



☎ 314-535-5311  
✉ Abdul@pcd-stl.org  
📍 4512 Manchester Ave, Ste. 100,  
St. Louis, MO 63110-2100

# July 2023 Meeting Materials





**BOARD OF DIRECTORS MEETING  
TO BE HELD**

**July 10, 2023, at 11:00 a.m.**

**4512 Manchester Ave, Ste. 100, St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on July 10, 2023, at 11:00 a.m. at Park Central Development, 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. Safety & Security Reports – (2<sup>nd</sup> District Patrol, NSI + TCF)
  - b. **Executive & Finance Committees (Matt Bauer/Kelly Kenter)**
    - i. Monthly Financials – Approval
    - ii. Manchester Bike Bash 2023 – Sponsorship Request
  - c. **Public Service Committee (Guy Slay)**
    - i. Landscaping Schedule Update
    - ii. Crosswalk Paintings Update
    - iii. Brightside St. Louis
    - iv. Gramophone Lot Improvement Proposals
6. Other Business
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: 7/3/2023**

**Time: 3:00 PM**

• **The Grove Community Improvement District** •

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

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

July 2023

# May 2023 Minutes

## June Meeting Cancelled



**Grove CID Board of Directors Meeting**  
**May 8<sup>th</sup>, 2023, at 11:00 AM**  
**at Park Central Dev Corp, 4512 Manchester Ave., Suite 100**  
**and Zoom**

**Board Members Present:** Kelly Kenter, Tatyana Telnikova, Sheryl Myers, Matt Bauer, Sal Martinez, Kimberly Smith-Drake, Kelly Spencer, Guy Slay, Don Bellon

**Board Members Absent:** Fahime Mohammad

**Others in Attendance:** Abdul Abdullah, Annette Pendilton (Park Central Development), Rob Betts Ron Coleman

- 1. Call to Order:** K. Kenter called the meeting to order at 11:10 AM.
- 2. Approval Pervious Months Minutes:** M. Bauer motioned to approve the meeting minutes; D. Bellon seconded the motion. All in favor, motion approved.
- 3. Chairs Report & Announcement of the Order of Business:** None
- 4. Public Comments and Questions:** None
- 5. Committee Reports:**
  - a. Safety and Security Committee:**

Rob Betts gave an update on crime in the Grove.
  - b. Executive & Finance Committee:**
    - i. Monthly Financials:**

M. Bauer gave an overview of financials. K. Spencer motioned to approve the financials; T. Telnikova seconded. All in favor – motion passed.
    - ii. Park Central Contract 3Years:**

A. Abdullah presented a contract to the Grove CID for Administrative Services. The contract is for three years starting July 1, 2023, through June 30, 2026. The annual cost of the contract is \$55,680.

G. Slay motion to approve Park Central Dev Corp contract for a three-year period. K. Spencer seconded. All in favor, motion passes.
    - iii. Grove Funding Request:**

Tatyana Telnikova is requesting funding for the Grove Pride Event to be held on June 24, 2023. She is requesting sponsorship for clean-up and security.

G. Slay motioned to approve \$10,000 for sponsorship to the Grove Pride Night, June 24, 2023. Seconded by M. Bauer. 1-Abstain and rest in favor – motion passes.
    - iv. Audit FY 2023:**

Annette Pendilton is asking for the Grove CID Executive and Finance to approve a one-year extension to audit for Fiscal Year 2023 with Fick Eggemeyer and Williamson.

M. Bauer motioned to approve an audit extension not to exceed 10% of \$8,500 with Fick Eggemeyer and Williamson. D. Bellon, seconded. All in favor, motion passes.

**c. Public Service Committee:**

- i. Bollards - G. Slay is working with Ron Coleman to get a cost-effective solution for the Bollards. Will report back to board.
- ii. Crosswalk painting will be multi-colored to match the banners along the side streets. Working with Ron Coleman for City guidelines.

A. Abdullah stated that they are looking to do an RFP for streetscape furniture.

G. Slay informed the board that Shelton Landscaping had started on Manchester.

K. Kenter is asking that any members of the Public Service Committee who are not showing up to meetings should be replaced.

**6. Other Business:**

D. Bellon is asking for access to the patrol system so that he can see all reports that are happening in the Grove. Grove Board and Rob Betts are okay with giving him access.

**7. Adjournment:** Meeting adjourned at 12:20 pm.

APPROVED



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July 2023

# Monthly Financials



# Grove CID

## Balance Sheet

As of May 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	3,916.00
Operating (9310)	0.00
Reliance (4124)	0.00
Sales and Use Tax (0668)	51,544.23
Simmons - Grove 8418	154,136.44
Simmons CD's	300,000.00
Special Assessments (3269)	0.00
<b>Total Bank Accounts</b>	<b>\$509,596.67</b>
Accounts Receivable	
Accounts Receivable - SE	0.00
Other Accounts Receivable	1,912.85
Sales Tax Receivable	0.00
<b>Total Accounts Receivable</b>	<b>\$1,912.85</b>
Other Current Assets	
CID Assmt Rec CY14	1,052.00
CID Assmt Rec CY15	2,032.00
CID Assmt Rec CY16	912.00
CID Assmt Rec CY17	-4,193.00
Due to From Special Events	60.46
Prepaid Expenses	-5,771.00
Receivables	0.00
<b>Total Other Current Assets</b>	<b>\$ -5,907.54</b>
<b>Total Current Assets</b>	<b>\$505,601.98</b>
Fixed Assets	
15000 Furniture and Equipment	0.00
Accum Depr - Furn & Equip	0.00
Accumulated Amort-Intangible As	-11,775.00
Construction in Process	0.00
Intangible Assets	18,971.00
<b>Total Fixed Assets</b>	<b>\$7,196.00</b>
<b>TOTAL ASSETS</b>	<b>\$512,797.98</b>

# Grove CID

## Balance Sheet

As of May 31, 2023

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	-4,118.91
<b>Total Accounts Payable</b>	<b>\$ -4,118.91</b>
Credit Cards	
Reliance Credit Card	0.00
<b>Total Credit Cards</b>	<b>\$0.00</b>
Other Current Liabilities	
25800 Unearned/Deferred Revenue	0.00
Accrued Liabilities	0.00
Deferred Inflows of Resources	944.00
<b>Total Other Current Liabilities</b>	<b>\$944.00</b>
<b>Total Current Liabilities</b>	<b>\$ -3,174.91</b>
<b>Total Liabilities</b>	<b>\$ -3,174.91</b>
Equity	
32000 Retained Earnings	445,300.57
Fund Balance	11,120.00
Net Income	59,552.32
<b>Total Equity</b>	<b>\$515,972.89</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$512,797.98</b>



**Grove CID**  
**Profit and Loss**  
July 2022 - May 2023

	May 2023	Jul-May 2023	Budget	
<b>Income</b>				
<b>40000 Revenue</b>				
40100 CID 1% Sales and Use Tax	35,152.04	379,996.57	300,000.00	
40150 Special Assessments	2,010.36	112,054.30	90,000.00	
40200 Interest Earnings		651.32		
46400 Reserves			38,630.00	
<b>Total 40000 Revenue</b>	<b>\$ 37,162.40</b>	<b>\$ 492,702.19</b>	<b>\$ 428,630.00</b>	
<b>Total Income</b>	<b>\$ 37,162.40</b>	<b>\$ 492,702.19</b>	<b>\$ 428,630.00</b>	
<b>Gross Profit</b>	<b>\$ 37,162.40</b>	<b>\$ 492,702.19</b>	<b>\$ 428,630.00</b>	
<b>Expenses</b>				
<b>60100 Administrative Support</b>				
60110 Administration-Park Central		50,680.00	50,680.00	
60115 Postage/Office Supplies		398.86		
60130 Directors & Officers Insurance	792.00	792.00	800.00	
60135 General Liability Insurance		21,009.05		Insurance for Grove signs, globe lights and umbrella
60140 Audit Services		8,500.00	8,000.00	
60150 Legal Services		7,685.00	4,000.00	
60160 Bank Fees and Charges		5.00		
60170 Storage Facility		704.28	700.00	
<b>Total 60100 Administrative Support</b>	<b>\$ 792.00</b>	<b>\$ 89,774.19</b>	<b>\$ 64,180.00</b>	
<b>60200 Marketing</b>				
60215 Promotional Materials		600.00	1,800.00	
60220 Website & Design Services	2,300.00	14,245.88	12,200.00	
<b>Total 60200 Marketing</b>	<b>\$ 2,300.00</b>	<b>\$ 14,845.88</b>	<b>\$ 14,000.00</b>	
60270 Sponsorships	3,333.33	66,833.33	54,600.00	
<b>60300 Public Improvements</b>				
60310 Grove Signs Electricity	121.42	2,158.80	1,550.00	
60315 Street Lighting Impr-Electricit		4,178.23	9,000.00	
60320 Grove Signs Repairs & Mnt		7,937.31	5,000.00	
60325 Holiday Decorations		7,820.68		Holiday Wreaths Banners, trashcans painting of signal boxes
60330 Other Public Improvements	482.00	5,858.35		
<b>Total 60300 Public Improvements</b>	<b>\$ 603.42</b>	<b>\$ 28,238.34</b>	<b>\$ 15,550.00</b>	
<b>60400 Public Services</b>				
60410 Litter Control	3,525.00	45,170.05	46,000.00	
60415 Public Pkg lot-Litter Control		300.00		Operation Brigtside Donation
60420 Landscaping			4,500.00	
<b>Total 60400 Public Services</b>	<b>\$ 3,525.00</b>	<b>\$ 45,470.05</b>	<b>\$ 50,500.00</b>	
<b>60500 Security &amp; Public Safety</b>				
60515 Cameras		11,400.00		

<b>60530 Thursday Security Patrols</b>	5,581.25	40,161.25	52,650.00	
<b>60531 Friday Security Patrols</b>	5,201.25	38,665.00	52,650.00	
<b>60532 Saturday Security Patrols</b>	3,705.00	30,827.50	52,650.00	
<b>60533 Sunday Security Patrols</b>	2,398.75	29,640.00	52,650.00	
<b>60534 Other Security Patrols</b>		11,447.50		
<b>Miscellaneous</b>		25,000.00		Security Windows
<b>Total 60500 Security &amp; Public Safety</b>	<b>\$ 16,886.25</b>	<b>\$ 187,141.25</b>	<b>\$ 210,600.00</b>	
<b>Uncategorized Expense</b>		846.83		
<b>Total Expenses</b>	<b>\$ 27,440.00</b>	<b>\$ 433,149.87</b>	<b>\$ 409,430.00</b>	
<b>Net Operating Income</b>	<b>\$ 9,722.40</b>	<b>\$ 59,552.32</b>	<b>\$ 19,200.00</b>	
<b>Other Expenses</b>				
<b>Transfer Out to Grove CID</b>		0.00		
<b>Total Other Expenses</b>		<b>\$ 0.00</b>		
<b>Net Other Income</b>		<b>\$ 0.00</b>		
<b>Net Income</b>	<b>\$ 9,722.40</b>	<b>\$ 59,552.32</b>	<b>\$ 19,200.00</b>	

Wednesday, May 31, 2023 11:29:40 AM GMT-7 - Accrual Basis



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July 2023

# Sponsorship Event Request





**THE GROVE COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR** 2023

**SPECIAL EVENT GRANT APPLICATION**

1. **NAME OF EVENT/PROJECT:** Manchester Bike Bash
2. **DATE OF EVENT/PROJECT:** August 5, 2023
3. **LOCATION OF EVENT/PROJECT (address and/or specific location where event/project will take place):**  
**Address:** Manchester Avenue between Talmage and Hemp (Manchester closed Kentucky to Vandeventer)  
**City, State, Zip:** St. Louis MO 63110
4. **NAME OF APPLICANT/HOST ORGANIZATION:**  
**Legal Name:** STL Bike Bash LLC  
**Address:** 3450 Arsenal St St. Louis MO 63118  
**City State Zip:** \_\_\_\_\_
5. **CONTACT PERSON/TITLE:**  
**Name** Tatyana Telnikova  
**Title:** member  
**Telephone No. ( 314 )** 7691274 - \_\_\_\_\_ **Fax No. ( )** \_\_\_\_\_ - \_\_\_\_\_  
**E-mail:** tatyana.telnikova@gmail.com
6. **TYPE OF ORGANIZATION - IRS STATUS (TAX ID NO.)**  
If applicable, attach Articles of Incorporation, Bylaws.  
**FID NO.** \_\_\_\_\_
7. **ATTACH A LIST OF MEMBERS OF THE ORGANIZATION'S BOARD OF DIRECTORS**
8. **ATTACH A LIST OF ORGANIZATIONAL AND EVENT STAFF OF THE ORGANIZATION.**  
Organized by Tatyana Telnikova
9. **ATTACH MOST RECENT ANNUAL FINANCIAL REPORT FOR ORGANIZATION AND BUDGET FOR THE UPCOMING YEAR.**
10. **ATTACH PROOF OF GOOD CORPORATE STANDING (IF APPLICABLE)**
11. **ATTACH PROOF OF CITY OF TAXES PAID IN CITY OF ST. LOUIS & GROVE CID (IF APPLICABLE)**
12. **ATTACH A DESCRIPTION OF EVENT/PROJECT.** A street festival with vendors and entertainment to celebrate cycling and body positivity
13. **ANTICIPATED NUMBER OF EVENT ATTENDEES:** 4000-6000 people



14. ANTICIPATED NUMBER OF EVENT VENDORS: 15-20
14. LIABILITY/MEDICAL INSURANCE? No  Yes  Insurance Source  
If Yes, indicate insurance carrier, contact and telephone number: 314.416.26.30  
(Grove CID must be named additionally insured and be provided a COI)
15. HAS VENUE/FACILITY BEEN SECURED? No  Yes   
If Yes, indicate location, contact and telephone number: \_\_\_\_\_
16. IS EVENT ACCESSIBLE TO THE PUBLIC AND DISABLED PERSONS? No  Yes
17. ATTACH EVENT/PROJECT BUDGET WITH ITEMIZED CATEGORIES OF REVENUE AND EXPENSES.
18. AMOUNT OF FUNDING REQUESTED: \$ 6000
19. INTENDED USE OF THE FUNDS: street closure, trash, cleanup, entertainment, insurance
20. ATTACH PROOF OF MATCHING FUNDS (EQUAL OR GREATER THAN AMOUNT REQUEST FROM THE GROVE CID)
21. ATTACH MARKETING AND ADVERTISING PLAN.
22. ATTACH TRASH RECYCLING PLAN. Anthony Trotter, and a dumpster
23. ATTACH SAFETY & SECURITY PLAN. TCF & STL Police
22. HOW WILL THE EVENT/PROJECT BENEFIT THE GROVE CID? it will provide a safe and fun environment for guests, and further position the Grove as unique neighborhood. As well as generate significant tax revenue for the CID
23. HAVE YOU RECEIVED GROVE CID SPECIAL EVENT FUNDING IN THE PAST? No  Yes   
If Yes, indicate name and date of event/project and amount received.  
I have received funding for the Manchester Bike Bash for the last 7 years.
24. IF YOU HAVE RECEIVED PREVIOUS GROVE CID EVENT FUNDING, PLEASE PROVIDE PRELIMINARY & FINAL ATTENDANCE FIGURES AND FINAL REPORT. ALSO, PLEASE PROVIDE COPIES OF ALL EVENT PROMOTIONAL MATERIALS, INCLUDING RADIO OR TELEVISION SCRIPTS, BILLBOARD COPY, PRINTED FLIERS, ADS, OR OTHER MATERIAL YOU PURCHASED WITH GROVE CID MONEY. (ONLY PROVIDE MATERIAL ON THE MOST RECENT YEAR SPECIAL EVENT MONEY WAS RECEIVED.)
25. WHAT RESEARCH DO YOU HAVE REGARDING THE DEMOGRAPHICS OF YOUR ATTENDEES? HOW DO YOU MEASURE THE SUCCESS OF YOUR EVENT? HOW DO YOU MEASURE THE EFFECTIVENESS OF YOUR PROMOTION?  
We expect the attendees to be a similar demographic to those who come to our bars, so young professionals 25-45 years old primarily. Success of the event is measured in how well the vendors do sales wise, as well as how we are able to keep everyone safe, and the street tidy.



## SAMPLE Budget of Event/Special Project

### ANTICIPATED REVENUE:

Admissions ..... \$ \_\_\_\_\_  
 Booth/Space Rentals..... \$ 1500

#### Corporate Sponsorships (Please List):

..... \$ \_\_\_\_\_  
 4Hands ..... \$ 6000  
 Liquor sponsor ..... \$ 3000  
 ..... \$ \_\_\_\_\_

#### Other Revenue:

..... \$ \_\_\_\_\_  
 Applicant Revenue..... \$ \_\_\_\_\_  
 Sub-Total ..... \$ \_\_\_\_\_

Grove CID Funding Sought..... \$ 6000  
 Sub Total ..... \$ 16500

#### In-Kind Contributions of Services, Equipment, Accommodations, Advertising (Please List):

..... \$ \_\_\_\_\_  
 ..... \$ \_\_\_\_\_  
 ..... \$ \_\_\_\_\_  
 Estimated Value of In-Kind Revenue ..... \$ \_\_\_\_\_

**TOTAL ESTIMATED REVENUE** ..... \$ 16500

### ANTICIPATED EXPENSES:

#### Personnel:

Administrative..... \$ \_\_\_\_\_  
 Artistic..... \$ 0  
 Technical/Production..... \$ 8000  
 Contracted Services (Please List):

..... \$ \_\_\_\_\_  
 ..... \$ \_\_\_\_\_  
 ..... \$ \_\_\_\_\_

Space Rental..... \$ \_\_\_\_\_

Travel ..... \$ 500

Advertising/Marketing ..... \$ 8000

#### Other (Please List):

clean up, dumpster, permits ..... \$ \_\_\_\_\_

**TOTAL ESTIMATED EXPENSES** ..... \$ 16500