</u>	<u>64,958.34</u>	<u>66,000.00</u>
60000 · Public Area Maint & Landscaping				
60701 · Landscaping	3,189.54	12,352.62	10,208.00	11,136.00
60702 · ATBM	6,325.00	62,550.00	44,000.00	48,000.00
Total 60000 · Public Area Maint & Landscaping	<u>9,514.54</u>	<u>74,902.62</u>	<u>54,208.00</u>	<u>59,136.00</u>
65000 · Infrastructure				
65110 · Streetscape Improvements	26,011.11	114,306.77	133,558.34	145,700.00
Total 65000 · Infrastructure	<u>26,011.11</u>	<u>114,306.77</u>	<u>133,558.34</u>	<u>145,700.00</u>
70000 · Public Safety & Security				
70100 · Camera System	0.00	17,785.50	5,000.00	5,000.00
70200 · CWE-NSI Board Seat	0.00	5,000.00		
70300 · Patrols	5,735.63	97,621.31	100,833.34	110,000.00
70500 · Outreach	0.00	10,305.45		
70900 · Pub Safety/Security Reserve	0.00	0.00	45,375.00	49,500.00
Total 70000 · Public Safety & Security	<u>5,735.63</u>	<u>130,712.26</u>	<u>151,208.34</u>	<u>164,500.00</u>
Total Expense	<u>45,896.94</u>	<u>410,091.27</u>	<u>497,762.69</u>	<u>534,832.00</u>
Net Ordinary Income	<u>-27,906.39</u>	<u>-58,609.56</u>	<u>-7,500.01</u>	<u>0.00</u>
Net Income	<u><u>-27,906.39</u></u>	<u><u>-58,609.56</u></u>	<u><u>-7,500.01</u></u>	<u><u>0.00</u></u>

Euclid South Community Improvement District Transaction List by Vendor May 2021

Type	Date	Num	Memo	Split	Amount
A T Building Maintenance					
Bill	05/03/2021	1358	Street Cleaning	60702 · ATBM	-6,325.00
Cole & Associates					
Bill	05/20/2021	MSD Fees	Fees for MSD	Streetscape	-236.25
Horner & Shifrin, Inc.					
Bill	05/18/2021	62832	Inv 62832	65110 · Streetscape Improvements	-25,774.86
Park Central Development Corp.					
Bill	05/15/2021	2021-05-15	Recurring Bill Life Storage - Storage Rental	50550 · Stoarage Facility	-52.66
Bill	05/20/2021	2021-05-20	Recurring Bill	50701 · Admin Services	-2,500.00
Bill	05/20/2021	2021-05-20 (1)	Recurring Bill	50702 · Marketing Admin Services	-2,083.00
SFP Landscaping, Inc					
Bill	05/03/2021	28216	New landscaping contract	60701 · Landscaping	-3,189.54
The City's Finest					
Bill	05/15/2021	INV-3137	Inv 3137	70300 · Patrols	-5,735.63
Bills Paid in May					-45,896.94

FINANCE

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

These are sales taxes collected in May and deposited to the account in June 2021

	2020	2021	Variance (’20 to ’21)
May	\$48,647	\$41,888	-\$6,758
YTD	\$208,984	\$193,176	-\$15,808