



Grove CID Executive and Finance Committee Meeting

TO BE HELD

February 12, 2024, at 10:00 AM

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

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on February 12, 2024, at 10:00 AM in person, the Grove Community Improvement District (the "District") will hold an **Executive and Finance Committee** 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 Prior Month's Minutes
3. Financials
4. Gramophone Lot Security Adjustment Request
5. Graffiti Removal Policy – Discussion
6. Bollard Proposal – Discussion
7. Administrator's Report
8. District Updates – Ron Coleman
9. Other Business
10. Closed Session
 - a. Vacant Board Seat Replacement
11. Adjournment

This meeting is open to the public; provided, however, a portion of the meeting may be closed to discuss select matters as provided by Section 610.021, 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: 2-9-2024

Time Posted: 6:30 PM

• **The Grove Community Improvement District** •

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

www.thegrovestl.com

The Grove Community Improvement District Executive and Finance Committee
Meeting Minutes

January 8, 2024

Directors Present: Kelly Kenter, Don Bellon, Kelly Spencer, Tatyana Telnikova

Directors Absent:

Others Present: Brian James, Annette Pendilton and David Wright (Park Central Development)

1. The meeting was called to order at 10:06am.
2. **Minutes:** The December meeting minutes were approved via e-vote.
3. **Financial Report:** K Kenter reviewed the financials and the committee listened on them as well as other matters.
 - a. T Telnikova made a motion to approve the financials; D Bellon seconded the motion. All in favor – motion carries.
 - b. The Directors discussed sales tax income in the District.
 - c. K Kenter asked B James to add commercial vacancies to the agenda and include R Coleman.
4. **Insurance Policy Update**
 - a. A Pendilton noted the potential changes to the insurance policy for physical property in the CID.
 - b. K Spencer made a motion to approve the changes; D Bellon seconded the motion. All in favor – motion carries.
5. **Graffiti Removal Policy:**
 - a. B James noted that he has provided companies that can power wash graffiti that the CID can pass along to businesses.
6. **Landscaping Proposal Update**
 - a. B James noted that this year's proposal is less than last year's with the same company because of software costs. He also noted that he reached out to Shelton about cleaning up dead plants in the winter.
 - b. K Spencer made a motion to approve the updated proposal; T Telnikova seconded the motion. Three in favor (Yes: K Kenter, K Spencer, T Telnikova; No: D Bellon) – motion carries.
 - c. T Telnikova inquired about painting the planters as an option in the future and B James noted that there is a streetscape RFP currently out.
7. **Other Business:**
 - a. None.
8. **Adjournment:** The meeting was adjourned at 10:25am. K Spencer made the motion, T Telnikova seconded the motion. All in favor – motion carries.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development

Grove CID
Balance Sheet Comparison
As of January 31, 2024

	Total	
	As of Jan 31, 2024	As of Jan 31, 2023 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1072 Bill.com Money Out Clearing	0.16	0.00
Operating (9310)	0.00	88,194.89
Reliance (4124)	0.00	0.00
Sales and Use Tax (0668)	26,036.97	382,992.71
Simmons - Grove 8418	107,773.53	
Simmons 2861 Grove CID Savings	21,633.69	
Special Assessments (3269)	0.00	0.00
X MO CD 0018 - 2	102,994.13	
X MO CD 0019 - 2	102,979.52	
X Mo CD 0020 - 2	102,678.77	
Total Bank Accounts	\$ 464,096.77	\$ 471,187.60
Accounts Receivable		
Accounts Receivable - SE	0.00	0.00
Other Accounts Receivable	0.00	0.00
Sales Tax Receivable	0.00	0.00
Total Accounts Receivable	\$ 0.00	\$ 0.00
Other Current Assets		
CID Assmt Rec CY14	0.00	0.00
CID Assmt Rec CY15	0.00	0.00
CID Assmt Rec CY16	0.00	0.00
CID Assmt Rec CY17	0.00	0.00
Due to From Special Events	0.00	0.00
Prepaid Expenses	0.00	0.00
Receivables	0.00	0.00
Total Other Current Assets	\$ 0.00	\$ 0.00
Total Current Assets	\$ 464,096.77	\$ 471,187.60
Fixed Assets		
15000 Furniture and Equipment	0.00	0.00
Accum Depr - Furn & Equip	0.00	0.00
Accumulated Amort-Intangible As	-11,775.00	-11,775.00
Construction in Process	0.00	0.00
Intangible Assets	11,775.00	11,775.00
Total Fixed Assets	\$ 0.00	\$ 0.00
TOTAL ASSETS	\$ 464,096.77	\$ 471,187.60
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		

Accounts Payable			
20000 Accounts Payable	7,498.97		-1,228.65
Total Accounts Payable	\$ 7,498.97	-\$	1,228.65
Credit Cards			
Reliance Credit Card	0.00		0.00
Total Credit Cards	\$ 0.00	\$	0.00
Other Current Liabilities			
25800 Unearned/Deferred Revenue	0.00		0.00
Accrued Liabilities	0.00		0.00
Deferred Inflows of Resources	0.00		0.00
Total Other Current Liabilities	\$ 0.00	\$	0.00
Total Current Liabilities	\$ 7,498.97	-\$	1,228.65
Total Liabilities	\$ 7,498.97	-\$	1,228.65
Equity			
30000 Opening Balance Equity	8,122.97		5,620.00
32000 Retained Earnings	483,062.69		450,234.20
Fund Balance	0.00		0.00
Net Income	-34,587.86		16,562.05
Total Equity	\$ 456,597.80	\$	472,416.25
TOTAL LIABILITIES AND EQUITY	\$ 464,096.77	\$	471,187.60

Tuesday, Feb 06, 2024 03:12:51 PM GMT-8 - Accrual Basis

Grove CID

Profit and Loss

January 31, 2024

Total

	Act Jan 2024	Actual YTD	Budget YTD	FY 2024 Budget
Income				
40000 Revenue			0.00	0.00
40100 CID 1% Sales and Use Tax	38,111.48	276,363.07	221,666.69	380,000.04
40150 Special Assessments	15,410.66	26,377.48	80,000.00	80,000.00
40200 Interest Earnings		7,616.66		
Total 40000 Revenue	\$ 53,522.14	\$ 310,357.21	\$ 301,666.69	\$ 460,000.04
Total Income	\$ 53,522.14	\$ 310,357.21	\$ 301,666.69	\$ 460,000.04
Gross Profit	\$ 53,522.14	\$ 310,357.21	\$ 301,666.69	\$ 460,000.04
Expenses				
60100 Administrative Support				
60110 Administration-Park Central	13,920.00	41,760.00	38,010.00	50,680.00
60115 Postage/Office Supplies	34.92	34.92		
60130 Directors & Officers Insurance			22,000.00	22,000.00
60135 General Liability Insurance	7,665.00	7,665.00		
60140 Audit Services		8,500.00	8,500.00	8,500.00
60150 Legal Services			2,333.31	3,999.96
60170 Storage Facility	97.00	831.00	693.00	1,188.00
Administrative Services				
Total 60100 Administrative Support	\$ 21,716.92	\$ 58,790.92	\$ 71,536.31	\$ 86,367.96
60200 Marketing				
60220 Website & Design Services	1,495.00	11,409.34	9,450.00	16,200.00
Print Media Advertising	450.00	450.00		
Sponsorship Expense				
Total 60200 Marketing	\$ 1,945.00	\$ 11,859.34	\$ 9,450.00	\$ 16,200.00
60270 Sponsorships		59,666.66	40,833.31	69,999.96
60300 Public Improvements				
60310 Grove Signs Electricity	397.43	1,592.45	1,750.00	3,000.00
60315 Street Lighting Impr-Electricit	416.47	2,916.54	3,208.31	5,499.96
60320 Grove Signs Repairs & Mnt	6,800.00	10,900.91	2,916.62	4,999.92
60325 Holiday Decorations	750.00	750.00		
60330 Other Public Improvements		10,760.00		
Total 60300 Public Improvements	\$ 8,363.90	\$ 26,919.90	\$ 7,874.93	\$ 83,499.84
60400 Public Services				
60410 Litter Control	3,900.00	37,079.67	30,916.62	52,999.92
60420 Landscaping		8,275.00	2,625.00	4,500.00
Total 60400 Public Services	\$ 3,900.00	\$ 45,354.67	\$ 33,541.62	\$ 57,499.92
60500 Security & Public Safety				
60515 Cameras		1,322.08	2,916.62	4,999.92
60530 Thursday Security Patrols	3,293.75	41,673.75	30,712.50	52,650.00
60531 Friday Security Patrols	4,523.75	41,360.00	30,712.50	52,650.00

60532 Saturday Security Patrols	4,702.50	34,010.00	30,712.50	52,650.00
60533 Sunday Security Patrols	4,180.00	33,345.00	30,712.50	52,650.00
60534 Other Security Patrols	640.00	853.75		
60535 Patrols at Gramophone	1,530.00	11,255.00		
Total 60500 Security & Public Safety	\$ 18,870.00	\$ 163,819.58	\$ 125,766.62	\$ 215,599.92
Uncategorized Expense		167.88		
Total Expenses	\$ 54,795.82	\$ 366,578.95	\$ 289,002.79	\$ 459,167.64
Net Operating Income	-\$ 1,273.68	-\$ 56,221.74	\$ 12,663.90	
Other Income				
Transfer In from Special Events		21,633.88		
Total Other Income	\$ 0.00	\$ 21,633.88	\$ 0.00	
Net Other Income	\$ 0.00	\$ 21,633.88	\$ 0.00	\$ 832.40
Net Income	-\$ 1,273.68	-\$ 34,587.86	\$ 12,663.90	\$ 832.40

Tuesday, Feb 06, 2024 03:16:45 PM GMT-8 - Accrual Basis

Amelia Rodgers

amelia@urbanchestnut.com

Submission Date Jan 19, 2024 6:29 PM

Name Amelia Rodgers

Address 4465 Manchester Ave
St. Louis, MO, 63110

Mobile Number (314) 606-0780

Work Number (314) 606-0780

Email amelia@urbanchestnut.com

I am interested in serving on the board for the following districts:

Grove Community Improvement District

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I am currently the Director of Operations at Urban Chestnut. My professional strengths include leadership and project management. I have a Master's in Public Administration with focus in Nonprofit Management.

Please share any other information that may help us better understand your interests and commitment.

I am interested both personally and professionally in getting more involved in the community.

I understand that submitting this form does not guarantee appointment at this time.

Yes

Signature



Signed PDF Document



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Amy Gill

amy@checkmatedesign.com

Submission Date Dec 11, 2023 2:33 PM

Name Amy Gill

Address 4240 Manchester Ave
St Louis , Mo , 63110

Mobile Number (314) 541-2698

Work Number (314) 446-4525

Email amy@checkmatedesign.com

I am interested in serving on the board for the following districts:

Grove Community Improvement District

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I was the original advocate for the Grove CID and helped create it. We (my husband or I) were on the board for many years. We helped to create this district and I served as the only person working in Security the first few years and then after the CID I was on that committee for many years. I am keenly aware of the issues the Grove faces as I believe I am the largest property developer here in the Grove. Obviously Safety and security have to be on the top of our list.

Please share any other information that may help us better understand your interests and commitment.

I am currently on the Downtown CID security committee as well as serve on the Boards of The Zoo and Logan University. I am also on the SLMPD Central Patrol Board.

I understand that submitting this form does not guarantee appointment at this time.

Yes

Signature



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Grove CID
Revenue Sals and Use Taxes

	2023	2024	Variance
Jan-24	32,390.07	58,952.93	26,562.86
YTD	32,390.07	58,952.93	26,562.86

* Dec totals are from Nov Sales

FISCAL YEAR

Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Yearly Collections
2019	\$ 91,780	\$ 61,282	\$ 67,851	\$ 72,719	\$ 293,632
2020	\$ 78,382	\$ 68,760	\$ 89,738	\$ 70,304	\$ 307,184
2021	\$ 78,045	\$ 72,475	\$ 56,620	\$ 63,789	\$ 270,928
2022	\$ 131,337	\$ 85,612	\$ 85,193	\$ 108,614	\$ 410,756
2023	\$ 106,886	\$ 101,811	\$ 98,507	\$ 144,821	\$ 452,025
2024	\$ 129,338	\$ 108,913	\$ 97,064		

CALENDAR YEAR

Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Yearly Collections
2019	\$ 67,851	\$ 72,719	\$ 78,382	\$ 68,760	\$ 287,712
2020	\$ 89,738	\$ 70,304	\$ 78,045	\$ 72,475	\$ 312,581
2021	\$ 56,620	\$ 63,789	\$ 131,337	\$ 85,612	\$ 339,378
2022	\$ 85,193	\$ 108,614	\$ 106,886	\$ 101,811	\$ 402,503
2023	\$ 98,507	\$ 144,821	\$ 129,338	\$ 108,913	\$ 481,580
2024	\$ 97,064				