



**BOARD OF DIRECTORS MEETING  
TO BE HELD  
December 13, 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: 897 5291 6989) or call by phone at 312-626-6799, passcode 147324.***

**TAKE NOTICE** that on December 13<sup>th</sup>, 2021 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
    - ii. Washington University Partnership
  - b. Executive & Finance Committees (Kelly Kenter)
    - i. Financial Reports
    - ii. Open Treasurer Position
  - c. Nominations Committee (Kelly Kenter)
    - i. Open Board Seat
6. Administrator's Report
  - a. Expansion Update
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: 12/10/2021**

**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  
November 8th, 2021 at 11:00 AM  
at 4512 Manchester, St. Louis, MO 63110**

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

**Board Members Absent:** F. Mohammad, S. Myers

**Others in Attendance:** Alayna Graham, Ashley Johnson, Abdul Abdullah (Park Central Development), Ron Coleman (Neighborhood Improvement Specialist), Kimberly Smith-Drake (Washington University), Officer Nicola Walker (SLMPD), Jeremy Kohler

**1. Call to Order:**

- a. K. Kenter called the meeting to order at 11:02 AM.

**2. Approval of October 11th, 2021 Minutes:**

- a. N. Griffin motioned to approve the meeting minutes. D. Bellon seconded the motion. Majority in favor, motion approved.

**3. Chairs Report & Announcement of the Order of Business:** K. Kenter welcomed Matt Bauer to the Board of Directors. M. Bauer introduced himself and his background.

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

**5. Committee Reports:**

a. Safety and Security Committee:

- i. RFP Status: K. Kenter stated Jessie Mueller had resigned from the Board of Directors and as Chair of the Safety and Security Committee. He gave an update on the status of Safety and Security in the Grove.
- ii. Washington University Partnership: K. Spencer motioned to approve the Memorandum of Understanding with Washington University G. Slay seconded the motion. All in favor, motion approved. PCD will coordinate communication with Washington University so they can boost their security in Forest Park Southeast to cover the Grove as well.
- iii. Other: Officer Walker was available for questions. G. Slay asked if there has been any study on posting the flyers that are distributed. His concern is that the posters will cause visitors to worry or be scared off. He would also like to know if the posters have been effective against car break-ins. K. Kenter tasked the Marketing Committee with coming up with a strategy to disseminate the information on the flyers.

b. Executive & Finance Committee:

- i. Financial Reports: K. Kenter went over the financial reports.
- ii. Open Committee Chair- Safety and Security: K. Kenter stated the suggestion from the Executive Committee for the Executive Committee to act as Chairman temporarily. N.Griffin motioned for the Executive Committee to act as temporary Chairman. K. Spencer seconded the motion. All in favor, motion approved.
  - A. D. Bellon suggests hiring someone to run the Committee. K. Kenter suggests all options be considered in the Safety and Security Committee.

- iii. Open Treasurer Position: N. Griffin motioned to hold on taking a vote while K. Kenter reaches out to eligible Board Directors. K. Spencer seconded the motion. All in favor, motion approved.

c. Marketing Committee:

- i. Annual Report for the Public: T. Telnikova went over the Annual Report for the Public created by PCD. K. Spencer motioned to approve the Annual Report. G. Slay seconded the motion. All in favor, motion approved.
- ii. T. Telnikova reminded business owners that the Marketing Committee is there to help promote any events.

d. Nominations Committee:

- i. Open Board Seat Applications: K. Kenter stated the Nominations recommendation of Kimberly Smith-Drake to fill the empty Director seat. G. Slay motioned to approve Kimberly Smith-Drake for the empty Director seat. K. Spencer seconded the motion. All in favor, motion approved. PCD will reach out to Kimberly for next steps with City approval.

**6. Administrator's Report:**

- a. Expansion Update: The lawyers will have the petitions ready by this week. A. Graham stated that she has resigned from PCD, so A. Johnson will be taking over the petition process from there.

**7. Other Business:**

- a. G. Slay asked for a Public Services update. A. Graham stated she was working with Piro and Zimmerman to get the "G" and "E" lights working again.
- b. N. Griffin asked about the update on the missing banner. A. Abdullah stated he needs to receive an update from the police. D. Bellon stated he spoke to Jack Baumstark, who admitted to taking down the banner because it blocked his camera view.

**8. Adjournment:** Meeting adjourned at 11:35 AM.

The Grove Community Improvement District  
**Balance Sheet**  
As of November 30, 2021

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	<u>Nov 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1072 · Bill.com Money Out Clearing	-6,531.25
Operating (9310)	82,170.05
Sales and Use Tax (0668)	<u>220,681.86</u>
<b>Total Checking/Savings</b>	296,320.66
<b>Accounts Receivable</b>	
Other Accounts Receivable	-34,447.85
Accounts Receivable - SE	-1,506.00
Sales Tax Receivable	<u>60,443.61</u>
<b>Total Accounts Receivable</b>	<u>24,489.76</u>
<b>Total Current Assets</b>	320,810.42
<b>Fixed Assets</b>	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	<u>11,775.00</u>
<b>Total Fixed Assets</b>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u>320,810.42</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	-27,514.44
<b>Total Accounts Payable</b>	<u>-27,514.44</u>
<b>Total Current Liabilities</b>	<u>-27,514.44</u>
<b>Total Liabilities</b>	-27,514.44
<b>Equity</b>	
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	392,297.47
Net Income	<u>-49,592.61</u>
<b>Total Equity</b>	<u>348,324.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>320,810.42</u></b>

## The Grove Community Improvement District Profit & Loss Budget Performance November 2021

	<u>Nov 21</u>	<u>Jul - Nov 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>40000 · Revenue</b>				
46400 · Reserves	0.00	0.00	86,250.00	207,000.00
46430 · Miscellaneous Revenue	0.00	3,126.45		
41000 · Parking Lot Revenue	0.00	585.00		
40150 · Special Assessments	0.00	9,319.41	31,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	21,789.72	184,227.74	83,333.31	200,000.00
2015 Special Assessments	844.64	844.64		
40200 · Interest Earnings	8.54	52.56		
<b>Total 40000 · Revenue</b>	<u>22,642.90</u>	<u>198,155.80</u>	<u>200,583.31</u>	<u>500,000.00</u>
<b>Total Income</b>	<u>22,642.90</u>	<u>198,155.80</u>	<u>200,583.31</u>	<u>500,000.00</u>
<b>Gross Profit</b>	22,642.90	198,155.80	200,583.31	500,000.00
<b>Expense</b>				
<b>60270 · Sponsorships</b>				
60416 · Small Business Grant Donation	0.00	2,500.00		
60270 · Sponsorships - Other	0.00	32,833.34	16,666.69	40,000.00
<b>Total 60270 · Sponsorships</b>	<u>0.00</u>	<u>35,333.34</u>	<u>16,666.69</u>	<u>40,000.00</u>
<b>60100 · Administrative Support</b>				
<b>60110 · Administration-Park Central</b>				
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	12,670.00	50,680.00
<b>Total 60110 · Administration-Park Central</b>	<u>0.00</u>	<u>35,340.00</u>	<u>22,670.00</u>	<u>60,680.00</u>
60135 · General Liability Insurance	0.00	0.00		20,000.00
60140 · Audit Services	0.00	8,000.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	0.00	814.00
60170 · Storage Facility	52.66	263.30	291.65	699.96
60150 · Legal Services	775.50	775.50	1,250.00	3,000.00
60165 · Miscellaneous	0.00	2,640.00		
60115 · Postage/Office Supplies	0.00	0.00	104.19	250.00
<b>Total 60100 · Administrative Support</b>	<u>828.16</u>	<u>47,018.80</u>	<u>28,315.84</u>	<u>89,443.96</u>
<b>60400 · Public Services</b>				
60415 · Public Pkg lot-Litter Control	0.00	0.00	0.00	0.00
60410 · Litter Control	4,000.00	19,583.40	16,333.38	39,200.00
60420 · Landscaping	0.00	4,000.00	5,876.00	5,876.00
<b>Total 60400 · Public Services</b>	<u>4,000.00</u>	<u>23,583.40</u>	<u>22,209.38</u>	<u>45,076.00</u>
<b>60200 · Marketing</b>				
60210 · Advertising	0.00	0.00	1,666.69	4,000.00
60215 · Promotional Materials	0.00	5,314.00	625.00	1,500.00
60220 · Website & Design Services	2,000.00	5,143.88	1,945.88	4,670.00
60250 · Reserve Funds	0.00	0.00	0.00	0.00
<b>Total 60200 · Marketing</b>	<u>2,000.00</u>	<u>10,457.88</u>	<u>4,237.57</u>	<u>10,170.00</u>
<b>60300 · Public Improvements</b>				
60335 · Public Parking Lot Rental	0.00	0.00	0.00	0.00
60315 · Street Lighting Impr-Electricit	382.61	1,901.47	2,500.00	6,000.00

The Grove Community Improvement District  
**Profit & Loss Budget Performance**  
 November 2021

	<u>Nov 21</u>	<u>Jul - Nov 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60325 · Holiday Decorations	0.00	0.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	206.69	990.14	750.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	67,782.00	47,500.00	114,000.00
60330 · Other Public Improvements	0.00	0.00	0.00	0.00
<b>Total 60300 · Public Improvements</b>	<b>589.30</b>	<b>70,673.61</b>	<b>54,250.00</b>	<b>125,300.00</b>
<b>60500 · Security &amp; Public Safety</b>				
60515 · Spectrum (Camera/Internet)	0.00	0.00	0.00	0.00
60510 · Administration-Security	0.00	8,250.00	13,750.00	33,000.00
60530 · Thursday Security Patrols	0.00	9,862.50	17,400.00	41,760.00
60531 · Friday Security Patrols	870.00	15,530.00	17,400.00	41,760.00
60532 · Saturday Security Patrols	870.00	15,908.88	17,400.00	41,760.00
60533 · Sunday Security Patrols	290.00	4,080.00	5,800.00	13,920.00
60534 · Other Security Patrols	580.00	7,050.00	7,312.50	17,550.00
<b>Total 60500 · Security &amp; Public Safety</b>	<b>2,610.00</b>	<b>60,681.38</b>	<b>79,062.50</b>	<b>189,750.00</b>
<b>Total Expense</b>	<b>10,027.46</b>	<b>247,748.41</b>	<b>204,741.98</b>	<b>499,739.96</b>
<b>Net Ordinary Income</b>	<b>12,615.44</b>	<b>-49,592.61</b>	<b>-4,158.67</b>	<b>260.04</b>
<b>Net Income</b>	<b><u>12,615.44</u></b>	<b><u>-49,592.61</u></b>	<b><u>-4,158.67</u></b>	<b><u>260.04</u></b>

## The Grove Community Improvement District Transaction List by Vendor November 2021

Type	Date	Num	Memo	Amount
<b>A T Building/Anthony Trotter</b>				
Bill	11/01/2021	1312	Street Cleaning/	-4,000.00
<b>Ameren Missouri- 4052 Chouteau ave sign</b>				
Bill Pmt -Check	11/24/2021	Bill.com	Ball Globes	-94.96
<b>Ameren Missouri- 924 talmage ave</b>				
Bill Pmt -Check	11/15/2021	Bill.com	Ball Globes	-46.20
<b>Ameren MO- 4510 Manchester ave, sign</b>				
Bill	11/22/2021	0606084003-Oct 2021	Grove Signs Lighting - 0606084003	-65.53
<b>Ameren MO- 4512 Manchester ave unit 100</b>				
Bill	11/01/2021	0324031034-Oct 2021	0324031034 Pedestrian Lighting	-382.61
<b>Campbell Security &amp; Services Group</b>				
Bill Pmt -Check	11/09/2021	Bill.com	Security	-2,610.00
<b>Engagetaste</b>				
Bill	11/01/2021	15	Website - Social Media- October 2021	-1,000.00
Bill Pmt -Check	11/02/2021	Bill.com	Website - Social Media- October 2021	-1,000.00
<b>Husch Blackwell</b>				
Bill Pmt -Check	11/02/2021	Bill.com	Legal Expense	-250.00
Bill Pmt -Check	11/02/2021	Bill.com	Legal Expense	-448.50
Bill	11/17/2021	3081387	Legal Expense	-77.00
<b>Park Central Development Corporation*</b>				
Bill	11/15/2021	2021-11-15	Recurring Bill Reimburse for Storage Facilit	-52.66
<b>Bills paid in November</b>				<b>-10,027.46</b>



# THE CITY'S FINEST

## Response-RFP for Grove CID Off-Duty Police Patrol

**Prepared for:**

Alayna Graham  
Grove CID Administrator  
Grove CID  
4512 Manchester Avenue, Suite 100  
St. Louis, MO 63110  
alayna@pcd-stl.org

**Prepared by:**

Charles Betts  
Owner  
The City's Finest, LLC  
crbetts@tcf-llc.com  
(314) 458-9297

October 28, 2021

**The City's Finest, LLC**  
1039 Tower Grove Avenue  
St. Louis, MO 63131  
(314) 458-9297





## Company History

The City's Finest, LLC (TCF) was founded in 2007 by retired St. Louis Homicide Detective, Charles Betts. The City's Finest is a full-service security company providing a variety of innovative security solutions utilizing off-duty law enforcement officers from St. Louis Metropolitan and St. Louis County Police Departments. We're an approved security company and police secondary employer for the St. Louis Metropolitan Police Department and St. Louis County Police Department.

TCF uses basic community policing tactics coupled by targeted enforcement strategies, all while working closely with our customers to provide comprehensive and effective security plans. Historical crime data is analyzed to help design effective patrol schedules. Our officers are deployed using custom police mountain bikes, ATV's, motor vehicles and foot patrols. Our methods of patrol allow for enhanced interaction between the community and our employees, while providing a proven deterrent to criminal activity.

In 2012, TCF entered into the IP camera market as we understood camera technology was an essential part of helping law enforcement improve their overall effectiveness and efficiency. TCF designs, installs and maintains high quality IP surveillance camera systems that capture general overview, facial images and license plate capture. Our systems are designed solely to assist law enforcement and corporate entities with both real-time and historical investigations.

In 2014, TCF began providing cheaper, but just as effective, alternatives to law enforcement patrols. TCF created a civilian Ambassador program that deployed motivated civilians on highly visible mountain bikes. The uniformed Ambassador's provide an extra set of "eyes" for law enforcement, help to report safety/nuisance issues (inoperable street lights, vandalism, panhandling, etc.) and assist visitors with directions or simple peace of mind.

In 2021, TCF entered into the Security Guard market and have quickly become a leader in Armed and Unarmed services.

Over the past fourteen years, TCF brand has become one of the most respected security services company in the St. Louis region. Some of our current clients include:

- Washington University
- St. Louis University Hospital
- South City Hospital
- Forest Park Southeast Neighborhood
- East Loop CID
- Lumiere Casino
- Central West End SBD's & CID's
- Downtown CID
- DeBaliviere Place SBD
- Soulard SBD
- Gardenside SBD
- McCormack Barron
- Lowes
- MotoMart
- Rosati-Kane
- Koplars Communications
- Lumiere Casino
- CVS
- Boy's & Girls Club
- GF Wellness Dispensaries





## Benefits of TCF

TCF is not the cheapest option for our customers, but we certainly provide the best overall value for your dollar. The following are some of the advantages and value added services TCF provides to our customers:

- Hand-Picked proactive Police Officers
- Headquarters within the FPSE Neighborhood and multiple satellite offices throughout the City of St. Louis
- Variety of patrol methods (Foot, Mountain Bike, Vehicle)
- Accountability through GPS
- Proprietary online reporting/time clock system (DMS), computerized scheduling and crime analysis
- Optional digital radio system
- Superior customer service via a large management structure
- In-house IPMBA Certified Bike Mechanics and Certified Automobile Mechanics

## TCF Officers and Training (Value Added Service)

TCF is the largest employer of Police Officers in the St. Louis area with over 200 P.O.S.T certified Police Officers on our team. Majority of our Officer pool is comprised of SLMPD Officers, Supervisors and Commanders. In addition to St. Louis City Officers, we employ Police Officers from various municipalities throughout St. Louis County. We also maintain the largest pool of IPMBA Certified Police Mountain Bike Officers in the St. Louis Metropolitan Area with over 140 IPMBA Certified Bike Officers at our disposal. Member's of TCF Management Team are the exclusive trainers for the SLMPD's IPMBA Police Mountain Bike Certification Course and Civil Disobedience Bike Response Team (BRT). In addition, we employ the only IPMBA Certified Mountain Bike Mechanics for the SLMPD.

TCF never blanket hires Officers to fill shifts. Majority of our Officers are referred for employment by existing TCF Officers or hand-picked after an interview process. Upon being selected to work for TCF each Officer goes through a mandatory training process to ensure TCF's policies, procedures and expectations are understood. The training is a minimum of 4-hours and includes instructions on the proper use of TCF's reporting, time clock systems and GPS systems, customer specific post-orders and other important information necessary to do their jobs properly.

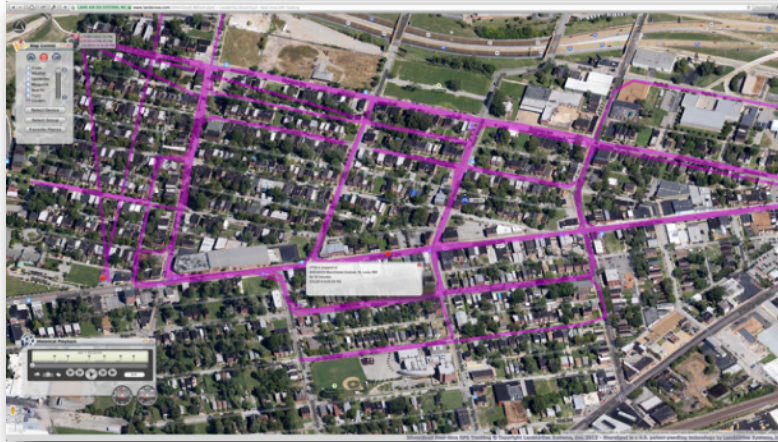






## Accountability through GPS (Value Added Service)

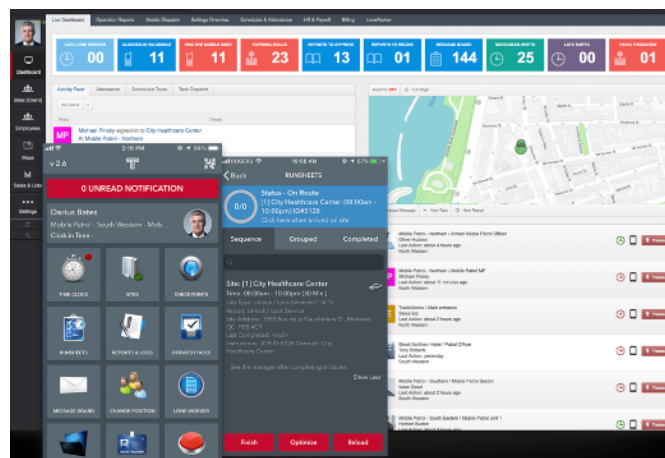
TCF was the first security company in the region to outfit Officers and vehicles with GPS devices for purposes of accountability to our customers and provide a level of supervision that no other company can provide. The devices identify extended stops, speed and path of travel. TCF has a specific manager to review **every** Officer GPS vapor trail following a shift. This review allows TCF to ensure Officers are meeting our expectations along with our clients' expectations. Our customers can access the GPS System through any computer or smartphone via a native iPhone and Android app for auditing purposes.



## DMS (Value Added Service)

TCF was the first security company in our region to design a proprietary online reporting, biometric time clock and data management system. Deployed in 2008, the system branded as the "DMS", changed the way we managed the company. The DMS served as a biometric time clock, reporting system and client portal. The online infrastructure allowed worldwide access via any operating platform including mobile devices. No other private security company in the region had a system like this.

Today, TCF has begun deploying a new version of the DMS that relies heavily on the use of Smart Phones. Our mobile platform allows our Officers to build shift reports in real time, improving overall efficiency and capturing greater metrics for our clients. Real time notifications are sent to key client stakeholders notifying them instantly of major incidents as they unfold instead of learning of them hours or even days later. Officer activities and locations will be displayed in real time via our secure and encrypted dashboard. From this dashboard, Officers can be dispatched on assignments when needed giving our management team and partners efficiency in responding to customer need's.





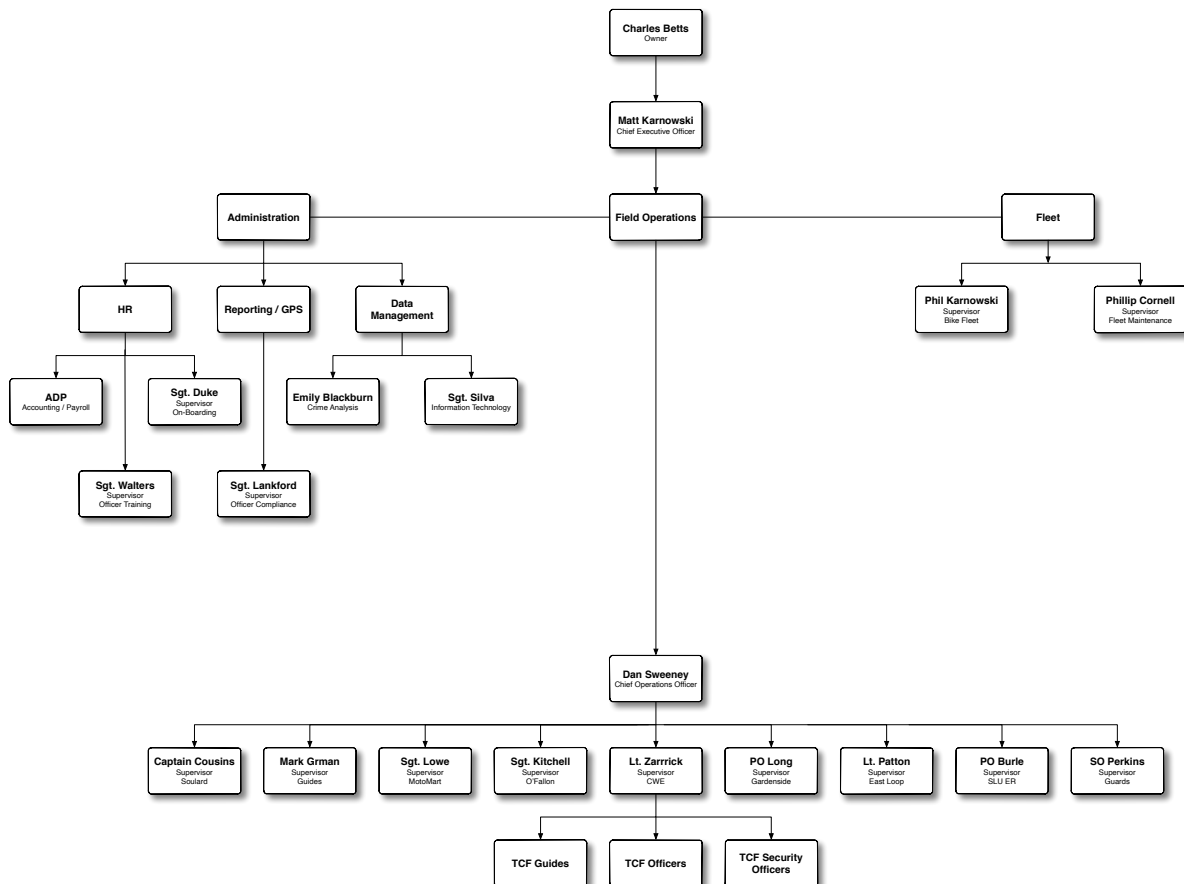
## TCF Management (Value Added Service)

TCF's management team strives to provide the best customer service to our customers while ensuring our Officers are performing at levels that meet or exceed our customers' needs. This extensive and intelligent management team works together to allow TCF to operate efficiently and professionally.

Our management staff is primarily comprised of current and retired police officers due to their first-hand experience and understanding of law enforcement operations. In addition, the majority of TCF's management team is comprised of commanders and sergeants with the SLMPD. Employing SLMPD Command and Supervisory ranks allows TCF to easily navigate the sometimes complicated chain of command and communication channels of the SLMPD.

TCF assigns individual project managers to our larger contract areas. This allows our these customers to have a consistent point-of-contact that is available 24/7.

Below is an organizational chart outlining TCF's current management structure:





## **Computerized Scheduling (Value Added Service)**

TCF schedules are managed by a computerized scheduling program that allows TCF Management to easily create, maintain and distribute our schedule. The system is available via any computer or smart device. Officers are automatically notified via text message of an upcoming shift or when an Officer needs to release a shift due to a conflict.

TCF schedules are created with assistance of the TCF Budget Tracker. This is a graphical representation of current budget amounts and what has been spent in our various contract areas. Our budget tracker helps the TCF's Schedule Manager know exactly how many shifts to deploy each month while helping to identify any concerning budget overages or surpluses. Our customers receive an updated budget tracker during monthly meetings for another level of accountability and transparency.

## **Digital Radio System (Value Added Service)**

Unified and efficient communication has been one of the biggest hurdles TCF has tried to overcome since our inception. This problem has been solved with a new radio technology from Motorola, and we proud to be the first in the region to deploy it. The system works just like a police radio system, but utilizes the Verizon Cellular Network to transmit data. Data can include texts, photos and audio. The system requires no large scale antenna network and works anywhere within the United States.

This new radio technology allows TCF the ability to communicate using a physical radio or a smartphone application. When using the app, TCF can efficiently deploy the radio technology in a cost effective manner for our customers and any participating businesses.

TCF's radio system is helping to improve the overall communication between our customers and staff. Businesses and organizations such as the CWE NSI, can now communicate quickly with our management team or even directly with our Officers. This personal connection will continue to improve the overall perception of crime and our customer service. With the ever increasing request for St. Louis County Police Officers and TCF Guides, unified communication is extremely important to their effectiveness and safety.

## **Detailed Invoicing (Value Added Service)**

TCF's invoicing process has become the standard for most of the major taxing districts in the St. Louis region. We've even been recognized by the SLMPD Internal Affairs Division and the FBI due to our overall invoicing process and accuracy.

Our invoices contain information from our scheduling, DMS and GPS systems. Data from these three systems is compiled into a custom Excel database to create extremely accurate timesheets that are backed by several layers of checks-and-balances. Our scheduling system provides the foundation for our invoice timesheets, while the DMS's biometric time clock and nightly report data provides important information about time clock punches and activity during a shift. Finally, our GPS system is used to ensure each patrol meets our standards. If a patrol does not meet our standards we make adjustments to the billable hours. This method of billing ensures our customers are accurately billed and only paying for the services they received.

We digitally invoice our customers on the 15th and last day of each month. Each invoice is contains a summary and a timesheet. All invoices are NET 30 and can be paid via credit card, ACH or standard check.



## Quality Management Process

The above-described TCF value added services and systems all work together to ensure we provide the absolute best overall quality control of any security company in our region. It all starts with our hiring process, where we hand-pick Police Officers we believe will meet TCF's high standards. Our training program ensures every TCF Officer understands our expectations and the customers. Our patrol methods allow our Officers to easily interact with the public and the criminal element. Our computerized scheduling, GPS and DMS systems all allow for transparency, unified and efficient communication between the Officers, customers and our management. Our crime data analysis allows us to identify and focus on current problems while tracking historical trends. Our budget tracker ensures we remain on target while our invoicing is supported by multiple levels of checks and balances to ensure accuracy.

Simply put, our staff and systems all work together to ensure we provide the best possible service and accountability for our customers.

## Insurance

TCF is fully bonded and insured, with limits far exceeding the SLMPD's minimum requirements for insurance. We currently maintain **\$8,000,000** of general liability coverage and hold workers compensation coverage in compliance with all city, state and federal laws. Additionally, all TCF vehicles are insured in excess of SLMPD and state requirements.

## Officer Benefits

TCF Officers are all employees, not contractors. Therefore, TCF withholds all appropriate taxes, employee and employer contributions. Officers are provided with appropriate W2's at the end of the year (not 1099'd) and therefore they are not penalized with self employment tax at the end of the year. In addition, TCF Officers pay into Social Security. This is extremely beneficial for their retirement incomes as Police Officers are exempt from Social Security when working directly for a police department.

All TCF Officers are full time employees for their respected police agency and part-time employees for TCF. Therefore, health and 401K options are deferred to their respected agency.

## Officer Recruitment and Retention

In 2007, TCF was the first company to consistently offer \$30/HR for police secondary employment. Today, we continue to set the standard, with hourly wages averaging \$40-\$55/HR. TCF pays these higher wages to ensure we can recruit and retain the best Officers in the region. All secondary security companies are constantly in competition with SLMPD overtime along with other taxing districts who want the same services. This competition for services, coupled by the well publicized low staffing numbers of the SLMPD, usually means the highest paying taxing districts receive the best Officers.

In addition to having the best hourly wages in the region, TCF consistently rewards our Officers with bonuses when good arrests or work above-and-beyond their normal scope of duty is performed. TCF distributes on average \$1000 a month in bonuses to Officers for excellent work.

TCF also believes a quality work environment plays into an Officers performance. We take pride in maintaining our fleet of vehicles and bikes so Officers enjoy using them. We treat our staff with respect and do our best to compliment our Officers for a job well done.

TCF didn't amass a staff of almost 300 Police Officers over our 14 years in business without valuing our employees.



## References

Kelli McCrary  
Director of the Security and Urban Space  
Downtown STL, Inc.  
211 N. Broadway, Suite 2830  
St. Louis, MO 63102  
(314) 335-2307  
kmccrary@downtownstl.org

Luke Renoylds  
Chairman  
Soulard Special Business District  
PO Box 771264  
St. Louis, MO 63177  
(314) 813-7474  
chairman@soulard-sbd.org

Mark Hughes  
Security Director  
Lumiere Casino  
999 North 2nd Street  
St. Louis, MO 63102  
(314) 775-4569  
Mark.hughes@lumiereplace.com







## Proposal for the Grove CID

The City's Finest, LLC (TCF) meets or exceeds all requirements listed in the RFP with exception of the use of ATV's. TCF will not use ATV's in the Grove CID due to safety concerns. TCF already adheres to and can accomplish all items within the RFP's Scope of Work.

TCF has provided professional community-based police services for large neighborhoods and taxing districts since 2007. Community Policing is the basis of our law enforcement services to our clients. Part of our success is our ability to interact with the public during our patrols, helping us to provide a friendly police presence that effectively deters crime. Community Policing through the use of TCF's bike and foot patrols in the Forest Park Southeast, Grove and Central West End Neighborhoods has helped reduce crime numbers to some of their lowest in the past 15 years. The crime reduction has led to huge re-development efforts in these neighborhoods and business districts. Take a drive down Manchester in the Grove and you will see first-hand how our Community Policing methods have changed that neighborhood. ***We understand first-hand the security challenges that the Grove CID faces and we know how to combat the problems.***

In addition to our proven patrol tactics, TCF understands the importance of technology in policing. TCF has extensive experience with IP surveillance cameras. We have installed and maintained numerous systems for taxing districts throughout the St. Louis region including those in the Central West End, Downtown/Landing, DeBaliviere Place, Forest Park Southeast/Grove neighborhood and throughout other cities and states. Members of our team designed the Highly Visible Police Box (the camera boxes with the red/blue lights) that has become ever so popular. In addition, a member of our team helped design and currently helps to manage the St. Louis Police Department's Real Time Crime Center.

If TCF is selected to provide security services for the Grove CID we will continue to work with the Grove CID & the NSI to design and implement a comprehensive and effective security plan. One that includes an in-depth crime analysis of both historical and recent crime data. TCF will continue to meet or exceed the expectations of the the Grove CID & the NSI and its partners by delivering an abundance of data, professional service and most importantly - a safe environment for those that live, work and visit the Grove CID.

TCF will schedule Officers based on the requests and needs of the Grove CID & NSI, our law enforcement experience and our crime data analysis. Schedules are computerized and will be available to the Grove CID & NSI at any time via the Internet.

TCF is fully capable of deploying our resources using foot, bike or vehicle patrols per your request. In addition we are capable of maintaining our fleet through our in-house mechanics and technicians.

We will continue to work with the SLMPD and the NSI to identify known hot-spots and areas of general concern. TCF will complete reasonable tasks during each shift to deal with panhandling, loitering, loud music, cruising and other quality of life concerns. Our goal is simple, that our highly visible presence will help to reduce overall crime, most importantly person and property crime.

All TCF Officers will continue to carry GPS units which will provide live updates on the location of our Officers. This live feed will be available to the NSI.

During every shift, TCF Officers will utilize our new mobile DMS. The mobile DMS will allow the NSI to monitor TCF's activities in real time an abundance of metrics. TCF is currently beta-testing the new mobile DMS and will be ready for full deployment in the NSI at the beginning of the new contract year.



All TCF shifts are accompanied by biometric time clock data that helps to ensure our Officers are on-site as scheduled. Our biometric system, which photographs the Officer at clock-in/out, is part of TCF's DMS. The NSI can view these time clock punches via the DMS at any time for auditing purposes.

TCF will continue to provide monthly reports to the Grove CID. These reports will include crime data, summary of TCF's activities and recommendations from TCF.

TCF will attend meetings as directed or needed by the Grove CID and NSI. Communication between TCF Management and the Grove CID is extremely important to a successful security plan; therefore, TCF Management will continue to make themselves available to the Grove CID at reasonable times.

TCF main point of contact for the Grove CID will continue to be Charles Betts.

## Cost Proposal for the Grove CID

The City's Finest, LLC loaded hourly rates for service are as follows:

- \$95/HR per Uniformed Police Officer
- Standard Holiday Rates and any Special Events as approved by the NSI are "time-and-a-half"
- TCF does not add additional charges for the use of our vehicles or bikes and there are no hidden fees. Your hourly rate is fully loaded and is all you pay.

## Conclusion

Thank you for considering The City's Finest, LLC for your security needs. TCF has a long history of delivering the best supplemental police services in the region. We are confident we will exceed your expectations and help continue to improve the overall quality of life for the Central West End. Our expertise in the fields of law enforcement and IP camera systems will prove to be a valuable asset to your organization.

We are not the cheapest, but you get what you pay for. Since 2007, TCF has helped improve transparency and accountability for taxing districts by implementing countless check-and-balances. We consistently raise the standard for security companies while proving that although we are more expensive, we can accomplish more with less patrols due to our strategic deployments and community based patrol methods. Our value-added services (DMS, GPS, Radios, Bikes, Vehicles. etc.) are second to none. The St. Louis Police Department and the FBI even complimented TCF on our internal systems due to the accuracy and accountability they bring to the table. Other companies often raise their rates to match ours but offer little, if any, of our value added services - they are simply increasing their profit margins.

TCF has set the standard for security companies in our region since 2007, and we will continue to be The City's Finest for years to come. We hope to continue working with you in the near future.



# Contact Information

If you have any questions about our services and would like to schedule a follow-up meeting to further discuss our patrols or neighborhood camera systems please contact:

**Charles Betts, Owner**

The City's Finest, LLC  
1039 Tower Grove Avenue  
St. Louis, MO 63110  
(314) 458-9297  
crbetts@tcf-llc.com

**MISSOURI AUTO INSURANCE IDENTIFICATION CARD**

INSURANCE COMPANY NAME AND ADDRESS

**Philadelphia Indemnity Ins Co**

COMMERCIAL  PERSONAL

POLICY NUMBER

**PHPK2157593**

EFFECTIVE DATE

**07/12/2021**

EXPIRATION DATE

**07/12/2022**

YEAR MAKE/MODEL

**2015 DODGE CHARGER**

VEHICLE IDENTIFICATION NUMBER

**2C3CDXKTXFH929204**

AGENCY/COMPANY ISSUING CARD

**The Daniel and Henry Co.  
1001 Highlands Plaza Drive West  
Suite 500  
Saint Louis, MO 63110**

INSURED NAME AND ADDRESS

**The City's Finest LLC, The City's Surveillance, LLC  
629 Wyndham Crossings Circle  
Des Peres, MO 63131**

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YEAR

MAKE/MODEL

**2016 DODGE CHARGER**

VEHICLE IDENTIFICATION NUMBER

**2C3CDXKT9GH219213**

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**07/12/2022**

YEAR

MAKE/MODEL

**2017 JEEP WRANGLER**

VEHICLE IDENTIFICATION NUMBER

**1C4BJWDGXHL681990**

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**2017 JEEP WRANGLER**

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YEAR MAKE/MODEL

**2018 FORD EXPLORER**

VEHICLE IDENTIFICATION NUMBER

**1FM5K8D8XJGB30788**

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**2018 FORD EXPLORER**

VEHICLE IDENTIFICATION NUMBER

**1FM5K8D8XJGA79910**

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**PHPK2157593**

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**07/12/2021**

EXPIRATION DATE

**07/12/2022**

YEAR MAKE/MODEL

**2018 FORD Fusion**

VEHICLE IDENTIFICATION NUMBER

**3FA6P0H73JR180685**

AGENCY/COMPANY ISSUING CARD

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POLICY NUMBER

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YEAR MAKE/MODEL

**2018 FORD Fusion**

VEHICLE IDENTIFICATION NUMBER

**3FA6P0H73JR180685**

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**PHPK2157593**

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EXPIRATION DATE

**07/12/2022**

YEAR MAKE/MODEL

**2019 FORD Fusion**

VEHICLE IDENTIFICATION NUMBER

**3FA6P0HD4KR160937**

AGENCY/COMPANY ISSUING CARD

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**PHPK2157593**

EFFECTIVE DATE

**07/12/2021**

EXPIRATION DATE

**07/12/2022**

YEAR MAKE/MODEL

**2021 FORD Explorer**

VEHICLE IDENTIFICATION NUMBER

**1FMSK8DH4MGA61717**

AGENCY/COMPANY ISSUING CARD

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**07/12/2022**

YEAR MAKE/MODEL

**2021 FORD Explorer**

VEHICLE IDENTIFICATION NUMBER

**1FMSK8BH2MGA30629**

AGENCY/COMPANY ISSUING CARD

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SEE IMPORTANT NOTICE ON REVERSE SIDE

THIS CARD MUST BE CARRIED IN THE INSURED  
MOTOR VEHICLE FOR PRODUCTION UPON DEMANDIN CASE OF ACCIDENT: Report all accidents to your Agent/Company as  
soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MO (2007/05)

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**MISSOURI AUTO INSURANCE IDENTIFICATION CARD**

INSURANCE COMPANY NAME AND ADDRESS

 COMMERCIAL  PERSONAL**Philadelphia Indemnity Ins Co**

POLICY NUMBER

**PHPK2157593**

EFFECTIVE DATE

**07/12/2021**

EXPIRATION DATE

**07/12/2022**

YEAR MAKE/MODEL

**2021 FORD Explorer**

VEHICLE IDENTIFICATION NUMBER

**1FMSK8BH2MGA30629**

AGENCY/COMPANY ISSUING CARD

**The Daniel and Henry Co.  
1001 Highlands Plaza Drive West  
Suite 500  
Saint Louis, MO 63110**

INSURED NAME AND ADDRESS

 **The City's Finest LLC, The City's Surveillance, LLC  
629 Wyndham Crossings Circle  
Des Peres, MO 63131**

L

SEE IMPORTANT NOTICE ON REVERSE SIDE

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Saint Louis, MO 63110**

INSURED NAME AND ADDRESS

 **The City's Finest LLC, The City's Surveillance, LLC  
629 Wyndham Crossings Circle  
Des Peres, MO 63131**

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1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

ACORD 50 MO (2007/05)

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# City of Saint Louis

THIS LICENSE MUST BE POSTED ON THE PREMISES IN FULL PUBLIC VIEW

THE CITYS FINEST LLC

CITYS FINEST LLC THE  
629 WYNDHAM CROSSINGS CIR  
DES PERES MO 63131

TERM OF LICENSE:

FROM DATE: 06/01/21 TO DATE: 05/31/22

LICENSE # LC9951176  
DATE ISSUED 05/28/21  
FEE PAID \$1,500.00  
FED ID 261756790

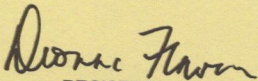
BUSINESS LICENSE

BUSINESS TYPE: SECURITY OR WATCHMAN

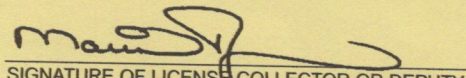
MANAGING OFFICER OR PARTNERS:

If this is not a Business License the following applies: Pursuant to city ordinances and conditioned upon payment of the required fee or tax due, subject to audit and zoning requirements, license is hereby granted for the term and purpose stated.

If this is a Business License, the following applies: The City of Saint Louis: To all who shall see these presents, greeting: Know ye that the licensee, having paid to the City of Saint Louis the sum stated above, being the tax and license upon the licensee as a business, therefore, the said licensee is hereby authorized to sell any goods, wares, services and merchandise of any description, except as otherwise provided by ordinance at any one store, stand or place of business within the City, for the year ending as stated above. In testimony whereof, I, the comptroller of the City of Saint Louis have hereunto set my hand.

  
REGISTER

  
COMPTROLLER

  
SIGNATURE OF LICENSE COLLECTOR OR DEPUTY

**LICENSE NOT TRANSFERABLE**

43199



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/9/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The Daniel and Henry Co. 1001 Highlands Plaza Drive West Suite 500 Saint Louis, MO 63110	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): <b>(314) 421-1525</b>		FAX (A/C, No): <b>(314) 444-1990</b>
	<b>E-MAIL ADDRESS:</b> info@danielandhenry.com		
<b>INSURED</b> The City's Finest LLC; The City's Surveillance, LLC c/o Rob Betts 629 Wyndham Crossings Circle Des Peres, MO 63131	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A : Philadelphia Indemnity Ins Co</b>		<b>18058</b>
	<b>INSURER B : Missouri Employers Mutual</b>		<b>10191</b>
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		

### COVERAGES

### CERTIFICATE NUMBER:

### REVISION NUMBER:

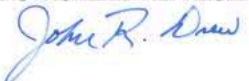
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>A</b>	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			<b>PHPK2157593</b>	<b>7/12/2021</b>	<b>7/12/2022</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>3,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>3,000,000</b>
<b>A</b>	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			<b>PHPK2157593</b>	<b>7/12/2021</b>	<b>7/12/2022</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<b>A</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>10,000</b>			<b>PHUB731183</b>	<b>7/12/2021</b>	<b>7/12/2022</b>	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b>
<b>B</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	<b>MEM1023489</b>	<b>7/12/2021</b>	<b>7/12/2022</b>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
With respects to general liability, certificate holder shown is included as additional insured as required by written contract

### CERTIFICATE HOLDER

### CANCELLATION

<b>Central West End Neighborhood Security Initiative</b> 447 N. Euclid Saint Louis, MO 63108	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

**THE GROVE  
COMMUNITY IMPROVEMENT  
DISTRICT**

**Petition to Amend the Petition to Establish a  
Community  
Improvement District and  
Authorize a Sales Tax and Special Assessment  
Pursuant to Sections 67.1401-67.1571 of the  
Revised Statutes of Missouri, as Amended**

**City Of St. Louis, Missouri**

**2021**



**EXHIBITS**

EXHIBIT A PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENT

EXHIBIT B COPY OF ORDINANCE NUMBER 68107

EXHIBIT C DISTRICT LEGAL DESCRIPTION

EXHIBIT D DISTRICT BOUNDARY MAP

**PETITION TO AMEND THE PETITION TO ESTABLISH  
THE GROVE COMMUNITY  
IMPROVEMENT DISTRICT AND AUTHORIZE A SALES TAX  
AND SPECIAL ASSESSMENT**

Comes now the undersigned property owner representing more than fifty percent (50%) by assessed value of all real property within the boundaries of the property to be added to the Grove Community Improvement District (the "District") by this Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Sales Tax and Special Assessment (this "Amended Petition") and more than fifty percent (50%) per capita of all owners of real property within the boundaries of the property to be added to the District by this Amended Petition (the "Petitioner"), with the consent of the Board of Directors of the District and by this Amended Petition, request the establishment of the District as set out in this Amended Petition and as allowed under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

The Petitioner requests that the City Register of the City of St. Louis (acting as the "city clerk" under the Act) review this Amended Petition (that amends that certain Petition to Establish the Grove Community Improvement District and Authorize a Sales Tax and Special Assessment submitted to the City of St. Louis, Missouri (the "City") on June 12, 2008 (the "Petition")) to certify that it complies with the requirements of Section 67.1441.2 of the Act and contains all required information. A copy of the Petition is attached hereto and incorporated herein by this reference as Exhibit A.

The Petitioner requests that the governing body of the City (the "Board of Aldermen") hold a public hearing in accordance with Section 67.1431 of the Act to receive public comments concerning the Amended Petition.

The Petitioner requests that upon the conclusion of the required public hearing that an ordinance be adopted amending the District as requested and set out in this Amended Petition and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Creation and Establishment of the District

The District was created and established, pursuant to the terms set forth in the Petition and in accordance with the Act by the Board of Aldermen's adoption of Ordinance Number 68107 (the "Ordinance") on July 28, 2008. The District has, thereafter, continued in existence and operation, without interruption, and the Petition has not been previously amended or modified. A copy of Ordinance Number 68170 is attached hereto as Exhibit B and incorporated herein by this reference.

A. Name of District

The name of the District is “The Grove Community Improvement District” (the “District”) and shall remain unchanged upon amendment by this Amended Petition.

B. Legal Description

The District, as approved by the Ordinance, includes all of the real property set forth in the legal description in Exhibit C of the Amended Petition labeled “Existing Land” (the “Existing Land”) and, upon adoption of this Amended Petition, will also include certain real property to be added to the District set forth with particularity in the legal description in Exhibit C of the Amended Petition (the “Added Property”). “District Property” as used in this Amended Petition, shall mean, collectively, the Existing Land and the Added Property of the District.

C. Boundary Map

A map illustrating the amended boundaries of the District is attached hereto and made a part hereof as Exhibit D (“District Boundary Map”).

2. FIVE YEAR PLAN

A. Purpose of the District

The purposes of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

B. Services and Improvements

The services and improvements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

C. Budget

The budget of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

D. Powers

The powers of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall remain a political subdivision and shall not operate as a not-for-profit corporation. The District shall continue to have all of the powers granted to

and or exercisable by a Community Improvement District according to the Act except to the extent its powers are expressly limited by the Petition or this Amended Petition.

B. Board of Directors

1. Number

The number of members on the District's Board of Directors ("Board") as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

2. Qualifications

The qualification requirements in the Petition for the District's eleven (11) member Board as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. Board Representation

The board representation requirements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. Terms of Initial Directors

The terms of initial directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

5. Terms of Successor Directors

The terms of successor directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. REAL PROPERTY TAXES

The District, following adoption of this Amended Petition, shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes imposed by the District on District Property is zero.

5. SPECIAL ASSESSMENTS

The District, in accordance with Section 67.1521 of the Act and pursuant to its Petition, has the power to levy a special assessment upon District Property that shall remain unchanged upon adoption of this Amended Petition. The District currently imposes a special assessment in accordance with the Special Assessment Petition(s) approved by the Board.

6. ASSESSED VALUE

As of the date of this Amended Petition, the total assessed value of all of the real property to be added to the District pursuant to this Amended Petition is \$251,500.00, according to the records of the City of St. Louis Assessor's Office.

7. SALES TAXES

The District, in accordance with Section 67.1545 of the Act and pursuant to its Petition, has the power to impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%) for a maximum of twenty (20) years that shall remain unchanged upon adoption of this Amended Petition. In accordance with the Act and Resolution 2008-03, the Board submitted to the qualified voters within the District a proposal to authorize a sales and use tax and a majority of the qualified voters within the District approved the imposition of the sales and use tax. Pursuant to Resolution 2008-03 the District currently imposes a 1% sales and use tax on all retail sales that shall remain unchanged upon adoption of this Amended Petition.

8. LIFE OF DISTRICT

The length of time for the existence of the District is a maximum of twenty (20) years following the effective date of the ordinance adopting and approving the Petition and shall remain unchanged upon adoption of this Amended Petition.

9. BLIGHT DETERMINATION

This Amended Petition does not include a request for a determination of blight for any real property within the District.

10. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Amended Petition is filed with the City Register of the City of St. Louis.

11. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority as set forth in the Petition and shall remain unchanged by this Amended Petition.

12. DISTRICT POWER

Except as limited by the Petition or this Amended Petition, there shall be no limitations on the District's powers and the District shall have all powers granted under the Act.

13. SEVERABILITY

If any provision of this Amended Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT TO ADD  
PROPERTY TO THE DISTRICT AS SET FORTH IN THIS AMENDED PETITION

By signing below, the Chairman of the Board of Directors of the Grove Community Improvement District consents to adding the property to the District pursuant to this Amended Petition.

**THE GROVE COMMUNITY IMPROVEMENT  
DISTRICT**

**By and through its Chairman of the Board of Directors:**

\_\_\_\_\_  
\_\_\_\_\_, Chairman

Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

Name of Owner:	Bellon Holding Company
Owner's Telephone Number:	
Owner's Mailing Address:	4233 Chouteau Ave., St. Louis, MO 63110
Name of Signer:	
Basis of Legal Authority to Sign:	
Signer's Telephone Number:	
Signer's Mailing Address:	

**Commented [A1]:** According to the Secretary of State, this company has been dissolved.

**Entity Type:** Corporation

**The map (see Exhibit D), map number, tax parcel identification numbers and assessed value of the tax parcels owned:**

Address	Map Number	Parcel I.D. Number	Assessed Value
3971 Papin St.	#1	3958-9-030.000	\$2,900.00

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]





Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

**Commented [A2]:** The City of St. Louis has historically been unwilling to sign CID Petitions.

Name of Owner:	City of St. Louis P
Owner's Telephone Number:	
Owner's Mailing Address:	1200 Market St., St. Louis, MO 63103
Name of Signer:	
Basis of Legal Authority to Sign:	
Signer's Telephone Number:	
Signer's Mailing Address:	

**Entity Type:** Political subdivision

**The map (see Exhibit D), map number, tax parcel identification numbers and assessed value of the tax parcels owned:**

Address	Map Number	Parcel I.D. Number	Assessed Value
829 S Vandeventer Ave.	#2	3958-9-040.000	\$300.00

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]

Signature Page for Petition to Amend the Petition to Establish the Grove Community  
Improvement District and Authorize a Special Assessment

By executing this Amended Petition, the undersigned represents and warrants that s/he is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that h/she has received a copy of this Amended Petition and its exhibits, has read this Amended Petition and its exhibits, and authorizes this signature page to be attached to the original of this Amended Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Amended Petition is filed with the Office of the City Register.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF MISSOURI     )  
  )  
CITY OF ST. LOUIS     )                    SS.

Before me personally appeared \_\_\_\_\_, to me personally known to be the \_\_\_\_\_ of \_\_\_\_\_ and who executed the foregoing instrument on behalf of said \_\_\_\_\_.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

Name of Owner:	UAP-SLRC LLC, c/o United American Properties Inc.
Owner's Telephone Number:	
Owner's Mailing Address:	1401 Quail St., Ste. 140, Newport Beach, CA 92660
Name of Signer:	
Basis of Legal Authority to Sign:	
Signer's Telephone Number:	
Signer's Mailing Address:	

**Commented [A3]:** Please provide the Owner and Signer's information.

**Entity Type:** limited liability company

**The map (see Exhibit D), map number, tax parcel identification numbers and assessed value of the tax parcels owned:**

Address	Map Number	Parcel I.D. Number	Assessed Value
805 S Vandeventer Ave.	#3	3956-9-026.000	\$248,300.00

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]

Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

By executing this Amended Petition, the undersigned represents and warrants that s/he is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that h/she has received a copy of this Amended Petition and its exhibits, has read this Amended Petition and its exhibits, and authorizes this signature page to be attached to the original of this Amended Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Amended Petition is filed with the Office of the City Register.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**STATE OF MISSOURI**     )  
   )  
**CITY OF ST. LOUIS**     )                         **SS.**

Before me personally appeared \_\_\_\_\_, to me personally known to be the \_\_\_\_\_ of \_\_\_\_\_ and who executed the foregoing instrument on behalf of said \_\_\_\_\_.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**EXHIBIT "A"**

**PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT AND  
AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENT**

*[follows on the next page]*

**EXHIBIT "B"**  
**COPY OF ORDINANCE 68107**  
*[follows on the next page]*

**EXHIBIT “C”**  
**DISTRICT LEGAL DESCRIPTION**  
**THE GROVE**  
**COMMUNITY IMPROVEMENT DISTRICT**

Existing Land:

Beginning at the intersection of the centerlines of South Kingshighway Boulevard and Manchester Avenue located in the City of St. Louis, Missouri, and proceeding north along the centerline of said South Kingshighway Boulevard to its intersection with the southern line of Wichita Avenue; thence southeastwardly along the southern line of said Wichita Avenue to its intersection with the northeast boundary of City Parcel Locator Number 5045-00-06501, commonly known as 4575 Cadet Avenue, or “McCormack House,” and currently owned by the Kingman Redevelopment Corporation; thence southwestwardly along the eastern boundary of said parcel to its intersection with the northern line of the east/west alley in the same City Block 5045; thence southeastwardly along the northern line of said alley to its intersection in the same City Block 5045 with the eastern line of the north/south alley in the same City Block 5045; thence northeastwardly along the eastern line of said alley to its intersection with the northwest boundary of City Parcel Locator Number 5045-00-02500, commonly known as 4509 Manchester Avenue and currently owned by M.A. Aliakbari; thence southeastwardly along the northern boundary of said parcel, and the adjoining northern boundary of City Parcel Locator Number 5045-00-02407, commonly known as 4501 Manchester Avenue and currently owned by The Grove Place II LP, to its intersection with the western line of South Taylor Avenue; thence continuing along the southeastern prolongation of the northern boundary of said parcel to the eastern line of said South Taylor Avenue, said eastern line also being the western boundary of City Parcel Locator Number 5108-00-02850 commonly known as 4451 Manchester Avenue and currently owned by PJD Investment Co.; thence northeastwardly along the western boundary of said parcel to its intersection with the northern boundary of said parcel; thence northeastwardly along the northern boundary of said parcel and continuing along the northern boundary of City Parcel Locator Number 5108-00-02451, commonly known as 4443 Manchester Avenue



and currently owned by Renard Redevelopment Corporation to its intersection with the eastern boundary of said parcel; thence northwestwardly along the eastern boundary of said parcel to its intersection with the northern line of the east/west alley of City Block 5108; thence northeastwardly along the northern line of said alley and its northern turn to its intersection with the southern line of Oakland Avenue; thence northeastwardly along the extension of the eastern line of said north/south alley to its intersection with the northern line of said Oakland Avenue; thence southeastwardly along the northern line of said Oakland Avenue and its eastern prolongation across South Newstead Avenue to the eastern boundary of said South Newstead Avenue; thence southwestwardly along the western boundary of said South Newstead Avenue to its intersection with the northern line of the east/west alley of City Block 5112.02(B); and thence northeastwardly along the northern line of said east/west alley to its intersection with the western line of Tower Grove Avenue; thence northeastwardly along the western line of Tower Grove Avenue to its intersection with the northern line of Arco Avenue; thence southeastwardly across Tower Grove Avenue along the northern line of said Arco Avenue to its intersection with the eastern boundary of Tower Grove Avenue; thence southeastwardly along the northern line of said Arco Avenue to its intersection with the southwestern boundary of City Parcel Locator Number 5113-02-01551, commonly known as 4201 Manchester Avenue and currently owned by To Mach Hoa and Nguyen Viet Xuan; thence northeastwardly along the western boundary of said parcel to its intersection with the northern boundary of said parcel; thence eastwardly along the northern boundary of said parcel to its intersection with the western line of South Boyle Avenue; thence eastwardly along the extension of the northern boundary of said parcel across said South Boyle Avenue and continuing along the northern boundary of City Parcel Locator Number 5113-01-01207, commonly known as 4199 Manchester Avenue and currently owned by Trouts Landing LLC; and thence continuing along the northern boundary of the adjacent City Parcel Locator Number 5113-01-01100, commonly known as 4191 Manchester Avenue and currently owned by 4191 Manchester Realty LLC; and thence along the northern boundary of the adjacent City Parcel Locator Number 5113-01-01000, commonly known as 4187 Manchester Avenue and owned by 4191 Manchester Realty LLC to its intersection with the western boundary of City Parcel Locator Number 5113-01-00807,

commonly known as 4185 Manchester Avenue and owned by Doris L. Stidem; thence northeastwardly along the western boundary of said parcel to its intersection with the southern line of Gibson Avenue; thence southeastwardly along the southern line of said Gibson Avenue to its intersection with the western line of Kentucky Avenue; thence northeastwardly across said Kentucky Avenue to the northwest boundary of City Parcel Locator Number 5114-01-04200, commonly known as 4155 Manchester Avenue and currently owned by the JARUBA Corporation; thence northeastwardly along the northern boundary of said parcel to its intersection with the western boundary of City Parcel Locator Number 5114-01-04100, commonly known as 4151 Manchester Avenue and currently owned by the JARUBA Corporation; thence northwestwardly along said western boundary to its intersection with the southern line of the east/west alley in City Block 5114.01(A); thence southeastwardly along the southern line of said east/west alley to its intersection with the northeast boundary of City Parcel Locator Number 5114-01-03407, commonly known as 4127 Manchester Avenue, and currently owned by Loni Properties Company, said northeast boundary also being the western boundary of City Parcel Locator Number 5114-01-03300, commonly known as 4121 Manchester Avenue, and currently owned by the Loni Properties Company; thence northeastwardly along the western line of said parcel to its intersection with the southern line of Chouteau Avenue; thence southeastwardly along said southern line of Chouteau Avenue to its intersection with the western line of Sarah Street; thence northeastwardly along the western line of Sarah Street to the intersection of the northern line of Chouteau Avenue, said intersection being the southeastern boundary of City Parcel Locator Number 3965-00-03200, commonly known as 4105 Chouteau Avenue, and currently owned by Hari Kishan LLC; thence northwestwardly along the southern boundary of said parcel to the southwest boundary of said parcel; thence northeastwardly along the western boundary of said parcel to its northwestern boundary; thence southeastwardly along the northern boundary of said parcel to its intersection with the western line of Sarah Street; thence northeastwardly along the western line of said Sarah Street to its intersection with the southern line of the east/west alley in City Block 3964; thence southeastwardly across Sarah street to the northwest boundary of City Parcel Locator Number 3958-00-00101, commonly known as 3975 Papin St, and currently owned by Holtzman Properties LLC;

thence southeastwardly along the northern boundary of said parcel to its northeastern boundary; thence southwestwardly along the eastern boundary of said parcel to its intersection with the northern line of Papin Street; thence southeastwardly along the northern line of Papin Street to its intersection with the western line of South Vandeventer Avenue; thence southeastwardly across said South Vandeventer Avenue to the northwestern boundary of City Parcel Locator Number 3946-00-00901, commonly know as 904 South Vandeventer Avenue and currently owned by the Bellon Holding Company; thence southeastwardly along the northern boundary of said parcel to its intersection with the eastern line of the north/south alley of City Block 3946; thence southwestwardly along the eastern line of said alley to its intersection with the northern boundary City Parcel Locator Number 3946-00-00400, commonly known as 3923 Papin Street, and currently owned by the Bellon Holding Company; thence southeastwardly along the northern boundary of said parcel; thence southeastwardly along the eastern boundary of said parcel and its prolongation to its intersection with the northern line of Chouteau Avenue; thence southwestwardly across said Chouteau Avenue to its intersection with the northeastern boundary of City Parcel Locator Number 5821-00-00400, commonly know as 3936 Chouteau Avenue and currently owned by the 3960 Chouteau Corporation; thence southwestwardly along the eastern boundary of said parcel and its prolongation to its southeastern boundary; thence northwestwardly along the southern boundary of said parcel and the southern line of adjacent City Parcel Locator Number 5821-00-00300, commonly known as 1002 South Vandeventer Avenue and currently owned by White Castle System, Inc., to its intersection with the eastern line of South Vandeventer Avenue; thence southwestwardly along the eastern line of said South Vandeventer Avenue to its intersection with the southwestern boundary of City Parcel Locator Number 5821-00-00201, commonly known as 1024 South Vandeventer Avenue and currently owned by St. Louis Storage Partners, LLC; thence northwestwardly from said southwestern boundary of said parcel across said South Vandeventer Avenue to its intersection with the southwestern boundary of City Parcel Locator Number 3993-21-01101, with frontage on said South Vandeventer, but commonly known as 4030 Chouteau Avenue, or the "Chouteau Building," and currently owned by Hulsey & Summers Enterprises, Inc.; and thence northwestwardly along the western boundary of

said parcel to its intersection with the southern line of the east/west alley in City Block 3993.21; thence southwestwardly along said southern line of the east/west alley across South Sarah Street and through City Block 3993.04, continuing across Talmage Avenue and through City Block 3992, continuing across Kentucky Avenue and through City Block 3991, continuing across South Boyle Avenue and through City Block 3972, continuing across Tower Grove Avenue and through City Block 3973, continuing across South Newstead Avenue and through City Block 3974, continuing across South Taylor Avenue and through City Block 5047 and the southern turn of said east/west alley to its intersection with the southern line of Swan Avenue; thence southeastwardly across said Swan Avenue to its southern line; thence southwestwardly along the southern line of said Swan Avenue to its intersection with the centerline of South Kingshighway Boulevard; thence northeastwardly along the center line of said South Kingshighway Boulevard to its intersection with the center line of Manchester Avenue, the point of beginning.

Added Property:

**Commented [A4]:** Please provide the legal description of the Added Property.

**EXHIBIT "D"**  
**DISTRICT BOUNDARY MAP**  
**THE GROVE**  
**COMMUNITY IMPROVEMENT DISTRICT**

**Commented [A5]:** Please provide the district boundary map, with the 3 parcels labeled as follows:  
3971 Papin St. = "#1"  
829 S. Vandeventer Ave. = "#2"  
805 S. Vandeventer Ave. = "#3".

**THE GROVE  
COMMUNITY IMPROVEMENT  
DISTRICT**

**Petition to Amend the Petition to Establish a  
Community  
Improvement District and  
Authorize a Sales Tax and Special Assessment  
Pursuant to Sections 67.1401-67.1571 of the  
Revised Statutes of Missouri, as Amended**

**City Of St. Louis, Missouri**

**2021**

**EXHIBITS**

EXHIBIT A PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENT

EXHIBIT B COPY OF ORDINANCE NUMBER 68107

EXHIBIT C DISTRICT LEGAL DESCRIPTION

EXHIBIT D DISTRICT BOUNDARY MAP

**PETITION TO AMEND THE PETITION TO ESTABLISH  
THE GROVE COMMUNITY  
IMPROVEMENT DISTRICT AND AUTHORIZE A SALES TAX  
AND SPECIAL ASSESSMENT**

Comes now the undersigned property owner representing more than fifty percent (50%) by assessed value of all real property within the boundaries of the property to be added to the Grove Community Improvement District (the "District") by this Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Sales Tax and Special Assessment (this "Amended Petition") and more than fifty percent (50%) per capita of all owners of real property within the boundaries of the property to be added to the District by this Amended Petition (the "Petitioner"), with the consent of the Board of Directors of the District and by this Amended Petition, request the establishment of the District as set out in this Amended Petition and as allowed under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

The Petitioner requests that the City Register of the City of St. Louis (acting as the "city clerk" under the Act) review this Amended Petition (that amends that certain Petition to Establish the Grove Community Improvement District and Authorize a Sales Tax and Special Assessment submitted to the City of St. Louis, Missouri (the "City") on June 12, 2008 (the "Petition")) to certify that it complies with the requirements of Section 67.1441.2 of the Act and contains all required information. A copy of the Petition is attached hereto and incorporated herein by this reference as Exhibit A.

The Petitioner requests that the governing body of the City (the "Board of Aldermen") hold a public hearing in accordance with Section 67.1431 of the Act to receive public comments concerning the Amended Petition.

The Petitioner requests that upon the conclusion of the required public hearing that an ordinance be adopted amending the District as requested and set out in this Amended Petition and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Creation and Establishment of the District

The District was created and established, pursuant to the terms set forth in the Petition and in accordance with the Act by the Board of Aldermen's adoption of Ordinance Number 68107 (the "Ordinance") on July 28, 2008. The District has, thereafter, continued in existence and operation, without interruption, and the Petition has not been previously amended or modified. A copy of Ordinance Number 68170 is attached hereto as Exhibit B and incorporated herein by this reference.

A. Name of District



The name of the District is “The Grove Community Improvement District” (the “District”) and shall remain unchanged upon amendment by this Amended Petition.

B. Legal Description

The District, as approved by the Ordinance, includes all of the real property set forth in the legal description in Exhibit C of the Amended Petition labeled “Existing Land” (the “Existing Land”) and, upon adoption of this Amended Petition, will also include certain real property to be added to the District set forth with particularity in the legal description in Exhibit C of the Amended Petition (the “Added Property”). “District Property” as used in this Amended Petition, shall mean, collectively, the Existing Land and the Added Property of the District.

C. Boundary Map

A map illustrating the amended boundaries of the District is attached hereto and made a part hereof as Exhibit D (“District Boundary Map”).

2. FIVE YEAR PLAN

A. Purpose of the District

The purposes of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

B. Services and Improvements

The services and improvements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

C. Budget

The budget of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

D. Powers

The powers of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall remain a political subdivision and shall not operate as a not-for-profit corporation. The District shall continue to have all of the powers granted to

and or exercisable by a Community Improvement District according to the Act except to the extent its powers are expressly limited by the Petition or this Amended Petition.

B. Board of Directors

1. Number

The number of members on the District's Board of Directors ("Board") as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

2. Qualifications

The qualification requirements in the Petition for the District's eleven (11) member Board as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. Board Representation

The board representation requirements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. Terms of Initial Directors

The terms of initial directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

5. Terms of Successor Directors

The terms of successor directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. REAL PROPERTY TAXES

The District, following adoption of this Amended Petition, shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes imposed by the District on District Property is zero.

5. SPECIAL ASSESSMENTS

The District, in accordance with Section 67.1521 of the Act and pursuant to its Petition, has the power to levy a special assessment upon District Property that shall remain unchanged upon adoption of this Amended Petition. The District currently imposes a special assessment in accordance with the Special Assessment Petition(s) approved by the Board.

6. ASSESSED VALUE

As of the date of this Amended Petition, the total assessed value of all of the real property to be added to the District pursuant to this Amended Petition is \$424,210.00, according to the records of the City of St. Louis Assessor's Office.

7. SALES TAXES

The District, in accordance with Section 67.1545 of the Act and pursuant to its Petition, has the power to impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%) for a maximum of twenty (20) years that shall remain unchanged upon adoption of this Amended Petition. In accordance with the Act and Resolution 2008-03, the Board submitted to the qualified voters within the District a proposal to authorize a sales and use tax and a majority of the qualified voters within the District approved the imposition of the sales and use tax. Pursuant to Resolution 2008-03 the District currently imposes a 1% sales and use tax on all retail sales that shall remain unchanged upon adoption of this Amended Petition.

8. LIFE OF DISTRICT

The length of time for the existence of the District is a maximum of twenty (20) years following the effective date of the ordinance adopting and approving the Petition and shall remain unchanged upon adoption of this Amended Petition.

9. BLIGHT DETERMINATION

This Amended Petition does not include a request for a determination of blight for any real property within the District.

10. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Amended Petition is filed with the City Register of the City of St. Louis.

11. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority as set forth in the Petition and shall remain unchanged by this Amended Petition.

12. DISTRICT POWER

Except as limited by the Petition or this Amended Petition, there shall be no limitations on the District's powers and the District shall have all powers granted under the Act.

13. SEVERABILITY

If any provision of this Amended Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Amended Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT TO ADD  
PROPERTY TO THE DISTRICT AS SET FORTH IN THIS AMENDED PETITION

By signing below, the Chairman of the Board of Directors of the Grove Community Improvement District consents to adding the property to the District pursuant to this Amended Petition.

**THE GROVE COMMUNITY IMPROVEMENT  
DISTRICT**

**By and through its Chairman of the Board of Directors:**

\_\_\_\_\_  
\_\_\_\_\_, Chairman

Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

Name of Owner:	Groveland LLC
Owner's Telephone Number:	
Owner's Mailing Address:	4304 Manchester Ave., St. Louis, MO 63110
Name of Signer:	
Basis of Legal Authority to Sign:	
Signer's Telephone Number:	
Signer's Mailing Address:	

**Commented [A1]:** Please provide the Owner and Signer's information.

**Entity Type:** limited liability company

**The map (see Exhibit D), map number, tax parcel identification numbers and assessed value of the tax parcels owned:**

Address	Map Number	Parcel I.D. Number	Assessed Value
4527-4529 Swan Ave.	#1	5047-9-300.000	\$910.00

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]

Signature Page for Petition to Amend the Petition to Establish the Grove Community  
Improvement District and Authorize a Special Assessment

By executing this Amended Petition, the undersigned represents and warrants that s/he is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that h/she has received a copy of this Amended Petition and its exhibits, has read this Amended Petition and its exhibits, and authorizes this signature page to be attached to the original of this Amended Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Amended Petition is filed with the Office of the City Register.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF MISSOURI     )  
  )  
CITY OF ST. LOUIS     )                    SS.

Before me personally appeared \_\_\_\_\_, to me personally known to be the \_\_\_\_\_ of \_\_\_\_\_ and who executed the foregoing instrument on behalf of said \_\_\_\_\_.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

Signature Page for Petition to Amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Grove Community Improvement District and Authorize a Special Assessment according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

Name of Owner:	Swan Apartments LLC
Owner's Telephone Number:	
Owner's Mailing Address:	8451 Maryland, St. Louis, MO 63105
Name of Signer:	
Basis of Legal Authority to Sign:	
Signer's Telephone Number:	
Signer's Mailing Address:	

**Commented [A2]:** Please provide the Owner and Signer's information.

**Entity Type:** limited liability company

**The map (see Exhibit D), map number, tax parcel identification numbers and assessed value of the tax parcels owned:**

Address	Map Number	Parcel I.D. Number	Assessed Value
4540 Swan Ave.	#2	5048-9-031.000	\$423,300.00

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]





**EXHIBIT "A"**

**PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT AND  
AUTHORIZE A SALES TAX AND SPECIAL ASSESSMENT**

*[follows on the next page]*

**EXHIBIT "B"**  
**COPY OF ORDINANCE 68107**  
*[follows on the next page]*

**EXHIBIT “C”**  
**DISTRICT LEGAL DESCRIPTION**  
**THE GROVE**  
**COMMUNITY IMPROVEMENT DISTRICT**

Existing Land:

Beginning at the intersection of the centerlines of South Kingshighway Boulevard and Manchester Avenue located in the City of St. Louis, Missouri, and proceeding north along the centerline of said South Kingshighway Boulevard to its intersection with the southern line of Wichita Avenue; thence southeastwardly along the southern line of said Wichita Avenue to its intersection with the northeast boundary of City Parcel Locator Number 5045-00-06501, commonly known as 4575 Cadet Avenue, or “McCormack House,” and currently owned by the Kingman Redevelopment Corporation; thence southwestwardly along the eastern boundary of said parcel to its intersection with the northern line of the east/west alley in the same City Block 5045; thence southeastwardly along the northern line of said alley to its intersection in the same City Block 5045 with the eastern line of the north/south alley in the same City Block 5045; thence northeastwardly along the eastern line of said alley to its intersection with the northwest boundary of City Parcel Locator Number 5045-00-02500, commonly known as 4509 Manchester Avenue and currently owned by M.A. Aliakbari; thence southeastwardly along the northern boundary of said parcel, and the adjoining northern boundary of City Parcel Locator Number 5045-00-02407, commonly known as 4501 Manchester Avenue and currently owned by The Grove Place II LP, to its intersection with the western line of South Taylor Avenue; thence continuing along the southeastern prolongation of the northern boundary of said parcel to the eastern line of said South Taylor Avenue, said eastern line also being the western boundary of City Parcel Locator Number 5108-00-02850 commonly known as 4451 Manchester Avenue and currently owned by PJD Investment Co.; thence northeastwardly along the western boundary of said parcel to its intersection with the northern boundary of said parcel; thence northeastwardly along the northern boundary of said parcel and continuing along the northern boundary of City Parcel Locator Number 5108-00-02451, commonly known as 4443 Manchester Avenue and currently owned by Renard Redevelopment Corporation to its intersection with the eastern boundary of said parcel; thence northwestwardly along the eastern boundary of said parcel to its intersection with the northern line of the east/west alley of City Block 5108; thence

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Papin Street, and currently owned by the Bellon Holding Company; thence southeastwardly along the northern boundary of said parcel; thence southeastwardly along the eastern boundary of said parcel and its prolongation to its intersection with the northern line of Chouteau Avenue; thence southwestwardly across said Chouteau Avenue to its intersection with the northeastern boundary of City Parcel Locator Number 5821-00-00400, commonly know as 3936 Chouteau Avenue and currently owned by the 3960 Chouteau Corporation; thence southwestwardly along the eastern boundary of said parcel and its prolongation to its southeastern boundary; thence northwestwardly along the southern boundary of said parcel and the southern line of adjacent City Parcel Locator Number 5821-00-00300, commonly known as 1002 South Vandeventer Avenue and currently owned by White Castle System, Inc., to its intersection with the eastern line of South Vandeventer Avenue; thence southwestwardly along the eastern line of said South Vandeventer Avenue to its intersection with the southwestern boundary of City Parcel Locator Number 5821-00-00201, commonly known as 1024 South Vandeventer Avenue and currently owned by St. Louis Storage Partners, LLC; thence northwestwardly from said southwestern boundary of said parcel across said South Vandeventer Avenue to its intersection with the southwestern boundary of City Parcel Locator Number 3993-21-01101, with frontage on said South Vandeventer, but commonly known as 4030 Chouteau Avenue, or the “Chouteau Building,” and currently owned by Hulsey & Summers Enterprises, Inc.; and thence northwestwardly along the western boundary of said parcel to its intersection with the southern line of the east/west alley in City Block 3993.21; thence southwestwardly along said southern line of the east/west alley across South Sarah Street and through City Block 3993.04, continuing across Talmage Avenue and through City Block 3992, continuing across Kentucky Avenue and through City Block 3991, continuing across South Boyle Avenue and through City Block 3972, continuing across Tower Grove Avenue and through City Block 3973, continuing across South Newstead Avenue and through City Block 3974, continuing across South Taylor Avenue and through City Block 5047 and the southern turn of said east/west alley to its intersection with the southern line of Swan Avenue; thence southeastwardly across said Swan Avenue to its southern line; thence southwestwardly along the southern line of said Swan Avenue to its intersection with the centerline of South Kingshighway Boulevard; thence northeastwardly along the center line of said South Kingshighway Boulevard to its intersection with the center line of Manchester Avenue, the point of beginning.

Added Property:

**Commented [A3]:** Please provide the legal description of the Added Property.



**EXHIBIT "D"**  
**DISTRICT BOUNDARY MAP**  
**THE GROVE**  
**COMMUNITY IMPROVEMENT DISTRICT**

**Commented [A4]:** Please provide the district boundary map with the 2 parcels labeled as follows:  
4527 Swan Ave. = "#1"  
4540 Swan Ave. = "#2"





# Board of Directors Meeting

December 13<sup>th</sup> , 2021

11:00am

# Executive & Finance Committees

	2019	2020	2021*	Variance ('20 to '21)
*Nov	\$19,2658	\$24,165	\$32,721	\$8,556
YTD	\$287,712	\$310,561	\$337,357	\$26,796

\*November Revenues Deposited in December 2021

# Grove Expansion

- **Petition 1:**

- It appears that Bellon Holding Company has been administratively dissolved, according to the Missouri Secretary of State. This will cause an issue if the signature for Bellon Holding Company in connection with the Amended Petition is ever challenged. We have run into the issue in the past.
- The City of St. Louis appears to own one of the parcels on the East End. They have in the past been reluctant to sign any CID Petitions.
- As such, without the City's Signature and Bellon Holding Company being administratively dissolved, we have significant issues with the Amended Petition being approved for the East End.

FINAL EXPANSION PROPERTIES	Business/Contact	Address	Owner	Land Use
Petition 1	Raising Canes	805 S Vandeventer Ave	UAP-SLRC LLC C/O United American Properties Inc	Commercial
	Don Bellon	3971 Papin St	Bellon Holding Co	Commercial
	City of St. Louis	829 S Vandeventer Ave	City of St. Louis	Commercial
Petition 2	Green Street	4540 Swan Ave	Swan Apartments LLC	Commercial
	Austin Barzantny	4527 Swan Ave	Groveland LLC	Vacant Residential Lot