



Ashley Raineri, Chair
Dutchtown Community Improvement District
3301 Meramec | St. Louis, MO 63118
314.335.9956 | ashleyr@dtcid.org | www.dtcid.org

DUTCHTOWN COMMUNITY IMPROVEMENT DISTRICT
ANNUAL REPORT
July 1, 2018 – June 30, 2019

I. Introduction

The 2018-2019 fiscal year was one of good momentum for the Dutchtown Community Improvement District (DTCID). After the initial creation and setup phase of the 2017-2018 fiscal year, the DTCID board was able to implement the strategic initiatives as outlined in the original petition approved by the property owners within its boundaries.

The DTCID has three primary committees – Safety & Security, Maintenance & Beautification, and Marketing & Development. Each committee is chaired by a DTCID board member and supported by local volunteers with an interest in the district.

Even though the DTCID is the largest community improvement district in the state of Missouri geographically, its budget is relatively small at approximately \$82,000 per year. The DTCID board has worked diligently this year to maximize the efficiency of these dollars and was also able to establish a capital improvement fund for the 2019-2020 fiscal year.

II. District Boundary Map – See attached Exhibit A

III. General Information

- a. Name of CID: Dutchtown Community Improvement District
- b. Municipality: City of St. Louis, Missouri
- c. Person preparing this report: Ashley Raineri, Chair
- d. Board of Directors

Position	Name & Email	Term Expiration
Chair	Ashley Raineri, ashleyr@dtcid.org	2021
Vice Chair	Stephen Bruce, stephenb@dtcid.org	2021
Secretary	Caya Aufiero, cayaa@dtcid.org	2021
Treasurer	Brandon Jacobsen, brandonj@dtcid.org	2023
Director	Anthony Duncan, tonyd@dtcid.org	2023
Director	Stephenie Limmer, steviel@dtcid.org	2023
Director	Michael Powers, michaelp@dtcid.org	2023

- e. Date of most recent Annual Meeting: May 23, 2019



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IV. Services Provided

Safety and Security. After some initial setbacks in the 2017-2018 fiscal year finding an interested security firm for neighborhood patrols, the DTCID board signed an agreement with Campbell Security and Service Group, LLC on October 5, 2018. The agreement provides for security patrols by two (2) uniformed St. Louis City police officers for two (2) - four (4) hour shifts per week. This agreement has provided much-needed additional security coverage in the neighborhood. DTCID volunteers communicate regularly with representatives from Campbell Security, and all parties are actively working together for strategic scheduling and location assignment to address specific problems in the area as reported by our neighbors.

Maintenance and Beautification. In the Spring of 2019, the DTCID board worked with Alderman Shane Cohn and the City of St. Louis Board of Public Service to install new trash cans along the district boundary. The city agreed to fund the purchase and installation of the trash cans because the DTCID was able to implement a maintenance program by entering into an agreement with Metro Sweeping Service for weekly trash pickup and disposal.

Additionally, the DTCID engaged the services of St. Patrick's Center to utilize their workforce for cleanup and beautification work throughout the district. On a weekly basis, St. Patrick's Center provides staffing for approximately eight hours for various assignments, including trash pickup, general cleanup, and assisting with neighborhood plantings.

Marketing and Development. The marketing and development committee was tasked this year with sharing information about the newly implemented programs in the district. Door hangers were designed and printed for use by the patrol officers to let our neighbors know that they had stopped by while patrolling their area. For the cleanup crews, high visibility safety vests were designed and printed for their safety, as well as to inform neighbors that these crews were being funded by the DTCID.

DTCID also supported local neighborhood events, including the Go Dutch real estate event hosted by DT2 to promote home ownership in the area, and the First District Police Luncheon.

In April 2019, DTCID helped organize and promote a neighborhood cleanup day that garnered good participation from neighbors throughout the district and created a positive image for a "Clean Dutch" initiative.

An agreement was formalized with Dutchtownstl.org as the connector for the neighborhood organizations, and for continued promotion of local content and events through regular website and social media updates.



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- V. Financial Statements – See attached Exhibit B
 - a. June 30, 2019 Profit & Loss
 - b. June 30, 2019 Balance Sheet
 - c. July 1, 2019 – June 30, 2020 Annual Budget
- VI. Resolutions Approved by the Board – See attached Exhibit C
 - a. Resolution 2019-01 – A Resolution of the Dutchtown Community Improvement District Approving the Proposed Budget for the Fiscal Year Beginning on July 1, 2019 and Ending on June 30, 2020
 - b. Resolution 2019-02 - A Resolution of the Dutchtown Community Improvement District Regarding Directors of the Board

EXHIBIT A


Amberg Park

Marquette Park


Mount

Minnesota & Hill P

LEGEND



Boundary



Parcels

EXHIBIT B

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07/23/19

Accrual Basis

Dutchtown Community Improvement District

Profit & Loss

July 2018 through June 2019

	Jul '18 - Jun 19
Ordinary Income/Expense	
Income	
Special Assessment Fund	82,063.00
Total Income	82,063.00
Gross Profit	82,063.00
Expense	
Legal & Accounting	75.00
Maintenance	
Beautification	59.71
Trash Disposal	2,475.00
Trash Pickup	670.17
Total Maintenance	3,204.88
Marketing	
Events	650.00
Marketing Agreement	1,000.00
Printing	580.60
Total Marketing	2,230.60
Office Supplies	60.55
Safety & Security	
Security Patrol	34,845.00
Total Safety & Security	34,845.00
STL City Commission	-314.28
Total Expense	40,101.75
Net Ordinary Income	41,961.25
Net Income	41,961.25

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07/23/19

Accrual Basis

Dutchtown Community Improvement District

Balance Sheet

As of June 30, 2019

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
PNC Checking	104,372.63
Total Checking/Savings	104,372.63
Accounts Receivable	
Accounts Receivable	18,244.83
Total Accounts Receivable	18,244.83
Other Current Assets	
Deposits/Retainers	400.00
Undeposited Funds	3,483.44
Total Other Current Assets	3,883.44
Total Current Assets	126,500.90
TOTAL ASSETS	126,500.90
LIABILITIES & EQUITY	
Equity	
Capital Improvement Fund	67,426.07
Cash Flow Reserve	40,830.00
Retained Earnings	-23,716.42
Net Income	41,961.25
Total Equity	126,500.90
TOTAL LIABILITIES & EQUITY	126,500.90

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06/27/19

Accrual Basis

Dutchtown Community Improvement District
Profit & Loss Budget Overview
 July 2019 through June 2020

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19
Ordinary Income/Expense						
Income						
Special Assessment Fund	0.00	0.00	0.00	0.00	0.00	82,063.00
Uncategorized Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	0.00	82,063.00
Gross Profit	0.00	0.00	0.00	0.00	0.00	82,063.00
Expense						
Allowance for Uncollected Taxes	0.00	0.00	0.00	0.00	0.00	7,000.00
Bank Service Charges						
Capital Improvement Expense	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Insurance Expense	2,000.00	0.00	0.00	0.00	0.00	0.00
Legal & Accounting	0.00	0.00	0.00	0.00	0.00	500.00
Maintenance						
Beautification	41.67	41.67	41.67	41.67	41.67	41.67
Trash Disposal	975.00	975.00	975.00	975.00	975.00	975.00
Trash Pickup	447.20	447.20	447.20	447.20	447.20	447.20
Total Maintenance	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87
Marketing						
Events	166.67	166.67	166.67	166.67	166.67	166.67
Marketing Agreement						
Printing	83.33	83.33	83.33	83.33	83.33	83.33
Website	8.00	8.00	8.00	8.00	8.00	8.00
Total Marketing	258.00	258.00	258.00	258.00	258.00	258.00
Office Supplies	41.67	41.67	41.67	41.67	41.67	41.67
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00
Safety & Security						
Security Patrol	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
Total Safety & Security	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
STL City Commission	0.00	0.00	0.00	0.00	0.00	1,230.95
Total Expense	7,750.54	5,750.54	5,750.54	5,750.54	5,750.54	14,481.49
Net Ordinary Income	-7,750.54	-5,750.54	-5,750.54	-5,750.54	-5,750.54	67,581.51
Net Income	-7,750.54	-5,750.54	-5,750.54	-5,750.54	-5,750.54	67,581.51

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Accrual Basis

Dutchtown Community Improvement District
Profit & Loss Budget Overview
 July 2019 through June 2020

	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Ordinary Income/Expense						
Income						
Special Assessment Fund						
Uncategorized Income						
Total Income						
Gross Profit						
Expense						
Allowance for Uncollected Taxes						
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvement Expense	0.00	0.00	0.00	0.00	0.00	0.00
Insurance						
Insurance Expense						
Legal & Accounting	0.00	0.00	0.00	0.00	0.00	500.00
Maintenance						
Beautification	41.67	41.67	41.67	41.67	41.67	41.67
Trash Disposal	975.00	975.00	975.00	975.00	975.00	975.00
Trash Pickup	447.20	447.20	447.20	447.20	447.20	447.20
Total Maintenance	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87
Marketing						
Events	166.67	166.67	166.67	166.67	166.67	166.67
Marketing Agreement	0.00	0.00	1,000.00	0.00	0.00	0.00
Printing	83.33	83.33	83.33	83.33	83.33	83.33
Website	8.00	8.00	8.00	8.00	8.00	8.00
Total Marketing	258.00	258.00	1,258.00	258.00	258.00	258.00
Office Supplies	41.67	41.67	41.67	41.67	41.67	41.67
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00
Safety & Security						
Security Patrol	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
Total Safety & Security	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
STL City Commission	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	5,750.54	5,750.54	6,750.54	5,750.54	5,750.54	6,250.54
Net Ordinary Income	-5,750.54	-5,750.54	-6,750.54	-5,750.54	-5,750.54	-6,250.54
Net Income	-5,750.54	-5,750.54	-6,750.54	-5,750.54	-5,750.54	-6,250.54

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Accrual Basis

Dutchtown Community Improvement District
Profit & Loss Budget Overview
 July 2019 through June 2020

	TOTAL
	Jul '19 - Jun 20
Ordinary Income/Expense	
Income	
Special Assessment Fund	82,063.00
Uncategorized Income	0.00
Total Income	82,063.00
Gross Profit	82,063.00
Expense	
Allowance for Uncollected Taxes	7,000.00
Bank Service Charges	0.00
Capital Improvement Expense	0.00
Insurance	0.00
Insurance Expense	2,000.00
Legal & Accounting	1,000.00
Maintenance	
Beautification	500.04
Trash Disposal	11,700.00
Trash Pickup	5,366.40
Total Maintenance	17,566.44
Marketing	
Events	2,000.04
Marketing Agreement	1,000.00
Printing	999.96
Website	96.00
Total Marketing	4,096.00
Office Supplies	500.04
Professional Fees	0.00
Safety & Security	
Security Patrol	47,844.00
Total Safety & Security	47,844.00
STL City Commission	1,230.95
Total Expense	81,237.43
Net Ordinary Income	825.57
Net Income	825.57

EXHIBIT C

RESOLUTION NO. 2019-01

**A RESOLUTION OF THE DUTCHTOWN COMMUNITY IMPROVEMENT
DISTRICT APPROVING THE PROPOSED BUDGET FOR THE FISCAL YEAR
BEGINNING ON JULY 1, 2019 AND ENDING ON JUNE 30, 2020**

WHEREAS, the Dutchtown Community Improvement District (**the District**) is a community improvement district organized pursuant to RSMo §§ 67.1401 to 67.1571 as amended (**the CID Act**), and established by the Board of Alderman by Ordinance No. 70559 (**the Ordinance**) as a political subdivision of the State of Missouri and

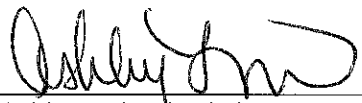
WHEREAS, the initial members of the Board of Directors of the District (the "**Board**") were appointed by the Mayor of the City with the consent of the Board pursuant to the CID ACT and the Ordinance; and

WHEREAS, RSMo § 67.1471.3 requires the Board of Directors of the District to adopt an annual budget prior to the beginning of each fiscal year; and

WHEREAS, the Board at its monthly meeting convened at 5:30 pm, May 23rd, 2019 at 3301 Meramec, St. Louis, MO 63118, at which was present a quorum of the directors, took the action further described herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Dutchtown Community Improvement District, that the proposed budget for fiscal year beginning on July 1, 2019 and ending on June 30, 2020, attached here as Exhibit A, is feasible, necessary, and in the public interest for the District and is henceforth approved by the Board of Directors of the District.

Adopted this 23rd day of May, 2019.



Ashley Raineri, Chairman

ATTEST
DocuSigned by:



Caya Aufiero, Secretary
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Accrual Basis

Dutchtown Community Improvement District

Profit & Loss Budget Overview

July 2019 through June 2020

	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19
Ordinary Income/Expense						
Income						
Special Assessment Fund	0.00	0.00	0.00	0.00	0.00	82,063.00
Uncategorized Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	0.00	82,063.00
Gross Profit	0.00	0.00	0.00	0.00	0.00	82,063.00
Expense						
Allowance for Uncollected Taxes	0.00	0.00	0.00	0.00	0.00	7,000.00
Bank Service Charges						
Capital Improvement Expense	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Insurance Expense	2,000.00	0.00	0.00	0.00	0.00	0.00
Legal & Accounting	0.00	0.00	0.00	0.00	0.00	500.00
Maintenance						
Beautification	41.67	41.67	41.67	41.67	41.67	41.67
Trash Disposal	975.00	975.00	975.00	975.00	975.00	975.00
Trash Pickup	447.20	447.20	447.20	447.20	447.20	447.20
Total Maintenance	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87
Marketing						
Events	166.67	166.67	166.67	166.67	166.67	166.67
Marketing Agreement						
Printing	83.33	83.33	83.33	83.33	83.33	83.33
Website	8.00	8.00	8.00	8.00	8.00	8.00
Total Marketing	258.00	258.00	258.00	258.00	258.00	258.00
Office Supplies	41.67	41.67	41.67	41.67	41.67	41.67
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00
Safety & Security						
Security Patrol	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
Total Safety & Security	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
STL City Commission	0.00	0.00	0.00	0.00	0.00	1,230.95
Total Expense	7,750.54	5,750.54	5,750.54	5,750.54	5,750.54	14,481.49
Net Ordinary Income	-7,750.54	-5,750.54	-5,750.54	-5,750.54	-5,750.54	67,581.51
Net Income	-7,750.54	-5,750.54	-5,750.54	-5,750.54	-5,750.54	67,581.51

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Accrual Basis

Dutchtown Community Improvement District

Profit & Loss Budget Overview

July 2019 through June 2020

	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20
Ordinary Income/Expense						
Income						
Special Assessment Fund						
Uncategorized Income						
Total Income						
Gross Profit						
Expense						
Allowance for Uncollected Taxes						
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00
Capital Improvement Expense	0.00	0.00	0.00	0.00	0.00	0.00
Insurance						
Insurance Expense						
Legal & Accounting	0.00	0.00	0.00	0.00	0.00	500.00
Maintenance						
Beautification	41.67	41.67	41.67	41.67	41.67	41.67
Trash Disposal	975.00	975.00	975.00	975.00	975.00	975.00
Trash Pickup	447.20	447.20	447.20	447.20	447.20	447.20
Total Maintenance	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87	1,463.87
Marketing						
Events	166.67	166.67	166.67	166.67	166.67	166.67
Marketing Agreement	0.00	0.00	1,000.00	0.00	0.00	0.00
Printing	83.33	83.33	83.33	83.33	83.33	83.33
Website	8.00	8.00	8.00	8.00	8.00	8.00
Total Marketing	258.00	258.00	1,258.00	258.00	258.00	258.00
Office Supplies	41.67	41.67	41.67	41.67	41.67	41.67
Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00
Safety & Security						
Security Patrol	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
Total Safety & Security	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00	3,987.00
STL City Commission	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	5,750.54	5,750.54	6,750.54	5,750.54	5,750.54	6,250.54
Net Ordinary Income	-5,750.54	-5,750.54	-6,750.54	-5,750.54	-5,750.54	-6,250.54
Net Income	-5,750.54	-5,750.54	-6,750.54	-5,750.54	-5,750.54	-6,250.54

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Accrual Basis

Dutchtown Community Improvement District
Profit & Loss Budget Overview
 July 2019 through June 2020

	TOTAL
	Jul '19 - Jun 20
Ordinary Income/Expense	
Income	
Special Assessment Fund	82,063.00
Uncategorized Income	0.00
Total Income	<u>82,063.00</u>
Gross Profit	82,063.00
Expense	
Allowance for Uncollected Taxes	7,000.00
Bank Service Charges	0.00
Capital Improvement Expense	0.00
Insurance	0.00
Insurance Expense	2,000.00
Legal & Accounting	1,000.00
Maintenance	
Beautification	500.04
Trash Disposal	11,700.00
Trash Pickup	5,366.40
Total Maintenance	<u>17,566.44</u>
Marketing	
Events	2,000.04
Marketing Agreement	1,000.00
Printing	999.96
Website	96.00
Total Marketing	<u>4,096.00</u>
Office Supplies	500.04
Professional Fees	0.00
Safety & Security	
Security Patrol	47,844.00
Total Safety & Security	<u>47,844.00</u>
STL City Commission	<u>1,230.95</u>
Total Expense	<u>81,237.43</u>
Net Ordinary Income	<u>825.57</u>
Net Income	<u><u>825.57</u></u>

RESOLUTION NO. 2019-02**A RESOLUTION OF THE DUTCHTOWN COMMUNITY IMPROVEMENT
DISTRICT REGARDING DIRECTORS OF THE BOARD**

WHEREAS, the Dutchtown Community Improvement District (**the District**) is a community improvement district organized pursuant to RSMo §§ 67.1401 to 67.1571 as amended (**the CID Act**), and established by the Board of Alderman by Ordinance No. 70559 (**the Ordinance**) as a political subdivision of the State of Missouri and

WHEREAS, the initial members of the Board of Directors of the District (the “**Board**”) were appointed by the Mayor of the City with the consent of the Board pursuant to the CID ACT and the Ordinance; and

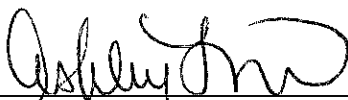
WHEREAS, the Board at its monthly meeting convened at 5:30 pm, June 27th, 2019 at 3301 Meramec, St. Louis, MO 63118, at which was present a quorum of the directors, took the action further described herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Dutchtown Community Improvement District, as follows:

1. Pursuant to the District Bylaws § 3, the Board hereby amends, accepts, and approves the following slate of directors and terms for the Board following July 21, 2019:

Name	Title	Term	Qualification
Ashley Raineri	Board Member	July 21, 2017 through July 21, 2021	Owner
Caya Aufiero	Board Member	July 21, 2017 through July 21, 2021	Owner
Stephen Bruce	Board Member	July 21, 2017 through July 21, 2021	Owner
Anthony Duncan	Board Member	July 22, 2019 through July 21, 2023	Owner
Stephenie Limmer	Board Member	July 22, 2019 through July 21, 2023	Legally Authorized Representative of The Original Crusoe's
Brandon Jacobsen	Board Member	July 22, 2019 through July 21, 2023	Owner
Michael Powers	Board Member	July 22, 2019 through July 21, 2023	Legally Authorized Representative of Habitat for Humanity

Adopted this 27 day of June, 2019.



Ashley Raineri, Chairman

ATTD
DocuSigned by:



Caya Aufiero, Secretary
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