



**BOARD OF DIRECTORS MEETING
TO BE HELD
January 10th, 2021 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

(Meeting ID: 876 2133 6476) or call by phone at 312-626-6799,

TAKE NOTICE that on January 10th, 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
 - i. RFP Status
 - b. Executive & Finance Committees (Kelly Kenter)
 - i. Financial Reports
 - ii. Resolution 2022-01 – Approval
6. Administrator's Report
 - a. Expansion Update
 - b. Meeting Updates:
 - i. Market Committee
 - ii. Public Service
7. 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: 1/6/2022

Time: 5:00 PM

• **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
December 13th, 2021 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

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

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

Others in Attendance: Ashley Johnson, Abdul Abdullah (Park Central Development), Ron Coleman (Neighborhood Improvement Specialist), Tina Pihl (Alderwoman)

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:15 AM.

2. Approval of October 11th, 2021 Minutes:

- a. K. Spencer motioned to approve the meeting minutes; M. Bauer 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:

- i. RFP Status: K. Kenter noted the Safety and Security Committee has voted to proceed with discussions with TCF (The City Finest). He specified this approval doesn't guarantee contract approval.
- ii. Washington University Partnership: K. Kenter noted that MOU for patrol services was approved at the last meeting. The Safety and Security Committee is requesting weekly updates every Monday.

b. Executive & Finance Committee:

- i. Financial Reports: Board reviewed the financial reports. K. Spencer motioned to approve the financial reports; N. Griffin second. All in favor, motion approved.
- ii. Open Treasurer Position: K. Kenter noted that M. Bauer agreed to be Treasurer. K. Spencer motioned to approved M. Bauer as Treasurer; N. Griffin second. All in favor, motion approved.

c. Nominations Committee:

- i. Open Board Seat Applications: K. Kenter stated the Nominations recommendation of Kimberly Smith-Drake to fill the empty Director seat. The application was forward to the Alderwoman. The board is still awaiting a response.

6. Administrator's Report:

- a. Expansion Update: A. Johnson presented a draft of the petition for board review and comments. The petition should be ready for final board approval at the next board meeting.

7. Other Business:

- a. Lead by D. Bollon, the Board discussion potential support for Austin B. development project in the district. Alderwoman Tina Pihl. noted that there hasn't been any community support and outreach for this project.
- 8. **Adjournment:** Meeting adjourned at 12:01 PM.

DRAFT

The Grove Community Improvement District
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-6,531.25
Operating (9310)	48,638.85
Sales and Use Tax (0668)	<u>253,412.56</u>
Total Checking/Savings	295,520.16
Accounts Receivable	
Other Accounts Receivable	-34,447.85
Accounts Receivable - SE	-1,506.00
Sales Tax Receivable	<u>60,443.61</u>
Total Accounts Receivable	<u>24,489.76</u>
Total Current Assets	320,009.92
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>320,009.92</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-17,514.44
Total Accounts Payable	<u>-17,514.44</u>
Total Current Liabilities	<u>-17,514.44</u>
Total Liabilities	-17,514.44
Equity	
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	392,297.47
Net Income	<u>-60,393.11</u>
Total Equity	<u>337,524.36</u>
TOTAL LIABILITIES & EQUITY	<u>320,009.92</u>

The Grove Community Improvement District
Profit & Loss Budget Performance
December 2021

	<u>Dec 21</u>	<u>Jul - Dec 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	103,500.00	207,000.00
46430 · Miscellaneous Revenue	0.00	3,126.45		
41000 · Parking Lot Revenue	0.00	585.00		
40150 · Special Assessments	13,198.72	22,518.13	62,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	32,721.26	216,949.00	99,999.98	200,000.00
2015 Special Assessments	0.00	844.64		
40200 · Interest Earnings	9.44	62.00		
Total 40000 · Revenue	<u>45,929.42</u>	<u>244,085.22</u>	<u>265,499.98</u>	<u>500,000.00</u>
Total Income	<u>45,929.42</u>	<u>244,085.22</u>	<u>265,499.98</u>	<u>500,000.00</u>
Gross Profit	45,929.42	244,085.22	265,499.98	500,000.00
Expense				
60270 · Sponsorships				
60416 · Small Business Grant Donation	0.00	2,500.00		
60270 · Sponsorships - Other	21,666.66	54,500.00	20,000.02	40,000.00
Total 60270 · Sponsorships	<u>21,666.66</u>	<u>57,000.00</u>	<u>20,000.02</u>	<u>40,000.00</u>
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	25,340.00	25,340.00	50,680.00
Total 60110 · Administration-Park Central	<u>0.00</u>	<u>35,340.00</u>	<u>35,340.00</u>	<u>60,680.00</u>
60135 · General Liability Insurance	19,527.55	19,527.55		20,000.00
60140 · Audit Services	8,000.00	16,000.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	814.00	814.00
60170 · Storage Facility	52.66	315.96	349.98	699.96
60150 · Legal Services	0.00	775.50	1,500.00	3,000.00
60165 · Miscellaneous	0.00	2,640.00		
60115 · Postage/Office Supplies	0.00	0.00	125.02	250.00
Total 60100 · Administrative Support	<u>27,580.21</u>	<u>74,599.01</u>	<u>42,129.00</u>	<u>89,443.96</u>
60400 · Public Services				
60410 · Litter Control	4,475.00	24,058.40	19,600.04	39,200.00
60420 · Landscaping	0.00	4,000.00	5,876.00	5,876.00
Total 60400 · Public Services	<u>4,475.00</u>	<u>28,058.40</u>	<u>25,476.04</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	2,000.02	4,000.00
60215 · Promotional Materials	1,410.00	6,724.00	750.00	1,500.00
60220 · Website & Design Services	1,000.00	6,143.88	2,335.04	4,670.00
Total 60200 · Marketing	<u>2,410.00</u>	<u>12,867.88</u>	<u>5,085.06</u>	<u>10,170.00</u>
60300 · Public Improvements				
60315 · Street Lighting Impr-Electricit	384.38	2,285.85	3,000.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	213.67	1,203.81	900.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	67,782.00	57,000.00	114,000.00

The Grove Community Improvement District
Profit & Loss Budget Performance
 December 2021

	<u>Dec 21</u>	<u>Jul - Dec 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total 60300 · Public Improvements	598.05	71,271.66	64,400.00	125,300.00
60500 · Security & Public Safety				
60510 · Administration-Security	0.00	8,250.00	16,500.00	33,000.00
60530 · Thursday Security Patrols	0.00	9,862.50	20,880.00	41,760.00
60531 · Friday Security Patrols	0.00	15,530.00	20,880.00	41,760.00
60532 · Saturday Security Patrols	0.00	15,908.88	20,880.00	41,760.00
60533 · Sunday Security Patrols	0.00	4,080.00	6,960.00	13,920.00
60534 · Other Security Patrols	0.00	7,050.00	8,775.00	17,550.00
Total 60500 · Security & Public Safety	<u>0.00</u>	<u>60,681.38</u>	<u>94,875.00</u>	<u>189,750.00</u>
Total Expense	<u>56,729.92</u>	<u>304,478.33</u>	<u>251,965.12</u>	<u>499,739.96</u>
Net Ordinary Income	<u>-10,800.50</u>	<u>-60,393.11</u>	<u>13,534.86</u>	<u>260.04</u>
Net Income	<u><u>-10,800.50</u></u>	<u><u>-60,393.11</u></u>	<u><u>13,534.86</u></u>	<u><u>260.04</u></u>

The Grove Community Improvement District Transaction List by Vendor

Type	Date	Num	Memo	December 2021	Split	Amount
A T Building/Anthony Trotter						
Bill	12/01/2021	1319	Street Cleaning/	60410 · Litter Control		-4,475.00
Ameren Missouri- 4052 Chouteau ave sign						
Bill	12/14/2021	0594144027-Nov 2021	4052 Chouteau Sign - 0594144027	60310 · Grove Signs Electricity		-90.20
Ameren Missouri- 924 talmage ave						
Bill	12/14/2021	0825140010-11-2021	0825140010-Talmage	60310 · Grove Signs Electricity		-46.27
Ameren MO- 4510 Manchester ave, sign						
Bill	12/01/2021	0606084003-Nov 2021	Grove Signs Lighting - 0606084003	60310 · Grove Signs Electricity		-77.20
Ameren MO- 4512 Manchester ave unit 100						
Bill	12/14/2021	0324031034-Nov 2021	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit		-384.38
Assured Partners of Missouri LLC						
Bill	12/15/2021	807991	Inv 807991 - Personal Replacement	60135 · General Liability Insurance		-449.40
Bill	12/15/2021	807990	Inv 807990 Gen Liability	60135 · General Liability Insurance		-4,297.65
Bill	12/15/2021	807992	Inv 807992 - Grove Signs and Globe Lights	60135 · General Liability Insurance		-7,087.50
Big River Race Management						
Bill	12/14/2021	Pmt 2 and 3	Sponsorship for Moonlight Bike Ramble-2nd and 3	60270 · Sponsorships		-3,333.34
Engagetaste						
Bill	12/01/2021	16	Website - Social Media- November 2021	60220 · Website & Design Services		-1,000.00
Fick, Eggemeyer & Williamson, CPA'S						
Bill Pmt -Check	12/07/2021	Bill.com	Audit FY 2021	20000 · Accounts Payable		-8,000.00
Flyover Comedy Festival						
Bill	12/01/2021	PMT 3 12.1.21	Sponsorship for Flyover Comedy Fest Pmt 3	60270 · Sponsorships		-3,333.33
Bill	12/01/2021	PMT 2 12.1.21	Sponsorship for Flyover Comedy Fest Pmt 2	60270 · Sponsorships		-3,333.33
Gordon Connaghan						
Bill	12/13/2021	20211213	Photographer for social media	60215 · Promotional Materials		-1,050.00
Park Central Development Corporation*						
Bill	12/11/2021	10/11/21-Permits	Reimburse for STL City Permit to hang Grove Banr	60215 · Promotional Materials		-360.00
Bill	12/15/2021	2021-12-15	Recurring Bill Reimburse for Storage Facility	60170 · Storage Facility		-52.66
Bill	12/21/2021	Pmt #3	Final payment for Grove Fest sponsorship	60270 · Sponsorships		-10,000.00
The Hartford						
Bill	12/06/2021	15919730-2022	Account 15919730-2022 Policy	60135 · General Liability Insurance		-7,693.00
Urban Chestnut Brewing Company, Inc.						
Bill	12/16/2021	Pmt 3	Grove Sponsorship - Oktoberfest Payment 3	60270 · Sponsorships		-1,666.66

Bills Paid December 2021	-56,729.92
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