

BOARD REPORT

May 16, 2024

1:30 PM

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

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EUCLID SOUTH CID

Agenda

4512 Manchester Ave,
Suite 100, St. Louis,
MO 63110

Euclid South Community Improvement District Meeting

TO BE HELD

May 16, 2024 – 1:30PM

at 4512 Manchester Avenue, Suite #100

St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on May 16, 2024, at 1:30pm at Park Central Development, the Euclid South Community Improvement District (the "District") will hold a 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. Finance**
 - a. Approval of Financial Reports**
- 5. Project Reports**
 - a. Safety & Security**
 - i. CWE NSI Report – Jim Whyte
 - ii. Security Patrol Adjustment – Review & Approval
 - b. CWE South SBD Update**
 - i. Updates – Megan Werner
 - c. Administrator's Report**
 - i. Streetscape Plan Update – Discussion
 - ii. Street Furniture Maintenance – Discussion
 - iii. Summer Series Updates – Discussion
 - d. Marketing**
 - i. Joint Marketing Meeting Debrief – Discussion
 - ii. Joint Merchant Marketing Meeting Update – Discussion
 - iii. Sign Order – Approval Request
- 6. Other Business**
 - i. Red Lantern Festival – Sponsorship Request
 - ii. Vacant Board Seats – Discussion
- 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: 5-15-2024 at 9:10 AM



MEETING MINUTES

Prepared by
PCD - BRIAN JAMES

Thursday, March 21, 2024, 1:30pm

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

Commissioners Present: Brian Phillips, Brian Davies, John Beatty,

Commissioners not Present: Mark Rubin

Others Present: Brian James, Abdul Abdullah and Annette Pendilton (Park Central Development), Jim Whyte (NSI), Ron Coleman (City of St. Louis), Megan Werner (CWE South SBD)

Call to Order:

The meeting was called to order at 1:35pm by B Phillips.

1. Public Comment:

a. None.

2. **Approval of Previous Month Minutes:** The previous meeting minutes were approved as submitted. B Davies motioned to approve the minutes; J Beatty seconded the motion. All in favor; motion passes.

3. Project Reports

a. Safety & Security:

i. Mr. Jim Whyte, Executive Director of the CWE Neighborhood Security Initiative reviewed the public safety report as well as trends year-over-year and an outreach summary.

b. Finance:

i. B Davies reviewed the monthly financials. The commissioners approved the financial report as submitted. J Beatty made a motion to accept the current financials; B Davies seconded the motion. All in favor; motion passes.

c. CWE South SBD Update

i. M Werner reflected on what the CWE South SBD is working on and shared the South SBD is looking forward to our joint meeting to discuss potential joint opportunities.

ii. M Werner mentioned the SBD has successfully received two of the CIDs old planters and added them to their footprint.

d. **Administrator's Report:** The Euclid South CID Administrator presented its report to the commissioners. The presentation included written updates on:

i. B James presented an updated planter location map for the district. Due to receiving damaged planters, the CID received additional planters to place in the district.

ii. B James presented a request from the DeBaliviere Place SBD to temporarily use two replacement planters until bollards are installed in their neighborhood. The DeBaliviere Place SBD will replace planters if damaged and pay the expenses associated with moving the planters. B Davies made a motion to approve the temporary use of two planters; J Beatty seconded the motion. All in favor; motion carries.

e. Marketing

- i. B James reminded the board of the joint meeting marketing meeting with the Central West End North CID for April 24, 2024.

4. Other Business:

a. Red Lantern Festival Sponsorship Request

- i. B James mentioned the organizers could not attend the meeting but will attend the May meeting to formally present their sponsorship request.

b. Summer Series Event Series Sponsorship Request

- i. A Abdullah presented a live music series activation in the district from June through August for \$14,500. The goal is to stimulate the Central West End Business District and its many thriving businesses while also stimulating and supporting the thriving St. Louis Music musicians, supplying visibility and opportunity for the St. Louis musical landscape. J Beatty made a motion to approve the music series; B Davies seconded the motion. All in favor; motion passes.

- c. Board Vacancy: B James noted that there are some people interested in the vacancy and will present candidates when formal applications are submitted.

5. Adjournment: The meeting was adjourned at 2:54 pm. J Beatty made the motion; B Davies seconded. All in favor; motion passes.

Respectfully Submitted:

Brian James



FINANCIAL REPORT

Prepared by
PCD - ANNETTE PENDILTON



Financial Summary

As of April 30, 2024

Income (over/loss)

As of April 30, 2024 there is a **loss** of -\$194,827 year to date. There are other new contracts and expenses to process by June 2024. The district is in good standing because of funds in reserves.

Revenue

Sales tax revenue is currently trending to be about \$630,000 by year end which will be an estimation of \$90,000 over budget.

Expenses

Acct 50501 – TIF Redevelopment payment was under budgeted by \$13,690.

Acct 55000 – Marketing and Promotions – New contract with Euclid North CID

Acct 55701- E-Cab year to date charges are \$69,612 – These charges were not included in the budget.

Acct 60700 – Cleaning & Maintenance – Purchase of new flowerpots with Focal Point

Acct 60701 – Landscaping – As of April 30, 2024 is \$87,212 over budget . The contract with SFP Landscaping ended on 12/31/2023. In July 2023 a new contract with Growing Green for seasonal planting was started which was not included in the budget. There is also a contract with Focal Pointe for landscaping and monthly fee of \$4,046 started in March 2024. In March there is a credit due to Growing Green was overpaid with a mix up in their invoicing and the refunded the funds.

Acct 65500 – Street Furniture – is over budget by \$17,229. Sure, there will be more expenses to come.

Acct 70100 – Camera System – Is over budget by \$30,303 due to maintenance, replacement and added cameras in the district.

Acct 703000 – Patrols – Currently on track with budget.

Euclid CID
Balance Sheet
As of April 30, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
10000 Simmons Bank Checking #4652	59,420.75
10001 Simmons Bank MM Acct #4660	773,970.30
10001A Restricted for Streetscape Plan	0.00
1072 Bill.com Money Out Clearing	0.00
Total Bank Accounts	\$ 833,391.05
Other Current Assets	
12000 Sales & Use Tax Receivable	0.00
Total Other Current Assets	\$ 0.00
Total Current Assets	\$ 833,391.05
TOTAL ASSETS	\$ 833,391.05
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	47,763.59
Total Accounts Payable	\$ 47,763.59
Other Current Liabilities	
20001 Accounts Payable-Audit	0.00
26000 Accrued Expenses	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 47,763.59
Total Liabilities	\$ 47,763.59
Equity	
32000 Net Assets	980,454.43
Net Income	-194,826.97
Total Equity	\$ 785,627.46
TOTAL LIABILITIES AND EQUITY	\$ 833,391.05

Monday, May 13, 2024 09:27:01 AM GMT-7 - Accrual Basis

Euclid CID
Profit & Loss
As of April 30, 2024

	April Actuals	March Actuals	July - April Actual	July - April Budget	2024 Budget
Income					
43200 CID 1% Sales and Use Tax	59,736.29	62,204.13	555,925.73	450,000.00	540,000.00
46400 Interest Income	3,093.32	985.51	11,703.07		
Total Income	62,829.61	63,189.64	\$ 567,628.80	\$ 450,000.00	\$ 540,000.00
Gross Profit	62,829.61	63,189.64	\$ 567,628.80	\$ 450,000.00	\$ 540,000.00
Expenses					
50000 Administration					
50100 Bank Charges/Fees	5.00	5.00	133.95		
50300 Insurance-D&O; Gen Liability			1,914.00	2,000.00	2,000.00
50400 Insurance - Property					
50501 32 N Euclid TIF Redevelopment			16,309.55	30,000.00	30,000.00
50550 Storage Facility	97.00	97.00	934.00	910.00	1,092.00
50700 Professional Services					
50703 Legal				2,083.30	2,499.96
50704 Audit			8,500.00	8,500.00	8,500.00
Total 50700 Professional Services	102.00	102.00	\$ 8,500.00	\$ 10,583.30	\$ 12,091.96
50701 Admin Services	2,500.00	2,500.00	25,000.00	25,000.00	30,000.00
50702 Marketing Admin Services	2,083.00	2,083.00	20,830.00	20,830.00	24,996.00
Total 50000 Administration	4,583.00	4,583.00	\$ 73,621.50	\$ 89,323.30	\$ 99,087.96
55000 Marketing & Promotions					
55500 Special Events		21,800.00	21,800.00		
55700 Web, Social Media	199.99		199.99	2,916.60	3,499.92
55701 E-Cab	10,378.75	10,378.75	69,611.99		
55800 Holiday Decorations	33,997.20		102,484.55	67,994.20	67,994.20
55900 Mkt & Promo-Reserve			200.00		
Total 55000 Marketing & Promotions	44,575.94	36,428.75	\$ 198,546.53	\$ 70,910.80	\$ 71,494.12
60000 Public Area Maint & Landscaping					
60700 Cleaning & Maintenance	12,547.68		12,547.68		
60701 Landscaping	4,046.58	-10,649.06	111,212.53	24,000.00	24,000.00
60702 ATBM	7,475.00	6,900.00	81,924.51	68,333.30	81,999.96
Total 60000 Public Area Maint & Landscaping	24,069.26	-\$ 3,749.06	\$ 205,684.72	\$ 92,333.30	\$ 105,999.96
65000 Infrastructure					
65110 Banners - Streetscape Improvements			55,925.02	52,850.00	52,850.00
65111 Euclid, FP to Laclede					
65111b Construct & Materials					
Total 65111 Euclid, FP to Laclede	-	-	\$ 0.00	\$ 0.00	\$ 0.00
Total 65110 Banners - Streetscape Improvements	-	-	\$ 55,925.02	\$ 52,850.00	\$ 52,850.00

Euclid CID
Profit & Loss
As of April 30, 2024

	April Actuals	March Actuals	July - April Actual	July - April Budget	2024 Budget
65500 Street Furniture			94,159.00	76,929.99	76,929.99
Total 65000 Infrastructure	-	-	\$ 150,084.02	\$ 129,779.99	\$ 129,779.99
70000 Public Safety & Security					
70100 Camera System	13,355.00		43,299.00	10,830.00	12,996.00
70200 CWE-NSI Admin Fees	3,750.00		15,000.00	15,000.00	15,000.00
70300 Patrols	6,700.00	6,200.00	76,220.00	91,666.60	109,999.92
Total 70000 Public Safety & Security	23,805.00	6,200.00	\$ 134,519.00	\$ 117,496.60	\$ 137,995.92
Total Expenses	97,135.20	43,564.69	\$ 762,455.77	\$ 499,843.99	\$ 544,357.95
Net Operating Income	-\$ 34,305.59	19,624.95	-\$ 194,826.97	-\$ 49,843.99	-\$ 4,357.95
Net Income	-\$ 34,305.59	19,624.95	-\$ 194,826.97	-\$ 49,843.99	-\$ 4,357.95

Monday, May 13, 2024 09:28:02 AM GMT-7 - Accrual Basis

**Euclid South CID
Revenue Taxes**

	2023	2024	Variance
Apr-24	47,839.60	59,736.29	11,896.69
YTD	137,213.81	175,395.90	38,182.09

*March numbers are April sales taxes

Sales Tax Collections by Calendar Year

Year	Q1	Q2	Q3	Q4	Total
2019	\$ 161,856	\$ 117,628	\$ 151,123	\$ 97,082	\$ 527,688
2020	\$ 144,239	\$ 126,637	\$ 91,383	\$ 95,289	\$ 457,548
2021	\$ 110,539	\$ 94,903	\$ 141,727	\$ 130,141	\$ 477,311
2022	\$ 111,744	\$ 135,033	\$ 128,038	\$ 145,428	\$ 520,242
2023	\$ 135,663	\$ 141,987	\$ 172,933	\$ 150,526	\$ 601,109
2024	\$ 172,731	\$ 59,736			

Sales Tax Collections by Fiscal Year

Year	Q1	Q2	Q3	Q4	Total
2018-19	\$ 130,495	\$ 114,842	\$ 161,856	\$ 117,628	\$ 524,820
2019-20	\$ 151,123	\$ 97,082	\$ 144,239	\$ 126,637	\$ 519,081
2020-21	\$ 91,383	\$ 95,289	\$ 110,539	\$ 94,903	\$ 392,114
2021-22	\$ 141,727	\$ 130,141	\$ 111,744	\$ 135,033	\$ 518,645
2022-23	\$ 128,038	\$ 145,428	\$ 135,663	\$ 141,987	\$ 551,116
2023-24	\$ 172,933	\$ 150,526	\$ 172,731	\$ 59,736	\$ 555,926



BUDGET 2024-2025

Prepared by
PCD - ANNETTE PENDILTON

**Euclid South CID
2024-2025 Fiscal Year Budget**

	FY 25 Budget	Comments	FY 24 Budget
Income			
43200 CID 1% Sales and Use Tax	550,000.00	Est to end year at \$665,000 in Reveune	540,000.00
46400 Interest Income			
Total Income	\$ 550,000.00		\$ 540,000.00
Gross Profit	\$ 550,000.00		\$ 540,000.00
Expenses			
50000 Administration			
50100 Bank Charges/Fees			2,000.00
50300 Insurance-D&O; Gen Liability			
50400 Insurance - Property	2,000.00		
50501 32 N Euclid TIF Redevelopment	30,000.00		30,000.00
50550 Storage Facility	1,200.00		1,092.00
50700 Professional Services			
50703 Legal	3,000.00		2,499.96
50704 Audit	8,800.00		8,500.00
Total 50700 Professional Services	\$ 11,800.00		\$ 10,999.96
50701 Admin Services	50,000.00	Contract ends 6/30/2026	30,000.00
50702 Marketing Admin Services			24,996.00
Total 50000 Administration	\$ 95,000.00		\$ 99,087.96
55000 Marketing & Promotions			
Marketing w North CID	45,925.00	Contract w/NCID ends 2025	
55500 Special Events			3,499.92
55700 Web, Social Media	3,500.00		
55701 E-Cab			
55800 Holiday Decorations	67,994.20	Growing Green Contract ends	67,994.20
55900 Mkt & Promo-Reserve			
Total 55000 Marketing & Promotions	\$ 71,494.20		\$ 71,494.12
60000 Public Area Maint & Landscaping			
60701 Landscaping	29,424.00	Focal Pointe contract ends 12/31/24	24,000.00
60702 ATBM	74,449.51	?	81,999.96
Total 60000 Public Area Maint & Landscaping	\$ 103,873.51		\$ 105,999.96
65000 Infrastructure			
65110 Banners - Streetscape Improvements			52,850.00
65111 Euclid, FP to Laclede			
65111b Construct & Materials			
Total 65111 Euclid, FP to Laclede	\$ 0.00		\$ 0.00
Total 65110 Banners - Streetscape Improvemer	\$ 0.00		\$ 52,850.00
65500 Street Furniture			76,929.99
Total 65000 Infrastructure	\$ 0.00		\$ 129,779.99
70000 Public Safety & Security			
70100 Camera System	13,000.00		12,996.00
70200 CWE-NSI Admin Fees	15,000.00		15,000.00
70300 Patrols	182,000.00	35% of estimated revenue	109,999.92
Total 70000 Public Safety & Security	\$ 210,000.00		\$ 137,995.92
Total Expenses	\$ 480,367.71		\$ 544,357.95
Net Operating Income	\$ 69,632.29		-\$ 4,357.95
Net Income	\$ 69,632.29		-\$ 4,357.95

**Euclid CID
Balance Sheet
As of April 30, 2024**

	Total
ASSETS	
Current Assets	
Bank Accounts	
10000 Simmons Bank C	59,420.75
10001 Simmons Bank N	773,970.30
10001A Restricted for S	0.00
1072 Bill.com Money Or	0.00
Total Bank Accounts	\$ 833,391.05



MAY 16, 2024

ADMINISTRATOR REPORT

Presented To
EUCLID SOUTH CID
Presented By
PCD

ADMINISTRATOR'S
REPORT

Euclid Shuttle Report
Streetscape Plan Update - Lighting Proposal
Street Furniture Maintenance
Live Music Summer Series Updates
Special Lunch Meeting Request - June 19, 2024

Current Planning Objectives

Memorial Day Flags
Christmas Decorations - Gowning Green

- Conduct one (1) annual infrastructure inventory
- Identify and report dead/damage trees for replacement by the City of St. Louis Forestry Division
- Conduct two (2) annual graffiti inventories and present findings to Operation Brightside for removal
 - Annual Budget
 - Annual Report (**Pending**)

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 Shuffle Customer Service Report (CSR) meeting 01
1/10/2024**

November 16, 2023 - February 18, 2024

Project Title:	Euclid Shuffle
Overview:	Community Mobility Program for the CWE
Duration:	November 2023- February 2024 Pilot
Business Contacts:	Steve Perkinson and Mark Minden
Engagement:	Attachment 1
Data Review:	Attachments 2a and 2b
Map	Attachment 3
Next Steps :	Attachment 4

HOP ABOARD

The
Euclid
Shuffle

FREE RIDES
through the
CENTRAL WEST END
Call or Text
314-472-5383

THURSDAY & FRIDAY: 11:30 a.m.-1:30 p.m. & 5:30-10 p.m.

SATURDAY: 11:30 a.m.-3 p.m. & 5:30-10 p.m.

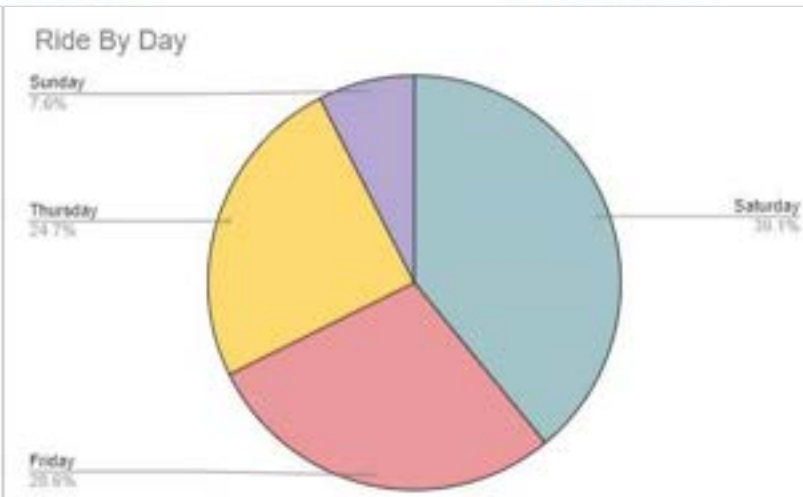
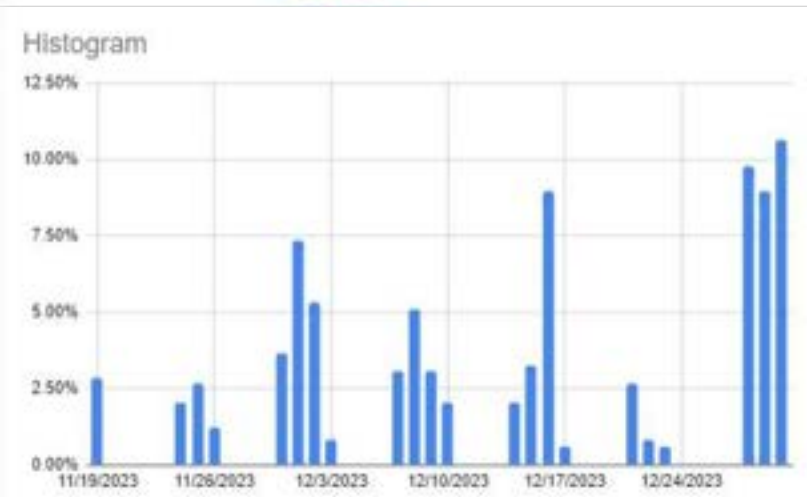
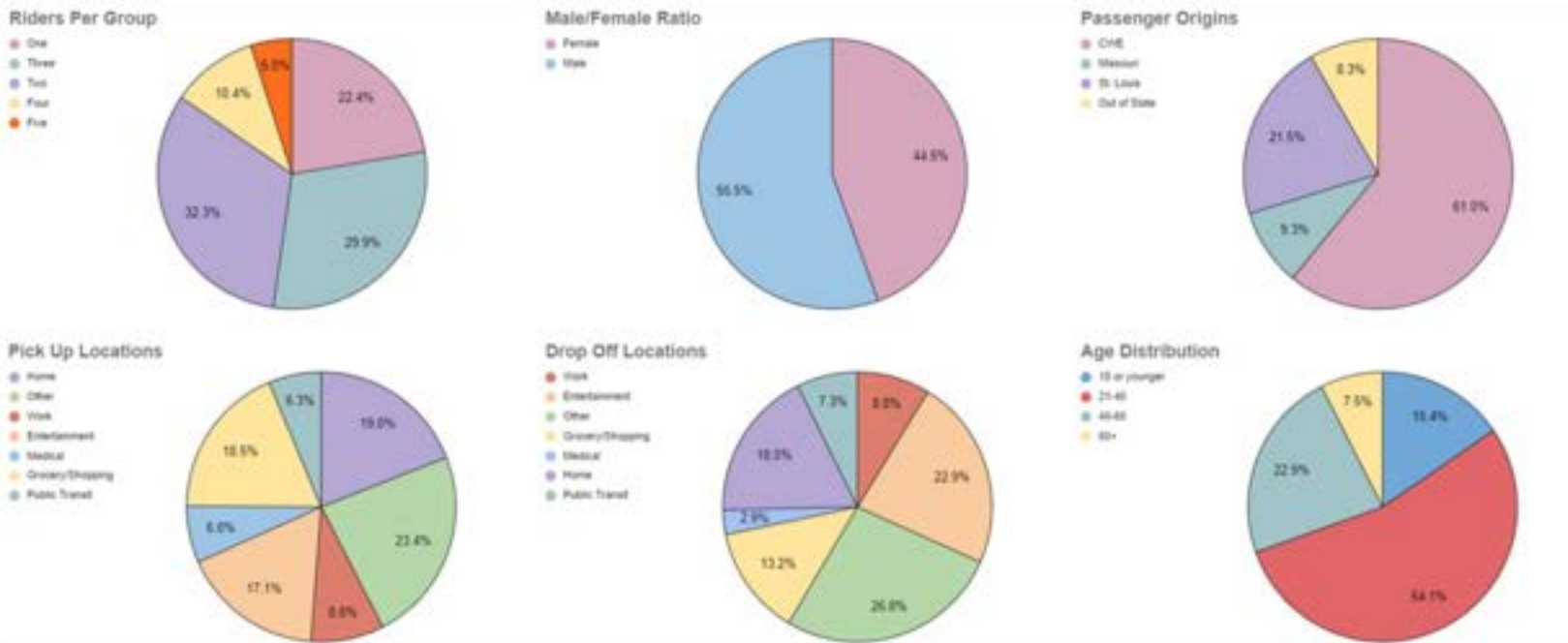
SUNDAY: 11:30 a.m.-3 p.m.

Engagement and Highlights

- Engaged businesses about the program through management team and ambassadors.
- CWE Businesses and Residents are very excited about the service.
- Cancer patients and hospital workers utilizing the Euclid Shuffle.
- Hired a CWE resident Willy as a driver ambassador.
- Restaurants love the service!
- People appreciated the rides for the winter walk in December.
- Lots of people from out of town at the hospital utilize the shuttle to businesses in CWE.
- The flyers with maps that we utilize are useful to patrons.



Data Review November 16- December 3, 2023 (Ridership doubled since prelim report of Dec 17)



Attachment 2b Euclid Shuffle Data Review cont. November16 - December 31, 2023

• Pick Up to Drop Off Tendencies

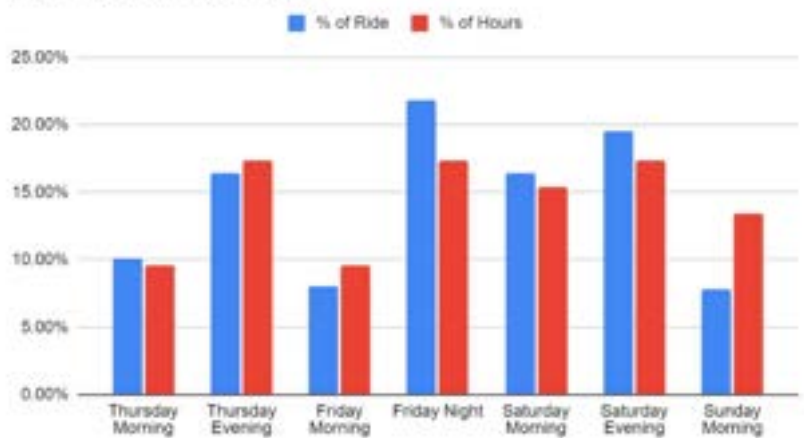
- Highest category: Entertainment to Entertainment
- 2nd Highest category: Entertainment to Home
- 3rd: Home to Shopping and Shopping to Home

• Frequent Locations

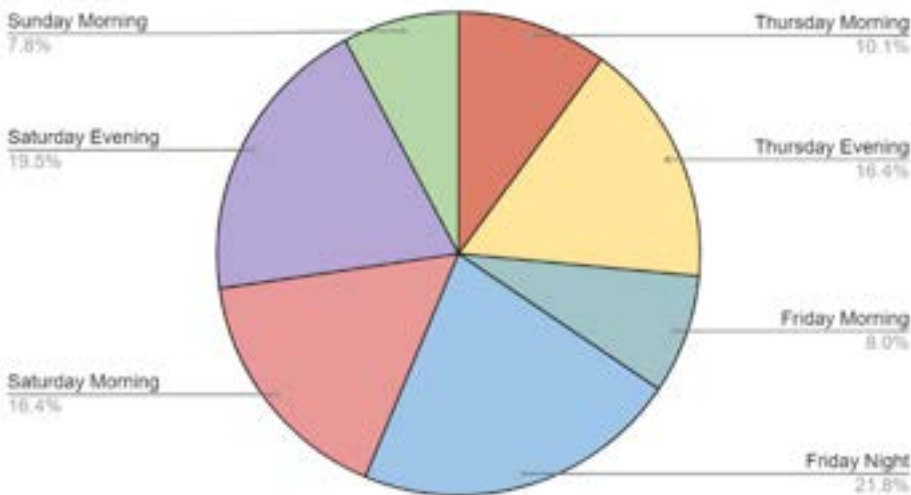
- Barnes Cancer Center, Straub’s, Up-Down Bar, ALDIs, Walgreens Pharmacy, Whole Foods, Up-Down STL, Kingside, Starbucks, Holiday Inn Express, Hot Box Cookies
- While talking with the drivers about frequent locations, the consensus was that past the above places, it was to early in the service for patterns to arise.

Both Friday and Saturday evenings are the most popular time to receive rides. Whereas Sunday morning is the least popular time to receive a ride. To the right is the comparison of the percentage of rides to the percentage of hours. This can help inform an educated change in the hours to prioritize the times that are more popular.

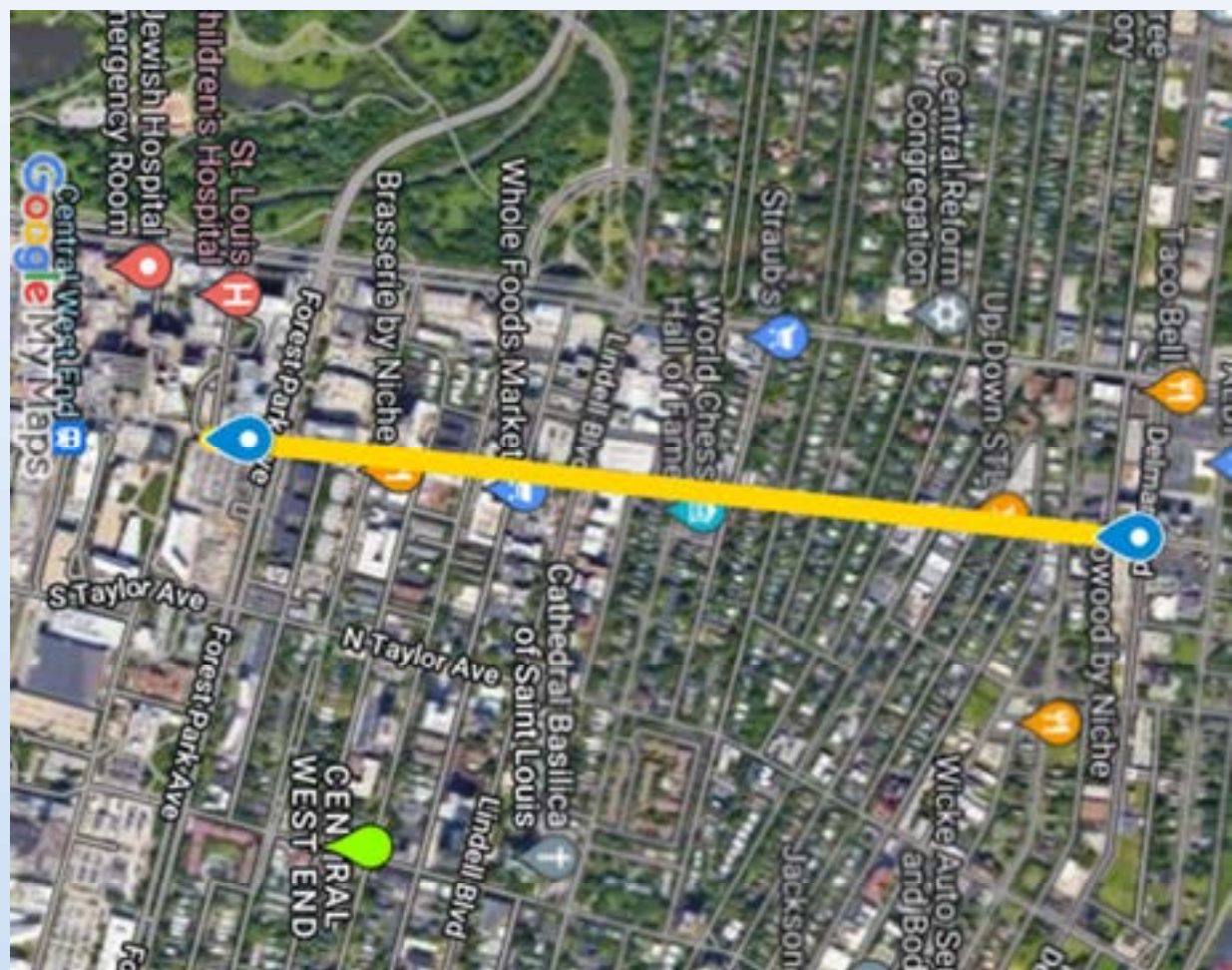
% of Ride VS % of Hours



Percentage Per Shift



Euclid Shuffle Map



- Existing service operating efficiently.
- Ridership has doubled since the first pre report.
- Community Engagement Program (CEP) is on-going and we are consistently engaging with the businesses.

Continued Success

- CEP Continues
- Customer Feedback Extremely Positive
- Increased Safety

Equitable Access to Resources

Increased Safety and ECONOMIC DEVELOPMENT

Access to Healthy Food and Medical Services

Community Focused Ambassadors
Connecting Community



Euclid South CID - Lighting Replacement Proposal

Laurel Harrington <Laurel.Harrington@lochgroup.com>

Tue 5/14/2024 4:49 PM

To: Brian James <Brian@pcd-stl.org>; Abdul-Kaba Abdullah <Abdul@pcd-stl.org>

Cc: Tyson King <TKing@lochgroup.com>

📎 1 attachments (1,022 KB)

2024_0514 euclid south CID lighting replacement agreement.pdf;

Hello Brian and Abdul,

See attached for the proposal.

This is a good intermediate project that gets you set up for future streetscape improvements. An early conversation with the City and Spire will be important to determine if they will have any electrical requirements that require extensive pavement removal. At that point, we can help you evaluate if the project should move forward now or wait for comprehensive streetscape improvements.

Thank you. Please call or email with any questions.

Laurel



🌐 **Web:** <http://lochgroup.com>



Laurel Harrington, PLA, ASLA, LEED AP BD+C

Senior Landscape Architect



Lochmueller Group

411 N 10th Street, Suite 200, St. Louis, MO 63101



Email: Laurel.Harrington@lochgroup.com



Direct: 314.446.5404

Mobile: 314.413.4721

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PROFESSIONAL SERVICES AGREEMENT

This Agreement for professional services is entered into as of May 14, 2024, (the “Effective Date”) and is between Park Central Development (hereinafter, “CLIENT”) and Lochmueller Group, Inc. (hereinafter “CONSULTANT”) for the following Project:

Project Name: **Euclid South CID Lighting Replacement**

Project Number: 524004300P

CLIENT Name: Park Central Development

CLIENT Address: 4512 Manchester Avenue, Suite 100, St. Louis, MO 63110

CLIENT and CONSULTANT agree as follows:

PROJECT DESCRIPTION

The Euclid South Community Improvement District (CLIENT) asked Lochmueller Group (LOCHMUELLER) to prepare implementation drawings to replace the old light poles and light fixtures along Euclid Avenue from Lindell Boulevard on the north to Forest Park Parkway on the south in St. Louis, Missouri. The project also includes lighting on sections of West Pine and Laclede as indicated in the Euclid South CID map below. A portion of the lighting has been replaced during streetscape and development projects with City of St. Louis standard pink granitoid direct bury concrete poles and light fixtures manufactured by King Luminaire. Older lighting will be designed with the new standards in their current locations using the existing electrical infrastructure. The project includes the following light replacements:

- 1) Replace the existing old lights (lollipop lights) with new pole and light fixture standard (approximately 53)
- 2) Replace high pressure sodium light fixtures at BJC Center for Outpatient Health with LED light fixtures. The poles are the City standard and will remain (approximately 7)



SCOPE OF SERVICES

TASK 1 – PROJECT MANAGEMENT

TASK 1.1 PROJECT MANAGEMENT

Lochmueller’s approach to project management is a commitment to quality professional services, adherence to the schedule, and management of risk while developing a project reflecting the community’s vision. The Project manager will:

- Set the direction for team cohesion and communication throughout the duration of the project.
- Communicate effectively with the CLIENT through scheduled and organized meetings, phone calls, and emails.
- Initiate responsive communication with the CLIENT to monitor the adherence to the project goals.
- Manage and schedule the quality assurance procedures at critical points in the project development.
- Coordinate and manage monthly invoices and completion analysis.

TASK 1.2 PROJECT INITIATION MEETING

Lochmueller Team will hold kick-off meeting with representatives from the CLIENT to determine roles and responsibilities, confirm the project schedule, and determine the metrics for success. This meeting will set expectations for project deliverables, deliverable review and response periods, and address questions or concerns.

TASK 1.3 PROJECT PROGRESS MEETINGS

Lochmueller will initiate up to three (3) virtual progress meetings with CLIENT staff to provide updates on progress and preview content prior to community meetings.

Task 1 Deliverables:

- Refined scope of service
- Project schedule
- Project progress meetings
- Meeting summary emails
- Monthly invoices

TASK 2 – EXISTING CONDITIONS

TASK 2.1 PROJECT BASE MAP

Lochmueller will prepare the project base map for the project using the City of St. Louis lighting inventory, and other utility surveys and mapping available from the CLIENT.

TASK 2.2 SITE VISIT

The team will use the project base map when visiting the site to record observations, conditions, and take site photos.

TASK 2.3 LIGHTING CONDITIONS ASSESSMENT

LOCHMUELLER will use the base map and visual observation on site to record the existing conditions, replacement requirements, and locations of the lighting infrastructure. Photometrics will be plotted using the current light locations and the new King light fixture to approximate the light levels that are likely to be achieved with the lighting replacement. It should be noted this lighting model exercise will be used to document the anticipated lighting levels throughout the replacement area, and is not intended to identify any locations where additional light poles and luminaires would be necessary to achieve St. Louis City Streets Department standard light level requirements for public right of way along similar corridors.

TASK 2.4 CID BOARD REVIEW

LOCHMUELLER will review the project status with the CID board one (1) time during the Existing Conditions phase.

Task 2 Deliverables:

- Project base map
- Site visit (1) and documentation

TASK 3 – ELECTRICAL DESIGN AND IMPLEMENTATION DRAWINGS

TASK 3.1 CITY STREETS COORDINATION

Lochmueller will coordinate with the Lighting Department of the City to determine the requirements associated with replacement of luminaires and/or lighting posts at or very near existing locations, connecting to existing circuits.

TASK 3.2 LIGHTING DRAWINGS, SPECIFICATIONS, COST OPINION, AND BPS PERMIT SUBMITTAL

LOCHMUELLER will develop lighting plans, construction details, and technical specifications for the lighting equipment. Cut sheets for the specified light pole, fixture, and accessories will be documented on the drawings. LOCHMUELLER will prepare 90% drawings and a cost opinion for review with the CLIENT, make final revisions, and prepare 100% documents for the BPS permit process. We will coordinate the permit process with the BPS.

TASK 3.4 CID BOARD REVIEW

LOCHMUELLER will review the 90% drawings and cost estimate with the CID board one (1) time prior to submittal to BPS for permit review.

TASK 3.5 BPS PERMIT SUBMITTAL AND COORDINATION

Once the drawings are submitted, we will coordinate the permit process with the BPS and revise the drawings one (1) time. If there is a significant scope change resulting from BPS comments, LOCHMUELLER can provide a fee for supplemental services.

TASK 3.6 BIDDING DRAWINGS AND SPECIFICATIONS

LOCHMUELLER will prepare a bid set for bidding by the CLIENT. Front-end specifications and a bid form are not included in the fee but can be provided for additional services.

Task 3 Deliverables:

- City and Spire coordination documentation
- 90% review drawings
- 100% final/permit drawings
- Cost opinion
- BPS permit submittal
- Bidding documents

The basic services to be provided by CONSULTANT under this Agreement are as set forth in Appendix "A" ("Services") attached hereto and incorporated herein by reference.

INFORMATION TO BE PROVIDED BY CLIENT

- Request Euclid Streetscape Construction Documents in AutoCAD including survey from Christner and Horner & Shifrin
- Request technical specifications as word documents from Christner and Horner & Shifrin

FEES AND REIMBURSABLE EXPENSES

The CONSULTANT shall receive compensation for such professional services set forth in the Scope of Services of this Agreement on a lump sum basis in the amount of **Forty Two Thousand Five Hundred Dollars (\$42,500)**.

This fee would be subject to increase if any tasks in addition to those specifically set forth in the Scope of Services are requested, including but not limited to the analysis of additional time periods, issues, scenarios, or study locations. Supplemental or Additional Services may be provided if requested by the CLIENT or CONSULTANT and approved by CLIENT in advance of proceeding with such services.

Progress-based payments for all Services shall be made based on monthly invoices from CONSULTANT, and CLIENT shall make payment in full thereon within thirty (30) days of the invoice date. All fees quoted herein do not include any future state or federal mandated tax on professional service.

EXCLUSIONS

Any services not specifically included in Appendix "A" are not included in CONSULTANT's scope of services being provided under this Agreement. The services not being provided under this Agreement include, but are not limited to, the following:

The following items are not included as part of this scope. These services can be provided for an additional fee.

- Topographic and utility survey
- Subsurface utility engineering, water resources, structural, etc.
- Design of CCTV surveillance systems
- City electrical substation design
- Front end documents and bid form
- Bidding and negotiation
- Construction inspection and engineering
- Property acquisition services
- Board meeting beyond meetings included in the scope of services

If requested, these or other services would be billed as extras on a time and materials basis using the rates set forth in Exhibit "1", attached hereto and incorporated herein by reference, unless they are addressed by a separate proposal. However, no additional services will be performed without direction or authorization from the CLIENT.

Approved and accepted in accordance with the General Terms and Conditions on the following pages by:

PARK CENTRAL DEVELOPMENT

LOCHMUELLER GROUP, INC.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

GENERAL TERMS AND CONDITIONS

CONSULTANT RESPONSIBILITIES

STANDARD OF CARE

The standard of care for all professional services performed or furnished by CONSULTANT under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality ("Standard of Care"). Notwithstanding any clause in this Agreement to the contrary, nothing shall be construed as imposing on the CONSULTANT any greater obligation than to exercise the Standard of Care. The CONSULTANT shall not be liable for the cost of any omission that adds value to the Project. The CONSULTANT shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. CONSULTANT makes no warranties or guarantees, express or implied, under this Agreement or otherwise in connection with CONSULTANT's services.

COMPLIANCE WITH LAWS

CONSULTANT shall put forth reasonable professional efforts to comply with all federal, state, and local laws, ordinances, and regulations applicable to the work at the time of execution of this Agreement, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d, 2000e), as well as with any applicable titles of the Americans with Disabilities Act (42 U.S.C. 12101, et seq.) and non-discrimination clauses incorporated herein, and shall procure all licenses and permits necessary for the fulfillment of obligations under this Agreement.

NONDISCRIMINATION

CONSULTANT, with regard to the work performed by it after award and prior to completion of the contracted work, will not discriminate on the ground of race, color or national origin in the selection and retention of subcontractors. The CONSULTANT will comply with state and federal related to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d, 2000e), as well as with any applicable titles of the Americans with Disabilities Act (42 U.S.C. 12101, et seq.). More specifically, the CONSULTANT will comply with the regulations of the Department of Transportation relative to nondiscrimination in federally assisted programs of the Department of Transportation, as contained in 49 CFR 21 through Appendix H and 23 CFR 710.405 which are herein incorporated by reference and made a part of this contract. In all solicitations either by competitive bidding or negotiation made by the CONSULTANT for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier shall be notified by the CONSULTANT's obligations under this contract and the regulations relative to non-discrimination on the ground of color, race, or national origin.

DELIVERABLES (PER SCOPE OF SERVICE)

CONSULTANT shall provide deliverables, including drawings, specifications, reports, and studies, as defined in the Scope of Services section.

CLIENT RESPONSIBILITIES

DESIGNATED CLIENT REPRESENTATIVE

CLIENT shall identify an individual ("Designated Representative") authorized to act on its behalf with respect to the Project. CLIENT or its Designated Representative shall render decisions and approve CONSULTANT's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of CONSULTANT's services and Project schedule.

TESTS, INSPECTIONS, AND REPORTS

When required by the scope of the Project, CLIENT shall furnish tests, inspections, and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

CLIENT PROVIDED SERVICES AND INFORMATION

CLIENT has the right to retain its own consultants and contractors ("CLIENT's CONSULTANTS") to perform services on the Project. In addition, CLIENT shall furnish the services of design professionals other than those designated as the responsibility of CONSULTANT in this Agreement or authorize CONSULTANT to furnish them as an Additional Service, when CONSULTANT requests such services and demonstrates that they are reasonably required by the scope of the Project.

CONSULTANT shall be entitled to rely on the accuracy, completeness, and timeliness of services and information furnished by CLIENT, its Designated Representative, and CLIENT's CONSULTANTS. CONSULTANT shall have no responsibility for the technical content of CLIENT's, its Designated Representative's, and CLIENT's CONSULTANT'S services and information but shall provide prompt written notice to CLIENT if CONSULTANT becomes aware of any error, omission, or inconsistency in such services or information.

CONSTRUCTION CONTRACTS AND RESPONSIBILITIES

When applicable to the scope of the Project, CLIENT shall retain a qualified contractor, licensed in the jurisdiction of the Project ("Contractor"), to implement the construction of the Project ("Work"). In the construction contract, CLIENT shall require Contractor to: (1) obtain Commercial General

Liability Insurance and name CLIENT, CONSULTANT, and CONSULTANT's employees and subconsultants as additional insureds of that policy; and (2) indemnify and hold harmless CLIENT, CONSULTANT, and CONSULTANT's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any negligent act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.

CLIENT understands and acknowledges that: (1) CONSULTANT has no control over, charge of, or responsibility for construction activities or jobsite safety on the Project; (2) Contractor shall coordinate, supervise, and direct all portions of the Work and shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, jobsite safety, and security; and (3) CONSULTANT shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

CLIENT'S REDUCTION OF SCOPE OF SERVICES

If CLIENT elects to terminate, modify, or reduce any portion of CONSULTANT's Services under this Agreement, CLIENT shall indemnify and hold CONSULTANT and its subconsultants harmless from and against damages, losses, and judgments arising from claims by CLIENT or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities CONSULTANT did not provide or in which CONSULTANT did not participate.

GENERAL PROVISIONS

LIMITATION OF LIABILITY

In the event of a claim or dispute, the CONSULTANT's total liability to the CLIENT for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of, or related to, this Agreement or the services of the CONSULTANT pursuant to this Agreement shall not exceed the percentage share that CONSULTANT's negligence bears to the total negligence of CLIENT, CONSULTANT, and all other negligent entities and individuals and shall not exceed remaining value of the insurance coverage available under the CONSULTANT's professional liability insurance policy at the time of settlement or the entry of judgement, if any, on any claim or cause of action, whichever occurs first.

Notwithstanding any other provisions of this Agreement to the contrary, CONSULTANT's officers, directors, shareholders, partners, employees, or agents shall not be personally liable, regardless of the cause of action asserted including breach of contract, warranty guarantee, products liability, negligence, tort, strict liability, or any other cause pertaining to CONSULTANT's performance or non-performance of the Agreement. CLIENT will look solely to CONSULTANT for its remedy for any claim arising out of or related to this Agreement.

OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by CONSULTANT pursuant to this Agreement are instruments of CONSULTANT's professional service, and CONSULTANT shall retain ownership and property interest therein, including all copyrights. Upon payment in full for services rendered, CONSULTANT grants CLIENT a license to use instruments of CONSULTANT's professional service for the purpose of constructing, occupying, or maintaining the Project. Reuse or modification of any such documents by CLIENT, without CONSULTANT's written permission, or use of documents after termination, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify, defend, and hold CONSULTANT harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of such reuse by CLIENT or by others acting through CLIENT.

ELECTRONIC MEDIA

Data, words, graphical representations, and drawings that are stored on electronic media such as computer disks and magnetic tapes, or which are transmitted electronically, may be subject to uncontrollable alteration. CLIENT agrees it may only justifiably rely upon the final hardcopy materials bearing the consultant's original signature and seal.

USE OF CONSULTANT PROVIDED INFORMATION

The information provided by CONSULTANT is intended for the exclusive use of CLIENT for the Scope of Services defined herein, and is not to be transmitted for the use of any other party nor used for any other project. CLIENT agrees to indemnify, and hold CONSULTANT harmless from any claims, costs, and expenses, including reasonable attorneys' fees and costs of litigation, which result from any unauthorized or unintended use of CONSULTANT-provided information, or transmission by CLIENT to others of the information resulting from CONSULTANT's Scope of Services.

SUBCONSULTANTS

If CLIENT requests that CONSULTANT subcontract certain geotechnical services on behalf of the CLIENT, CONSULTANT agrees to do so only as an accommodation to the CLIENT and in reliance upon the CLIENT's assurance that the CLIENT will make no claim to bring any action at law or in equity against CONSULTANT as a result of this subcontracted service. The CLIENT understands that CONSULTANT is neither trained nor knowledgeable in the procedures or results of the subconsultant's services and the CLIENT shall not rely upon CONSULTANT to check the quality or accuracy of their services. In addition, the CLIENT agrees to the fullest extent permitted by law to indemnify and hold CONSULTANT harmless from any damage, liability, or cost (including reasonable attorneys' fees and costs of defense) arising from the services performed by this subconsultant except only those damages, liabilities or costs caused by the sole negligence or willful misconduct of CONSULTANT.

INDEMNIFICATION

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless CLIENT, CLIENT's officers, directors, partners, and employees from and against any and all costs, losses, and damages (including but not limited to all reasonable fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent caused by the negligent acts or omissions of CONSULTANT or CONSULTANT's officers, directors, partners, employees, and its subconsultants in the performance and furnishing of CONSULTANT's services under this Agreement. CONSULTANT's total liability to CLIENT and anyone claiming by, through, or under CLIENT for any cost, loss, or damages caused in part by the negligence of CONSULTANT and in part by the negligence of CLIENT or any other negligent entity or individual, shall not exceed the percentage share that CONSULTANT's negligence bears to the total negligence of CLIENT, CONSULTANT, and all other negligent entities and individuals and shall not exceed the appropriate insurance coverage limits of this Agreement. CONSULTANT shall not be required to indemnify the CLIENT to the extent Damages arise from or are caused by the CLIENT's own negligence (whether sole, concurrent, or contributory). CONSULTANT shall not have a duty to provide the CLIENT an up-front defense of any claim.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

CONSULTANT and CLIENT waive consequential damages (such as lost profits, lost revenues, loss of use, loss of financing, and loss of reputation) for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages whether arising in contract, warranty, tort (including negligence), strict liability, or equity, or that might arise out of the parties' indemnification obligations.

DISPUTE RESOLUTION

Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to a meet-and-confer session as a condition precedent to mediation.

CLIENT and CONSULTANT shall endeavor to resolve claims, disputes, and other matters in question during the meet-and-confer session. The meet-and-confer session shall be attended by the CLIENT and CONSULTANT or their authorized representatives who shall have the authority to bind the parties. The meet-and-confer session shall take place within thirty (30) days after a request by either party unless the parties mutually agree otherwise. Prior to the meet-and-confer session, the parties shall exchange relevant information that will assist in resolving the claim, dispute, or controversy.

If the parties reach a mutually acceptable resolution, they shall prepare appropriate documentation memorializing the resolution. If the parties cannot reach a mutually acceptable resolution, they shall proceed to mediation as a condition precedent to binding dispute resolution. If the parties are not able to settle the dispute through mediation, the parties shall submit the dispute to litigation before a Private Judge in accordance with the then current State Rules for Alternative Dispute Resolution as they apply to Private Judge litigation. If the state does not provide for Private Judge litigation disputes to be litigated in a court of competent jurisdiction.

INSURANCE

CONSULTANT shall maintain commercial general liability, automobile liability, and worker's compensation and employer's liability insurance in full force and effect to protect CONSULTANT from claims under Worker's Compensation Acts, claims for damages for personal injury or death, and for damages to property arising from the negligent acts, errors, or omissions of the CONSULTANT and its employees, agents, and Subconsultants in the performance of the services covered by this Agreement, including, without limitation, risks insured against in commercial general liability policies.

CONSULTANT shall also maintain professional liability insurance to protect the CONSULTANT against the negligent acts, errors, or omissions of the CONSULTANT and those for whom it is legally responsible, arising out of the performance of professional services under this Agreement.

CONSULTANT's insurance coverage shall be for not less than the following limits of liability:

- 1.0 Commercial General Liability: \$500,000 per person up to \$1,000,000 per occurrence;
- 2.0 Automobile Liability: \$500,000 per person up to \$1,000,000 per occurrence;
- 3.0 Worker's Compensation in accordance with the statutory limits; and Employer's Liability: \$1,000,000; and
- 4.0 Professional ("Errors and Omissions") Liability: \$1,000,000, each claim and in the annual aggregate.

CONSULTANT shall, upon request at any time, provide the CLIENT with certificates of insurance evidencing the CONSULTANT's commercial general or professional liability ("Errors and Omissions") policies and evidencing that they and all other required insurance are in effect as to the services under this Agreement.

Any insurance policy required as specified in this Section shall be written by a company which is incorporated in the United States of America or is based in the United States of America. Each insurance policy must be issued by a company authorized to issue such insurance in the State of Missouri.

DISCLAIMER OF THIRD-PARTY RELIANCE

Nothing contained in this Agreement shall create a contractual relationship or a cause of action in favor of a third party against either the CLIENT or CONSULTANT.

GOVERNING LAW

This Agreement shall be governed by, and Professional Services shall be performed in compliance with, the laws of the state wherein the Project is located.

ASSIGNMENT

CLIENT and CONSULTANT, respectively, bind themselves, their partners, successors, assigns, and legal representatives to this Agreement. Neither CLIENT nor CONSULTANT shall assign this Agreement without the written consent of the other.

PROJECT SCHEDULE

In the event CONSULTANT is hindered, delayed, or prevented from performing its obligations under this Agreement as a result of any cause beyond its reasonable control, including but not limited to delays due to power or data system outages, acts of nature, public health emergencies including but not limited to infectious disease outbreaks and pandemics, governmental orders or directives, failure of any governmental or other regulatory authority to act in a timely manner, failure of the CLIENT to furnish timely information or approve or review CONSULTANT's services or design documents, or delays caused by faulty performance by CLIENT's contractors or consultants, the time for completion of CONSULTANT's services shall be extended by the period of resulting delay and compensation equitably adjusted. CLIENT agrees that CONSULTANT shall not be responsible for damages, nor shall the CONSULTANT be deemed in default of this Agreement due to such delays.

PAYMENTS DUE

CONSULTANT shall present monthly invoices for Professional Services earned and reimbursable expenses incurred, and CLIENT shall pay the full amount thereof within thirty (30) days of the invoice date. Any charges held to be in dispute by CLIENT shall be identified in writing to CONSULTANT within ten (10) days of presentation of CONSULTANT's invoice or shall be paid in full per the terms of this Agreement. If payment in full is not received per the terms of this Agreement, CONSULTANT shall have the right to suspend Services and withhold all documents until payment is received. Payment of such charge shall not excuse the default in payment or terminate the unperformed portion of this Agreement. **ALL PAYMENTS SHALL BE MAILED TO LOCHMUELLER GROUP, INC. AT 6200 VOGEL ROAD, EVANSVILLE, INDIANA 47715.**

COVENANT AGAINST CONTINGENT FEES

CONSULTANT warrants that he has not employed or retained any company or person, other than a bona fide employee working for the CONSULTANT, to solicit or secure this agreement, and that he has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the CLIENT shall have the right to annul this agreement without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee, plus reasonable attorney's fees.

SUSPENSION AND TERMINATION

In the event of suspension of Services, as outlined above or for any other reason beyond CONSULTANT's control, CONSULTANT shall have no liability to CLIENT for delay or damage resulting from such suspension. Prior to resuming Services, CONSULTANT shall be paid all fees earned prior to suspension together with all reimbursable expenses then due, along with any costs and expenses, including attorneys' fees, incurred collecting delinquent payments. In addition, CONSULTANT's fees for remaining Services and associated time schedules will also be equitably adjusted.

This Agreement may be terminated for cause after a seven (7) day cure period by either party or for convenience upon seven (7) days] written notice by CLIENT. Upon termination, all invoices presented by CONSULTANT for Services provided, including reimbursable expenses then due and any costs incurred in pursuit of delinquent payments, shall become immediately due and payable.

INDEPENDENT CONTRACTOR STATUS

During the entire term of this Agreement, CONSULTANT shall be an independent contractor, and in no event shall any of its personnel, agents or subconsultants be construed to be, or represent themselves to be, employees of the CLIENT.

SEVERABILITY

The invalidity, illegality or unenforceability of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses or provisions of this Agreement.

HEADINGS

Headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants, and conditions of this Agreement.



2024 HOURLY RATE SCHEDULE
PROFESSIONAL ENGINEERING AND PLANNING SERVICES

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
Senior Project Manager III	\$314	Engineering Designer I	\$130
Senior Project Manager II	\$289	Environmental Specialist IV	\$177
Senior Project Manager I	\$255	Environmental Specialist III	\$176
Senior Engineer I.....	\$252	Environmental Specialist II	\$145
Project Liaison	\$240	Environmental Specialist I	\$105
Project Engineer IV	\$205	Environmental Technician II	\$109
Project Engineer III	\$182	Environmental Technician I	\$94
Project Engineer II	\$165	Environmental Geologist	\$180
Project Engineer I	\$159	Historian/Section 106 Specialist IV	\$187
Engineering Intern III	\$145	Historian/Section 106 Specialist III	\$155
Engineering Intern II	\$135	Historian/Section 106 Specialist II	\$137
Engineering Intern I	\$125	Historian/Section 106 Specialist I	\$105
Senior Landscape Architect I	\$245	Certified Construction Inspector II	\$149
Landscape Architect	\$140	Certified Construction Inspector I	\$116
Senior Trans Planner II.....	\$252	Senior Appraiser	\$185
Senior Trans Planner I.....	\$194	Right of Way Services Specialist	\$146
Planner III.....	\$150	Realty Specialist.....	\$137
Planner II.....	\$130	Senior Graphic Designer	\$159
Planner I.....	\$115	Administrative Assistant	\$101
Engineering Designer IV	\$211	Student Intern	\$84
Engineering Designer III	\$156	Field Technician	\$87
Engineering Designer II	\$142		

DIRECT EXPENSES will be charged to the client in addition to the above quoted rates. Mileage will be charged at the allowable federal mileage reimbursement rate at the time the mileage was incurred. Direct expenses include but are not limited to: mileage, filing fees, testing costs and express mail costs, provided that they are reasonable and necessary for the accomplishment of the work. These rates may be changed on an annual basis at the discretion of Lochmueller Group, Inc.

PLANTINGS

20
24

Plantings were officially installed by our new vendor in early May.



CWE Euclid South Music Series Logistics

Client: Park Central Development

Contact: Brian James; Assistant Executive Director - brian@pcd-stl.org

Effort: To stimulate the Central West End Business District and its many thriving businesses while also stimulating and supporting the thriving St. Louis Music musicians, supplying visibility and opportunity for the St. Louis musical landscape.

Dates: Wednesdays and Fridays, June through August 2024

Business	Address	Point of Contact	Access to Electricity	Placement for Performance
Saigon Café	10 N Euclid Ave	Eddie eddie@saigoncafestl.com	Yes	Front of restaurant
The BBQ Saloon	4900 Laclede Ave	Phil/Tracy Czarnek czarnek@charter.net	Yes	Corner of Euclid and Laclede
Brasserie	4580 Laclede Ave	Suzie Craft scraft@nichestlouis.com	Yes	In between Brasserie and Taste

CWE Euclid South Music Series Logistics

Client: Park Central Development

Contact: Brian James; Assistant Executive Director - brian@pcd-stl.org

Effort: To stimulate the Central West End Business District and its many thriving businesses while also stimulating and supporting the thriving St. Louis Music musicians, supplying visibility and opportunity for the St. Louis musical landscape.

Dates: Wednesdays and Fridays, June through August 2024

Business	Address	Point of Contact	Access to Electricity	Placement for Performance
First Watch	39 N Euclid Ave	Albert Anglin centralwestend@firstwatch.com	Yes	Corner facing Shake Shack
Pizza Twist	15 N Euclid Ave	Pending	Yes	Front of restaurant



MARKETING

Order Request: 4 Display Signs \$1,600



Search by keyword or SKU

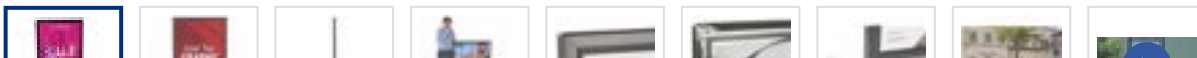


SKU: OWS3040B

[Home](#) > [Outdoor Signs & Displays](#) > [Sidewalk Signs](#) > [T-Style Bases](#) > **OWS3040B**

30" x 40" Sidewalk Sign for Posters, Snap Frame, 2 Sided, Outdoor - Black

★★★★☆ [4.36 out of 5 | \(11 Ratings\)](#)



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\$310.99

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This product is temporarily unavailable for purchase. We anticipate new stock in the near future.

Notify me when it's in stock

- Black Powder Coated Steel
- Double Sided, Front Loading Snap Frame
- Magnetic Lining Protects from Rain
- [View All Product Details](#)

Color: **Black**

Black

Silver

Media Size: **41" x 31"**

22" x 28"

24" x 36"

41" x 31"

Works Well With



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Re: Portable Signs

Kate Haher <Kate.Haher@cwenorthcid.com>

Thu 5/9/2024 3:31 PM

To: Brian James <Brian@pcd-stl.org>

Cc: Nina Emerson <Nina.Emerson@cwenorthcid.com>

 1 attachments (5 MB)

Generic Directory Sign Spring 2024.pdf;

Hi Brian,

We have 4 of these movable signs and 3 of the permanent directory signs with changeable signage on 1 side.

Nina is working on updating the old shuttle sign and we will get it to you as soon as it's ready. Attached is another general CWE sign that gets used.

When there are events, those are rotated in.

Let me know if you have additional questions.

Thanks.

On May 7, 2024, at 11:07 AM, Brian James <Brian@pcd-stl.org> wrote:

Thanks for getting this over to me. I think we will order 4 of these after our board meeting. Can you send me what your graphics look like and how many do you have?

Brian James

**Assistant Executive Director,
Park Central Development**

[314-678-7762](tel:314-678-7762) | [314-337-6356](tel:314-337-6356)

parkcentraldevelopment.org

Brian@pcd-stl.org

[4512 Manchester Ave. Suite 100 St. Louis, MO 63110](#)

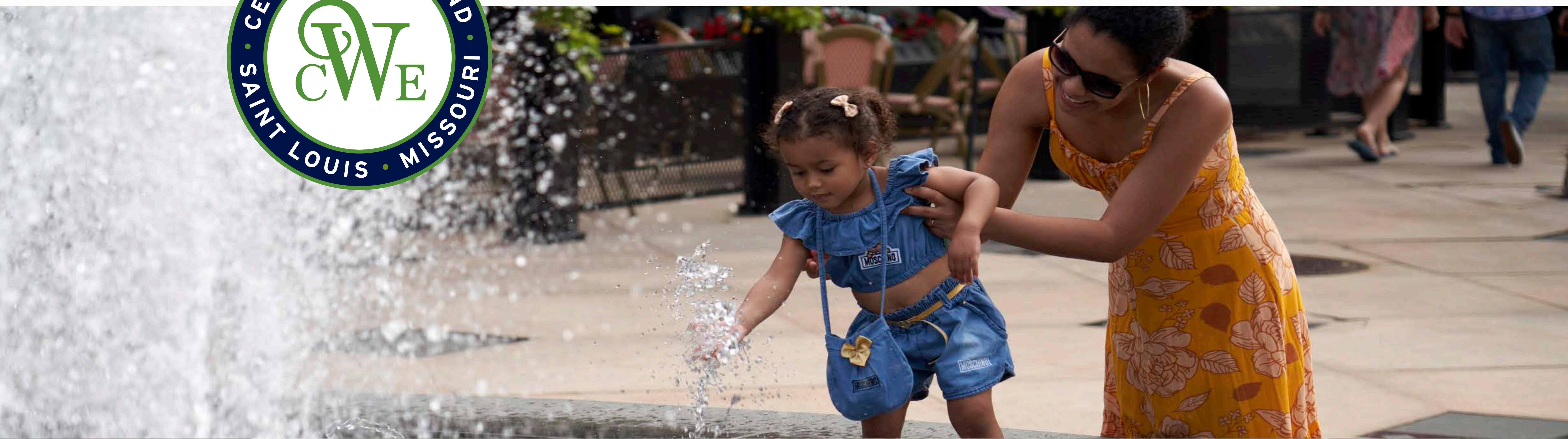


 Gre
en

Please consider your environmental responsibility. Before printing this e-mail message, ask yourself whether you really need a hard copy.

CENTRAL WEST END

NAMED ONE OF THE NATION'S TOP 10 NEIGHBORHOODS
(AMERICAN PLANNING ASSOCIATION)



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SPONSORSHIP REQUESTS

Red Lantern Festival
Presented By: Saigon Cafe
Sponsorship Request: \$20,000

Re: Request to Attend Board Meeting and Share Experience from the 2023 Red Lantern Festival

Heidi Hamamura <redlanternmarket314@gmail.com>

Thu 3/21/2024 4:43 PM

To: Brian James <Brian@pcd-stl.org>

Cc: heidihamamura@gmail.com <heidihamamura@gmail.com>; Dorrie Meyer <dorrie_marshall@yahoo.com>; Michael Ly <mike@saigoncafestl.com>

Hi Brian,

Thank you so much for taking the time to chat with me and for considering our sponsorship proposal at the board meeting. We truly appreciate your support and interest in our event.

I wanted to follow up with you regarding our request for the board to sponsor us with the platinum package (\$20K) for the 2024 Red Lantern Festival. We believe this level of sponsorship would be mutually beneficial for several reasons:

Marketing Exposure: Your business will be prominently featured in front of a crowd of over 5,000 people, offering excellent visibility and recognition. This includes logo placement on all promotional materials, social media tags, press releases, newsletters, and a dedicated post about your company. Additionally, you'll have the opportunity to promote your business or brand at a tent space provided by us, alongside Red Lantern merchandise, and receive a gift basket from our vendors.

Block Extension: Last year, due to financial constraints, we were only able to close half of the block for the event. However, this year, with your sponsorship support, we aim to extend the event area to the entire block from Southern Bank to Shake Shack. This will allow for more vendors and a better experience for our guests.

Enhanced Entertainment: We recognize the importance of entertainment at the festival and aim to improve upon last year's offerings. This year, we plan to have a dedicated stage for performances and a variety of entertainment options to draw in more fans and create a vibrant atmosphere.

Funding Allocation: Your sponsorship will contribute to essential aspects of the event, including security, electricity for vendors, and enhanced marketing efforts. Ensuring a safe and well-equipped environment for attendees is crucial, and increased marketing will help us compete with larger festivals in St. Louis and attract more visitors to Central West End.

We truly believe in the potential of the Red Lantern Festival to not only host a successful event but also to contribute to the growth and vibrancy of Central West End. We hope the board shares our passion and vision for this project and considers sponsoring us at the platinum level.

Thank you once again for your consideration. Please let me know if you need any further information or if there's anything else we can do to support your decision-making process.

Best regards,
Eddie, Heidi, Mike, and Dorrie

On Thu, Mar 21, 2024 at 1:40 PM Brian James <Brian@pcd-stl.org> wrote:



Caption

The Red Lantern Festival

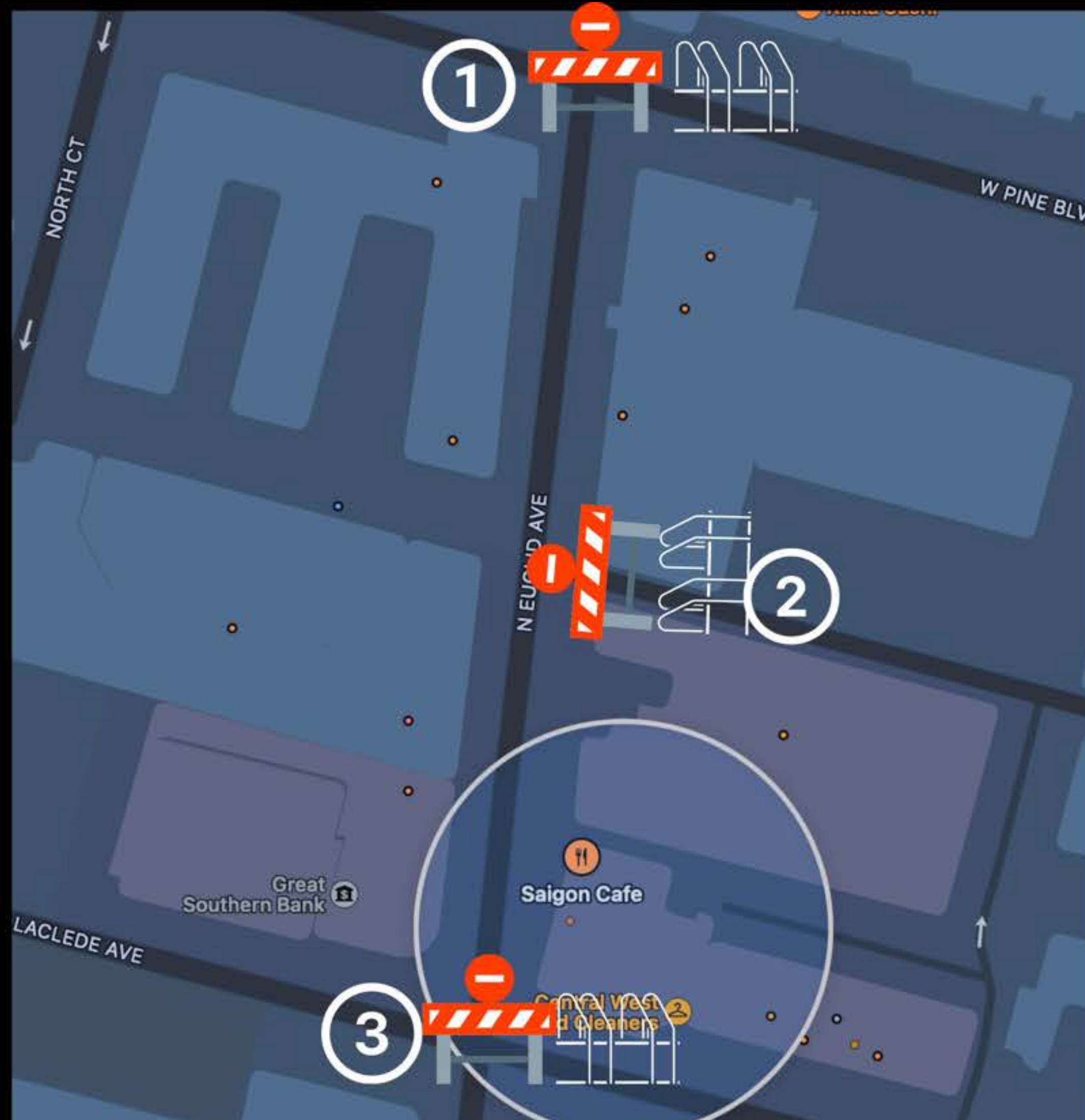
Saturday, July 20th 2024

Board meeting May 16th 2024

Expanding Street Closure for 2024 Red Lantern Festival

1 N. EUCLID - 60 N. EUCLID

- The Street close from 9 am- 11 pm
- This closure will ensure the safety and convenience of all attendees.
- The festival will feature 45 vendors, including food trucks and a performance stages. Each vendors pays \$300 to secure a spot at the RLF.
- A selections of Food Truck will be stations along with the streets to block incoming cars that disregard the barricades.
- Security personnel will be present throughout the event.
- Kindred Hospital provided 35 parking spaces for residents and employee to ensure we are able to meet their needs in order to shutdown Euclid Ave.



RED LANTERN FESTIVAL 7.20.2024

- ① 1 Road Close sign w/lights and 2 orange Barricades and 5 Bike Racks
- ② 1 Road Close sign w/lights and 1 orange Barricades and 2 Bike Racks
- ③ 1 Road Close sign w/lights and 2 orange Barricades and 5 Bike Racks



Logistic and Entertainment

2023 Red Lantern Festival budget

Company	Cost
Warning Lits of Southern Illinois	\$994.00
Regency (Trash)	\$830
R & R Contractor Services (Portal Potties)	\$600
St. Louis City Street Permit	\$645
	TOTAL:
	\$3069.00

Company	Cost
Taiko Drums	\$600
DJ SHAD	\$400
Photography	\$500.00
Lions Dance	\$600
	TOTAL:
	\$2100.00

Proposal for 2024 Red Lantern Festival

Sponsorship Opportunities for Enhanced Event Experience

Title	Cost
Green 2go Rental Power	\$20,000.00
Bingle <small>[SEP]</small> (Red Lantern Lights and Decor)	\$8500.00
Photo Booth / Red Envelope Booth	\$1225.00
Entertainment stage	\$2500.00
Ice Machine	\$450.00
Table and Chairs rental	\$1000.00
	\$33675.00

Sponsorship Packages

PLATINUM \$15,000+

- PROMINENT LOGO PLACEMENT ON ALL MATERIALS NEXT TO OUR MAIN LOGOS: RED LANTERN, TABERU, SAIGON, JAS
- NAME & LOGO ON ALL BRANDING
- ADDED TAG ON ALL SOCIAL MEDIA PLATFORMS
- ADDED TAGS ON ALL POSTS
- RECOGNITION IN PRESS RELEASE & NEWSLETTERS
- 1 FULL POST ABOUT YOUR COMPANY
- 1 TENT SPACE TO PROMOTE BUSINESS & OR BRAND
- RED LANTERN MERCH
- GIFT BASKET FROM OUR VENDORS



DIAMOND \$10,000

- NAME & LOGO ON ALL BRANDING
- ADDED TAG ON ALL SOCIAL MEDIA PLATFORMS
- 1 FULL POST ABOUT YOUR COMPANY
- 1 TENT SPACE TO PROMOTE BUSINESS & OR BRAND
- RED LANTERN MERCH
- GIFT BASKET FROM OUR VENDORS



GOLD \$5,000

- NAME & LOGO ON ALL BRANDING
- 1 FULL POST ABOUT YOUR COMPANY
- RED LANTERN MERCH
- GIFT BASKET FROM OUR VENDORS



Our Goal and Mission



Caption



Caption



Caption



Caption



SPONSORSHIP PACKAGES

PLATINUM \$15,000+

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DIAMOND \$10,000

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GOLD \$5,000

- NAME & LOGO ON ALL BRANDING
- 1 FULL POST ABOUT YOUR COMPANY
- RED LANTERN MERCH
- GIFT BASKET FROM OUR VENDORS



SILVER \$1,000

- NAME & LOGO ON ALL BRANDING
- 1 FULL POST ABOUT YOUR COMPANY





RED LANTERN CITY

Night
MARKET

SATURDAY

JULY 20TH, 2024