



314-535-5311



TheGroveSTL.com



4512 Manchester Ave, Ste. 100,

St. Louis, MO 63110-2100

2023

Executive & Finance Committee

September 2023



Grove CID Executive and Finance Committee Meeting

TO BE HELD

September 11th, 2023, 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 September 11th, 2023, 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
 - a. CD Rates – Review
 - b. City Annual Report – Approval
 - c. Grant Program Updates – Review
4. New Board Member Application – Will Essner
5. Special Assessment Results
6. Other Business
7. 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: 9-8-2023

Time Posted: 11:00 AM

• **The Grove Community Improvement District** •

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Grove CID Executive Committee Meeting Minutes

August 14th, 2023 at 10:00am

In-person at Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

Committee members present: Kelly Kenter, Kelly Spencer, Don Bellon

Committee members not in attendance: Tatyana Telnikova, Matt Bauer

Others in attendance: Brian James (Park Central), David Wright (Park Central)

1. Call to Order: K. Kenter called the meeting to order at 10:10 AM.

2. Approval of Previous Minutes:

K. Spencer made a motion to approve the minutes from the previous July meeting. D. Bellon seconded the motion. All in favor, motion passes.

3. Gramophone Lot Updates

K. Spencer talked about how there are no specific updates since the last meeting. There were none specifically more than what had taken place at the last meeting. Communication had started to reach out for different services to add extra security for the lot. K. Spencer noted that the busiest time is roughly 11am-7pm for the lot.

K. Kenter asked if there was anything that needs to happen at the Chroma lot. B James said that there was nothing that needed to happen specifically, as A. Abdullah had talked to Green St. about meeting at a future date to finish planning logistics.

4. Review of CDs

K. Kenter asked what the rate would be if the CID renewed the two CDs. K. Kenter noted that he saw no reason to change at this point in time and that once rates are figured out, everything stays the same.

5. Sponsorship Event Request:

a. B James introduced the Shakespeare in the Park event request. K. Kenter asked about what the board approved last year. K. Spencer made a motion to approve \$1,000 out of the \$5,000 requested; D. Bellon seconded. All in favor, motion passes.

b. K. Kenter introduced the GroveFest application as the same request as last year. D. Bellon asked if there were enough restaurants to not have outside food vendors- K. Spencer said that there needs to be more. B. James noted that Park Central will be conscious of current food vendors as new ones confirm. K. Spencer made the motion to approve the sponsorship; D. Bellon seconded the motion. All in favor – motion passes.

6. Annual Report:

B. James introduced the public annual report. K. Spencer made the motion to send this board's

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approval to the board; D. Bellon seconded. All in favor, motion passes.

7. Marketing Committee Application

K. Spencer introduced the application and how this application reflects how the person who used to manage this branch of Midland Bank was on the committee and the new person applied. K. Spencer made the motion to approve the application; D. Bellon seconded the motion. All in favor, motion passes.

8. Other Business:

- a. K. Kenter asked for an update on two grant budgets: 1. Window safety and 2. COVID relief.
- b. D. Bellon and K. Kenter brought up the question of how to proceed with meeting timing to ensure quorum. K. Kenter noted that he would like for meetings to be in-person to cultivate positive engagement in the neighborhood. K. Kenter would like to start a new spreadsheet to share with everyone about ongoing absences.
- c. The Executive Committee noted the importance of being in-person for district engagement.
- d. D. Bellon brought up safety and security concerns that he would like to bring up to the board. K. Kenter suggested that D. Bellon bring these concerns to the safety and security committee. D. Bellon specifically wanted to follow-up on safety concerns that happened during Grove Pride in June. D. Bellon requested more information on The City's Finest weekly schedule. K. Spencer went through the most recent violent incidents in the district and how TCF were first responders.

9. Adjournment: K. Kenter motioned to adjourn the meeting at 10:50 AM.

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Grove CID

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1072 Bill.com Money Out Clearing	3,916.00
Operating (9310)	2,024.47
Reliance (4124)	0.00
Sales and Use Tax (0668)	41,350.53
Simmons - Grove 8418	155,047.14
Special Assessments (3269)	0.00
X MO CD 0018 - 2	101,795.89
X MO CD 0019 - 2	101,720.64
X Mo CD 0020 - 2	101,768.16
Total Bank Accounts	\$507,622.83
Accounts Receivable	
Accounts Receivable - SE	0.00
Other Accounts Receivable	0.00
Sales Tax Receivable	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
CID Assmt Rec CY14	0.00
CID Assmt Rec CY15	0.00
CID Assmt Rec CY16	0.00
CID Assmt Rec CY17	0.00
Due to From Special Events	0.00
Prepaid Expenses	0.00
Receivables	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$507,622.83
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	11,775.00
Total Fixed Assets	\$0.00
TOTAL ASSETS	\$507,622.83

Grove CID

Balance Sheet

As of August 31, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	-1,298.63
Total Accounts Payable	\$ -1,298.63
Credit Cards	
Reliance Credit Card	0.00
Total Credit Cards	\$0.00
Other Current Liabilities	
25800 Unearned/Deferred Revenue	0.00
Accrued Liabilities	0.00
Deferred Inflows of Resources	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$ -1,298.63
Total Liabilities	\$ -1,298.63
Equity	
30000 Opening Balance Equity	8,122.97
32000 Retained Earnings	496,040.02
Fund Balance	0.00
Net Income	4,758.47
Total Equity	\$508,921.46
TOTAL LIABILITIES AND EQUITY	\$507,622.83

Grove CID
Profit and Loss
Aug-23

	Total			
	Aug-23	Jul-Aug 2023	Jul-Aug 2022	Budget
Income				
40000 Revenue				0.00
40100 CID 1% Sales and Use Tax	46,786.80	89,003.98	70,673.28	380,000.04
40150 Special Assessments			714.30	80,000.00
40200 Interest Earnings	3,011.83	3,463.62	33.37	
Total 40000 Revenue	\$ 49,798.63	\$ 92,467.60	\$ 71,420.95	\$ 460,000.04
Total Income	\$ 49,798.63	\$ 92,467.60	\$ 71,420.95	\$ 460,000.04
Gross Profit	\$ 49,798.63	\$ 92,467.60	\$ 71,420.95	\$ 460,000.04
Expenses				
60100 Administrative Support				
60110 Administration-Park Central		13,920.00	12,670.00	50,680.00
60130 Directors & Officers Insurance				22,000.00
60140 Audit Services			331.38	8,500.00
60150 Legal Services			761.50	3,999.96
60170 Storage Facility	91.00	364.00	153.32	1,188.00
Total 60100 Administrative Support	\$ 91.00	\$ 14,284.00	\$ 13,916.20	\$ 86,367.96
60200 Marketing				
60220 Website & Design Services	1,194.34	3,694.34	2,450.00	16,200.00
Sponsorship Expense				
Total 60200 Marketing	\$ 1,194.34	\$ 3,694.34	\$ 2,450.00	\$ 16,200.00
60270 Sponsorships	6,000.00	6,000.00	14,500.00	69,999.96
60300 Public Improvements				
60310 Grove Signs Electricity	130.91	400.85	505.47	3,000.00
60315 Street Lighting Impr-Electricit	416.30	830.81	814.60	5,499.96
60320 Grove Signs Repairs & Mnt	914.55	914.55	1,397.28	4,999.92
60330 Other Public Improvements		760.00	360.00	
Total 60300 Public Improvements	\$ 1,461.76	\$ 2,906.21	\$ 3,077.35	\$ 13,499.88
60400 Public Services				
60410 Litter Control	6,925.00	13,750.00	12,205.62	52,999.92
60420 Landscaping				4,500.00
Total 60400 Public Services	\$ 6,925.00	\$ 13,750.00	\$ 12,205.62	\$ 57,499.92
60500 Security & Public Safety				
60515 Cameras	1,322.08	1,322.08		4,999.92
60530 Thursday Security Patrols	3,610.00	12,825.00		52,650.00
60531 Friday Security Patrols	3,016.25	10,853.75		52,650.00
60532 Saturday Security Patrols	2,778.75	11,115.00		52,650.00
60533 Sunday Security Patrols	3,301.25	10,545.00		52,650.00
60534 Other Security Patrols		213.75	7,623.75	
Total 60500 Security & Public Safety	\$ 14,028.33	\$ 46,874.58	\$ 7,623.75	\$ 215,599.92
Uncategorized Expense	200.00	200.00		
Total Expenses	\$ 29,900.43	\$ 87,709.13	\$ 53,772.92	\$ 459,167.64
Net Operating Income	\$ 19,898.20	\$ 4,758.47	\$ 17,648.03	\$ 832.40
Net Income	\$ 19,898.20	\$ 4,758.47	\$ 17,648.03	\$ 832.40

3 Month CD due to expire 8/17/23 – Do you want to continue or cash in CD?

Your Certificate of Deposit will automatically renew on 8/17/23.

Account Number.....:	XXXXXXXX0684
Current Balance.....:	100,794.90
Current Interest Rate.....:	3.9400%
Renewal Interest Rate.....:	Undetermined at this time*
Annual Percentage Yield.....:	Undetermined at this time*
Interest Payment Period.....:	3 months
Next Interest Date.....:	8/17/23
Renewal Period.....:	3 months
Next Renewal Date.....:	11/17/23
Grace Period Days After Renewal Date...:	10 Days

Interest Rate as of 8/17/23 4.67%

6 Month CD due to expire 8/17/23 – Do you want to continue or cash in CD?

Your Certificate of Deposit will automatically renew on 8/17/23.

Account Number.....:	XXXXXXXX0882
Current Balance.....:	100,842.45
Current Interest Rate.....:	3.4550%
Renewal Interest Rate.....:	Undetermined at this time*
Annual Percentage Yield.....:	Undetermined at this time*
Interest Payment Period.....:	3 months
Next Interest Date.....:	8/17/23
Renewal Period.....:	6 months
Next Renewal Date.....:	2/17/24
Grace Period Days After Renewal Date...:	10 Days

Interest Rate as of 8/17/23 4.91%

The Grove Community Improvement District of the City of St. Louis

Annual Report for the Fiscal Year ending June 30, 2023

Contents

1. Annual Report – FY2023
2. Attachment A - Annual Financial Report - FY2022
3. Attachment B - Map of Grove Community Improvement District
4. Attachment C - Resolutions adopted in FY 2023
5. Attachment D – Financial Statements in lieu of Audit –

Annual Report for Fiscal Year 2023

Following the receipt of a proper petition (the “Petition”) submitted to the City of St. Louis, Missouri (the “City”) and the conclusion of a duly noticed public hearing pursuant to Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (“RSMo”), as amended (the “CID Act”), the Grove Community Improvement District (the “District”) was established as a political subdivision of the State of Missouri by the Board of Aldermen of the City by Ordinance No. 68107, sponsored by 17th Ward Alderman Joseph D. Roddy and approved by Mayor Francis G. Slay on July 28, 2008 (the “Ordinance”).

The District will continue to exist until August 27, 2028 (20 years after the effective date of the Ordinance), unless such term is modified in accordance with the CID Act.

The fiscal year of the District is the same as the fiscal year of the City of St. Louis, which begins on July 1st and ends June 30th of the following calendar year (the "Fiscal Year").

The District is governed by an 11-member Board of Directors (the “Board” or the “Directors”) originally named in the Ordinance and thus appointed; but thereafter all successor Directors will be nominated by the Board, appointed by the Mayor and approved by the Board of Aldermen.

The Directors elected the current slate of Board Officers in 2022, at their board of directors meeting. The current Officers were elected in July, 2022.

Name	Title	Term Expires	Board Qualification	Status
Kelly Kenter	Chairman	6/30/2026	Business Owner OR Property Owner	Operator
Kelly Spencer	Vice Chair	6/30/2024	Business Owner OR Property Owner	Owner & Operator
Sheryl Myers	Director	6/30/2026	Business Owner	Owner & Operator
Open	Director	6/30/2024	Property Owner	
Kimberly Smith-Drake	Director	6/30/2024	Business Owner OR Property Owner	Representative
Don Bellon	Director	6/30/2024	Property Owner	Owner & Operator
Tatyana Telnikova	Secretary	6/30/2026	Business Owner	Representative
Matt Bauer	Treasurer	6/30/2026	Property Owner of at least 4% CID Valuation	Representative
Sal Martinez	Director	6/30/2026	Business Owner OR Property Owner	Owner & Operator
Guy Slay	Director	6/30/2024	Property Owner of at least 6 parcels	Owner
Fahime Mohammad	Director	6/30/2022	Business Owner	Business Operator

Park Central Development Corporation has served as the administrative organization for the Grove CID since the 2010-2011 fiscal year. Brian James currently serves as the District Administrator.

Attachment A – Annual Financial Report

Revenues Collected

The District is funded primarily by a 1% Sales & Use Tax collected in the District and an annual Special Assessment imposed on District real property; however, cash donations, direct appropriations from other governmental entities and/or grants are also accepted.

At the Sales & Use Tax Election authorized by Resolution 2008-03 and conducted in September 2008, the registered voters in the District approved the imposition of a 1% Sales & Use Tax, effective January 1, 2009. This Sales & Use Tax will be levied in the District until August 27, 2028. **The District received \$424,143 of sales & use tax revenue during the 2022-2023 fiscal year.**

During FY 2022-2023, the District received \$112,054 in Special Assessment collections.

Grove CID **Special Assessment on real property began** with Tax Year 2009 and was renewed in Tax Year 2013; renewed in Tax Year 2016; renewed Tax Year 2019; renewed Tax Year 2023 and **will sunset** after Tax Year 2028.

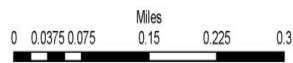
Expenditures

The District expended a total of \$491,272 in Fiscal Year 2022-2023 (See attachment D for more information). The expenditures were for the following services (Administrative, Marketing and Special Events, Public Improvements, Public Services & Security, Public Safety and Parking).

Services Provided

The District funded a variety of services in Fiscal Year 2022-2023 including security patrols in the District on Thursday, Friday, Saturday and Sunday nights, litter control and weed abatement, various projects to improve the aesthetics of the district, the sponsorship of special events and voted to assist small businesses within the Grove CID with COVID-19 assistance as well security windows.

Attachment B – Map of Grove Community Improvement District



Manchester CID Map

Attachment C – Resolutions Adopted in FY 2023

Please see attached Resolutions

2023-01 – Banking

2023-02 – Special Assessment Renewal

Attachment D

Financials

Please see attached report.

RESOLUTION NO. 2023-02

A RESOLUTION OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT PROVIDING FOR THE IMPOSITION IN THE DISTRICT OF A SPECIAL ASSESSMENT; AND AUTHORIZING AND DIRECTING RELATED ACTIONS.

WHEREAS, the Grove Community Improvement District (the “District”) renewed and imposed a special assessment pursuant resolution 2023-02 in the calendar years 2023-2028 for five calendar years;

WHEREAS, Section 67.1521 RSMo. provides that a special assessment may be levied by resolution of the District upon the receipt of a proper petition as provided in that section;

WHEREAS, the District is in receipt of a petition, entitled Special Assessment Petition (“Petition”), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and which Petition complies with the requirements of Section 67.1521 RSMo.; and

WHEREAS, at a duly noticed meeting of the Board of Directors of the District, convened at 11:00 a.m., February 13th, 2023, via zoom, at which was present a quorum of the Board of Directors, the Board of Directors took the action further described herein.

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

1. The District hereby acknowledges receipt of the Petition, as provided in Section 67.1521 RSMo.
2. In accordance with the Petition and the provisions of the Missouri Community Improvement District Act (the “Act”), the District hereby levies an annual special assessment (the “Special Assessment”), such levy to begin in 2023, upon all real property within the District upon the terms and at such maximum annual rates as provided in the attached Petition.
3. The Board of Directors and the officers of the District are hereby authorized, without any further action of the District required, to take any actions necessary or appropriate to facilitate the levy, collection or distribution of proceeds of the Special Assessment, including, but not limited to, the creation or maintenance of accounts or funds, the entrance into any agreement or contract, and the cooperation in the process of imposing assessments in accordance with the terms of the Petition and the Act.
4. This resolution shall take effect immediately.
5. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or

phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Adopted this 13th day of February 2023.

Grove CID
Budget vs. Actuals: FY_2022_2023 - FY23 P&L
 July 2022 - June 2023

	6/30/2023	YTD Actual	FY 2023 Budget	
Income				
40000 Revenue				
40100 CID 1% Sales and Use Tax	44,146.43	424,143.00	300,000.00	
40150 Special Assessments		112,054.30	90,000.00	
40200 Interest Earnings		880.12		
46400 Reserves			38,630.00	
Total 40000 Revenue	\$ 44,146.43	\$ 537,077.42	\$ 428,630.00	
Total Income	\$ 44,146.43	\$ 537,077.42	\$ 428,630.00	
Gross Profit	\$ 44,146.43	\$ 537,077.42	\$ 428,630.00	
Expenses				
60100 Administrative Support				
60110 Administration-Park Central		50,680.00	50,680.00	
60115 Postage/Office Supplies		398.86		
60130 Directors & Officers Insurance		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	Legal services for Special Assessments
60160 Bank Fees and Charges		5.00		
60170 Storage Facility		704.28	700.00	
Total 60100 Administrative Support	\$ 0.00	\$ 89,774.19	\$ 64,180.00	
60200 Marketing				
60215 Promotional Materials		600.00	1,800.00	
60220 Website & Design Services	222.17	14,668.05	12,200.00	
Total 60200 Marketing	\$ 222.17	\$ 15,268.05	\$ 14,000.00	
60270 Sponsorships	6,667.00	73,500.33	54,600.00	
60300 Public Improvements				
60310 Grove Signs Electricity	214.20	2,373.00	1,550.00	
60315 Street Lighting Impr-Electricit	838.36	5,016.59	9,000.00	
60320 Grove Signs Repairs & Mnt		8,784.14	5,000.00	
60325 Holiday Decorations		7,820.68		Holiday Wreaths Banners, trashcans painting of signal boxes
60330 Other Public Improvements		5,858.35		
Total 60300 Public Improvements	\$ 1,052.56	\$ 30,137.73	\$ 15,550.00	
60400 Public Services				
60410 Litter Control	4275	49,445.05	46,000.00	
60415 Public Pkg lot-Litter Control		300.00		Operation Brightside Donation

60420 Landscaping		8,275.00	4,500.00	New contract with Shelton Landscaping
Total 60400 Public Services	\$ 4,275.00	\$ 58,020.05	\$ 50,500.00	
60500 Security & Public Safety				
60515 Cameras		11,400.00		
60530 Thursday Security Patrols	11,067.50	51,228.75	52,650.00	
60531 Friday Security Patrols	10,616.25	49,281.25	52,650.00	
60532 Saturday Security Patrols	7,030.00	37,857.50	52,650.00	
60533 Sunday Security Patrols	8,716.25	38,356.25	52,650.00	
60534 Other Security Patrols		11,447.50		
Miscellaneous		25,000.00		Security Windows
Total 60500 Security & Public Safety	\$ 37,430.00	\$ 224,571.25	\$ 210,600.00	
Uncategorized Expense				
Total Expenses	\$ 49,646.73	\$ 491,271.60	\$ 409,430.00	
Net Operating Income	-\$ 5,500.30	\$ 45,805.82	\$ 19,200.00	
Other Expenses				
Transfer Out to Grove CID	0.00	0.00		
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Income	-\$ 5,500.30	\$ 45,805.82	\$ 19,200.00	

Monday, Jul 03, 2023 09:35:18 AM GMT-7 - Accrual Basis

Grant Programs Available in CID Updates

COVID-19 Business Relief

Starting Place **\$26,500**

Cultivate Salon	-3,000.00
May's Place	-3,000.00
Charcoal Salon	-3,000.00
Everest Cafe and Bar	-3,000.00
City Boutique	-3,000.00
Lisa Stylz	-3,000.00
Chop Shop STL	-3,000.00

(21,000.00)

5,500.00 **Leftover Funds**

Window Safety Program

Starting Place **\$25,000**

Intoxicology	-2,246.44
ReHab Bar	-2,500.00
Handlebar	-2,002.30
Grove Prop	-303.33
Taha Twisted Tiki	-1,814.05

(8,866.12)

16,133.88 **Leftover Funds**



Special Taxing District Board Interest Form

Park Central Development manages the administration of several special taxing districts within the City of St. Louis. Each district has a Board of Directors who determines which initiatives will be carried out within the footprint. The boards are comprised of community stakeholders who meet on a regularly scheduled basis to discuss projects affecting the district including safety and security, economic development, infrastructure, public improvements, marketing and special events.

Those interested in serving on a Board of Directors or learning more about the various opportunities to serve can submit the following form to Park Central Development. For more information on the special taxing districts we serve, visit our website at parkcentraldevelopment.org.

Please print legibly:

Name: WILL ESSNER

Check all that apply: Property Owner: [checked] N Renter: Y N

Business Owner: Y N Company Name: 4100 Manchester LLC

Address: 211 N. Broadway, Suite 2200

Cell Phone: (314) 750-3832 Work Phone: Email: will@greaterstlinc.com

I am interested in serving on the board for the following districts: (Please indicate with a checkmark).

- [] CWE Southeast Special Business District [] Euclid South Community Improvement District
[] Grove Community Improvement District [] DeBaliviere Place Special Business District

★★ Please note any times or days that you are NOT available to meet. ★★

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

Attorney focusing on commercial real estate in City of St. Louis. Representative of owner of 4100 Manchester (former Attituder nightclub).

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

Replacing Neal Griffin, who was formerly in this role.

Please accept my application form. I understand that submitting this form does not guarantee appointment at this time.

Signature: Will Essner

Date: 9/7/23

Please submit this form to Park Central Development, 4512 Manchester Ave., Suite 100, St. Louis, MO 63110

(or email to Brian@pcd-stl.org)