



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

**November 9th, 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/91516226933?from=addon> (Meeting ID:915 1622 6933) or call by phone at 312-626-6799.

TAKE NOTICE that on November 9th, 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. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions (limited to 5 minutes)
5. Committee Reports:
 - a. Safety and Security Committee
 - i. Crime Reports
 - b. Executive & Finance Committee
 - i. Financial Reports
 - c. Marketing Committee
 - i. Meeting Thursday 11/12/20
 - d. Nominations Committee
 - i. No updates
 - e. Public Services
 - i. New Sign Structure RFP
6. Administrator's Report
 - a. No updates
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: 11/5/2020

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
October 12th, 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, F. Mohammad

Board Members Absent: S. Myers, P. Rothschild, J. Baumstark

Others in Attendance: Alayna Graham, Ashley Johnson (Park Central Development), Officer Slade (District 2)

1. Call to Order:

- a. T. Boldt called the meeting to order at 11:00 AM.

2. Public Services:

- a. G. Slay presented the recommendation from the Public Services Committee. After reviewing all of the information, they still recommended choosing Piros as the contractor based on the engineer's opinion.
- b. T. Boldt wanted to know why the Board did not go to the contractors to get an "apples to apples" comparison. Members of the committee responded that they believe the work is an appropriate comparison and they were uncomfortable asking either contractor to adjust their proposal. They did not feel there was any more information to gather.
- c. J. Oliver motioned to accept the recommendation of the committee subject to clarification that the structure will be the correct height in accordance to MODOT and the permits are included. G. Slay seconded the motion.
- d. A. Graham requested the Board do a roll call vote. J. Oliver, yes. G. Slay, yes. D. Bellon, yes. T. Telnikova, yes. P. Rothschild, no. T. Boldt, no. F. Mohammad, yes. C. Schloss, no. D. Bellon changed his vote to no because he did not want to be the swing vote. The vote was tied: 4 yes, 4 no. The motion does not pass.
- e. T. Boldt motioned to revise the RFP with specific directions and requests, including warranties. P. Rothschild seconded the motion. A. Graham did a roll call vote: G. Slay, yes. T. Boldt, yes. J. Oliver, yes. D. Bellon, yes. T. Telnikova, yes. P. Rothschild, yes. F. Mohammad, yes. C. Schloss, yes.
- f. D. Bellon requests that PCD tries to find the original sign support drawings for reference.

3. Approval of September 14th, 2020 Minutes:

- a. D. Bellon 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. Charlie Felker from Free2Grow presented to the Board. They have added 2 check-in ("tour") sites to Papin.

- ii. Officer Ed Slade presented to the Board. The shootings in the past few months are still being investigated- no new updates. Diners were having personal items stolen from their table. SLMPD tried to remind guests to secure their items well while dining on the sidewalk.

b. Executive & Finance Committee:

- i. Washington University Grant- Before K. Kenter goes to speak with Hank Webber at Washington University to pursue more grant money, he would like to send a letter to the NSI to clarify some points. The letter is the packet. T. Boldt moved to approve and send the letter to the NSI. D. Bellon seconded the motion. G. Slay and T. Telnikova abstained. Majority in favor, motion passes.
- ii. T. Boldt presented the financial reports. The sales tax numbers are up, but the reason is unsure.
 - A. K. Kenter asked for clarifications about Miscellaneous Revenue, Storage Facility, Miscellaneous Expense, and Public Service Litter Control. T. Boldt will get these clarifications from PCD.

c. Marketing Committee:

- i. T. Telnikova presented to the Board. They are moving forward with the website and a draft should be completed soon. They are discussing installing flags on the light poles in the district focused on inclusivity. The current website is down, but PCD is working to bring it back up.

d. Public Service Committee:

- i. See above.

e. Nominations Committee:

- i. T. Boldt asked if there were any applicants for the Safety and Security Committee, but there were none.

7. Administrator's Report:

- a. A. Graham presented that there was a request to repair a light that the Grove CID owns. She has contacted Ameren and they will send someone out this week.
- b. The resolution for the Special Assessment was sent to the City, so that property tax will be collected this year.

8. Other Business: None.

9. Adjournment: Meeting adjourned at 12:25 PM.

The Grove Community Improvement District Transaction Detail By Account

Type	Date	Num	October 2020	Name	Amount	Balance
60100 · Administrative Support						
60110 · Administration-Park Central						
Bill	10/15/2020	2020-10-15		Park Central Development Corporation*	12,670.00	12,670.00
Total 60110 · Administration-Park Central					12,670.00	12,670.00
60165 · Miscellaneous						
Bill	10/15/2020	2020-10-15 (1)		Park Central Development Corporation*	52.33	52.33
Total 60165 · Miscellaneous					52.33	52.33
Total 60100 · Administrative Support					12,722.33	12,722.33
60400 · Public Services						
60410 · Litter Control						
Bill	10/06/2020	1321		A T Building/Anthony Trotter	2,025.00	2,025.00
Bill	10/06/2020	1321		A T Building/Anthony Trotter	550.00	2,575.00
Bill	10/08/2020	1324		A T Building/Anthony Trotter	400.00	2,975.00
Total 60410 · Litter Control					2,975.00	2,975.00
Total 60400 · Public Services					2,975.00	2,975.00
60200 · Marketing						
60220 · Website & Design Services						
Bill	10/19/2020	000007		Justin Chick	300.00	300.00
Total 60220 · Website & Design Services					300.00	300.00
Total 60200 · Marketing					300.00	300.00
60300 · Public Improvements						
60315 · Street Lighting Impr-Electricit						
Bill	10/01/2020	0324031034-Sep-20		Ameren MO- 4512 Manchester ave unit 100	824.00	824.00
Total 60315 · Street Lighting Impr-Electricit					824.00	824.00
60310 · Grove Signs Electricity						
Bill	10/01/2020	0825140010-Sep 20		Ameren Missouri- 924 talmage ave	102.25	102.25
Bill	10/29/2020	0594144027-Oct-20		Ameren MO- 4510 Manchester ave, sign	33.10	135.35
Total 60310 · Grove Signs Electricity					135.35	135.35
Total 60300 · Public Improvements					959.35	959.35
60500 · Security & Public Safety						
60510 · Administration-Security						
Bill	10/01/2020	1043		Free-2-Grow, LLC	2,750.00	2,750.00
Total 60510 · Administration-Security					2,750.00	2,750.00

The Grove Community Improvement District Transaction Detail By Account

Type	Date	Num	October 2020	Name	Amount	Balance
60530 · Thursday Security Patrols						
Bill	10/02/2020	2269		Campbell Security & Services Group	560.00	560.00
Bill	10/16/2020	2285		Campbell Security & Services Group	280.00	840.00
Total 60530 · Thursday Security Patrols					<u>840.00</u>	<u>840.00</u>
60531 · Friday Security Patrols						
Bill	10/02/2020	2269		Campbell Security & Services Group	1,120.00	1,120.00
Bill	10/16/2020	2285		Campbell Security & Services Group	1,120.00	2,240.00
Total 60531 · Friday Security Patrols					<u>2,240.00</u>	<u>2,240.00</u>
60532 · Saturday Security Patrols						
Bill	10/02/2020	2269		Campbell Security & Services Group	1,120.00	1,120.00
Bill	10/16/2020	2285		Campbell Security & Services Group	840.00	1,960.00
Total 60532 · Saturday Security Patrols					<u>1,960.00</u>	<u>1,960.00</u>
60534 · Other Security Patrols						
Bill	10/02/2020	2269		Campbell Security & Services Group	1,680.00	1,680.00
Bill	10/16/2020	2285		Campbell Security & Services Group	840.00	2,520.00
Total 60534 · Other Security Patrols					<u>2,520.00</u>	<u>2,520.00</u>
Total 60500 · Security & Public Safety					<u>10,310.00</u>	<u>10,310.00</u>
TOTAL					<u><u>27,266.68</u></u>	<u><u>27,266.68</u></u>

The Grove Community Improvement District

Balance Sheet

As of October 31, 2020

11/05/20

Accrual Basis

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Reliance (4124)	3,526.00
Operating (9310)	45,021.74
Sales and Use Tax (0668)	270,034.54
Special Assessments (3269)	2,351.28
Total Checking/Savings	<u>320,933.56</u>
Accounts Receivable	
Other Accounts Receivable	2,646.00
Total Accounts Receivable	<u>2,646.00</u>
Other Current Assets	
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
Total Other Current Assets	<u>6,501.46</u>
Total Current Assets	<u>330,081.02</u>
Fixed Assets	
Accumulated Amort-Intangible As	-4,579.00
Intangible Assets	11,775.00
Total Fixed Assets	<u>7,196.00</u>
TOTAL ASSETS	<u><u>337,277.02</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	8,746.43
Total Accounts Payable	<u>8,746.43</u>
Other Current Liabilities	
Deferred Inflows of Resources	8,156.00
Total Other Current Liabilities	<u>8,156.00</u>
Total Current Liabilities	<u>16,902.43</u>
Total Liabilities	16,902.43
Equity	
32000 - Retained Earnings	315,589.84
Net Income	4,784.75
Total Equity	<u>320,374.59</u>
TOTAL LIABILITIES & EQUITY	<u><u>337,277.02</u></u>

The Grove Community Improvement District
Profit & Loss Budget Performance
 October 2020

	<u>Oct 20</u>	<u>Jul - Oct 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	79,666.68	239,000.04
46430 · Miscellaneous Revenue	0.00	6,814.00	6,814.00	6,814.00
40150 · Special Assessments	4,309.17	5,424.54	0.00	93,000.00
40100 · CID 1% Sales and Use Tax	0.00	78,044.50	55,000.00	165,000.00
40200 · Interest Earnings	0.00	30.96		
Total 40000 · Revenue	<u>4,309.17</u>	<u>90,314.00</u>	<u>141,480.68</u>	<u>503,814.04</u>
Total Income	<u>4,309.17</u>	<u>90,314.00</u>	<u>141,480.68</u>	<u>503,814.04</u>
Gross Profit	<u>4,309.17</u>	<u>90,314.00</u>	<u>141,480.68</u>	<u>503,814.04</u>
Expense				
60270 · Sponsorships	0.00	0.00	12,040.00	36,120.00
Marketing & Advertisement	0.00	36.34		
60100 · Administrative Support				
60110 · Administration-Park Central	12,670.00	25,340.00	25,340.00	50,680.00
60135 · General Liability Insurance	0.00	0.00	0.00	10,000.00
60160 · Bank Fees and Charges	0.00	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	2,910.00	1,000.00	3,000.00
60165 · Miscellaneous	52.33	5,052.33		
60115 · Postage/Office Supplies	0.00	75.00	166.64	500.00
Total 60100 · Administrative Support	<u>12,722.33</u>	<u>33,963.47</u>	<u>26,506.64</u>	<u>70,480.00</u>
60400 · Public Services				
60415 · Public Pkg lot-Litter Control	0.00	0.00	0.00	0.00
60410 · Litter Control	2,975.00	9,058.94	13,066.64	39,200.00
60420 · Landscaping	0.00	0.00	1,959.34	5,876.00
60425 · Weed Abatement	0.00	1,000.00		
Total 60400 · Public Services	<u>2,975.00</u>	<u>10,058.94</u>	<u>15,025.98</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	1,333.36	4,000.00
60215 · Promotional Materials	0.00	0.00	500.00	1,500.00
60220 · Website & Design Services	300.00	300.00	1,556.64	4,670.00
60250 · Reserve Funds	0.00	0.00	3,723.36	11,170.00
Total 60200 · Marketing	<u>300.00</u>	<u>300.00</u>	<u>7,113.36</u>	<u>21,340.00</u>
60300 · Public Improvements				
60335 · Public Parking Lot Rental	0.00	0.00	750.00	3,000.00
60315 · Street Lighting Impr-Electricit	824.00	2,047.66	2,000.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	0.00	3,500.00
60310 · Grove Signs Electricity	135.35	357.98	600.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	0.00	39,704.00	119,112.00
60330 · Other Public Improvements	0.00	0.00	333.36	1,000.00
Total 60300 · Public Improvements	<u>959.35</u>	<u>2,405.64</u>	<u>43,387.36</u>	<u>134,412.00</u>

The Grove Community Improvement District
Profit & Loss Budget Performance
 October 2020

	<u>Oct 20</u>	<u>Jul - Oct 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60500 · Security & Public Safety				
60515 · Spectrum (Camera/Internet)	0.00	524.86	2,080.00	6,240.00
60510 · Administration-Security	2,750.00	11,000.00	11,000.00	33,000.00
60530 · Thursday Security Patrols	840.00	3,045.00	13,920.00	41,760.00
60531 · Friday Security Patrols	2,240.00	6,965.00	13,920.00	41,760.00
60532 · Saturday Security Patrols	1,960.00	7,710.00	13,920.00	41,760.00
60533 · Sunday Security Patrols	0.00	560.00	4,640.00	13,920.00
60534 · Other Security Patrols	2,520.00	8,960.00	5,850.00	17,550.00
Total 60500 · Security & Public Safety	<u>10,310.00</u>	<u>38,764.86</u>	<u>65,330.00</u>	<u>195,990.00</u>
Total Expense	<u>27,266.68</u>	<u>85,529.25</u>	<u>169,403.34</u>	<u>503,418.00</u>
Net Ordinary Income	<u>-22,957.51</u>	<u>4,784.75</u>	<u>-27,922.66</u>	<u>396.04</u>
Net Income	<u>-22,957.51</u>	<u>4,784.75</u>	<u>-27,922.66</u>	<u>396.04</u>