



**BOARD OF DIRECTORS MONTHLY MEETING  
TO BE HELD**

**October 12<sup>th</sup>, 2020 at 11:00 a.m.  
at 4512 Manchester Avenue  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

***Please Note: Due to COVID-19, physical access to the general Board meeting by the public will be closed and replaced by Zoom Conference.***

***Please sign in at <https://zoom.us/j/96311352828?from=msft> (Meeting ID:963 1135 2828) or call by phone at 312-626-6799.***

**TAKE NOTICE** that on October 12<sup>th</sup>, 2020 at 11:00 a.m. at 4512 Manchester, St. Louis, MO, 63110, 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. **Public Services-** Grove Sign Support Structure
3. Approval of Previous Minutes
4. Chairs Report & Announcement of the Order of Business
5. Public Comments & Questions (limited to 5 minutes)
6. Committee Reports:
  - a. Safety and Security Committee
    - i. Crime Reports
  - b. Executive & Finance Committee
    - i. Washington University Grant
    - ii. NSI agreement
    - iii. Financial Reports
  - c. Marketing Committee
    - i. Website updates
    - ii. Flag/banner RFP
  - d. Nominations Committee
    - i. Committee resignations/applications
    - ii. Board Slate
7. Administrator's Report
  - a. Alley Light
  - b. Resolution 2020-03
8. Other Business

**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: 10/8/2020  
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  
September 14th, 2020 at 11:00 AM  
at 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** K. Kenter, T. Boldt, D. Bellon, C. Schloss, G. Slay, J. Oliver, T. Telnikova, J. Baumstark, F. Mohammad, P. Rothschild, S. Myers

**Board Members Absent:** n/a

**Others in Attendance:** Alayna Graham, Ashley Johnson, and Abdul Abdullah (Park Central Development), Officer Slade (District 2), Gerry Connolly (Member of the public), John Kahroff (IBEW Local 1), Dan Doelling (FPSE Neighborhood Association), Ron Coleman

**1. Call to Order:**

- a. T. Boldt called the meeting to order at 11:03 AM.

**2. Public Services:** Grove Sign Support Structure- J. Baumstark motions to table the process and go back to both vendors with bid request. G. Slay seconds the motion. All in favor—motion approved.

**3. Approval of August 10th, 2020 Minutes:**

- a. J. Baumstark motioned to approve the minutes. T. Boldt seconded the motion. All in favor, approved.

**4. Chairs Report & Announcement of the Order of Business**

**5. Public Comments and Questions:** None.

**6. Committee Reports:**

a. Safety and Security Committee:

- i. Washington University Grant- The Grove CID did not receive the safety and security grant from Washington University this year or last. K. Kenter will be speaking with Hank Webber to see if they can come to an agreement for the future.
- ii. NSI Agreement- The NSI proposed to take responsibility of the cost of the camera project. K. Kenter will be drafting a letter to the NSI to clarify some points on that decision.
- iii. Crime Reports- Officer Slade of the 2<sup>nd</sup> District updated the Board on the shootings at Taha'a Tiki and Ember. He also reported that there was a theft at Chroma and car burglaries. Theft of catalytic converters is high right now.

b. Executive & Finance Committee:

- i. Financial Reports- T. Boldt presented the financial reports.
- ii. Resolution 2020-03: Special Assessment- A. Graham reported that PCD has collected all the necessary signatures for the renewal of the Special Assessment. To begin collecting, the Board should vote for the Resolution. T. Boldt motioned to approve the Resolution. A roll call vote was taken: T. Boldt, yes. S. Myers, yes. G. Slay, yes. K. Kenter, yes. F. Mohammad, yes. J. Oliver, yes. D. Bellon, yes. C.

Schloss, yes. J. Baumstark, no answer. T. Telnikova, yes. P. Rothschild, left meeting.

c. Marketing Committee:

- i. G. Slay presented an update for the Marketing Committee. They haven't met the last two months, but they will be meeting next week.

d. Public Service Committee:

- i. See above.

e. Nominations Committee:

- i. Andrew Fair has resigned from the Safety and Security Committee, so they will be accepting applications for that committee.

**7. Administrator's Report:**

a. Grove CID Slate Status:

- i. A. Graham presented the information for the submitted slate.

**8. Other Business:**

- a. T. Boldt requested that PCD report on the monthly sales tax with the previous year sales tax at every meeting.

**9. Adjournment:** Meeting adjourned at 12:11 PM.



Dear Jim,

On behalf of the Grove CID we would like to thank you and all those at the NSI for their service to The Grove. In addition, we want to apologize for not reaching a decision earlier, however your offer to completely take control of the cameras in The Grove is a welcome relief. As you know, we have a very tight budget and given the COVID-19 issues, we are cautious about the future. It is our understanding from your note, that the cameras currently on site, will remain on site and maintained by your team. In addition, if there are any changes to the location or deletions of cameras, you will let us know. Annette will arrange for the Spectrum Invoices to be transferred as you have requested.

Again, we thank you for these past years of service. Please send me a short response to this note so that we can inform The CID Board on Monday of this very exciting news.

*Sincerely,*

## The Grove Community Improvement District

10/07/20

## Balance Sheet

Accrual Basis

As of September 30, 2020

	<u>Sep 30, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Reliance (4124)	3,526.00
Operating (9310)	71,228.86
Sales and Use Tax (0668)	270,034.54
Special Assessments (3269)	2,351.28
<b>Total Checking/Savings</b>	<u>347,140.68</u>
<b>Accounts Receivable</b>	
Other Accounts Receivable	2,646.00
<b>Total Accounts Receivable</b>	<u>2,646.00</u>
<b>Other Current Assets</b>	
CID Assmt Rec CY17	222.00
CID Assmt Rec CY16	1,968.00
CID Assmt Rec CY15	2,490.00
CID Assmt Rec CY14	1,052.00
Due to From Special Events	60.46
Prepaid Expenses	709.00
<b>Total Other Current Assets</b>	<u>6,501.46</u>
<b>Total Current Assets</b>	<u>356,288.14</u>
<b>Fixed Assets</b>	
Accumulated Amort-Intangible As	-4,579.00
Intangible Assets	11,775.00
<b>Total Fixed Assets</b>	<u>7,196.00</u>
<b>TOTAL ASSETS</b>	<u><u>363,484.14</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 - Accounts Payable	10,307.27
<b>Total Accounts Payable</b>	<u>10,307.27</u>
<b>Other Current Liabilities</b>	
Deferred Inflows of Resources	8,156.00
<b>Total Other Current Liabilities</b>	<u>8,156.00</u>
<b>Total Current Liabilities</b>	<u>18,463.27</u>
<b>Total Liabilities</b>	18,463.27
<b>Equity</b>	
32000 - Retained Earnings	315,589.84
Net Income	29,431.03
<b>Total Equity</b>	<u>345,020.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>363,484.14</u></u>

## The Grove Community Improvement District Profit & Loss Budget Performance

September 2020

	Sep 20	Jul - Sep 20	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>40000 · Revenue</b>				
46400 · Reserves	0.00	0.00	59,750.01	239,000.04
46430 · Miscellaneous Revenue	0.00	6,814.00	6,814.00	6,814.00
40150 · Special Assessments	0.00	1,115.37	0.00	93,000.00
40100 · CID 1% Sales and Use Tax	33,385.56	78,044.50	41,250.00	165,000.00
40200 · Interest Earnings	9.88	30.96		
<b>Total 40000 · Revenue</b>	<u>33,395.44</u>	<u>86,004.83</u>	<u>107,814.01</u>	<u>503,814.04</u>
<b>Total Income</b>	<u>33,395.44</u>	<u>86,004.83</u>	<u>107,814.01</u>	<u>503,814.04</u>
<b>Gross Profit</b>	33,395.44	86,004.83	107,814.01	503,814.04
<b>Expense</b>				
60270 · Sponsorships	0.00	0.00	9,030.00	36,120.00
<b>Marketing &amp; Advertisement</b>	0.00	36.34		
<b>60100 · Administrative Support</b>				
60110 · Administration-Park Central	0.00	12,670.00	12,670.00	50,680.00
60135 · General Liability Insurance	0.00	0.00	0.00	10,000.00
60160 · Bank Fees and Charges	8.00	16.00		
60140 · Audit Services	0.00	0.00	0.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	0.00	2,300.00
60170 · Storage Facility	0.00	570.14		
60150 · Legal Services	0.00	2,370.00	750.00	3,000.00
60165 · Miscellaneous	5,000.00	6,860.00		
60115 · Postage/Office Supplies	0.00	75.00	124.97	500.00
<b>Total 60100 · Administrative Support</b>	<u>5,008.00</u>	<u>22,561.14</u>	<u>13,544.97</u>	<u>70,480.00</u>
<b>60400 · Public Services</b>				
60415 · Public Pkg lot-Litter Control	0.00	550.00	9,799.97	39,200.00
60410 · Litter Control	383.94	5,533.94		
60420 · Landscaping	0.00	0.00	1,959.34	5,876.00
60425 · Weed Abatement	0.00	1,000.00		
<b>Total 60400 · Public Services</b>	<u>383.94</u>	<u>7,083.94</u>	<u>11,759.31</u>	<u>45,076.00</u>
<b>60200 · Marketing</b>				
60210 · Advertising	0.00	0.00	1,000.03	4,000.00
60215 · Promotional Materials	0.00	0.00	375.00	1,500.00
60220 · Website & Design Services	0.00	0.00	1,167.47	4,670.00
60250 · Reserve Funds	0.00	0.00	2,792.53	11,170.00
<b>Total 60200 · Marketing</b>	<u>0.00</u>	<u>0.00</u>	<u>5,335.03</u>	<u>21,340.00</u>
<b>60300 · Public Improvements</b>				
60335 · Public Parking Lot Rental	0.00	0.00	750.00	3,000.00
60315 · Street Lighting Impr-Electricit	0.00	811.51	1,500.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	0.00	3,500.00
60310 · Grove Signs Electricity	0.00	146.01	450.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	0.00	29,778.00	119,112.00
60330 · Other Public Improvements	0.00	0.00	250.03	1,000.00
<b>Total 60300 · Public Improvements</b>	<u>0.00</u>	<u>957.52</u>	<u>32,728.03</u>	<u>134,412.00</u>

## The Grove Community Improvement District Profit & Loss Budget Performance

September 2020

	<u>Sep 20</u>	<u>Jul - Sep 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>60500 · Security &amp; Public Safety</b>				
60515 · Spectrum (Camera/Internet)	0.00	524.86	1,560.00	6,240.00
60510 · Administration-Security	2,750.00	8,250.00	8,250.00	33,000.00
60530 · Thursday Security Patrols	245.00	1,925.00	10,440.00	41,760.00
60531 · Friday Security Patrols	525.00	4,165.00	10,440.00	41,760.00
60532 · Saturday Security Patrols	1,120.00	5,190.00	10,440.00	41,760.00
60533 · Sunday Security Patrols	0.00	560.00	3,480.00	13,920.00
60534 · Other Security Patrols	840.00	5,320.00	4,387.50	17,550.00
<b>Total 60500 · Security &amp; Public Safety</b>	<u>5,480.00</u>	<u>25,934.86</u>	<u>48,997.50</u>	<u>195,990.00</u>
<b>Total Expense</b>	<u>10,871.94</u>	<u>56,573.80</u>	<u>121,394.84</u>	<u>503,418.00</u>
<b>Net Ordinary Income</b>	<u>22,523.50</u>	<u>29,431.03</u>	<u>-13,580.83</u>	<u>396.04</u>
<b>Net Income</b>	<u><u>22,523.50</u></u>	<u><u>29,431.03</u></u>	<u><u>-13,580.83</u></u>	<u><u>396.04</u></u>

## The Grove Community Improvement District Transaction List by Vendor September 2020

Type	Date	Num	Memo	Split	Amount
<b>Campbell Security &amp; Services Group</b>					
Bill	09/15/2020	2266	Patrols	-SPLIT-	-2,730.00
<b>Free-2-Grow, LLC</b>					
Bill	09/01/2020	1032		60510 · Administration-Security	-2,750.00
<b>Park Central Development Corporation*</b>					
Bill	09/03/2020	2020-9-3	Special Assessment Renewal	60165 · Miscellaneous	-5,000.00
Bill	09/22/2020	2020-09-29	PCD ordered and paid for trashcan liners for the Gri	60410 · Litter Control	-383.94
<b>Total Exp for Sept 2020</b>					<b>-10,863.94</b>





1818 OLD STATE ROAD M, BARNHART, MO 63012  
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# PROPOSAL

## Proposal #: 24010

Proposal Date: 09/10/20  
 Customer #: 5460  
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SOLD TO:	JOB LOCATION:
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110

PIROS SIGNS INC. (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL LABOR, EQUIPMENT AND MATERIALS AS SPECIFIED FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #23094</p> <p>The Grove Community Improvement District: Labor and materials to build and install two (2) steel support structures for neon signs. Install (1) sign that is currently store in Piros Signs yard.</p> <p>1) Build two (2) support structures in accordance with engineers' drawings (Appendix A).</p> <p>2) Install one (1) support structure at each of two (2) locations.</p> <ul style="list-style-type: none"> <li>o Manchester and Taylor Avenues ("Western Sign")</li> <li>o Manchester and Sarah Avenues ("Eastern Sign")</li> </ul> <p>Remove existing sign columns by removing the nuts on the anchor bolts and lift the poles with our boom trucks, Bring back to shop to fabricate and repaint. We will store existing sign in our yard while doing the fab work to keep it safe.</p> <p>Refurbish upright columns as follows in our shop:</p> <p>Attach 4 pc. 14" x 4" x .375 wall x 9' long rectangular tube called out as strong backs 1' above base plates</p> <p>Attach 16 pc. Gussets 18" x 9" x 1/2" thick to base plates and notch tubes where needed to fit gussets</p> <p>Top of columns will need to be plasma cut to remove mitre and ground down</p> <p>Attach 2 pc. match plates 20" x 16" x 1" thick to top of upright tubes</p> <p>Horizontal structure as follows:</p> <p>2 pc. 12" x 6" x .625 wall x 57' 10 1/4" long rectangular tube with match plates attach to lower horizontal for bolting to uprights</p> <p>11 pc. 5" c 5" c .312 wall x 2' 6" square tube fitted between horizontals and welded in place</p> <p>2 pc. 20" x 16" x 1" match plate attached to bottom of lower horizontal tube for bolting to up rings</p> <p>Return to site, with new structures in three seperate pieces that will bolt together in the field. We will assemble the structure and hang the sign as per the engineered drawings. Sign will b hooked up to existing electric and assumes that it was sufficient to power the signs that we are reusing.</p>	\$102,650.00	\$102,650.00

\*\*West Side sign to by installed by Demond Signs.

\*\*Permits, engineering, and fees to be in addition to price stated herein.

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



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# PROPOSAL

## Proposal #: 24010

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\*\*Primary electrical to sign by others. Piros Signs will make final connection if sufficient power is provided at sign location at time of install.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

**TOTAL PROPOSAL AMOUNT: \$102,650.00**

**TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION**  
 [1.5% PER MONTH INTEREST CHARGE ON ANY BALANCE 30 DAYS PAST DUE]

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT (IF APPLICABLE) AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

### TERMS AND CONDITIONS

1. PIROS SIGNS INC. IS A LICENSED SIGN/ELECTRICAL CONTRACTOR AND EMPLOYS UNION SIGN INSTALLERS AND SIGN PAINTERS.
2. WORK AREA TO BE ACCESSIBLE BY PIROS SIGNS EQUIPMENT UNLESS NOTED ABOVE.
3. INSTALLATION OF FOUNDATIONS ARE QUOTED ON FREE AND NORMAL CONDITIONS. INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE CONCRETE, EXCESS ROCK, SAND AND OBSTRUCTIONS ARE ENCOUNTERED. FOUNDATIONS THAT REQUIRE EXTRA EXCAVATION OR CAVE IN DUE TO FAULTY SOIL CONDITIONS ARE SUBJECT TO EXTRA CHARGES.
4. PERMITS, PROCUREMENT, AND ANY NECESSARY ENGINEERING NOT INCLUDED IN PRICE UNLESS NOTED ABOVE. PERMITS AND ENGINEERING AT COST, PROCUREMENT TO SECURE PERMITS AT \$75/HOUR. INSPECTION FEE APPLIES FOR ELECTRIC PERMITS IN ST. LOUIS COUNTY/CITY.
5. ACCESS TO WIRING OF SIGN TO BE PER 2008 NATIONAL ELECTRIC CODE STANDARDS FOR ACCESS.
6. PIROS TO MAKE FINAL CONNECTION TO CIRCUIT BROUGHT TO SIGN BY OTHERS UNLESS NOTED ABOVE. IF ELECTRIC IS NOT AVAILABLE AT TIME OF INSTALL PIROS WILL STUB OUT CIRCUIT FOR OTHERS TO CONNECT OR PIROS TO RETURN TO CONNECT AT AN ADDITIONAL TRIP CHARGE.
7. ALL WORK TO BE PERFORMED ON NORMAL BUSINESS HOURS OF M-F, 7:00-3:30 UNLESS NOTED ABOVE.
8. PAYMENT BY CREDIT CARD WILL BE SUBJECT TO A 4.5% SURCHARGE FOR CREDIT CARD PROCESSING FEES.
9. PIROS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE UNDERGROUND UTILITIES UNMARKED BY PUBLIC UTILITY LOCATES.
10. PIROS MAY INVOICE EACH ITEM CALLED FOR IN THE PROPOSAL SEPARATELY UPON COMPLETION IF APPLICABLE.
11. SKETCHES/DRAWINGS AND ALL PREPARATORY WORK CREATED OR FURNISHED BY PIROS REMAIN ITS EXCLUSIVE PROPERTY AND PASSED TO PURCHASER ONLY UPON TOTAL PERFORMANCE OF THIS AGREEMENT.
12. SIGNAGE/MATERIALS SUPPLIED BY OTHERS WHERE PIROS IS A SUBCONTRACTED INSTALLER SHALL BE U.L. LISTED WITH APPROPRIATE LABELS AND DISCONNECTS AS PER CODE. THE ABOVE MENTIONED SIGNS/MATERIALS ALSO MUST HAVE ALL NECESSARY MATERIALS FOR INSTALL NOT CALLED OUT AS PROVIDED BY PIROS IN THIS PROPOSAL. FAILURE TO SUPPLY THE ABOVE WILL RESULT IN EXTRA CHARGES ON TOP OF THIS PROPOSAL TO SUPPLY MATERIALS NOT PROVIDED, OR BRING TO SIGNS TO MEET CODE.
13. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, PIROS SIGNS INC. MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH OR MAXIMUM PERMITTED BY LAW. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY PIROS, INCLUDING ATTORNEY'S FEES.
14. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



# PROPOSAL

## Proposal #: 24010



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- 15. ALL PRODUCTS MANUFACTURED OR SUPPLIED BY PIROS SIGNS ARE GUARANTEED AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF LAMPS/LIGHT BULBS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR.
- 16. OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL PROPERTY LINES AND UTILITY EASEMENTS LOCATED ON THE LOCATION THE DISPLAY IS TO BE CONSTRUCTED.
- 17. TITLE TO ALL MATERIALS AND PROPERTY COVERED BY THIS CONTRACT SHALL REMAIN IN PIROS SIGNS INC. AND SHALL NOT BE DEEMED TO CONSTITUTE A PART OF THE REALTY TO WHICH IT MAY BE ATTACHED UNTIL THE PURCHASE PRICE IS PAID IN FULL. IN THE EVENT OF DEFAULT BY BUYER, INCLUDING, BUT NOT LIMITED TO, PAYMENT OF ANY AMOUNTS DUE AND PAYABLE, PIROS SIGNS INC. MAY AT ONCE (AND WITHOUT PROCESS OF LAW) TAKE POSSESSION OF AND REMOVE, AS AND WHEN IT SEES FIT AND WHEREVER FOUND, ALL MATERIAL USED OR INTENDED FOR USE IN THIS CONSTRUCTION OF SAID EQUIPMENT AND ANY AND ALL PROPERTY CALLED FOR IN THIS AGREEMENT WITHOUT BEING DEEMED GUILTY OF TRESPASS.
- 18. WHEN THIS AGREEMENT IS SIGNED BY A DULY AUTHORIZED PERSON OF EACH PARTY, THIS DOCUMENT SHALL CONSTITUTE A BINDING CONTRACT AND THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND SHALL SUPERSEDE ALL OTHER WRITTEN OR ORAL AGREEMENTS. THE PARTIES AGREE THAT A SIGNATURE COMMUNICATED BY FACSIMILE OR BY EMAIL SHALL HAVE THE SAME EFFECT AS THE ORIGINAL SIGNATURE ON AN ORIGINAL DOCUMENT, AND EITHER PARTY MAY PROVE THE EXISTENCE OF A BINDING CONTRACT BY PRODUCING A COPY THEREOF WITH A SIGNATURE OBTAINED THROUGH ELECTRONIC MEANS (FAX OR EMAIL). THIS CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF MISSOURI.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



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# DEPOSIT INVOICE

**Invoice #:** DP24010

**Inv Date:** 09/10/20  
**Customer #:** 5460  
**Page:** 4 of 5

SOLD TO:	JOB LOCATION:
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		CHRIS BRAND	05/18/20	50.0% Due Upon Receipt	11/01/20

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #23094            The Grove Community Improvement District: Labor and materials to build and install two (2) steel support structures for neon signs. Install (1) sign that is currently store in Piros Signs yard.</p> <p>1) Build two (2) support structures in accordance with engineers' drawings (Appendix A).            2) Install one (1) support structure at each of two (2) locations.              o Manchester and Taylor Avenues ("Western Sign")              o Manchester and Sarah Avenues ("Eastern Sign")</p> <p>Remove existing sign columns by removing the nuts on the anchor bolts and lift the poles with our boom trucks, Bring back to shop to fabricate and repaint. We will store existing sign in our yard while doing the fab work to keep it safe.</p> <p>Refurbish upright columns as follows in our shop:            Attach 4 pc. 14" x 4" x .375 wall x 9' long rectangular tube called out as strong backs 1' above base plates            Attach 16 pc. Gussets 18" x 9" x 1/2" thick to base plates and notch tubes where needed to fit gussets            Top of columns will need to be plasma cut to remove mitre and ground down            Attach 2 pc. match plates 20" x 16" x 1" thick to top of upright tubes            Horizontal structure as follows:            2 pc. 12" x 6" x .625 wall x 57' 10 1/4" long rectangular tube with match plates attach to lower horizontal for bolting to uprights            11 pc. 5" c 5" c .312 wall x 2' 6" square tube fitted between horizontals and welded in place            2 pc. 20" x 16" x 1" match plate attached to bottom of lower horizontal tube for bolting to up rings</p> <p>Return to site, with new structures in three seperate pieces that will bolt together in the field. We will assemble the structure and hang the sign as per the engineered drawings. Sign will b hooked up to existing electric and assumes that it was sufficient to power the signs that we are reusing.</p> <p>**West Side sign to by installed by Demond Signs.            **Permits, engineering, and fees to be in addition to price stated herein.</p>	\$102,650.00	\$102,650.00

PLEASE PAY THIS DEPOSIT AMOUNT:	Continued
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1818 OLD STATE ROAD M, BARNHART, MO 63012  
 636-464-0200 Fax: 636-464-9990  
 www.pirossigns.com



# DEPOSIT INVOICE

**Invoice #:** DP24010

**Inv Date:** 09/10/20  
**Customer #:** 5460  
**Page:** 5 of 5

SOLD TO:	JOB LOCATION:
PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110	PARK CENTRAL DEVELOPMENT 4512 MANCHESTER AVE. SUITE 100 ST. LOUIS MO 63110

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		CHRIS BRAND	05/18/20	50.0% Due Upon Receipt	11/01/20

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	<p>**Primary electrical to sign by others. Piro Signs will make final connection if sufficient power is provided at sign location at time of install.</p> <p style="text-align: right;">TOTAL PROPOSAL AMOUNT</p> <p style="text-align: center;">*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***</p>		----- \$102,650.00

PLEASE PAY THIS DEPOSIT AMOUNT:	\$51,325.00
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## PROPOSAL

**Date:** May 18, 2020

**Project Name:** The Grove Community Improvement District -  
Steel Support Structure fabrication & Installation for Neon Signs  
Saint Louis, Missouri 63110

**Owner:** The Grove Community Improvement District  
c/o - Park Central Development Corporation

### **Scope of Services – (PER LOCATION)**

- Grind out existing crack welds to base metal and re-weld existing columns to existing base plates, install ½” stiffener plate to existing columns, saw cut top of existing columns to make them a true square condition, install new column cap plates, install new piece of HSS 14x6x5/8 beam with 5/8” side plates, install One (1) shop fabricated HSS girder truss, install “Grove” sign and re-install Owner supplied sway cables.
- All work to take place during normal business hours.

### **Exclusions:**

- General building permit, plan review, etc. with the Authority having jurisdiction. It is assumed that Park Central Development will be responsible for this permitting, etc.
- Street closure permits
- Cost of additional work required by inspectors or agencies.
- Material testing, inspections, or certifications.
- Builder’s risk insurance or bonds.
- Architectural or other drawings, plans, or specifications.
- Architectural, or Engineering Consultants.
- New sway cables
- Engineering & material for connection design to signs
- Painting of existing steel or components
- Night and weekend shifts.
- Anything not listed under Scope of Services.

**Fee:** EIGHTY SEVEN THOUSAND NINE HUNDRED AND FIFTY DOLLARS - (\$87,950.00) **TAX EXEMPT**

**Payment Terms:** Net 15 days from receipt of monthly invoicing.

**Acceptance of Proposal:**

Once the above prices, specifications and conditions are satisfactory and are hereby accepted, a formal contact will be issued for your review, commenting and execution.

**Notes: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.**

Failure of the Client/Owner to pay Sitelines for services provided per the terms and conditions of this proposal/contract (when executed) can result in Sitelines filing a mechanic's lien on the property per the "Notice to Owner" below:

***NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THE CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429b RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.***

## Alayna Graham

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**From:** Paul Hesse <phesse@stlsi.com>  
**Sent:** Wednesday, June 17, 2020 3:46 PM  
**To:** Alayna Graham  
**Cc:** Roy Jennings  
**Subject:** RE: RFP Responses

Alayna,

We have reviewed the two bids that you sent to our office this morning.

Overall we feel that Piros' bid is more complete in that they appear to be including painting of the support structures where Sitelines has specifically excluded painting.

In addition we like Piros' proposal to take the existing columns back to their shop and do the required welding, cutting, and reinforcing there. This will result in a better quality end product and will allow them to check "fit-up" in the shop before erection takes place in the field thus decreasing the risk of construction delays.

Sitelines is excluding the design and material needed to make a connection to the top of their sign while Piros has no such exclusion.

Piros also seems to be including some traffic control while Sitelines excludes it. Note the street will need to be closed during the erection of the new truss and sign and permits will be required to do this. You may want to discuss this with the contractor that you end up using to determine the cost of these permits and who will obtain them.

Hope this quick review is helpful.

Respectfully,

Paul Hesse, P.E.  
Senior Structural Engineer



11414 Gravois Road Suite 201 • St. Louis, MO 63126 • 314.638.6650  
www.stlsi.com                      www.StructuresSTL.com

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**From:** Alayna Graham <Alayna@pcd-stl.org>  
**Sent:** Wednesday, June 17, 2020 11:31 AM



**To:** Paul Hesse <phesse@stlsi.com>

**Subject:** RFP Responses

Hi Paul,

As we discussed on the phone, here are the two responses for the construction of the sign supports.

We just need to know:

1. Do the proposals include everything that is needed for the construction of the sign supports?
2. Are there any major differences between the two proposals?

Thank you so much for your time,

**Alayna Graham**

Park Central Development

Project Manager, Special Taxing Districts

Office: 314-535-5311 | Cell: 217-371-1257

May 18

Received all proposals

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June 17

Received Structures opinion

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July 13

Committee recommended Piros to Board

- Board members asked questions

July 27

PCD requested Board send any additional questions, no response

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August 6

Sent answers to Public Services Committee

- G. Slay, J. Oliver, and L. Coleman maintained recommendation
- No response from other members

August 10

The Board recommends the Committee host interviews

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August 24

Invitation to interviews sent to entire Board

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August 27

Interviews

- Committee votes to keep Piros recommendation

September 14

Board recommends reviewing again and making sure the proposals are an "apples to apples" comparison

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