



BOARD OF DIRECTORS MEETING

TO BE HELD

**February 14th, 2022, 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: 854 0061 2423) or call by phone at 312-626-6799,

TAKE NOTICE that on February 14th, 2022, at 11:00 a.m. via Zoom, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions (limited to 5 minutes per speaker)
5. Committee Reports:
 - a. Safety and Security Committee (Kelly Kenter)
 - i. Survey Assessment
 - b. Executive & Finance Committees (Kelly Kenter)
 - i. Financial Reports
 - c. Public Service (Guy Slay)
 - i. Infrastructure upgrades
6. Administrator's Report
 - a. Assessment Renewal (Approval)
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: 2/10/2022

Time: 5:00 PM

• **The Grove Community Improvement District** •

4512 Manchester #100 Saint Louis, MO 63110

(314) 535-5311

<http://www.thegrovestl.com/>

**Grove CID Board of Director Meeting
January 10th, 2021 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

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

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

Others in Attendance: Abdul Abdullah (Park Central Development)

1. Call to Order:

- a. D. Bellon called the meeting to order at 11:08 AM.

2. Approval of December 13th, 2021, Minutes:

- a. G. Spencer motioned to approve the meeting minutes; D. Bellon seconded the motion. All in favor, motion approved.

3. Chairs Report & Announcement of the Order of Business: None.

4. Public Comments and Questions: None.

5. Committee Reports:

a. Safety and Security Committee:

- i. RFP Status: A. Abdullah noted the Safety and Security Committee has asked Park Central to conduct a safety and security survey and hold a meeting to get community input and feedback prior to entering a contract and negotiations with our Patrol Provider. PCD will also draft a safety and security management RFP.

b. Executive & Finance Committee:

- i. During the financial report the meeting security was compromised. A. Abdullah had to remove several people from the meeting and for security purposes did not allow additional people to enter the meeting.
- ii. Resolution 2022-01: Authorized Matt Bauer to be a signer and Annette Pendilton (who will not sign checks but will only have view authority) G. Slay motioned to approved M. Bauer as Treasurer; D. Bellon second. All in favor, motion approved.

c. Nominations Committee:

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

6. Administrator's Report:

- a. Expansion Update: A. Abdullah stated that an update on the Grove CID expansion will occur at the next meeting.

7. Other Business:

8. Adjournment: Meeting adjourned at 11:38 PM.

The Grove Community Improvement District

Balance Sheet

02/07/22

As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-6,531.25
Operating (9310)	106,979.87
Sales and Use Tax (0668)	<u>280,272.93</u>
Total Checking/Savings	380,721.55
Total Current Assets	380,721.55
Fixed Assets	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	<u>11,775.00</u>
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>380,721.55</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>-17,181.11</u>
Total Accounts Payable	-17,181.11
Total Current Liabilities	<u>-17,181.11</u>
Total Liabilities	-17,181.11
Equity	
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	290,267.99
Net Income	<u>102,014.67</u>
Total Equity	397,902.66
TOTAL LIABILITIES & EQUITY	<u>380,721.55</u>

The Grove Community Improvement District Profit & Loss Budget Performance January 2022

	Jan 22	Jul '21 - Jan 22	YTD Budget	Annual Budget
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	120,750.00	207,000.00
46430 · Miscellaneous Revenue	0.00	3,126.45		
41000 · Parking Lot Revenue	0.00	585.00		
40150 · Special Assessments	73,382.94	95,901.07	93,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	32,747.42	249,696.42	116,666.65	200,000.00
2015 Special Assessments	0.00	844.64		
40200 · Interest Earnings	0.00	62.00		
Total 40000 · Revenue	<u>106,130.36</u>	<u>350,215.58</u>	<u>330,416.65</u>	<u>500,000.00</u>
Total Income	<u>106,130.36</u>	<u>350,215.58</u>	<u>330,416.65</u>	<u>500,000.00</u>
Gross Profit	106,130.36	350,215.58	330,416.65	500,000.00
Expense				
60270 · Sponsorships	0.00	54,500.00	23,333.35	40,000.00
60100 · Administrative Support				
60110 · Administration-Park Central				
60110-A · Special Assignments	0.00	10,000.00	10,000.00	10,000.00
60110 · Administration-Park Central - Other	12,670.00	38,010.00	25,340.00	50,680.00
Total 60110 · Administration-Park Central	<u>12,670.00</u>	<u>48,010.00</u>	<u>35,340.00</u>	<u>60,680.00</u>
60135 · General Liability Insurance	0.00	19,527.55	0.00	20,000.00
60140 · Audit Services	0.00	16,000.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	814.00	814.00
60170 · Storage Facility	52.66	368.62	408.31	699.96
60150 · Legal Services	3,019.00	3,794.50	1,750.00	3,000.00
60165 · Miscellaneous	0.00	2,640.00		
60115 · Postage/Office Supplies	0.00	0.00	145.85	250.00
Total 60100 · Administrative Support	<u>15,741.66</u>	<u>90,340.67</u>	<u>42,458.16</u>	<u>89,443.96</u>
60400 · Public Services				
60410 · Litter Control	3,450.00	27,508.40	22,866.70	39,200.00
60420 · Landscaping	0.00	0.00	5,876.00	5,876.00
Total 60400 · Public Services	<u>3,450.00</u>	<u>27,508.40</u>	<u>28,742.70</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	2,333.35	4,000.00
60215 · Promotional Materials	150.00	6,874.00	875.00	1,500.00
60220 · Website & Design Services	1,000.00	5,143.88	2,724.20	4,670.00
Total 60200 · Marketing	<u>1,150.00</u>	<u>12,017.88</u>	<u>5,932.55</u>	<u>10,170.00</u>
60300 · Public Improvements				
60315 · Street Lighting Impr-Electricit	385.09	2,670.94	3,500.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	202.22	1,336.64	1,050.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	4,185.00	66,500.00	114,000.00
Total 60300 · Public Improvements	<u>587.31</u>	<u>8,192.58</u>	<u>74,550.00</u>	<u>125,300.00</u>
60500 · Security & Public Safety				
60510 · Administration-Security	0.00	8,250.00	19,250.00	33,000.00

The Grove Community Improvement District
Profit & Loss Budget Performance
 January 2022

	<u>Jan 22</u>	<u>Jul '21 - Jan 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60530 · Thursday Security Patrols	0.00	8,742.50	24,360.00	41,760.00
60531 · Friday Security Patrols	0.00	13,850.00	24,360.00	41,760.00
60532 · Saturday Security Patrols	0.00	14,228.88	24,360.00	41,760.00
60533 · Sunday Security Patrols	0.00	4,080.00	8,120.00	13,920.00
60534 · Other Security Patrols	0.00	6,490.00	10,237.50	17,550.00
Total 60500 · Security & Public Safety	<u>0.00</u>	<u>55,641.38</u>	<u>110,687.50</u>	<u>189,750.00</u>
Total Expense	<u>20,928.97</u>	<u>248,200.91</u>	<u>285,704.26</u>	<u>499,739.96</u>
Net Ordinary Income	<u>85,201.39</u>	<u>102,014.67</u>	<u>44,712.39</u>	<u>260.04</u>
Net Income	<u>85,201.39</u>	<u>102,014.67</u>	<u>44,712.39</u>	<u>260.04</u>

The Grove Community Improvement District Transaction List by Vendor

Type	Date	Num	January 2022	Split	Amount
A T Building Maintenance/Anthony Trotter					
Bill	01/07/2022	1328	Street Cleaning/	60410 · Litter Control	-3,450.00
Ameren Missouri- 4052 Chouteau ave sign					
Bill	01/03/2022	0594144027-Dec 2021	4052 Chouteau Sign - 0594144027	60310 · Grove Signs Electricity	-80.01
Ameren Missouri- 924 talmage ave					
Bill	01/14/2022	0825140010-Dec 2021	0825140010-Talmage	60310 · Grove Signs Electricity	-46.30
Ameren MO- 4510 Manchester ave, sign					
Bill	01/03/2022	0606084003-Dec 2021	Grove Signs Lighting - 0606084003	60310 · Grove Signs Electricity	-75.91
Ameren MO- 4512 Manchester ave unit 100					
Bill	01/05/2022	0324031034-Dec 2021	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-385.09
Engagetaste					
Bill	01/01/2022	17	Website - Social Media- December 2021	60220 · Website & Design Services	-1,000.00
Gordon Connaghan					
Bill	01/27/2022	January 2022	Photographer for social media	60215 · Promotional Materials	-150.00
Husch Blackwell					
Bill	01/04/2022	3103267	Legal Expense	60150 · Legal Services	-2,769.00
Bill	01/04/2022	3103273	Legal Expense	60150 · Legal Services	-250.00
Park Central Development Corporation*					
Bill	01/15/2022	2022-01-15 (1)	Recurring Bill recurring payment	60110 · Administration-Park Central	-12,670.00
Bill	01/15/2022	2022-01-15	Recurring Bill Reimburse for Storage Facility	60170 · Storage Facility	-52.66
Bills paid in January 2022					-20,928.97