

BOARD OF DIRECTORS MEETING <u>TO BE HELD</u> March 14th, 2022, at 11:00 a.m. Via Zoom

NOTICE & PROPOSED AGENDA

Please Note: Due to <u>COVID-19</u>, the Board of Directors meeting will be held by Zoom Conference. Please sign in at (Meeting ID: 818 4874 7868) or call by phone at 312-626-6799,

TAKE NOTICE that on March14th, 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 Spencer)
 - i. Survey Assessment
 - ii. Patrol Management RFP
 - b. Executive & Finance Committees (Matt Bauer)
 - i. Financial Reports
 - ii. 2023 Budget Draft
- 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: 3/10/2022 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 February 14th, 2022 at 11:00 AM at 4512 Manchester, St. Louis, MO 63110

Board Members Present: K. Kenter, K. Spencer, N. Griffin, D. Bellon, M. Bauer, Guy Slay, C. Schloss

Board Members Absent: F. Mohammad, S. Myers, T. Telnikova

Others in Attendance: Alderwoman Rina Pihl, Ron Coleman (St. Louis City), Ashley Johnson (Park Central Development), Cordell Whitlock (Forest Park Forever), Michael Browning (Public)

- 1. Call to Order: K. Kenter called the meeting to order at 11:02 AM.
- **2.** Approval Pervious Months Minutes: G. Slay 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:
 - a. C. Whitlock, on behalf of Forest Park Forever, gave an update on the Steinberg project. He asked the Board and the public to complete a survey asking about their preferences for year-round activities.
 - b. M. Browning, VP of the Forest Park South Neighborhood Association, asked who is responsible for snow removal along the sidewalks. K. Kenter noted that the Grove CID is not responsible. R. Coleman mentioned that the property owners are responsible for snow removal along the sidewalks, in front of their property. G. Slay and D. Bellon noted that this is something the Public Service Committee will be looking into.

5. Committee Reports:

- a. Safety and Security Committee:
 - i. A. Johnson presented the Safety Assessment Survey results. K. Kenter noted that that the Committee asked A. Johnson to send the survey to district property owners.
 - ii. The Committee approved a Security Management RFP to service patrols.
- b. Executive & Finance Committee:
 - i. Board reviewed finance report. D. Bellon mentioned to approve the finance report. N. Griffin seconded the motion. All in favor, motion approved.
- c. Public Service Committee:
 - i. G. Slay noted that the Committee is currently looking at prices to clean up the district trash bins and planters. The Committee would like to update next year's holiday decorations. Lastly, the Committee will be reviewing landscaping and trash removal contracts.

6. Administrator's Report:

a. A. Johnson noted that the district special assessment will be expiring at the end of the year. The Board asked A. Johnson to present a service contract for the assessment renewal. D. Bellon mentioned moving forward with the assessment renewal and reviewing the PCD service proposal. M. Bauer seconded the motion. All in favor, motion approved.

7. Adjournment: D. Bellon mentioned to adjourn. G. Slay seconded the motioned. Meeting adjourned at 11:38 AM.

The Grove CID Safety Assessment Survey

Businesses:

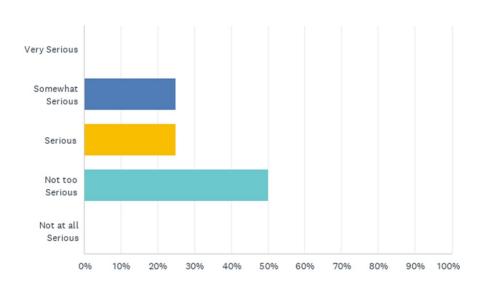
15 Total Responses

Property Owners:

4 Total Responses

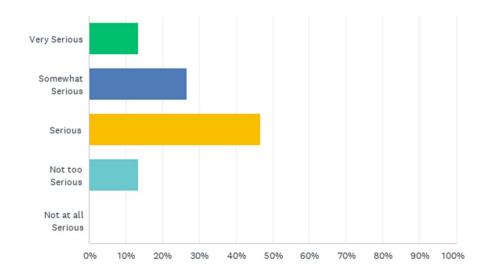
The Grove CID: Safety Assessment Survey

Q1: Please rate how serious you feel the level of crime is in the Grove?



• Businesses

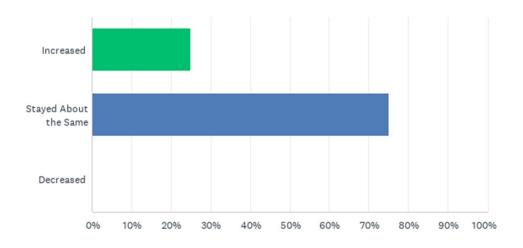
ANSWER CHOICES	RESPONSES	
Very Serious	0.00%	0
Somewhat Serious	25.00%	1
Serious	25.00%	1
Not too Serious	50.00%	2
Not at all Serious	0.00%	0
TOTAL		4



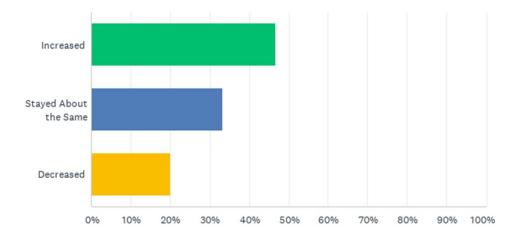
ANSWER CHOICES	RESPONSES	
Very Serious	13.33%	2
Somewhat Serious	26.67%	4
Serious	46.67%	7
Not too Serious	13.33%	2
Not at all Serious	0.00%	0
TOTAL		15

Q2: In the past three years would you say the level of crime in the Grove has increased, stayed about the same, or decreased?

• Businesses



• Property	Owners
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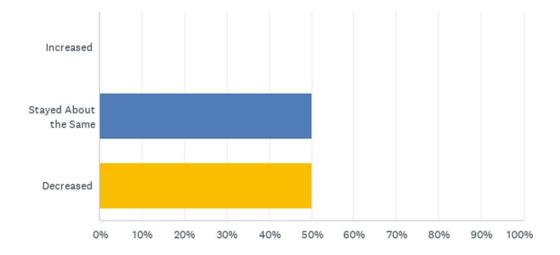


ANSWER CHOICES	RESPONSES	
Increased	25.00%	1
Stayed About the Same	75.00%	3
Decreased	0.00%	0
TOTAL		4

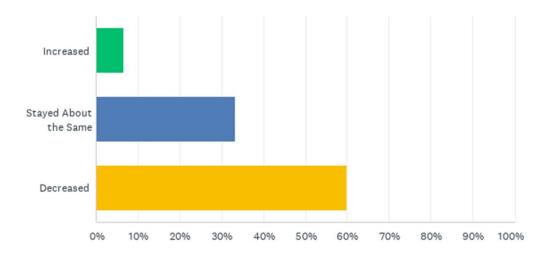
ANSWER CHOICES	RESPONSES	
Increased	46.67%	7
Stayed About the Same	33.33%	5
Decreased	20.00%	3
TOTAL		15

Q3: Would you say the level of police protection in the Grove has increased, stayed about the same, or decreased over the past three years?

• Businesses



• P	roperty	Owners
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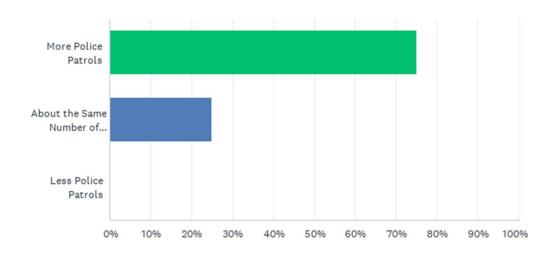


ANSWER CHOICES	RESPONSES	
Increased	0.00%	0
Stayed About the Same	50.00%	2
Decreased	50.00%	2
TOTAL		4

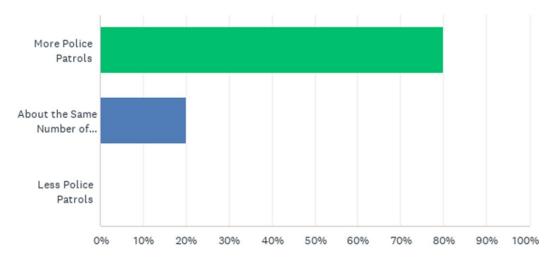
ANSWER CHOICES	RESPONSES	
Increased	6.67%	1
Stayed About the Same	33.33%	5
Decreased	60.00%	9
TOTAL		15

Q4: Do you feel there need to be more police patrols, about the same number of police patrols, or less police patrols in your community?

Businesses



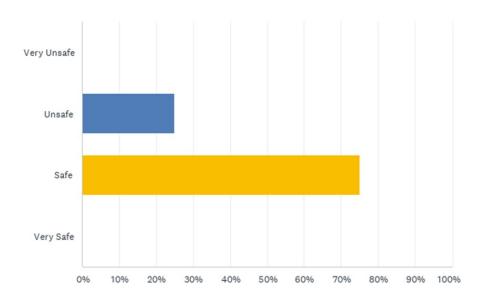
ANSWER CHOICES	RESPONSES	
More Police Patrols	75.00%	3
About the Same Number of Police Patrols	25.00%	1
Less Police Patrols	0.00%	0
TOTAL		4



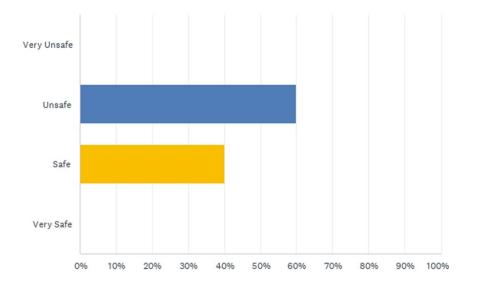
ANSWER CHOICES	RESPONSES	
More Police Patrols	80.00%	12
About the Same Number of Police Patrols	20.00%	3
Less Police Patrols	0.00%	0
TOTAL		15

Q5: How safe do you feel in the Grove?

• Businesses



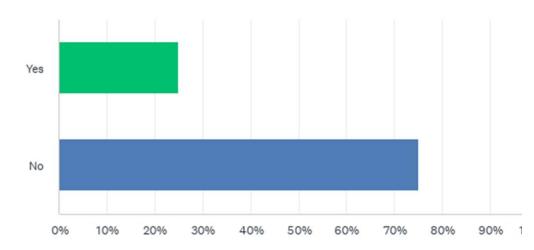
ANSWER CHOICES	RESPONSES	
Very Unsafe	0.00%	0
Unsafe	25.00%	1
Safe	75.00%	3
Very Safe	0.00%	0
TOTAL		4



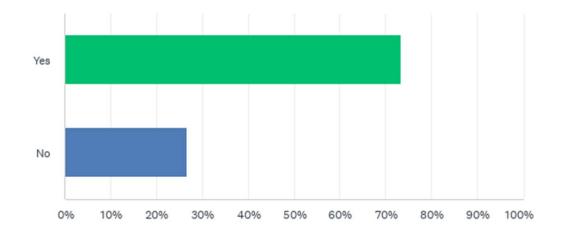
ANSWER CHOICES	RESPONSES	
Very Unsafe	0.00%	0
Unsafe	60.00%	9
Safe	40.00%	6
Very Safe	0.00%	0
TOTAL		15

Q6: In the past three years, have you or a member of your household been a victim of crime in the Grove?

• Businesses



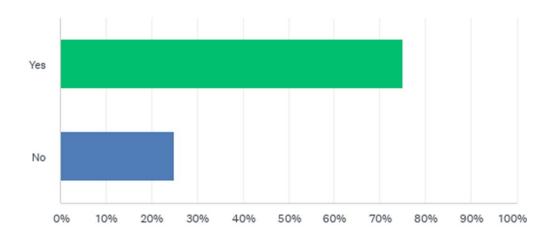
ANSWER CHOICES	RESPONSES	
Yes	25.00%	1
No	75.00%	3
TOTAL		4



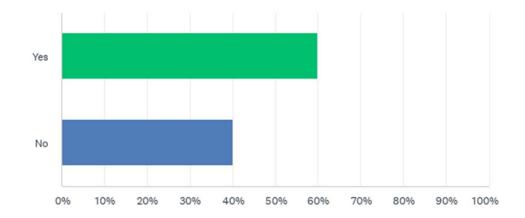
ANSWER CHOICES	RESPONSES	
Yes	73.33%	11
No	26.67%	4
TOTAL		15

Q7: Recently, have you increased any security safeguards within or around your property?

• Businesses



ANSWER CHOICES	RESPONSES	
Yes	75.00%	3
No	25.00%	1
TOTAL		4



ANSWER CHOICES	RESPONSES	
Yes	60.00%	9
No	40.00%	6
TOTAL		15

Q8: What do you feel is the main source of crime in the Grove?

• Businesses

#	RESPONSES
1	I feel crime in the Grove aligns with trends throughout STL City.
2	unwanted visitors
3	Petty thieves.
4	Car break-ins and gun activity
5	Theft
6	Criminals are the main source of crime.
7	Car break ins
8	Automoblie window break-ins.
9	non resident opportunists
10	car breakin
11	property damage; hit and runs
12	drug dealer(s), thives
13	Petty theft, car breakins, etc. Speeding cars on Manchester are insane. All day long.

#	RESPONSES
1	unwanted visitors
2	My business has never been a victim of crime so I am unsure.
3	lighting on papin = easy escape street.

Q9: What, if anything, do you feel could be done to decrease crime in the Grove

• Businesses

More cops, particularly on foot.

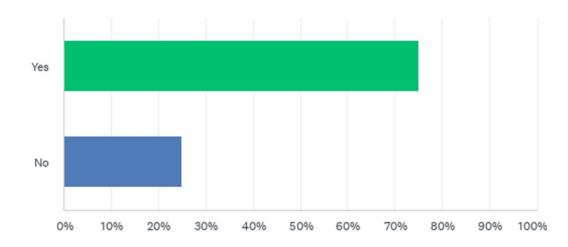
14

#	RESPONSES
1	ways for neighborhood businesses and residents to get to know each other/ collaborate. Neighborhood foot/ bike patrol.
2	more law enforcement presence
3	Not sure, besides more patrols. Our lot has multiple cars broken into weekly. We've had cars stolen, people mugged, our building was robbed, someone tried to throw a brick through the glass. Vandalism of our landscaping and property is a normal occurrence. I don't know how to decrease that.
4	Car break-ins and gun activity
5	Designated security in parking lots.
6	More police patrols. Bring back patrol company from a year ago. Current company is not good.
7	bring TCF back
8	More Police on patrol in area
9	increase security
10	more patrols
11	get a better safety committee
12	better vehicular signage, road lines repainted, make it easier to see oncoming traffic from side roads
13	arrest the drug dealer(s) and more police presence

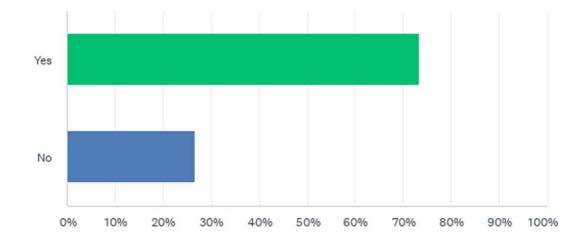
#	RESPONSES
1	more cameras, more patrols
2	Have a better committee
3	I think if there is a crime issue it seems like you all are taking great steps towards making change and I appreciate that.
4	neighboring streets need to be well lit around manchester!!

Q10: Have you heard about the Grove Community Improvement District (CID) Safety and Security Committee?

• Businesses



•	Property	Owners
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ANSWER CHOICES	RESPONSES	
Yes	75.00%	3
No	25.00%	1
TOTAL		4

ANSWER CHOICES	RESPONSES	
Yes	73.33%	11
No	26.67%	4
TOTAL		15

The Grove Community Improvement District Balance Sheet As of February 28, 2022

	Feb 28, 22
ASSETS Current Assets Checking/Savings 1072 · Bill.com Money Out Clearing Operating (9310) Sales and Use Tax (0668)	-6,531.25 111,084.01 305,792.03
Total Checking/Savings	410,344.79
Total Current Assets	410,344.79
Fixed Assets Accumulated Amort-Intangible As Intangible Assets	-11,775.00 11,775.00
Total Fixed Assets	0.00
TOTAL ASSETS	410,344.79
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 20000 · Accounts Payable	-17,031.11
Total Accounts Payable	-17,031.11
Total Current Liabilities	-17,031.11
Total Liabilities	-17,031.11
Equity 30000 · Opening Balance Equity 32000 · Retained Earnings Net Income	5,620.00 290,267.99 131,487.91
Total Equity	427,375.90
TOTAL LIABILITIES & EQUITY	410,344.79

10:16 AM 03/02/22 Accrual Basis

The Grove Community Improvement District **Profit & Loss Budget Performance** February 2022

	February 2022				
	Feb 22	Jul '21 - Feb 22	YTD Budget	Annual Budget	
Ordinary Income/Expense					
Income					
40000 · Revenue					
46400 · Reserves	0.00	0.00	138,000.00	207,000.00	
46430 · Miscellaneous Revenue	0.00	3,126.45			
41000 · Parking Lot Revenue	0.00	585.00			
40150 · Special Assessments	10,048.53	105,949.60	93,000.00	93,000.00	
40100 · CID 1% Sales and Use Tax	25,496.62	275,193.04	133,333.32	200,000.00	
2015 Special Assessments	0.00	844.64			
40200 · Interest Earnings	22.48	84.48			
Total 40000 · Revenue	35,567.63	385,783.21	364,333.32	500,000.00	
Total Income	35,567.63	385,783.21	364,333.32	500,000.00	
Gross Profit	35,567.63	385,783.21	364,333.32	500,000.00	
Expense					
60270 · Sponsorships	0.00	54,500.00	26,666.68	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	0.00	38,010.00	25,340.00	50,680.00	
Total 60110 · Administration-Park Central	0.00	48,010.00	35,340.00	60,680.00	
60135 · General Liability Insurance	0.00	19,527.55	20,000.00	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	421.28	466.64	699.96	
60150 · Legal Services	0.00	3,794.50	2,000.00	3,000.00	
60165 · Miscellaneous	0.00	2,640.00	,	-,	
60115 · Postage/Office Supplies	0.00	47.80	166.68	250.00	
Total 60100 · Administrative Support	52.66	90,441.13	62,787.32	89,443.96	
60400 · Public Services	02.00	00,11110	02,101.02	00,110.00	
60410 · Litter Control	3,725.00	31,233.40	26,133.36	39,200.00	
60420 · Landscaping	0.00	0.00	5,876.00	5,876.00	
Total 60400 · Public Services	3,725.00	31,233.40	32,009.36	45,076.00	
60200 · Marketing	3,723.00	51,255.40	32,009.30	43,070.00	
60210 · Advertising	0.00	0.00	2,666.68	4,000.00	
60215 · Promotional Materials	215.00	7,089.00	1,000.00	1,500.00	
60220 · Website & Design Services	1,000.00	6,143.88	3,113.36	4,670.00	
•					
Total 60200 · Marketing	1,215.00	13,232.88	6,780.04	10,170.00	
60300 · Public Improvements	054.40	0 505 00	1 000 00	0.000.00	
60315 · Street Lighting Impr-Electricit	854.12	3,525.06	4,000.00	6,000.00	
60325 · Holiday Decorations	0.00	0.00	3,500.00	3,500.00	
60310 · Grove Signs Electricity	199.81	1,536.45	1,200.00	1,800.00	
60320 · Grove Signs Repairs & Mnt	0.00	4,185.00	76,000.00	114,000.00	
Total 60300 · Public Improvements	1,053.93	9,246.51	84,700.00	125,300.00	
60500 · Security & Public Safety					
60510 · Administration-Security	0.00	8,250.00	22,000.00	33,000.00	

10:16 AM 03/02/22 Accrual Basis

The Grove Community Improvement District **Profit & Loss Budget Performance** February 2022

	Feb 22	Jul '21 - Feb 22	YTD Budget	Annual Budget
60530 · Thursday Security Patrols	0.00	8,742.50	27,840.00	41,760.00
60531 · Friday Security Patrols	0.00	13,850.00	27,840.00	41,760.00
60532 · Saturday Security Patrols	0.00	14,228.88	27,840.00	41,760.00
60533 · Sunday Security Patrols	0.00	4,080.00	9,280.00	13,920.00
60534 · Other Security Patrols	0.00	6,490.00	11,700.00	17,550.00
Total 60500 · Security & Public Safety	0.00	55,641.38	126,500.00	189,750.00
Total Expense	6,046.59	254,295.30	339,443.40	499,739.96
Net Ordinary Income	29,521.04	131,487.91	24,889.92	260.04
Net Income	29,521.04	131,487.91	24,889.92	260.04

10:20 AM 03/02/22

The Grove Community Improvement District

	Туре	Date	Num	February 2022 Memo	Split	Amount
A T Building Maintena	nce/Anthony Trotter	r				
	Bill	02/09/2022	1333	Street Cleaning/	60410 · Litter Control	-3,725.00
Ameren Missouri- 405	2 Chouteau ave sigr	ı				
	Bill	02/10/2022	0594144027-Jan 2022	4052 Chouteau Sign - 0594144027	60310 · Grove Signs Electricity	-82.17
Ameren Missouri- 924	talmage ave					
	Bill	02/17/2022	0825140010-Jan 2022	0825140010-Talmage	60310 · Grove Signs Electricity	-46.23
Ameren MO- 4510 Mar	nchester ave, sign					
	Bill	02/10/2022	0606084003-Jan 2022	Grove Signs Lighting - 0606084003	60310 · Grove Signs Electricity	-71.41
Ameren MO- 4512 Mar	nchester ave unit 10	0				
	Bill	02/10/2022	0324031025-Jan 2022	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-471.06
	Bill	02/17/2022	0324031034-Jan 2022	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-383.06
Engagetaste						
	Bill	02/01/2022	18	Website - Social Media- January 2022	60220 · Website & Design Services	-1,000.00
Gordon Connaghan						
	Bill	02/25/2022	2.25.22	Photographer for social media	60215 · Promotional Materials	-150.00
Park Central Developr	nent Corporation*					
	Bill	02/15/2022	2022-02-15	Recurring Bill Reimburse for Storage Facility	60170 · Storage Facility	-52.66
Zane Williams, Inc						
	Bill	02/17/2022	049441	Grove Fest Banners	60215 · Promotional Materials	-65.00
					Bills Paid in February 2022	-6,046.59

The Grove Community Improvement District Profit & Loss Budget Performance July 2021 through January 2022

Group		Feb-Jun act	Projected FY 2022
Grove	Jul '21 - Jan 22		LULL
Ordinary Income/Expense Income			
40000 · Revenue			
46400 · Reserves	0.00		
46430 · Miscellaneous Revenue	3,126.45		
41000 · Parking Lot Revenue	585.00		
40150 · Special Assessments	95,901.07		95,901.07
40100 · CID 1% Sales and Use Tax	249,696.42	100,000.00	349,696.42
2015 Special Assessments	844.64	100,000.00	010,000112
40200 · Interest Earnings	62.00		
Total 40000 · Revenue	350,215.58	-	445,597.49
Total Income	350,215.58		,
Gross Profit	350,215.58	-	445,597.49
Expense	000,210.00		110,001.10
60270 · Sponsorships	54,500.00	-	54,500.00
60100 · Administrative Support	01,000.00		01,000.00
60110 · Administration-Park Central			
60110-A · Special Assignments	10,000.00		10,000.00
60110 · Administration-Park Central - Other	38,010.00		50,680.00
Total 60110 · Administration-Park Central	48,010.00	-	60,680.00
60135 · General Liability Insurance	19,527.55		19,527.55
60140 · Audit Services	16,000.00		16,000.00
60130 · Directors & Officers Insurance	0.00		-,
60170 · Storage Facility	368.62	283.30	651.92
60150 · Legal Services	3,794.50		3,794.50
60165 · Miscellaneous	2,640.00		2,640.00
60115 · Postage/Office Supplies	0.00		
Total 60100 · Administrative Support	90,340.67	-	42,613.97
60400 · Public Services			
60410 · Litter Control	27,508.40	17,500.00	45,008.40
60420 · Landscaping	0.00	4,000.00	4000
Total 60400 · Public Services	27,508.40	-	49,008.40
60200 · Marketing			
60210 · Advertising	0.00		
60215 · Promotional Materials	6,874.00		6,874.00
60220 · Website & Design Services	5,143.88	5,750.00	10,893.88
Total 60200 · Marketing	12,017.88	-	17,767.88
60300 · Public Improvements			
60315 · Street Lighting Impr-Electricit	2,670.94	381.56	8,670.94
60325 · Holiday Decorations	0.00		
60310 · Grove Signs Electricity	1,336.64	190.95	1,527.59
60320 · Grove Signs Repairs & Mnt	4,185.00	597.86	4,782.86
Total 60300 · Public Improvements	8,192.58	_	14,981.39
60500 · Security & Public Safety			

The Grove Community Improvement District **Profit & Loss Budget Performance** July 2021 through January 2022

Grove	Jul '21 - Jan 22	■ Feb-Jun act	Projected FY 2022
60510 · Administration-Security	8,250.00		8,250.00
60530 · Thursday Security Patrols	8,742.50		8,742.50
60531 · Friday Security Patrols	13,850.00		13,850.00
60532 · Saturday Security Patrols	14,228.88		14,228.88
60533 · Sunday Security Patrols	4,080.00		4,080.00
60534 · Other Security Patrols	6,490.00		6,490.00
Total 60500 · Security & Public Safety	55,641.38		55,641.38
Total Expense	248,200.91		240,693.02
Net Ordinary Income	102,014.67		
Net Income	102,014.67		204,904.47

The Grove Community Improvement District **Profit & Loss Budget Performance** July 2021 through January 2022

Grove Project FY 2023 **Ordinary Income/Expense** Income 40000 · Revenue 46400 · Reserves 46430 · Miscellaneous Revenue 41000 · Parking Lot Revenue 90,000.00 40150 · Special Assessments 40100 · CID 1% Sales and Use Tax 300,000.00 2015 Special Assessments 40200 · Interest Earnings 390,000.00 Total 40000 · Revenue **Total Income Gross Profit** Expense 54,600.00 60270 · Sponsorships 60100 · Administrative Support 60110 · Administration-Park Central 60110-A · Special Assignments 50,680.00 60110 · Administration-Park Central - Other Total 60110 · Administration-Park Central 60135 · General Liability Insurance 20,000.00 8,000.00 60140 · Audit Services 60130 · Directors & Officers Insurance 60170 · Storage Facility 700.00 4,000.00 60150 · Legal Services 60165 · Miscellaneous 60115 · Postage/Office Supplies Total 60100 · Administrative Support 83,380.00 60400 · Public Services 46,000.00 ATBM 60410 · Litter Control 4,500.00 ?? 60420 · Landscaping Total 60400 · Public Services 50,500.00 60200 · Marketing 60210 · Advertising Photographer 1,800.00 60215 · Promotional Materials 60220 · Website & Design Services 12,200.00 Engagetaste and GoDaddy 14,000.00 Total 60200 · Marketing 60300 · Public Improvements 60315 · Street Lighting Impr-Electricit 9,000.00 60325 · Holiday Decorations 1,550.00 60310 · Grove Signs Electricity 5,000.00 60320 · Grove Signs Repairs & Mnt Total 60300 · Public Improvements 15,550.00 60500 · Security & Public Safety

The Grove Community Improvement District **Profit & Loss Budget Performance** July 2021 through January 2022

GroveProject FY 202360510 · Administration-Security60530 · Thursday Security Patrols60531 · Friday Security Patrols60532 · Saturday Security Patrols60533 · Sunday Security Patrols60533 · Other Security Patrols60534 · Other Security Patrols60530 · Security & Public Safety210,600.00Total Expense428,630.00Net Ordinary IncomeNet Income(38,630.00)Pull from reserves