



**BOARD OF DIRECTORS MEETING
TO BE HELD
June 13, 2022, at 11:00 a.m.
Via Zoom**

NOTICE & PROPOSED AGENDA

Please Note: Due to COVID-19, the Board of Directors meeting will be held by Zoom Conference.

Please sign in at

Mobile: US: 1 (312) 626 6799

Meeting URL: <https://us06web.zoom.us/j/81388513668?from=addon>

Meeting ID: 813 8851 3668

TAKE NOTICE that on June 13, 2022, at 11:00 a.m. via Zoom, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions (limited to 5 minutes per speaker)
5. Committee Reports:
 - a. Safety and Security Committee (Kelly Spencer)
 - i. Supplemental Patrol Services
 - b. Executive & Finance Committees (Matt Bauer/Kelly Kenter)
 - i. Financial Reports
 - ii. Board Nominations Approval
 - iii. Grove Expansion/Assessment Renewal
 - c. Marketing Committee (Tatyana Telnikova)
6. Other Business
 - a. In person meetings?
7. Adjourn

This meeting is open to the public; provided, however, that a portion of the meeting may be closed pursuant to Section 610.021 RSMo with explicit notice of the reason for closure. 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: 6/09/2022
Time: 11:00 AM**

• The Grove Community Improvement District •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

<http://www.thegrovestl.com/>

Grove CID Board of Director Meeting
May 9th, 2022, at 11:00 AM
at ZOOM

Board Members Present: K. Kenter, K. Spencer, T. Telnikova, N. Griffin, D. Bellon, Guy Slay, S. Myers, M. Bauer,

Board Members Absent: C. Schloss, F. Mohammad,

Others in Attendance: Scott Siekert, Alan Cheung (Developers) Ron Coleman, Lt. Joe Lankford (St. Louis City), Ashley Johnson (Park Central Development),

- 1. Call to Order:** K. Kenter called the meeting to order at 11:04 AM.
- 2. Approval Pervious Months Minutes:** T. Telnikova motioned to approve the meeting minutes; K. Spencer seconded the motion. All in favor, motion approved.
- 3. Chairs Report & Announcement of the Order of Business:** None
- 4. Public Comments and Questions:** Scott Siekert introduced himself as a local architect/development and Alan Cheung as the owner. They are working to do an infill retail and residential development project at 4210 and 4216 Manchester Ave. The board expressed support for the project.
- 5. Committee Reports:**
 - a. Safety and Security Committee:
 - i. K. Spencer gave the Safety and Security Committee update. They are working to schedule an interview with TCF. The Patrol Management proposal was too expensive, and they are recommending the board decline the proposal currently.
 - ii. Lt. Lankford noted that the police department has placed more cars in the district. As a result, they have seen a 66% decrease in crime.
 - b. Executive & Finance Committee:
 - i. Financial Reports: M. Bauer gave the financial report. K. Spencer motioned to approve the financials; D. Bellon seconded the motion. All in favor, motion approved.
 - ii. K. Kenter gave the Executive/Finance Committee update. They reviewed the sales tax analysis prepared by Park Central Development. The sales tax assessment renewal petition will reduce the rate by 25% and extend the term by 5 years. The committee make a recommendation to approve a \$10,000 sponsorship for Night Pride, \$10,000 sponsorship for Moonlight Ramble and \$1,000 for Shakespeare in the Park. K. Spencer motioned to accept the Committee recommendation for sponsorship; T. Telnikova second. All in favor, motion approved.
 - c. Marketing Committee:
 - i. T. Telnikova gave the Marketing Committee update. They are currently planning a strategic planning meeting to discuss district vision, goal, events, and promotions. The committee recommend the approval of the Explore STL contract. K. Spencer motioned to approve the contract; S. Myers second. All in favor – motion approved.
 - d. Public Service Committee:

i.

6. Administrator's Report:

- a. Grove Sponsorship: T. Telnikova gave an update on the Manchester Bike Bash sponsorship. K. Kenter noted that Executive Committee recommended approving the \$6,000 sponsorship request. D. Bellon motioned to approve the \$6,000 sponsorship request for the Manchester Bike Bash; K. Kenter seconded the motion. All in favor, motion approved. T. Telnikova also noted she is requesting another \$10,000 sponsorship for Night Pride. Upon discussion, K. Kenter noted that they must respect the process and the request will need to be presented accordingly.
- b. Expiring Board Seats: A. Johnson gave an update on board seats set to expired June 30th. K. Spencer asked the Alderwoman Tina why they haven't gotten their last board slate approved. The Alderwoman noted that she will get back to the board by the next board meeting. K. Spencer also asked the Alderwoman if she could give them an update on the criminal incident that took place on Gibson. The Alderwoman noted that she is keeping tabs on the issue and is being updated by Captain Marks.

7. Adjournment: Meeting adjourned at 12:00 PM

DRAFT

Safety & Security Committee (Kelly Spencer)

- Supplemental patrol services
- Interview with Rob Betts

Proposal

TO GROVE SECURITY SERVICES



**THE CITY'S
FINEST**

Proposal Overview

- Meets all requirements in RFP

Benefits

- Headquarters in FPSE Neighborhood
- Accountability through GPS
- Proprietary online reporting
- Crime analysis unit
- DMS offering real-time notifications to client stakeholders of major incidents

Community Engagement

- Interacts with the public during patrols, helping provide a friendly police presence that effectively deters crime.

History

- The Grove CID
- Washington University
- Downtown CID
- +18 other areas

Costs

- \$95/HR per uniformed officer
- Holidays and Special events are time-and-a-half

Exec & Finance Committee (Bauer + Kenter)

- Financial Reports
- Board Nominations Approval
- Grove Expansion/Assessment Renewal

Finance Committee

Report on Sales Tax Collections

- Collected from the Missouri Department of Revenue
- Below is your recent account history. This month's and year-to-date distribution was compared with the same month in prior years.

ACCOUNT HISTORY				
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Variance ('21 to '22)</u>
<u>May*</u>	\$29,092	\$36,018	\$46,539	\$10,521
<u>YTD</u>	\$160,042	\$120,408	\$193,807	\$73,399

*March taxes were deposited in June 2022

The Grove Community Improvement District

Balance Sheet

06/06/22

As of May 31, 2022

Accrual Basis

	<u>May 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-6,531.25
Operating (9310)	74,087.71
Sales and Use Tax (0668)	<u>350,748.54</u>
Total Checking/Savings	418,305.00
Total Current Assets	418,305.00
Fixed Assets	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	<u>11,775.00</u>
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>418,305.00</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-16,731.11
Total Accounts Payable	<u>-16,731.11</u>
Total Current Liabilities	<u>-16,731.11</u>
Total Liabilities	-16,731.11
Equity	
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	290,267.99
Net Income	<u>139,148.12</u>
Total Equity	435,036.11
TOTAL LIABILITIES & EQUITY	<u>418,305.00</u>

The Grove Community Improvement District Profit & Loss Budget Performance May 2022

	May 22	Jul '21 - May 22	YTD Budget	Annual Budget
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	189,750.00	207,000.00
46430 · Miscellaneous Revenue	0.00	3,126.45		
41000 · Parking Lot Revenue	0.00	585.00		
40150 · Special Assessments	1,529.71	110,143.38	93,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	32,747.93	364,217.06	183,333.33	200,000.00
2015 Special Assessments	0.00	6,731.69		
40200 · Interest Earnings	16.45	129.92		
Total 40000 · Revenue	<u>34,294.09</u>	<u>484,933.50</u>	<u>466,083.33</u>	<u>500,000.00</u>
Total Income	<u>34,294.09</u>	<u>484,933.50</u>	<u>466,083.33</u>	<u>500,000.00</u>
Gross Profit	34,294.09	484,933.50	466,083.33	500,000.00
Expense				
60270 · Sponsorships	0.00	54,500.00	36,666.67	40,000.00
60100 · Administrative Support				
60110 · Administration-Park Central				
60110-A · Special Assignments	0.00	10,000.00	10,000.00	10,000.00
60110 · Administration-Park Central - Other	0.00	50,680.00	38,010.00	50,680.00
Total 60110 · Administration-Park Central	<u>0.00</u>	<u>60,680.00</u>	<u>48,010.00</u>	<u>60,680.00</u>
60135 · General Liability Insurance	0.00	19,527.55	20,000.00	20,000.00
60140 · Audit Services	0.00	16,000.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	815.00	814.00	814.00
60170 · Storage Facility	52.66	579.26	641.63	699.96
60150 · Legal Services	0.00	4,583.00	2,750.00	3,000.00
60165 · Miscellaneous	0.00	2,640.00		
60115 · Postage/Office Supplies	0.00	47.80	229.17	250.00
Total 60100 · Administrative Support	<u>52.66</u>	<u>104,872.61</u>	<u>76,444.80</u>	<u>89,443.96</u>
60400 · Public Services				
60410 · Litter Control	3,900.00	41,883.40	35,933.34	39,200.00
60420 · Landscaping	0.00	3,095.00	5,876.00	5,876.00
Total 60400 · Public Services	<u>3,900.00</u>	<u>44,978.40</u>	<u>41,809.34</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	450.00	450.00	3,666.67	4,000.00
60215 · Promotional Materials	0.00	7,319.00	1,375.00	1,500.00
60220 · Website & Design Services	2,000.00	9,143.88	4,280.84	4,670.00
Total 60200 · Marketing	<u>2,450.00</u>	<u>16,912.88</u>	<u>9,322.51</u>	<u>10,170.00</u>
60300 · Public Improvements				
60316 · Street Paving	34,000.00	34,000.00		
60315 · Street Lighting Impr-Electricit	411.16	4,259.18	5,500.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	170.73	2,052.18	1,650.00	1,800.00
60320 · Grove Signs Repairs & Mnt	1,868.75	6,053.75	104,500.00	114,000.00
Total 60300 · Public Improvements	<u>36,450.64</u>	<u>46,365.11</u>	<u>115,150.00</u>	<u>125,300.00</u>
60500 · Security & Public Safety				

The Grove Community Improvement District
Profit & Loss Budget Performance
 May 2022

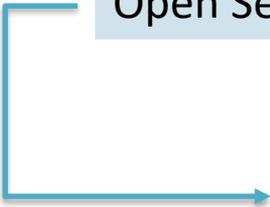
	May 22	Jul '21 - May 22	YTD Budget	Annual Budget
60510 · Administration-Security	0.00	8,250.00	30,250.00	33,000.00
60530 · Thursday Security Patrols	0.00	8,742.50	38,280.00	41,760.00
60531 · Friday Security Patrols	0.00	13,850.00	38,280.00	41,760.00
60532 · Saturday Security Patrols	0.00	14,228.88	38,280.00	41,760.00
60533 · Sunday Security Patrols	0.00	4,080.00	12,760.00	13,920.00
60534 · Other Security Patrols	10,521.25	29,005.00	16,087.50	17,550.00
Total 60500 · Security & Public Safety	10,521.25	78,156.38	173,937.50	189,750.00
Total Expense	53,374.55	345,785.38	453,330.82	499,739.96
Net Ordinary Income	-19,080.46	139,148.12	12,752.51	260.04
Net Income	-19,080.46	139,148.12	12,752.51	260.04

The Grove Community Improvement District Transaction List by Vendor May 2022

Type	Date	Num	Memo	Amount
A T Building Maintenance/Anthony Trotter				
Bill	05/10/2022	1355	Street Cleaning/	-3,900.00
Ameren Missouri- 4052 Chouteau ave sign				
Bill	05/10/2022	0594144027-Apr 22	4052 Chouteau Sign - 0594144027	-65.09
Ameren Missouri- 924 talmage ave				
Bill	05/12/2022	0825140010-Apr 22	0825140010-Talmage	-50.01
Ameren MO- 4510 Manchester ave, sign				
Bill	05/10/2022	0606084003-Apr 22	Grove Signs Lighting - 0606084003	-55.63
Ameren MO- 4512 Manchester ave unit 100				
Bill	05/12/2022	0324031034-Apr 22	0324031034 Pedestrian Lighting	-411.16
City of St. Louis Street Dept				
Bill	05/10/2022	5.10.22	Paving Alleys in Grove CID area	-34,000.00
Engagetaste				
Bill	05/02/2022	21	Website - Social Media- April 2022	-1,000.00
Bill	05/02/2022	20	Website - Social Media- March 2022	-1,000.00
Explore St. Louis - Partnership Dept				
Bill	05/18/2022	13710	Membership Dues	-450.00
Park Central Development Corporation*				
Bill Pmt -Check	05/10/2022	Bill.com	https://app01.us.bill.com/BillPay?id=blp01YVEOQQ	-52.66
Washington University Medical Center				
Bill	05/03/2022	5/2/22	Bike Patrols for the Grove	-6,341.25
Bill	05/16/2022	5/16/22	Bike Patrols for the Grove	-4,180.00
Zimmerman Electric				
Bill	05/12/2022	14873	Grove Sign repairs	-1,868.75
Bills Paid in May 2022				-53,374.55

Grove CID Board Applications

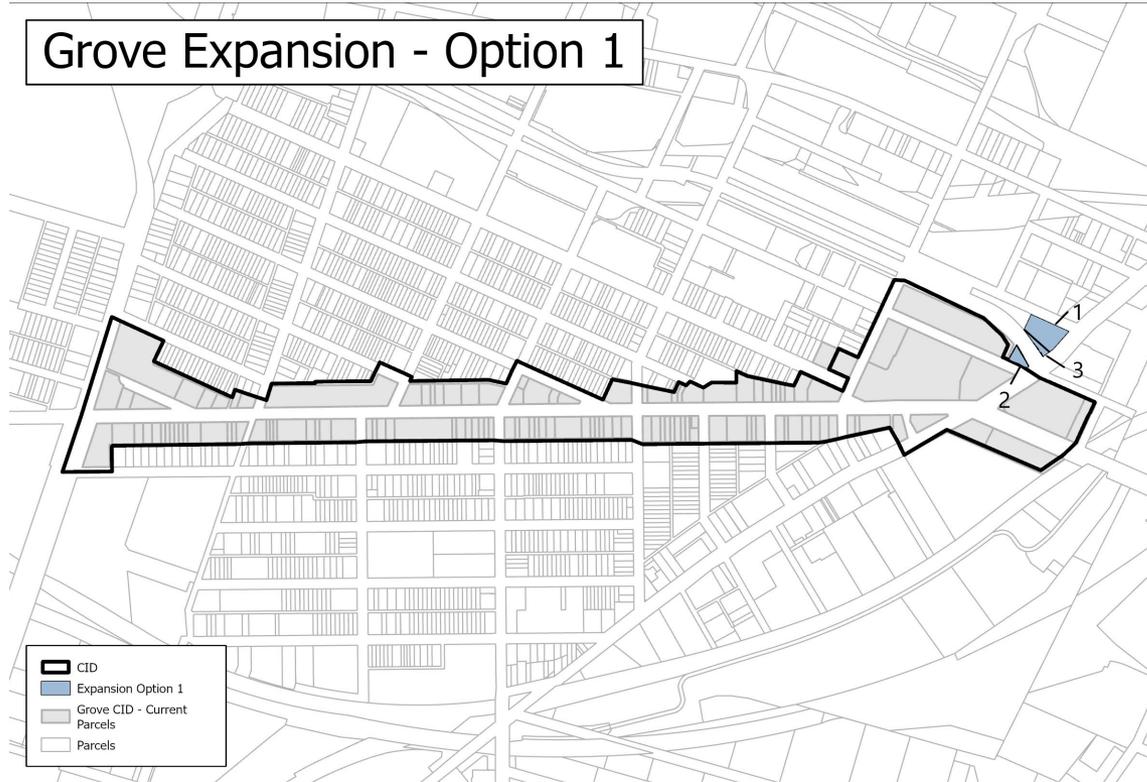
Board Seats	Renewal/New	Statutory Qualifications Met
Fahime Mohammad	Renewal	Property Owner
Kelly Kenter	Renewal	Property Owner
Matt Bauer	Renewal	Property Owner of at least 4% CID valuation
Sheryl Myers	Renewal	Business Operator
Tatyana Telnikova	Renewal	Business + Property Owner
Kim Drake-Smith*	Approved	Property Owner
Open Seat		Business Owner



Sal Martinez	New	Business Owner
Kendra Harris	New	Business Owner
John Boldt	New	Property Owner
Maurice Allen	New	Property Owner

Grove Expansion

Grove Expansion - Option 1



FINAL EXPANSION PROPERTIES	Parcel	Business/Contact	Address	Owner
Petition 1	1	Raising Canes	805 S Vandeventer Ave	UAP-SLRC LLC C/O United American Properties Inc
	2	Don Bellon	3971 Papin St	Bellon Holding Co
	3	City of St. Louis	829 S Vandeventer Ave	City of St. Louis

Grove Assessment

Class	Per square footage of the Unit	Per square footage of the first floor of building located on the Unit
Tax-Exempt	\$0	\$0
Wholesale	\$0.00901875	\$0.0374625
General	\$0.024375	\$0.10125

The authorization to levy the special assessment shall be for five (5) calendar years from 2023 through 2028.

Grove Assessment

Extending the Special Assessment does not require City approval, as the CID already has the authorization to do a special assessment in its formation documents (the CID Petition & ordinance). However, it does require property owner approval (to submit a new petition) and CID Board approval (to approve the new petition submitted).

Petition signed by both

- (1) Owners of real property collectively owning more than fifty percent (50%) by assessed valuation of real property within the boundaries of the Grove CID
- (2) more than fifty percent (50%) per capita of the owners of all real property within the boundaries of the Grove CID,

The Board can pass a Resolution adopting the Special Assessment.

Marketing Committee (Tatyana Telnikova)

- History of the Grove series
- New Business “Welcome Packet” Resources

Meetings in Person?

- At PCD office