



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

**April 13, 2020 at 11:00 a.m.
at 4512 Manchester Avenue
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

Please Note: Due to COVID-19, physical access to the general Board meeting by the public will be closed and replaced by Zoom Conference.

Please sign in at <https://zoom.us/j/712052951> (Meeting ID: 712 052 951) or call by phone at 1-312-626-6799.

TAKE NOTICE that on April 13th, 2020 at 11:00 a.m. at 4512 Manchester, St. Louis, MO, 63110, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions
5. Committee Reports:
 - a. Safety and Security Committee
 - i. 2nd District Overview
 - ii. Campbell Security
 - iii. Patrol Budget & Schedule
 - b. Executive Committee
 - i. Board Seats
 - ii. Committee Composition
 - iii. Special Assessment
 - c. Finance Committee
 - i. Projected Budget (due to COVID-19)
 - d. Marketing Committee
 - e. Public Services Committee
 - f. Nominations Committee
6. Administrator's Report
 - a. Grove Sign/Ball Lights – Update
 - i. Sign Support RFP
 - ii. Ball Light
7. Other Business
 - a. JARUBA Parking Lot
 - b. COVID-19 Revenue Impact Planning

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.

• The Grove Community Improvement District •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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



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: 4-11-2020

Time: 11:00 AM

• **The Grove Community Improvement District** •

4512 Manchester #100 Saint Louis, MO 63110 (314) 535-5311

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

**Grove CID Board of Director Meeting
January 13, 2020 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

Board Members Present: D. Bellon, T. Boldt, P. Rothschild, C. Schloss, J. Baumstark, B. Pratt, T. Telnikova

Board Members Absent: K. Kenter, G. Slay, A. Barzantny

Others in Attendance: Kurt Bellon (Chao Baan); Sgt. Adam Duke and P.O. Edward Slade (SLMPD); Sgt. Patrick Cobb and Chris Saracino (Campbell Security); Drew Jameson (Jamo Presents); Ron Coleman (NSO); A. Johnson and A. Graham (Park Central Development)

1. Call to Order:

- a. J. Baumstark called the meeting to order at 11:00 AM.

2. Approval of December 9, 2019 & December 17, 2019 Special Meeting Minutes:

- a. T. Boldt motioned to approve the previous meeting minutes. B. Pratt seconded the motion. All in favor—approved.

3. Chairs Report & Announcement of the Order of Business: n/a

4. Public Comments and Questions: n/a

5. Committee Reports:

- a. Safety and Security Committee:

- i. C. Saracino (Campbell Security) presented an update on security efforts for the Grove.
 - A. There will be two officers scheduled at any one time. They will be required to sign in at the office, which has temporarily been provided by J. Baumstark for two months.
 - B. Campbell proposes using sign in sheets for the officers to check in at businesses. D. Bellon inquired about GPS—concerned about sign-in sheets not really being useful for accountability.
 - C. There is currently one SUV in use and two ATVs being marked with the Campbell logo. The two officers on duty should be together for safety but may separate if comfortable. D. Bellon would like to ensure that if there are two officers on duty, they are doing the work of two officers.
 - D. Campbell Security’s Code of Business Ethics and Standards of Conduct were presented to the Board.
 - E. Board Members were invited to ride along with officers and contact information for C. Saracino and Sgt. P. Cobb were provided.
 - F. T. Telnikova suggested a cell phone for the vehicle. Campbell Security will look into a plan. This could also provide GPS data for accountability issues.
 - G. Campbell Security noted that they don’t have any problems filling shifts—many officers want to work in the Grove.
 - H. Campbell Security offered to attend Merchant’s Association meeting next month.

- I. B. Pratt, P. Rothschild, and D. Bellon all voiced concerns about accountability and the lack of access to GPS for the officers.
- J. T. Boldt requests a previous NSI report as a guide for future Campbell reports.
- ii. T. Boldt motioned to approve the amendment to the contract giving Campbell Security officers protection from discriminatory removal. J. Baumstark seconded the motion. All in favor—approved.
- iii. The SLMPD officers reported that there has been a concern in the past about officers not calling into the radio to inform the SLMPD that they are patrolling. They agree to communicate with Campbell Security. The SLMPD is down about 200 officers in the City. Most crime in the area happens on the periphery of the District.
- b. Executive Committee:
 - i. T. Boldt explained the Board Seat issue—All of the Board members seats have expired. They will continue to serve in the interim, but they are in the process of renewing the seats and filling vacant seats.
 - ii. Board Members have not sent any updates to PCD about CID Expansion outreach. PCD will email the entire packet to the Board so they have talking points for expansion.
- c. Finance Committee:
 - i. B. Pratt motioned to approve the financials. J. Baumstark seconded the motion. All in favor—approved.
- d. Marketing Committee:
 - i. T. Telnikova gave an update on the Marketing committee. They did not meet last month. They will be meeting to discuss the website on 1/14/2020.
- e. Public Service Committee:
 - i. No update
- f. Nominations Committee:
 - i. A nominations committee meeting will be scheduled to discuss the current Board Seat issue.

6. Administrator's Report:

- a. Grove Signs/Ball Lights:
 - i. The ball lights are in the process of re-installation.
 - ii. The Grove signs will be able to move forward when the engineering drawings are approved. The Executive committee recommends approving. T. Boldt motioned to approve the engineering drawings. D. Bellon seconded the motion. All in favor—approved.

7. Other Business:

- a. T. Telnikova submitted a financial application for Pridefest event. The goal of the event is to avoid previous issues by providing extra management and security after the Downtown festivities.

- b. P. Rothschild would like to note some of his concerns:
 - i. He is highly concerned about accountability of Campbell Security officers.
 - ii. He is glad the SLMPD officers came to the meeting, but he wonders why they suddenly came to a meeting when they previously did not. – J. Baumstark responded that the SLMPD officers were invited to the meeting in a conversation between himself, K. Kenter, T. Boldt, and the 2nd District Major.
 - iii. He is concerned that about the management services that the NSI had provided previously. –B. Pratt mentioned they had previously discussed possibly purchasing services on an as-needed basis. It was requested that PCD reach out to NSI to determine if this is acceptable.
- c. R. Coleman provided an unofficial list of business licenses so the Board can be informed of which businesses operate until 3am. He gave an update on the sidewalk in front of 4101 Manchester: They will be repouring the sidewalk on Sarah and Manchester for pedestrian safety. Green Street will assist with ADA accessibility at the wedge.
- d. C. Schloss is coordinating in the process of planning an April event showcasing music and cannabis vendors in Missouri upon the legalization of medical marijuana. D. Jameson presented it as the Shady Grove Festival. They will be requesting \$5,000 for the weekend of April 17-April 19. There will be music in The Ready Room and Atomic Cowboy. Talmage will be closed for activities. They will be approaching J. Baumstark for the use of his parking lot at Archway for more activities. They will conduct outreach to other businesses on the two blocks from S. Boyle to Talmage to increase activities. PCD will send presentation slides to the Board when they receive them.

8. Adjournment: Meeting adjourned at 12:30 PM.

**Grove CID Board of Director Meeting
February 10, 2020 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

Board Members Present: K. Kenter, J. Baumstark, B. Pratt, C. Schloss

Board Members Absent: A. Barzantny

Others in Attendance: K. Bellon (Chao Baan); Macie and Corbin Holtzman (Property Owners); K. Oberle, and A. Graham (Park Central Development)

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:03 AM.

2. Chairs Report & Announcement of the Order of Business:

- a. Introductions

3. Public Comments and Questions:

- a. M. and C. Holtzman represent property at Sarah and Papin. They are concerned about car break-ins. They would like to visit options for cameras and lighting around their building. They are also looking to build a large parking lot for the Grove. K. Kenter said they would talk to the secondary security about patrolling more on Papin and recommended reaching out to Ron Coleman about lighting. K. Oberle will connect them with Ron Coleman through email.

4. Slate of Nominees:

- a. K. Kenter updated the Directors on the current state of the Grove CID Board of Directors. Through administrative issues in the City, only 5 Directors are recognized as official. K. Oberle presented the Directors with the current slate, potential candidates, and the requirements for the Board. The goal of the meeting is to come up with a slate to send to Alderman Joe Roddy for approval.
- b. B. Pratt would like Joel Oliver to take his place on the Board as a representative of Green Street. The Directors decided to remove A. Barzantny from the slate due to attendance.
- c. **J. Baumstark motioned to send a slate consisting of Kelly Kenter, Jack Baumstark, Joel Oliver, Chip Schloss, Pete Rothschild, Tom Boldt, Don Bellon, Tatyana Telnikova, Guy Slay, Fahime Mohammad, and Sheryl Myers with Jessie Mueller and Kelly Spencer as alternatives for Alderman Joe Roddy to review. All in favor—motion approved.**

5. Other Business:

- a. J. Baumstark requested an update on the status of the security grant from Washington University. K. Kenter informed the Board that the grant will be approved with three requirements—The Grove CID must have \$10 million insurance coverage, must maintain the cameras, and must have a relationship with the NSI.

6. Adjournment: Meeting adjourned at 11:31 AM.

Grove CID Board of Director Meeting
April 6, 2020 at 1:30 PM
at 4512 Manchester, St. Louis, MO 63110
Virtual Zoom Meeting due to COVID-19

Board Members Present: K. Kenter, T. Boldt, D. Bellon, P. Rothschild, C. Schloss, G. Slay, J. Baumstark, J. Oliver, F. Mohammad, S. Myers

Board Members Absent: T. Telnikova

Others in Attendance: A. Abdullah, K. Oberle, and A. Graham (Park Central Development)

1. Call to Order:

- a. K. Kenter called the meeting to order at 1:36 PM

2. COVID-19 Response: A. Abdullah presented the programs different districts have started.

- a. Euclid South and North CIDs are buying meals for hospital workers.
- b. East Loop CID is doing a rental assistance program for businesses.
- c. There is a discussion on the legality (conflict of interest) for a rental assistance program. K. Kenter ensures that any choice the Board makes will be brought to the legal team for review.
- d. D. Bellon asks about “Good for the Grove” initiative. A. Abdullah explains the initiative and there is some discussion on donating.
- e. PCD will present a projected budget with loss of sales tax at the next meeting.

3. Special Assessment Renewal:

- a. A. Abdullah presented P. Rothschild to discuss wholesale rates.
- b. P. Rothschild would like to end tax breaks for wholesale businesses because it discourages turnover to bar/retail/restaurant/entertainment businesses.
- c. PCD will get the list of wholesale businesses in the district and economic projections for increasing, decreasing, or keeping the rates the same.

4. Onboarding and Administrative Practices:

- a. K. Oberle welcomed the newest members of the Board.
- b. He brought up the State Auditor’s Report which has brought more scrutiny to the Special Taxing Districts of Missouri. Considering this report, he gives a quick overview of the role of PCD and reminds the board that we are a team that supports the Grove CID conduct in a transparent manner.
- c. K. Kenter addresses security schedule changes.

5. Adjournment: Meeting adjourned at 2:22 PM.

Grove Weekly Staff Report from CSSG. Week of 26 March 2020

SHIFT	WEDS.	THURS.	FRI.	SAT.	SUN.
	<u>25-MAR</u>	<u>26-MAR</u>	<u>27-MAR</u>	<u>28-MAR</u>	<u>29-MAR</u>
9AM-1AM 2-OFFICERS		<u>Spiess</u>		<u>Flaughter</u>	
730PM-1130PM 2-OFFICERS					
1130PM-330AM 2-OFFICERS					
FAILING TO SIGN IN WITH DISPATCHER WILL RESULT IN LOST PAY FOR OFFICER					

NOTES: SHIFTS NOT FILLED: 0.

Attitudes Bar at Sarah and Manchester continues to be the focal point of most if not all disruption in the Grove.

The SkyCop thus far has a positive effect to deter car break-ins.

Notable Incidents:

Thu 3/26 No major incidents to report

Sat 3/27 No major incidents to report

*****ALL OFFICERS ARE TO SIGN IN WITH DISPATCHER*****

*****THIS REPORT EMAILED GROVE SECURITY EXECUTIVE COMMETTE**

NO LATER THAN 10AM TUESDAY EACH WEEK.

Grove Weekly Staff Report from CSSG. Week of 26 March 2020

Grove Weekly Staff Report from CSSG. Week of 30 March 2020

SHIFT	Mon.	Wed.	FRI.		
	<u>30-MAR</u>	<u>01-APR</u>	<u>03-APR</u>		
9AM-1AM 1-OFFICER	<u>Flaughner</u>	<u>Flaughner</u>	<u>Landers</u>		
730PM-1130PM 2-OFFICERS	N/A	N/A	N/A		
1130PM-330AM 2-OFFICERS	N/A	N/A	N/A		
	FAILING TO SIGN IN WITH DISPATCHER WILL RESULT IN LOST PAY FOR OFFICER				

NOTES: SHIFTS NOT FILLED: 0.

The SkyCop thus far has a positive effect to deter car break-ins.

Notable Incidents:

Mon 3/30 No major incidents to report

Wed 4/01 No major incidents to report

Fri 4/03 No major incidents to report

*****ALL OFFICERS ARE TO SIGN IN WITH DISPATCHER*****

*****THIS REPORT EMAILED GROVE SECURITY EXECUTIVE COMMETTE**

NO LATER THAN 10AM TUESDAY EACH WEEK.

Grove Weekly Staff Report from CSSG. Week of 30 March 2020

Grave CID - 11 (eleven) Directors - Six (6) Property Owners (At least one (1) owner shall own six (6) separate parcels of property), (At Least one (1) owner shall own at least 4% of the equalized assessed valuation of district property) - Two (2) Business Operators - All successor terms are four (4) years

		Seat Qualification	Personal Qualification	Expiration	Contact Info	Phone	Predecessor in City Database
1	Kelly Kenter (reappointment)	Property Owner	Property Owner and Business Operator	6.30.2022	kkenter@sitelinesinc.com	314-534-4513	self
2	Jack Baumstark (reappointment)	Property Owner	Property Owner and Business Operator	6.30.2020	jtbsr@jtbsr.com	314-795-4148	self
3	Joel Oliver (new)	Property Owner of at least 4% CID valuation	Property Owner of at least 4% CID valuation	6.30.2022	Joel@greenstreetsti.com	314-495-9884	Brian Pratt
4	Pete Rothschild (new)	Property Owner of at least 6 parcels	Property Owner of at least 6 parcels	6.30.2020	peter@rothschild-sti.com	314-361-7117 or 314-361-8118	n/a
5	Tom Boldt (new)	Property Owner	Property Owner	6.30.2020	tom@boldtbrothers.com	314-531-2000 or 314-488-3600	n/a
6	Don Bellon (new)	Property Owner	Property Owner	6.30.2020	dbellon@sbcglobal.net	314-680-1979	n/a
7	Chip Schloss (reappointment)	Business Operator	Property Owner and Business Operator	6.30.2022	chip@atomic-cowboy.com	314-369-3600	self
8	Tatyana Telnikova (new)	Business Operator	Property Owner and Business Operator	6.30.2022	contact@handlebarsti.com	314-769-1274	Francis Fanara
9	Guy Slay (new)	Property Owner or Business Operator	Property Owner and Business Operator	6.30.2020	guy@mangrovesti.com	314-223-6001	n/a
10	Fahime Mohammad (new)	Property Owner or Business Operator	Property Owner and Business Operator	6.30.2022	fahimem@yahoo.com	314-534-9500(o) 314-374-5270(m)	Austin Barzantny
11	Sheryl Myers (new)	Property Owner or Business Operator	Property Owner and Business Operator	6.30.2022	ilovecityboutique@gmail.com	314-657-0125(o) 314-303-3416(m)	Christopher Fannin

Committee	Resolution	Required Directors	Other Requirements		Appointed by:	Appointed at:	# Members
Safety and Security	Res 2016-03	2 Directors	3 Business Owners (1 Day, 1 Night)	2 Property Owners	Chairman of the Board	Annual May Meeting	7 Members
Marketing	Res 2019-01	2 Directors			Chairman of the Board	Annual May Meeting	11 Members
Public Services	Res 2019-05	2 Directors	3 Business Owners (1 Day, 1 Night)	2 Property Owners	Chairman of the Board	Annual May Meeting	7 Members

Board Commissioners and Directors 2019

Fiscal Year

Special Taxing District	Title	Term (Expire)	Qualifications	Contact Info	Phone	
Grove CID - 11 (eleven) Directors - Six (6) Property Owners (At least one (1) owner shall own six (6) separate parcels of property), (At Least one (1) owner shall own at least 4% of the equalized assessed valuation of district property) - Two (2) Business Operators - All successor terms are four (4) years						
20 Year CID - Expires 2028						
Special Taxing District	Title	Term (Expire)	Qualifications	Contact Info	Phone	
1	Kelly Kenter	Chairman	6/30/2022	Property Owner	kkenter@sitelinesinc.com	314-534-4513 x101
2	Jack Baumstark	Vice Chair	6/30/2022	Property Owner	jtbsr@jtbsr.com	314-795-4148
3	Brian Phillips/Resigned 12/2019	Treasurer	6/30/2020	Property Owner*	phillipb@wustl.edu	314-747-2331 or 314-704-8300
4	Pete Rothschild	Director	6/30/2020	Property Owner of at least 6 Parcels	peter@rothschild-stl.com	314-361-7117 or 314-361-8118
5	Tom Boldt	Director	6/30/2020	Property Owner	tom@boldtbrothers.com	314-531-2000 or 314-488-3600
6	Austin Barzantny	Director	6/30/2022	Business Operator	Austin@grovepropertiesllc.com	314-241-2222
7	Don Bellon	Director	6/30/2020	Property Owner	dbellon@sbcglobal.net	314-680-1979
8	Tatyana Telnikova	Director		Business and Property Owner	contact@handlebarstl.com	314-769-1274
9	Brian Pratt	Director	6/30/2022	Property Owner of at least 4% CID valuation	brian@greenstreetstl.com	636-485-5451 or 314-726-2500
10	Chip Schloss	Director	6/30/2022	Business Owner	chip@atomic-cowboy.com	314-369-3600
11	Guy Slay	Director	6/30/2020	Property Owner*	guy@mangrovestl.com	314-223-6001

Executive and Finance Committee - Meet as needed						
1	Kelly Kenter	Chairman	6/30/2022	Business Owner OR Property Owner	kkenter@sitelinesinc.com	314-534-4513 x101 or 314-534-2244
2	Jack Baumstark	Vice Chair	6/30/2022	Business Owner OR Property Owner	jtbsr@jtbsr.com	314-795-4148
3	Brian Phillips/Resigned 12/2019	Treasurer	6/30/2020	Property Owner		
4	Brian Pratt	Secretary	6/30/2020	Property Owner of at least 6 Parcels	brian@greenstreetstl.com	636-485-5451 or 314-726-2500
5	Tom Boldt	Director	6/30/2020	Business Owner OR Property Owner	tom@boldtbrothers.com	314-531-2000 or 314-488-3600

Marketing Committee - 11 member committee						
1	Guy Slay	Chair	6/30/2020		guy@mangrovestl.com	314-223-6001
2	Tatyana Telnikova	Member		Handlebar	contact@handlebarstl.com	314-769-1274
3	Sheryl Myers	Member		City Boutique	ilovecityboutique@gmail.com	314-303-3416
4	Maggie St. Geme	Member		Developer/Property Owner	mstgeme@kdgi.com	(m) 704-533-1749 (o) 314-787-1973
5	Sean Baltzell	Member		Parlor	seanmatw@gmail.com	314-960-3979
6	Kelly Spencer	Member		The Dogwood in the Grove	kelly@thesocialaffairstl.com	314-583-9435
7	Billy Thompson	Member		Tropical Liqueurs	tropsstl@outlook.com	417-259-0217
8						
9						
10						
11						

Safety and Security Committee - 7 member committee						
1	Jack Baumstark	Vice Chair	6/30/2022	Business Owner OR Property Owner	jtbsr@jtbsr.com	314-795-4148
2	Tom Boldt	Director	6/30/2020	Business Owner OR Property Owner	tom@boldtbrothers.com	314-531-2000 or 314-488-3600
3	Don Bellon	Director	6/30/2020	Property Owner	dbellon@sbcglobal.net	314-680-1979
4	Luke Henson	Member		WUMC	lukehenson@wustl.edu	
5	Andrew Fair	Member		Urban Chestnut	andrew@urbanchestnut.com	
6						

7						
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Public Service Committee - 7 member committee						
1	Kelly Kenter	Chairman	6/30/2022	Business Owner OR Property Owner	kkenter@sitelinesinc.com	314-534-4513 x101 or 314-534-2244
2	Guy Slay	Chair	6/30/2020		guy@mangrovestl.com	314-223-6001
3	Don Bellon	Director	6/30/2020	Property Owner	dbellon@sbcglobal.net	314-680-1979
4	Lana Coleman	Member		Business Owner	lane@cultivatesalon.com	
5						
6						
7						

Nominations Committee - 3 member committee						
1	Tom Boldt	Chairman	6/30/2020	Business Owner OR Property Owner	tom@boldtbrothers.com	314-531-2000 or 314-488-3600
2	Pete Rothschild	Director	6/30/2020		peter@rothschild-stl.com	314-361-7117 or 314-361-8118
3		Director	6/30/2020			

SpecBusDist	ParcelId	LowAddrNum	StPreDir	StName	StType	OwnerName	Land Area	Ground FloorArea	Wholesale Parcel Rate \$.012025 Land	Wholesale Ground Floor Rate \$.04995 1st Floor	Wholesale Rate Total	Parcel Rate \$.0325 Land	Ground Floor Rate \$.135 1st Floor	2019 Rate per Parcel
59	51120100100	4234		ARCO	AV	GROVE HQ LLC	3266	0				\$106.15	\$0.00	\$106.15
59	50450006001	4535		CADET	AV	KINGMAN REDEVELOPMENT CORP	17554	0				\$570.51	\$0.00	\$570.51
59	50450006501	4575		CADET	AV	KINGMAN REDEVELOPMENT CORP	93654	23140				\$3,043.76	\$3,123.90	\$6,167.66
59	39460000720	3923		CHOUTEAU	AV	MITCHELL, LEO V &	17729	0				\$576.19	\$0.00	\$576.19
59	39460000710	3933		CHOUTEAU	AV	MITCHELL, LEO V &	87860	5720				\$2,855.45	\$772.20	\$3,627.65
59	58210000400	3936		CHOUTEAU	AV	CHOUTEAU GROVE PROPERTIES	64,468	12,703				\$2,095.21	\$1,714.91	\$3,810.12
59	39570001820	4001		CHOUTEAU	AV	GREEN STREET 4001 INVESTORS LLC	197,156	78959				\$6,407.57	\$10,659.47	\$17,067.04
59	39932100900	4014		CHOUTEAU	AV	NATURE BOYS LLC	12969	6,806				\$421.49	\$918.81	\$1,340.30
59	39932101100	4030		CHOUTEAU	AV	HUSLEY & SUMMERS ENTERPRISES, INC	10633	9846				\$345.57	\$1,329.21	\$1,674.78
59	39932100650	4036		CHOUTEAU	AV	HUSLEY & SUMMERS ENTERPRISES, INC	14963	0				\$486.30	\$0.00	\$486.30
59	39932100301	4052		CHOUTEAU	AV	ROTHSCHILD DEVELOPMENT LTD	2,657	2,254				\$86.35	\$304.29	\$390.64
59	39932100151	4054		CHOUTEAU	AV	ROTHSCHILD PROPERTIES WEST END LLC	5128	2913				\$166.66	\$393.26	\$559.92
59	39650003200	4105		CHOUTEAU	AV	4001 INVESTORS LLC	15900	1458				\$516.75	\$196.83	\$713.58
59	39910003150	1109		KENTUCKY	AV	HAYES, DANIEL & SHARON E FREY	4,045	3,341				\$131.46	\$451.04	\$582.50
59	50460000400	1170	S	KINGSHIGHWAY	BLVD	ST LOUIS SCIENCE CENTER FOUNDATION	EXEMPT	EXEMPT				\$0.00	\$0.00	\$0.00
59	39930401100	4100		MANCHESTER	AV	BRIGULIO, JANIS & BONITA J STEVENS	6727	6204				\$218.63	\$837.54	\$1,056.17
59	51140103100	4101		MANCHESTER	AV	SPENCER REAL ESTATE OFFICE PLAZA LLC	19,090	0				\$620.43	\$0.00	\$620.43
59	39930400950	4104		MANCHESTER	AV	ENGINE COMPANY NO. 29 LLC	7215	7225				\$234.49	\$975.38	\$1,209.86
59	39930400850	4108		MANCHESTER	AV	ENGINE COMPANY NO. 29 LLC	7500	7500				\$243.75	\$1,012.50	\$1,256.25
59	39930400807	4112		MANCHESTER	AV	SCOTT, DIANE	7500	2832				\$243.75	\$382.32	\$626.07
59	39930400700	4118		MANCHESTER	Post	USPS	EXEMPT	EXEMPT				\$0.00	\$0.00	\$0.00
59	51140103300	4121		MANCHESTER	AV	LONI PROPERTIES CO	12197	5940				\$396.40	\$801.90	\$1,198.30
59	39930400600	4126		MANCHESTER	AV	HARRIS, LARRY JR	3000	0				\$97.50	\$0.00	\$97.50
59	51140103407	4127		MANCHESTER	AV	CRAZY CAT LLC	5000	2420				\$162.50	\$326.70	\$489.20
59	39930400500	4128		MANCHESTER	AV	WKK INVESTMENTS LLC	7500	2500				\$243.75	\$337.50	\$581.25
59	51140103507	4131		MANCHESTER	AV	BELLON HOLDING COMPANY	2675	1191				\$86.94	\$160.79	\$247.72
59	51140103600	4133		MANCHESTER	AV	WEBSTER, ALTHA & BARBARA L	2,751	1,045				\$89.41	\$141.08	\$230.48
59	51140103701	4137		MANCHESTER	AV	BELLON, DANIEL J	2,885	1,045				\$93.76	\$141.08	\$234.84
59	39920002100	4138		MANCHESTER	AV	MANTEL LLC	7500	3053				\$243.75	\$412.16	\$655.91
59	51140103800	4139		MANCHESTER	AV	BELLON, DONALD	6,170	1182				\$200.53	\$159.57	\$360.10
59	51140103900	4143		MANCHESTER	AV	FOREST PARK SOUTHEAST	3,285	1,182				\$106.76	\$159.57	\$266.33
59	39920002000	4144		MANCHESTER	AV	RPWE LLC	3750	1750				\$121.88	\$236.25	\$358.13
59	51140104061	4145		MANCHESTER	AV	GROVE PLACE II LP	3,412	1,725				\$110.89	\$232.88	\$343.77
59	39920001900	4146		MANCHESTER	AV	RPWE LLC	3750	1750				\$121.88	\$236.25	\$358.13
59	39920001800	4148		MANCHESTER	AV	4156 MANCHESTER INVESTORS LLC	7500	0				\$243.75	\$0.00	\$243.75
59	51140104100	4151		MANCHESTER	AV	JARUBATHREE CORP	15925	16471	\$191.50	\$822.73	\$1,014.22	\$0.00	\$0.00	\$1,014.22
59	51140104250	4155		MANCHESTER	AV	JARUBA CORP	20389	7802	\$245.18	\$389.71	\$634.89	\$0.00	\$0.00	\$634.89
59	39920001700	4156		MANCHESTER	AV	4156 MANCHESTER INVESTORS LLC	6500	6052				\$211.25	\$817.02	\$1,028.27
59	39920001502	4162		MANCHESTER	AV	SPACEGROVE LLC	15000	7350				\$487.50	\$992.25	\$1,479.75
59	39910002807	4170		MANCHESTER	AV	PARK SOUTH PROPERTIES LLC	2787	1710				\$90.58	\$230.85	\$321.43
59	51130100750	4173		MANCHESTER	AV	JARUBATWO CORP	11979	0	\$144.05	\$0.00	\$144.05	\$0.00	\$0.00	\$144.05
59	39910002750	4174		MANCHESTER	AV	PARK SOUTH PROPERTIES LLC	697	550				\$22.65	\$74.25	\$96.90
59	39910002707	4176		MANCHESTER	AV	4176 MANCHESTER LLC	3750	1250				\$121.88	\$168.75	\$290.63
59	39910002600	4178		MANCHESTER	AV	GROVE EQUITIES LLC	3750	0				\$121.88	\$0.00	\$121.88
59	39910002571	4180		MANCHESTER	AV	GROVE EQUITIES LLC	5250	795				\$170.63	\$107.33	\$277.95
59	39910002400	4184		MANCHESTER	AV	GROVE PLACE II LP	3,681	912				\$119.63	\$123.12	\$242.75
59	51130100807	4185		MANCHESTER	AV	STIDEM, DORIS L & DANIEL E CORBIN	3100	1776				\$100.75	\$239.76	\$340.51
59	51130101001	4187		MANCHESTER	AV	4191 MANCHESTER REALTY LLC	2108	1,555				\$68.51	\$209.93	\$278.44
59	39910002372	4188		MANCHESTER	AV	GROVE PLACE II LP	4500	991				\$146.25	\$133.79	\$280.04
59	51130101101	4189-93		MANCHESTER	AV	4191 MANCHESTER REALTY LLC	11,395	10,738				\$370.34	\$1,449.63	\$1,819.97
59	39910002200	4190		MANCHESTER	AV	GROVE PLACE II LP	3750	0				\$121.88	\$0.00	\$121.88
59	39910002100	4194		MANCHESTER	AV	4198 MANCHESTER LLC	7500	0				\$243.75	\$0.00	\$243.75
59	39910002061	4196		MANCHESTER	AV	4198 MANCHESTER LLC	7500	10,732				\$243.75	\$1,448.82	\$1,692.57
59	51130101207	4199		MANCHESTER	AV	TROUTS LANDING LLC	3072	1500				\$99.84	\$202.50	\$302.34
59	39720001961	4200		MANCHESTER	AV	FOREST PARK SOUTHEAST LP	7500	2454				\$243.75	\$331.29	\$575.04
59	51130201550	4201		MANCHESTER	AV	MACH HOA TO & VIET XUAN NGUYEN	21345	3725				\$693.71	\$502.88	\$1,196.59
59	39720001800	4206		MANCHESTER	AV	WASHINGTON UNIVERSITY MEDICAL CENTER	6250	5750				\$203.13	\$776.25	\$979.38
59	39720001700	4210		MANCHESTER	AV	WILLIAMS, RICHARD L SR	6250	0				\$203.13	\$0.00	\$203.13
59	39720001607	4216		MANCHESTER	AV	WILLIAMS, RICHARD L	3125	1170				\$101.56	\$157.95	\$259.51
59	39720001507	4218		MANCHESTER	AV	EBERHARDT, JAMES C	3125	1610				\$101.56	\$217.35	\$318.91
59	39720001407	4222		MANCHESTER	AV	EBERHARDT, JAMES C & MARY ADELE	3125	3075				\$101.56	\$415.13	\$516.69
59	39720001300	4226		MANCHESTER	AV	GROVE PLACE 3 LLC	6250	4750				\$203.13	\$641.25	\$844.38

Land Rate Grond Floor Rate Total

\$	517.56	\$	2,223.59	\$	2,741.15
\$	662.64	\$	1,053.27	\$	1,715.91
\$	389.32	\$	-	\$	389.32

59	39720000857	4228	MANCHESTER	AV	GROVE HQ LLC	18731	12420						\$608.76	\$1,676.70	\$2,285.46				
59	51120100402	4229	MANCHESTER	AV	RAWHIDE BUILDING LLC	5564	5280						\$180.83	\$712.80	\$893.63				
59	51120100372	4243	MANCHESTER	AV	CROSSFACE L L C	4188	2375						\$136.11	\$320.63	\$456.74				
59	39720000800	4244	MANCHESTER	AV	4244-46 MANCHESTER LLC	6250	0						\$203.13	\$0.00	\$203.13				
59	51120100200	4247	MANCHESTER		CITY OF ST LOUIS	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	39720000771	4248	MANCHESTER	AV	4248 MANCHESTER LLC	5000	2160						\$162.50	\$291.60	\$454.10				
59	39720000607	4254	MANCHESTER	AV	4254 MANCHESTER LLC	3125	1514						\$101.56	\$204.39	\$305.95				
59	39720000507	4256	MANCHESTER	AV	HUGHES, MICHAEL & THERESA	3750	1500						\$121.88	\$202.50	\$324.38				
59	39720000372	4260	MANCHESTER	AV	MANGROVE RESTORATIONS II LLC	6875	1756						\$223.44	\$237.06	\$460.50				
59	51120100507	4261	MANCHESTER	AV	GROVE HQ LLC	5970	5230						\$194.03	\$706.05	\$900.08				
59	39720000207	4264	MANCHESTER	AV	WHITE, L & EMMA WHITE	3125	1218						\$101.56	\$164.43	\$265.99				
59	39730002107	4300	MANCHESTER	AV	TOWER GROVE LLC	3750	2225						\$121.88	\$300.38	\$422.25				
59	51120202050	4301	MANCHESTER	AV	RELIANCE BANK	14810	1647						\$481.33	\$222.35	\$703.67				
59	39730002000	4304	MANCHESTER	AV	BARZANTNY, AUSTIN	3313	1632						\$107.67	\$220.32	\$327.99				
59	39730001972	4306	MANCHESTER	AV	FOREST PARK SOUTHEAST LP	3687	1761						\$119.83	\$237.74	\$357.56				
59	39730001800	4308	MANCHESTER	AV	SPENCER REAL ESTATE OFFICE PLAZA LLC	4875	4290						\$158.44	\$579.15	\$737.59				
59	39730001700	4312	MANCHESTER	AV	4321-4325 MANCHESTER LLC	4,500	0						\$146.25	\$0.00	\$146.25				
59	51120202261	4317	MANCHESTER	AV	FOREST PARK SOUTHEAST LP	12500	2,646						\$406.25	\$357.21	\$763.46				
59	39730001511	4318	MANCHESTER	AV	SPENCER REAL ESTATE OFFICE PLAZA LLC	5,754	1,125						\$187.01	\$151.88	\$338.88				
59	51120202457	4321	MANCHESTER	AV	4321-4325 MANCHESTER LLC	12500	10178						\$406.25	\$1,374.03	\$1,780.28				
59	39730001400	4322	MANCHESTER	AV	GARRETT, RICKEY	3,059	790						\$99.42	\$106.65	\$206.07				
59	51120202600	4333	MANCHESTER	AV	TAFFA PROPERTIES LLC	6,216	1,462						\$202.02	\$197.37	\$399.39				
59	51120202707	4337	MANCHESTER	AV	PK REAL ESTATE LLC	3125	1100						\$101.56	\$148.50	\$250.06				
59	51120202957	4339	MANCHESTER	AV	NASEER LLC	6250	2299						\$203.13	\$310.37	\$513.49				
59	51120203061	4343	MANCHESTER	AV	GROVE PLLACE II LP	12,785	6,921						\$415.51	\$934.34	\$1,349.85				
59	39730000650	4352	MANCHESTER	AV	FAMILY CARE HEALTH CENTERS	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	39730000407	4356	MANCHESTER	AV	BAUMGARTNER, JEROME V & SHARON C TRS	6250	3520	\$75.16	\$175.82	\$250.98			\$0.00	\$0.00	\$250.98	\$ 203.13	\$ 475.20	\$ 678.33	
59	39730000300	4360	MANCHESTER	AV	KAMPE, MICHAEL	6250	5733	\$75.16	\$286.36	\$361.52			\$0.00	\$0.00	\$361.52	\$ 203.13	\$ 773.96	\$ 977.08	
59	39730000272	4366	MANCHESTER	AV	PARK SOUTH PROPERTIES LLC	3135	1500						\$101.89	\$202.50	\$304.39				
59	39730000172	4370	MANCHESTER	AV	PARK SOUTH PROPERTIES LLC	4364	2632						\$141.83	\$355.32	\$497.15				
59	39740001350	4400	MANCHESTER	AV	GATEWAY LOFTS LLC	17291	16008						\$561.96	\$2,161.08	\$2,723.04				
59	51080004151	4465	MANCHESTER	AV	GREEN STREET MANCHESTER INVESTRS LLC	94482	57952	\$1,136.15	\$2,894.70	\$4,030.85			\$0.00	\$0.00	\$4,030.85	\$ 3,070.67	\$ 7,823.52	\$ 10,894.19	
59	39740001100	4414	MANCHESTER	AV	MUELLERS SIGN SHOP INC	4418	1500						\$143.59	\$202.50	\$346.09				
59	39740001007	4420	MANCHESTER	AV	ODUYE, ADEAPO	3125	914						\$101.56	\$123.39	\$224.95				
59	39740000900	4424	MANCHESTER	AV	TSJ HOLDINGS LLC	5,537	1,470						\$179.95	\$198.45	\$378.40				
59	39740000800	4428	MANCHESTER	AV	FOREST PARK SOUTHEAST RESTRITIONLLC	6500	0						\$211.25	\$0.00	\$211.25				
59	39740000700	4432	MANCHESTER	AV	FARWELL, KENNETH & VALERIE	5,373	1,802						\$174.62	\$243.27	\$417.89				
59	39740000600	4438	MANCHESTER	AV	FOREST PARK SOUTHEAST RESTRITION LLC	3750	0						\$121.88	\$0.00	\$121.88				
59	39740000500	4440	MANCHESTER	AV	FOREST PARK SOUTHEAST RESTORATION LL	4,483	828						\$145.70	\$111.78	\$257.48				
59	39740000400	4444	MANCHESTER	AV	BILLY YEE & YEE REAL ESTATE LLC	2,219	828						\$72.12	\$111.78	\$183.90				
59	39740000300	4446	MANCHESTER	AV	YEE, BILLY & YEE REAL ESTATE LLC	2,337	828						\$75.95	\$111.78	\$187.73				
59	39740000200	4448	MANCHESTER	AV	FOREST PARK SOUTHEAST RESTRITION LLC	2406	0						\$78.20	\$0.00	\$78.20				
59	50470002300	4500	MANCHESTER	AV	GROVE PLACE II LP	3756	0						\$122.07	\$0.00	\$122.07				
59	50450002472	4501	MANCHESTER	AV	GROVE PLACE II LP	7051	4738						\$229.16	\$639.63	\$868.79				
59	50470002200	4508	MANCHESTER	AV	GROVE PLACE II LP	3012	0						\$97.89	\$0.00	\$97.89				
59	50450002500	4509	MANCHESTER	AV	ALIAKBARI, MOHAMMAD ALI	3897	1,666						\$126.65	\$224.91	\$351.56				
59	50470002172	4510	MANCHESTER	AV	GROVE PLACE II LP	3013	2210						\$97.92	\$298.35	\$396.27				
59	50470001852	4512	MANCHESTER	AV	4512-14 MANCHESTER LLC	18075	4050						\$587.44	\$546.75	\$1,134.19				
59	50450002600	4513	MANCHESTER	AV	MARYLAND PROPERTY GROUP LLC	6090	5217						\$197.93	\$704.30	\$902.22				
59	50450002800	4525	MANCHESTER	AV	MARYLAND PROPERTY GROUP LLC	9635	0						\$313.14	\$0.00	\$313.14				
59	50470001400	4530	MANCHESTER	AV	CHRISTOPHER, JOSEPH V	9037	5500	\$108.67	\$274.73	\$383.39			\$0.00	\$0.00	\$383.39	\$ 293.70	\$ 742.50	\$ 1,036.20	
59	50470001300	4534	MANCHESTER	AV	BLUE SHUTTERS RAINERI LLC	2,677	940						\$87.00	\$126.90	\$213.90				
59	50470001200	4538	MANCHESTER	AV	GROVELAND LLC	3,075	958						\$99.94	\$129.33	\$229.27				
59	50470001100	4540	MANCHESTER	AV	MULBERRY LLC	2,650	1,100						\$86.13	\$148.50	\$234.63				
59	50470001000	4542	MANCHESTER		LRA	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	50470000900	4544	MANCHESTER	AV	GROVELAND LLC	2,258	1,268						\$73.39	\$171.18	\$244.57				
59	50460000100	4551	MANCHESTER	AV	ST LOUIS SCIENCE CENTER FOUNDATION	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	50470000700	4552	MANCHESTER	AV	GROVELAND LLC	2,812	880						\$91.39	\$118.80	\$210.19				
59	50470000600	4556	MANCHESTER	AV	GROVELAND LLC	6025	982						\$195.81	\$132.57	\$328.38				
59	50470000500	4560	MANCHESTER	AV	CUMULATIVE PRODUCTS CO LLC, THE	6025	0						\$195.81	\$0.00	\$195.81				
59	50470000400	4568	MANCHESTER	AV	CUMULATIVE PRODUCTS CO LLC	6025	5550						\$195.81	\$749.25	\$945.06				
59	50470000200	4570	MANCHESTER	AV	4570 MANCHESTER LLC	15063	10185						\$489.55	\$1,374.98	\$1,864.52				
59	50460000300	4571	MANCHESTER	AV	ST LOUIS SCIENCE CENTER FOUNDATION	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	50470000100	4580	MANCHESTER	AV	ASH-ROO ENTERPRISES LLC	31637	2143						\$1,028.20	\$289.31	\$1,317.51				
59	3974000100	4452-4454	MANCHESTER		Adedapo Oduye	9,845	1,700						\$319.96	\$229.50	\$549.46				
59	50470000800	4544 H	MANCHESTER		LRA	EXEMPT	EXEMPT						\$0.00	\$0.00	\$0.00				
59	39580000102	3975	PAPIN	ST	HOLTZMAN PROPERTIES LLC	103150	74487						\$3,352.38	\$10,055.75	\$13,408.12				

59	39720000107	1110		TOWER GROVE	AV	4270 MANCHESTER LLC	7500	5862				\$243.75	\$791.37	\$1,035.12
59	39570001810	901	S	VANDEVENTER	AV	COMMERCE MANCHESTER BANK	45564	4200				\$1,480.83	\$567.00	\$2,047.83
59	39460000550	928		VANDEVENTER		CITY OF ST LOUIS	EXEMPT	EXEMPT				\$0.00	\$0.00	\$0.00
59	58210000300	1002	S	VANDEVENTER	AV	WHITE CASTLE SYSTEM INC	22869	1561				\$743.24	\$210.74	\$953.98
														\$117,503.58

\$ 18,432.17

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

	Mar 20 Actual	Jul '19 - June 20 Actual	Annual Budget
Ordinary Income/Expense			
Income			
Special Assessments	0.00	96,937.62	93,000.00
2015 Special Assessments	0.00	451.85	
CID 1% Sales and Use Tax	34,662.08	268,363.59	246,000.00
Security & Public Safety	0.00	9,750.00	65,000.00
Total Donations	0.00	9,750.00	65,000.00
Interest Earnings	0.00	285.46	
Total Receipts	34,662.08	375,788.52	404,000.00
Total Income	34,662.08	375,788.52	404,000.00
Gross Profit	34,662.08	375,788.52	404,000.00
Expense			
Public Parking Mgmt-Jaruba	750.00	2,250.00	3,000.00
Public Park. Lot Litter Control	0.00	4,800.00	7,800.00
Total Additional Parking Enhancemen	750.00	7,050.00	10,800.00
Administrative Support			
Administration-Park Central	0.00	42,500.00	45,000.00
General Liability Insurance	0.00	13,084.89	10,000.00
Bank Fees and Charges	0.00	115.00	
Audit Services	0.00	4,500.00	10,000.00
Directors & Officers Insurance	0.00	2,221.88	
Legal Services	120.00	4,405.90	3,000.00
Miscellaneous	0.00	128.38	
Postage	0.00	440.95	500.00
Administrative Support - Other	0.00	5.00	
Total Administrative Support	120.00	67,402.00	68,500.00
Litter Control	3,941.90	18,991.90	23,400.00
Landscaping	0.00	5,498.34	5,340.00
Weed Abatement	0.00	1,175.00	1,500.00
Total Public Services	3,941.90	25,665.24	30,240.00
Marketing & Special Events			
Sponsorships	0.00	35,000.00	
Sponsorship Expense	0.00	2,000.00	47,460.00
Advertising	0.00	450.00	4,000.00
Promotional Materials	0.00	0.00	1,500.00
Website & Design Services	250.00	8,250.00	4,670.00
Flyover Comedy Festival	0.00	5,001.00	
Special Events - Other	0.00	0.00	0.00
Total Special Events	0.00	5,001.00	0.00
Total Marketing & Special Events	250.00	50,701.00	57,630.00
Holiday Decorations	0.00	750.00	3,500.00
Grove Entry Marker Electricity	155.26	962.05	1,800.00
Grove Entry Markers R&M	0.00	16,338.48	4,200.00
Other Public Improvements	0.00	3,000.00	4,870.00
Total Public Improvements	155.26	21,050.53	14,370.00
Monthly Fee - Ford Explorer	0.00	4,500.00	9,000.00
Spectrum (Camera/Internet)	511.91	2,908.18	8,400.00
CWE NSI - Other	0.00	15,000.00	30,000.00
Total CWE NSI	511.91	17,908.18	38,400.00
Genetec Software Maintenance			5,400.00
Hardware Replacement		6,071.00	8,000.00
Thursday Security Patrols	5,320.00	34,593.75	50,131.25
Friday Security Patrols	5,600.00	37,028.75	67,291.25
Saturday Security Patrols	6,720.00	38,532.50	55,315.00
Sunday Security Patrols	2,800.00	19,265.00	32,386.25
Other Security Patrols	2,100.00	7,015.00	9,067.50
Public Pkg lot-Litter Control	1,300.00	3,250.00	0.00
St Lighting Improvement-Elec	821.75	4,146.64	11,232.00
Reserve Funds	0.00	0.00	0.00
Total Security & Public Safety	25,173.66	172,310.82	286,223.25
Total Expense	30,390.82	344,179.59	467,763.25
Net Ordinary Income	4,271.26	31,608.93	-63,763.25
Net Income	4,271.26	31,608.93	-63,763.25

March Taxes posted in April of \$30,930

The Grove Community Improvement District

Balance Sheet

As of April 9, 2020

Apr 9, 20

ASSETS

Current Assets

Checking/Savings

Reliance (4124)	971.00
Operating (9310)	74,516.61
Sales and Use Tax (0668)	211,616.79
Special Assessments (3269)	2,387.28

Total Checking/Savings 289,491.68

Accounts Receivable

Other Accounts Receivable	2,646.00
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Total Accounts Receivable 2,646.00

Other Current Assets

CID Assmt Rec CY17	222.00
CID Assmt Rec CY16	1,968.00
CID Assmt Rec CY15	2,490.00
CID Assmt Rec CY14	1,052.00
Due to From Special Events	60.46
Prepaid Expenses	709.00

Total Other Current Assets 6,501.46

Total Current Assets 298,639.14

Fixed Assets

Accumulated Amort-Intangible As -4,579.00

Intangible Assets 11,775.00

Total Fixed Assets 7,196.00

TOTAL ASSETS 305,835.14

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -6,436.67

Total Accounts Payable -6,436.67

Other Current Liabilities

Deferred Inflows of Resources 8,156.00

Total Other Current Liabilities 8,156.00

Total Current Liabilities 1,719.33

Total Liabilities 1,719.33

Equity

Retained Earnings 267,346.79

Net Income 36,769.02

Total Equity 304,115.81

TOTAL LIABILITIES & EQUITY 305,835.14

The Grove Community Improvement District
Profit & Loss Budget vs. Actual
July 2019 through June 2020

	Jul '19 - Jun 20	Proj Rev & Exp	By June 2020
Ordinary Income/Expense			
Income			
Special Assessments	96,937.62		
2015 Special Assessments	451.85		
CID 1% Sales and Use Tax	268,363.59	23,250.00	291,613.59
Donations			
Security & Public Safety	9,750.00	0.00	0.00
Total Donations	9,750.00	0.00	0.00
Interest Earnings	285.46		
Total Receipts	375,788.52	23,250.00	399,038.52
Total Income	375,788.52	23,250.00	399,038.52
Gross Profit	375,788.52	23,250.00	399,038.52
Expense			
Public Parking Mgmt-Jaruba	2,250.00	750.00	3,000.00
Public Park. Lot Litter Control	4,800.00	3,000.00	7,800.00
Total Additional Parking Enhancements	7,050.00	3,750.00	10,800.00
Administrative Support			
Administration-Park Central	42,500.00	0.00	0.00
General Liability Insurance	13,084.89	0.00	0.00
Bank Fees and Charges	115.00		
Audit Services	4,500.00		
Directors & Officers Insurance	2,221.88		
Legal Services	4,405.90	0.00	0.00
Miscellaneous	128.38		
Office Supplies	0.00	0.00	0.00
Postage	440.95	0.00	0.00
Administrative Support - Other	5.00		
Total Administrative Support	67,402.00	0.00	0.00
Public Services			
Litter Control	18,991.90	4,400.00	23,391.90
Landscaping	5,498.34	4,000.00	9,498.34
Weed Abatement	1,175.00	0.00	0.00
Total Public Services	25,665.24	8,400.00	32,890.24
Marketing & Special Events			
Sponsorships	35,000.00		
Sponsorship Expense	2,000.00	0.00	0.00
Administration	0.00		
Advertising	450.00	0.00	0.00
Promotional Materials	0.00	0.00	0.00
Website & Design Services	8,250.00	3,750.00	12,000.00
Flyover Comedy Festival	5,001.00		
Special Events - Other	0.00	0.00	0.00
Total Special Events	5,001.00	0.00	0.00
Total Marketing & Special Events	50,701.00	3,750.00	12,000.00
Holiday Decorations			
Grove Entry Marker Electricity	962.05	75.00	1,037.05
Grove Entry Markers R&M	16,338.48	0.00	0.00
Other Public Improvements	3,000.00	0.00	0.00
Total Public Improvements	21,050.53	75.00	1,037.05
Security & Public Safety			
Monthly Fee - Ford Explorer	4,500.00	0.00	0.00
Hardware Replacement	6,071.00		
Spectrum (Camera/Internet)	2,908.18	1,500.00	4,408.18
CWE NSI - Other	15,000.00	0.00	0.00
Total CWE NSI	17,908.18	1,500.00	4,408.18
Thursday Security Patrols	34,593.75	24,000.00	58,593.75
Friday Security Patrols	37,028.75	0.00	0.00
Saturday Security Patrols	38,532.50	0.00	0.00
Sunday Security Patrols	19,265.00	0.00	0.00
Other Security Patrols	7,015.00	0.00	0.00
Public Parking Lot Fund (existi	0.00	0.00	0.00
Public Pkg lot-Litter Control	3,250.00	0.00	0.00
St Lighting Improvement-Elec	4,146.64	900.00	5,046.64
Reserve Funds	0.00	0.00	0.00
Total Security & Public Safety	172,310.82	26,400.00	68,048.57
EXEC COMM ALLOCATION-SECURITY	0.00		

In the bank as of 4/9/20
 971.00 Simmons Bank
 73,861.78 Commerce Bank
 236,385.52 Commerce Bank - This total includes the March Taxes that posted in April
 2,382.25 Commerce Bank
 313,600.55

(42,375.00)	Estimated expenses by June 2020
271,225.55	Available cash- This cash does not include any future deposits or any unexpected expenses not already estimated

Total Expense	344,179.59	42,375.00	386,554.59
Net Ordinary Income	31,608.93	-19,125.00	12,483.93
Net Income	31,608.93	-19,125.00	12,483.93

REQUEST FOR PROPOSAL (RFP)
**For steel support structure fabrication and installation for
neon signs**

Proposals must be submitted by no later than 5:00 P.M. **two weeks after posting**. Proposals must include all requested materials to be considered: services offered, cost proposal, time turn around, references, etc. Proposals may be submitted in the following ways:

Emailed to annette@pcd-stl.org

Or

Mailed or hand-delivered to the following address:

The Grove Community Improvement District
c/o Annette Pendilton
4512 Manchester Avenue, Suite 100
St. Louis, MO 63110

If you have any questions, please contact Annette Pendilton at 314-535-5311.

Section I: INTRODUCTION

The Grove Community Improvement District (CID) is seeking proposals from qualified agencies to build and install two (2) steel support structures for neon signs (see Appendix A) and install one (1) sign. Company must include in bids any permits, licenses, and other documentation that will be needed by the City of St. Louis.

Agencies must bid on all services listed below. The RFP establishes information to be included in the Agency's bid response. The selection of the successful agency will be made based on evaluation and determination of the relative ability of each Agency to deliver quality service in a cost-effective manner.

The Grove CID's Board of Directors is not obligated to accept the lowest bid and reserves the right to reject any or all bids or amend the scope of the project. All Bidders must be duly licensed or otherwise have the ability to perform work in accordance with all governing local authorities and to the satisfaction of those authorities.

Section II: SCOPE OF SERVICES

- 1) Build two (2) support structures in accordance with engineers' drawings (Appendix A).
- 2) Consult with engineer to modify support structures as needed for sign installation.
- 3) Install one (1) support structure at each of two (2) locations.
 - Manchester and Taylor Avenues ("Western Sign")
 - Manchester and Sarah Avenues ("Eastern Sign")



Photo of Grove Entry Signs



- 4) Install Eastern Sign, including design of sign attachment to support structure.
- 5) Perform any necessary repairs to ensure full functionality of Eastern Sign upon installation.
- 6) Procure all necessary permits and inspections throughout fabrication and installation process.

Section III: INSTRUCTIONS TO BIDDERS

Bidder is to address the following subjects in the response. Reference any attachments in the text and include printed copies of attachments at the back of your submitted document.

1 Services Offered with Detailed Description

- Provide a detailed description of methodology for fabricating support structures according to engineering specifications.
- Provide a detailed description for the installation process with mention of permitting requirements.
- Describe sourcing of materials.

2 Project Timeline

- Provide an estimated time until completion once awarded a contract.
- Include timing of milestones regarding fabrication and installation.
- Describe the agency's labor capacity to deliver on the project in a timely manner.
- Describe the agency's process for reporting on the status of the project.

3 Cost Proposal and Invoicing

- Provide cost and invoicing procedures.

4 Company Background, Past Work, and References

- Provide a brief Agency history. Explain ownership, and include name and title of the personnel who would be directly responsible for the management and local supervision of this project.
- Describe Agency's efforts regarding diversity, equity, and inclusion.
- Describe Agency's environmental impact considerations.
- Provide a brief description of relevant past experience on similar projects.

- Provide at least three (3) past client references. Include reference name, address, and contact number.

5 Value-Added Features

- Indicate features or programs not covered elsewhere in the response which are offered to enhance your Agency's ability to effectively carry out this project.

APPENDIX A: ENGINEERS' DRAWINGS

TO FOLLOW ONCE FINALIZED

GENERAL NOTES:

DESIGN CRITERIA:

A. CODES AND STANDARDS:

2018 INTERNATIONAL BUILDING CODE (IBC)

B. DESIGN LOADS:

DEAD LOADS: SIGN WT 2,824 LBS. + SELF WEIGHT OF TRUSS

LIVE LOADS: 1/2" ICE BUILD-UP

C. WIND DESIGN DATA:

BASIC WIND SPEED: (3 SECOND GUST) = 115 M.P.H.

WIND LOAD IMPORTANCE FACTOR: I_w = 1.0

WIND EXPOSURE: B

STRUCTURAL STEEL:

1. STEEL SHALL CONFORM TO THE FOLLOWING GRADES:

ALL ANGLE, BASE PLATES, CONN. PLATES AND STIFFENER PL'S (U.N.O.): A36 (F_y=36 K.S.I.)
STRUCTURAL TUBE: ASTM A1085 (F_y=50 K.S.I.)

2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. CODE OF STANDARD PRACTICE (LATEST EDITION), EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.

3. ALL BOLTS ARE ASTM A325N (U.N.O.)

4. ALL WELDING RODS SHALL BE E100 ELECTRODES

5. ELECTRODE SHALL MEET CHARPY V-NOTCH TOUGHNESS REQUIREMENTS WHERE REQUIRED FOR BASE METAL.

6. WELDS SHALL NOT BE LESS THAN THE GREATEST OF:

A. THOSE INDICATED ON CONTRACT DOCUMENTS

B. THE MINIMUM REQUIRED BY AWS D1.1 AND AISC SPECIFICATIONS

D. FILLET WELDS: 3/16"

E. GROOVE WELDS: COMPLETE JOINT PENETRATION

7. USE PRE-QUALIFIED WELDED JOINTS IN ACCORDANCE WITH AISC AND AWS. NON-PREQUALIFIED WELDS SHALL BE QUALIFIED AT CONTRACTOR'S EXPENSE PRIOR TO FABRICATION.

8. THE MINIMUM PLATE THICKNESS SHALL BE 3/8".

9. BOLTED CONNECTIONS:

A. MINIMUM BOLT DIAMETER = 3/4" U.N.O.

B. SLIP CRITICAL CONNECTIONS OF A325SC OR A490SC BOLTS SHALL BE USED FOR ALL BOLTED CONNECTIONS OF BRACING MEMBERS, MOMENT CONNECTIONS, CANTILEVERS, AND AS SHOWN ON THE DRAWINGS. OVERSIZED AND LONG-SLOTTED HOLES ARE ALLOWED FOR FRICTION CONNECTIONS.

C. ALL OTHER BOLTED CONNECTIONS SHALL BE BEARING TYPE USING A325N OR A490N BOLTS. OVERSIZED HOLES AND LONG-SLOTTED HOLES ARE NOT ALLOWED UNLESS SHOWN ON THE DRAWINGS.

G. SHOP DRAWINGS SHALL INDICATE THE TYPE OF BOLT USED IN EACH CONNECTION AND THE ALLOWABLE VALUES USED FOR THE VARIOUS BOLT TYPES.

10. WELDED CONNECTIONS:

A. WELDS ARE CONTINUOUS UNLESS NOTED.

B. ALL FILLET WELDS: A.I.S.C. MINIMUM BUT NOT LESS THAN 3/16" UNLESS NOTED OTHERWISE.

C. ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE" (LATEST EDITION) PUBLISHED BY THE AMERICAN WELDING SOCIETY. ELECTRODES FOR WELDING SHALL COMPLY WITH THE REQUIREMENTS OF A.W.S. D1.1 & D1.1M.

D. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION UNLESS NOTED OTHERWISE.

11. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

12. NO CHANGE IN SIZE OR POSITION OF THE STRUCTURAL ELEMENTS SHALL BE MADE AND HOLES, SLOTS, CUTS, ETC., ARE NOT PERMITTED THROUGH ANY MEMBER UNLESS THEY ARE DETAILED ON THE APPROVED SHOP DRAWINGS.

13. NO FINAL BOLTING OR WELDING SHALL BE MADE UNTIL AS MUCH OF THE STRUCTURE AS WILL BE STIFFENED THEREBY HAS BEEN PROPERLY ALIGNED.

14. ALL STEEL SHALL RECEIVE A STANDARD 1.5 MIL COAT OF SHOP PRIMER AND A FINISHED COAT OF 2.0 MILS FLAT BLACK PAINT.

MISCELLANEOUS:

1. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

2. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

3. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

4. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

5. DO NOT SCALE THESE DRAWINGS, FOLLOW DIMENSIONS.

6. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS HE HAS SPECIFICALLY INFORMED THE ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

7. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.

8. CHECK ALL DIMENSIONS AGAINST REQUIREMENTS OF OTHER CONTRACT DOCUMENTS. FIELD VERIFY DIMENSIONS RELATING TO EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR STARTING FABRICATION.

9. WHERE DIMENSIONS OR WEIGHTS OF EQUIPMENT OR SYSTEMS ARE VARIABLE FROM MANUFACTURER TO MANUFACTURER, VERIFY DIMENSIONS AND WEIGHTS SHOWN ON DRAWINGS WITH SELECTED MANUFACTURER PRIOR TO ORDERING MATERIALS. NOTIFY STRUCTURAL ENGINEER OF DISCREPANCIES.

10. DO NOT PLACE EQUIPMENT WHEN SHIPPING OR OPERATING WEIGHT EXCEEDS WEIGHT INDICATED ON STRUCTURAL DRAWINGS.

11. NO MODIFICATION, ALTERATION OR REPAIR SHALL BE MADE WITHOUT PRIOR REVIEW BY THE STRUCTURAL ENGINEER. SUBMIT DETAILS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN STATE WHERE PROJECT IS LOCATED AND EMPLOYED BY THE CONTRACTOR.

SPECIAL INSPECTION:

THE FOLLOWING STRUCTURAL ELEMENTS OF CONSTRUCTION SHALL REQUIRE SPECIAL INSPECTION PER IBC SECTION 1704. CONTRACTOR TO FURNISH INSPECTION UNLESS INSTRUCTED OTHERWISE BY THE CONSTRUCTION CONTRACT.

TYPE OF CONSTRUCTION	IBC SECTION	IBC TABLE
STEEL CONSTRUCTION	1704.3	1704.3

NOTES:

A. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

B. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY TO PERFORM THE TYPES OF INSPECTION SPECIFIED.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

D. SUBMIT WRITTEN REPORTS WITHIN TWO DAYS OF TESTING/INSPECTION TO ENGINEER OF RECORD.

STANDARD STRUCTURAL ABBREVIATIONS			
ADDENDUM	ADD.	EQUIPMENT	EQUIP.
ADDITIONAL	ADDL.	EXISTING	(E)
AGGREGATE	AGG.	EXPANSION JOINT	EX.
ALUMINUM	ALUM.	EXTERIOR	EXT.
ANCHOR BOLT & NUT	A.B.	FAR FACE	F.F.
ANGLE	∠	FIELD VERIFY	F.V.
ARCHITECTURAL	ARCH.	FINISH	FIN.
AT	∅	FINISH FLOOR	FIN. FLR.
BASEMENT	BSMT.	FLOOR	FLR.
BASE PLATE	B. PL.	FOOTING	FTG.
BEAM	BM.	FOUNDATION	FND.
BEAMS	BMS.	FRAMING	FRMG.
BEARING	BRG.	GALVANIZED	GALV.
BETWEEN	BTWN.	GAUGE	GA.
BLOCK	BLK.	GENERAL CONTRACTOR	G.C.
BOARD	BD.	GIRDER	GR.
BOTTOM	BOT.	GRADE	GR.
BOTTOM FACE	B/FACE	GROUT	GT.
BOTTOM OF METAL DECK	B.M.D.	GYPSTUM	GYP.
BOTTOM OF	B.O.	HEIGHT	HT.
BOTTOM OF FOOTING	B.O.F.	HIGH POINT	H.P.
BOTTOM OF WALL	B.O.W.	HOLLOW CORE	H.C.
BRICK	BRK.	HORIZONTAL	HORIZ
BRIDGING	BRDG.	HORIZONTAL EACH FACE	H.E.F.
BUILDING	BLDG.	INSIDE FACE	I.F.
CANTILEVER	CANTL.	INTERIOR	INT.
CAST IN PLACE	C.I.P.	JOINT	JT. or JNT.
CATEGORY	CAT.	JOIST	JST.
CEILING	CLG.	KIP = 1000 lbs.	K
CENTER LINE	∅	KNOCKOUT	KO
CENTER TO CENTER	C/C	POUND	lb.
CENTERED	CTR.D.	LIGHT WEIGHT	L.T. WT.
CLEAR	CLR.	LINTEL	L.TL.
CONCRETE	CONC.	LIVE LOAD	LL
COLUMN	COL.	LONG	LG.
COMPLETE PENETRATION	C.P.	LONGITUDINAL	LONG.
CONNECTION	CONN.	LONG LEG HORIZONTAL	L.L.H.
CONSTRUCTION	CONST.	LONG LEG VERTICAL	L.L.V.
CONSTRUCTION JOINT	C.J.	LONG WAY	L.W.
CONTINUOUS	CONT.	LOW POINT	L.P.
CONTRACTOR	CONTR.	MANUFACTURER	MFG.
CRACK CONTROL JOINT	CRCK. CNTR. J.	MARK	MK.
DEAD LOAD	D.L.	MASONRY	MAS.
DECK	DK.	MASONRY OPENING	M.O.
DETAIL	DTL.	MATERIAL	MATL.
DIAGONAL	DIAG.	MAXIMUM	MAX.
DIAMETER	∅	MECHANICAL	MECH
DIMENSION	∅	METAL	MTL.
DOWELS	D.W.S.	MINIMUM	MIN.
DOWN	DN.	MISCELLANEOUS	MISC.
DRAWINGS	EA.	MOMENT CONNECTION	M.C.
EACH	E.A.	NEAR FACE	N.F.
EACH FACE	E.F.	NEW	(N)
EACH WAY	E.W.	NOMINAL	NOM.
ELECTRICAL	ELECT.	NOT IN CONTRACT	N.I.C.
ELEVATOR	ELEV.	NOT TO SCALE	N.T.S.
EMBED	EMBED.	ON CENTER	O.C.
EQUAL	EQ.	OPENING	OPNG
		OPPOSITE	OPP.
		OPPOSITE HAND	OPP. H.
		OUTSIDE FACE	O.F.
		PANEL	PNL.
		PENTHOUSE	P.H.
		PLATE	PL.
		PLUMBING	PLBG
		PLYWOOD	PWD
		PRECAST CONCRETE	P.C.
		POST TENSION	P.T.
		PREMOULDED JOINT FILLER	P.J.F.
		RADIUS	RAD.
		RECTANGULAR	RECT.
		REFERENCE	REF.
		REINFORCED CONCRETE	R.C.
		REINFORCING	REINF.
		REMAINDER	REM.
		REQUIRED	REQD.
		REVISION	REV.
		RISER	RSR.
		ROOF	RF.
		ROOM	RM
		SCHEDULE	SCHD.
		SECTION	SECT.
		SHEAR CONNECTORS	S.C.
		SHEAR WALL	SH. W.
		SHORT WAY	S.W.
		SIMILAR	SIM.
		SLAB	SL.
		SLAB ON GRADE	S.O.G.
		SPACE, SPACING, SPACES	SPA
		SPECIFICATIONS	SPECS.
		SQUARE	SQ.
		STANDARD	STD.
		STEEL	STL.
		STRUCTURE OR STRUCTURAL	STRUC
		SUPPORT	SUPPT
		SYMMETRICAL	SYM.
		THICKNESS	THK.
		TO BE DETERMINED	T.B.D.
		TOP & BOTTOM	T&B
		TOP FACE	T/FACE
		TOP OF FOOTING	T.O.F.
		TOP OF	T.O.
		TOP OF CONCRETE	T.O.C.
		TOP OF JOIST	T.O.J.
		TOP OF LEDGE	T.O.L.
		TOP OF SLAB	T.O.SL.
		TOP OF STRUCTURAL STEEL	T.O.S.S.
		TOP OF WALL	T.O.W.
		TREAD	TRD.
		TYPICAL	TYP.
		UNLESS NOTED OTHERWISE	U.N.O.
		VAPOR BARRIER	V.B.
		VERTICAL	VERT
		VERTICAL EACH FACE	V.E.F.
		WIND BRACE	W.B.
		WELDED WIRE FABRIC	W.W.F.
		WITH	W/
		WITHOUT	W/O
		WATER STOP	W.S.
		WEIGHT	WT.

A STRUCTURES, INC.
A STRUCTURAL ENGINEERING FIRM
11414 Graylouis Rd • Suite 201
St. Louis, MO 63126
314.638.6650

LICENSEE
NAME: Roy Edward Jennings III
DISCIPLINE: Engineering
LICENSE # PE-2002016671
EXPIRATION DATE: 12/31/20
COREPORATION
NAME: Structures, Inc.
DISCIPLINE: Engineering
CERT. OF AUTHORITY #: E-2006035000

ISSUED FOR CONSTRUCTION

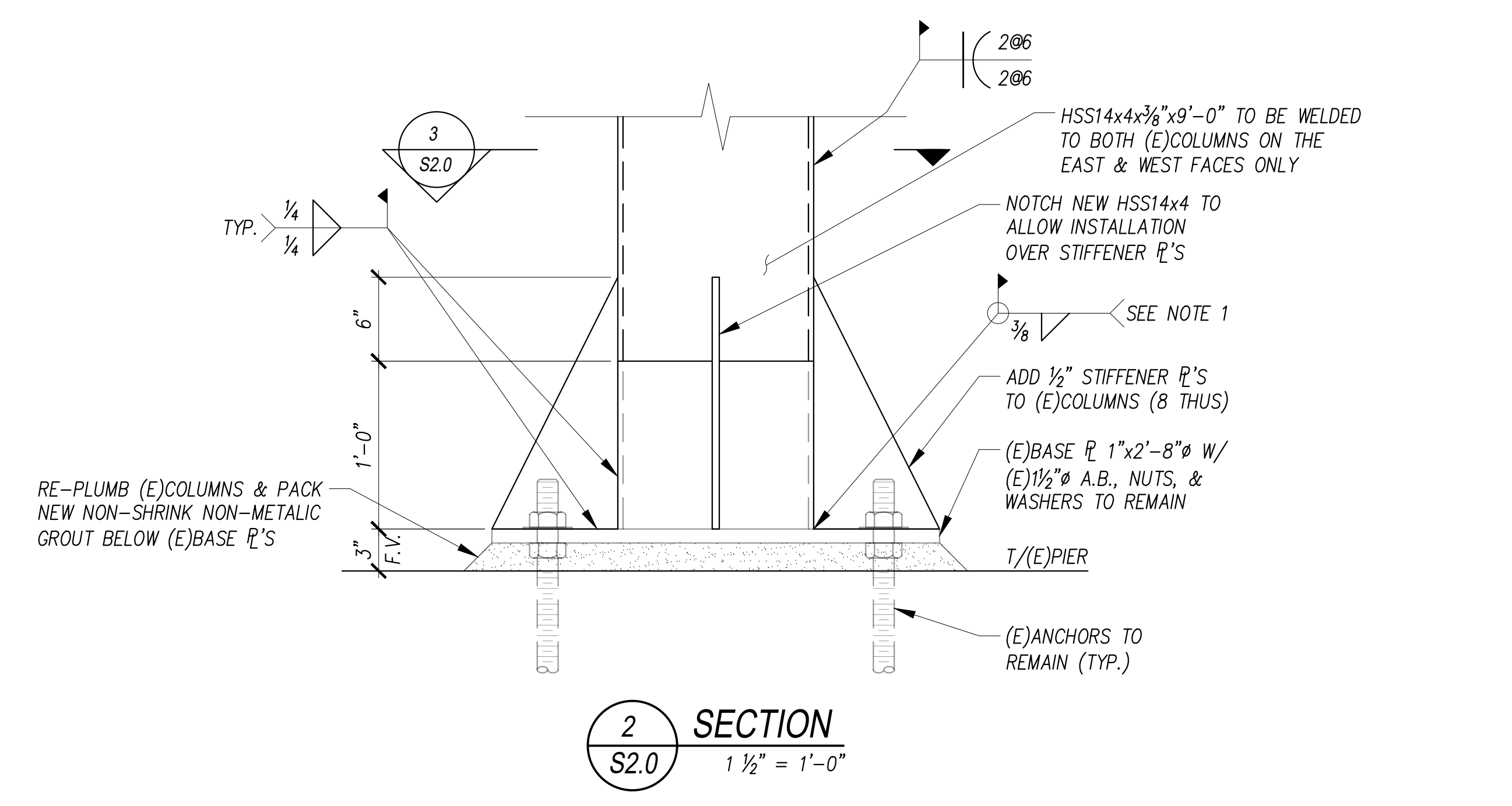
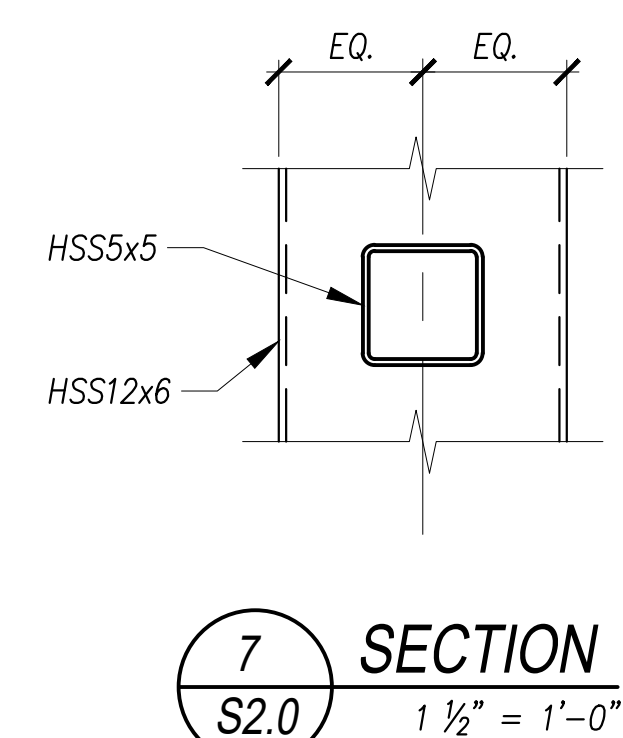
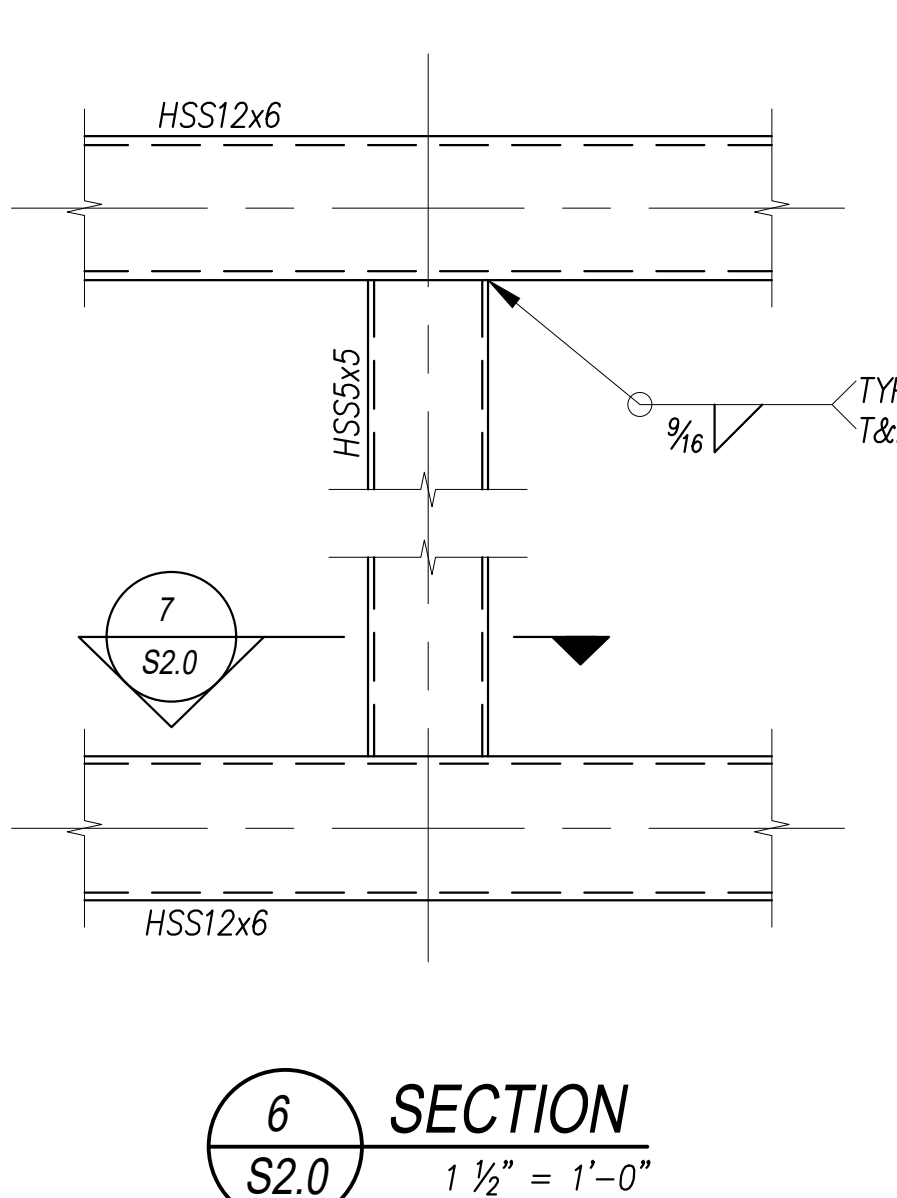
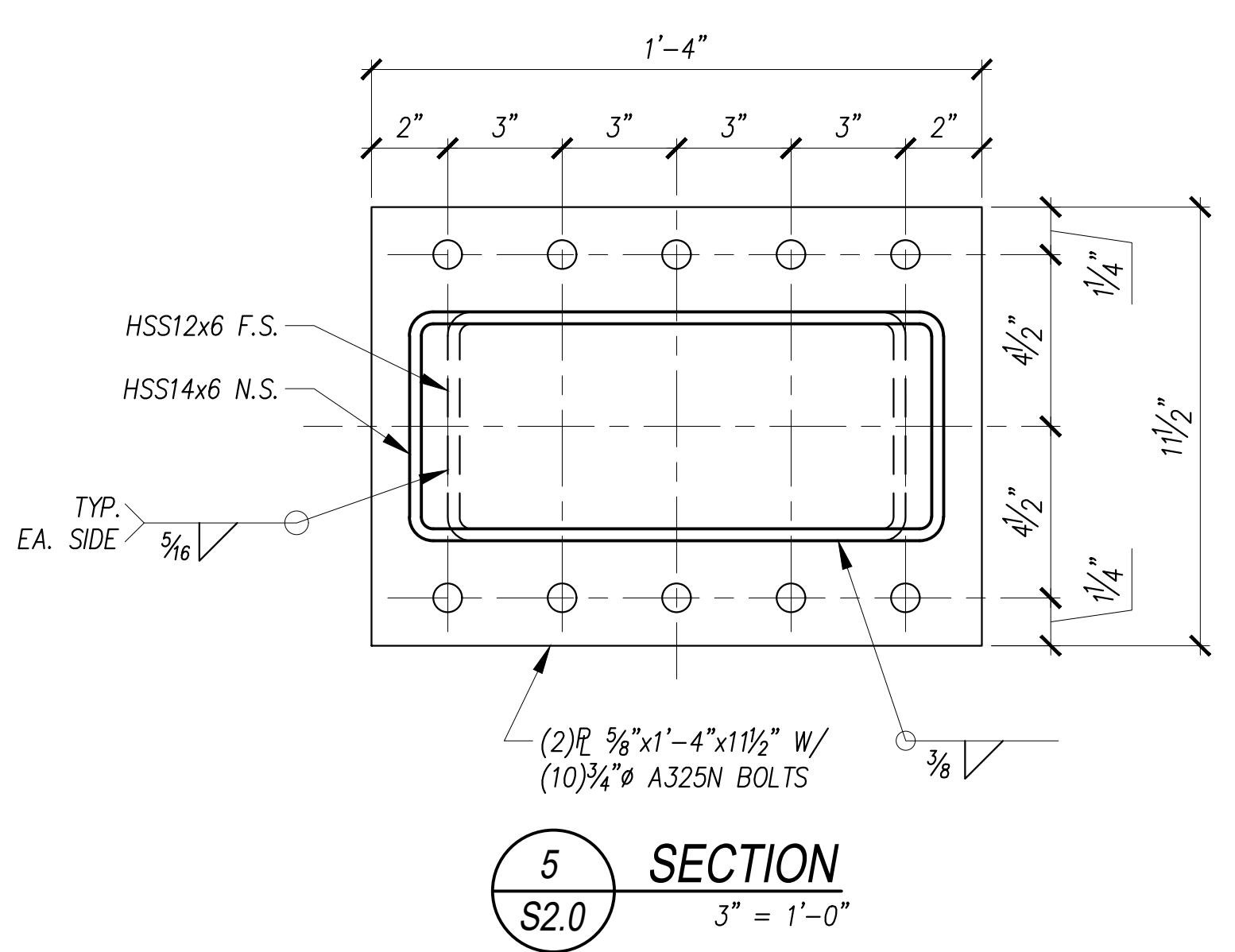
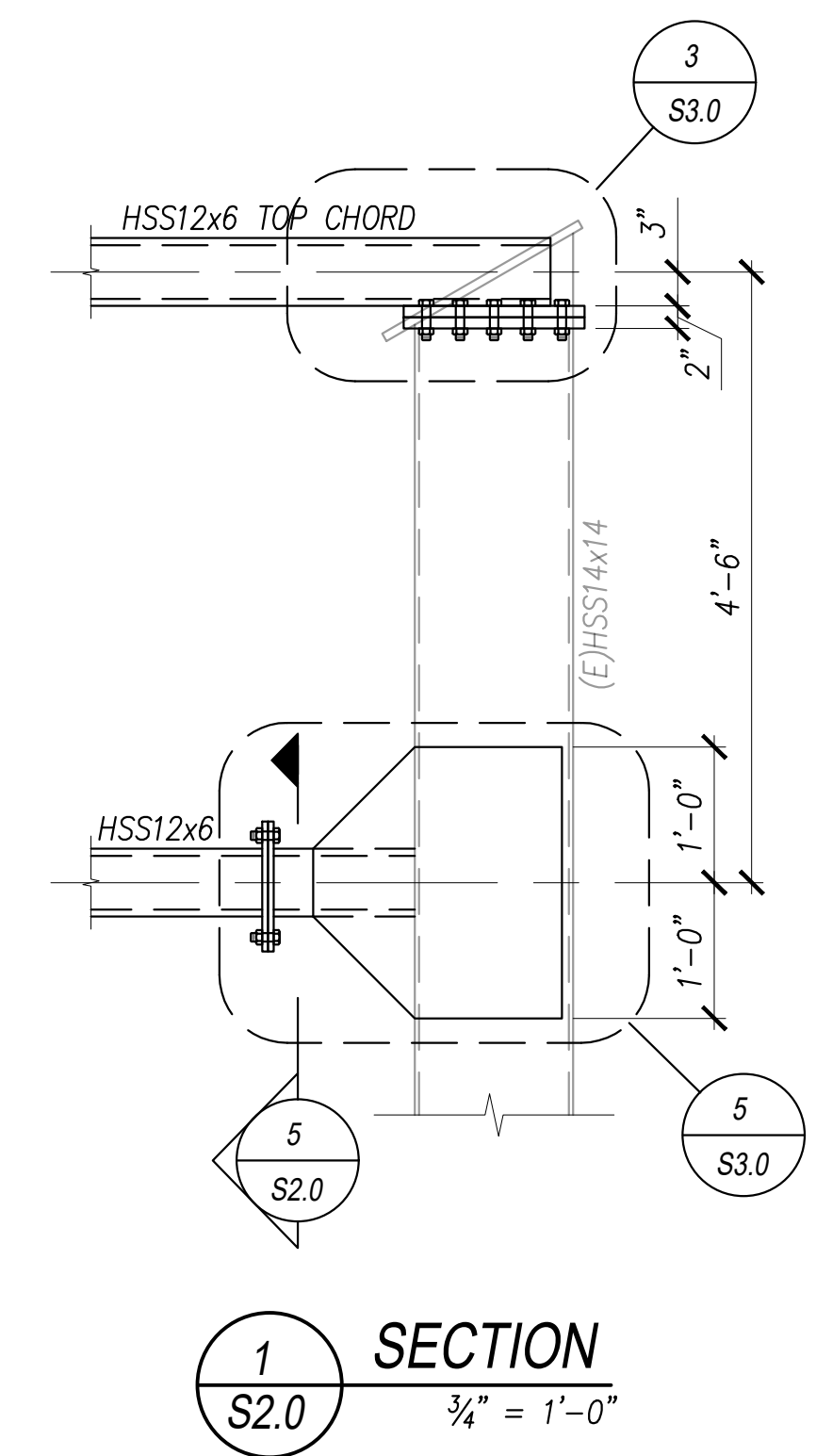
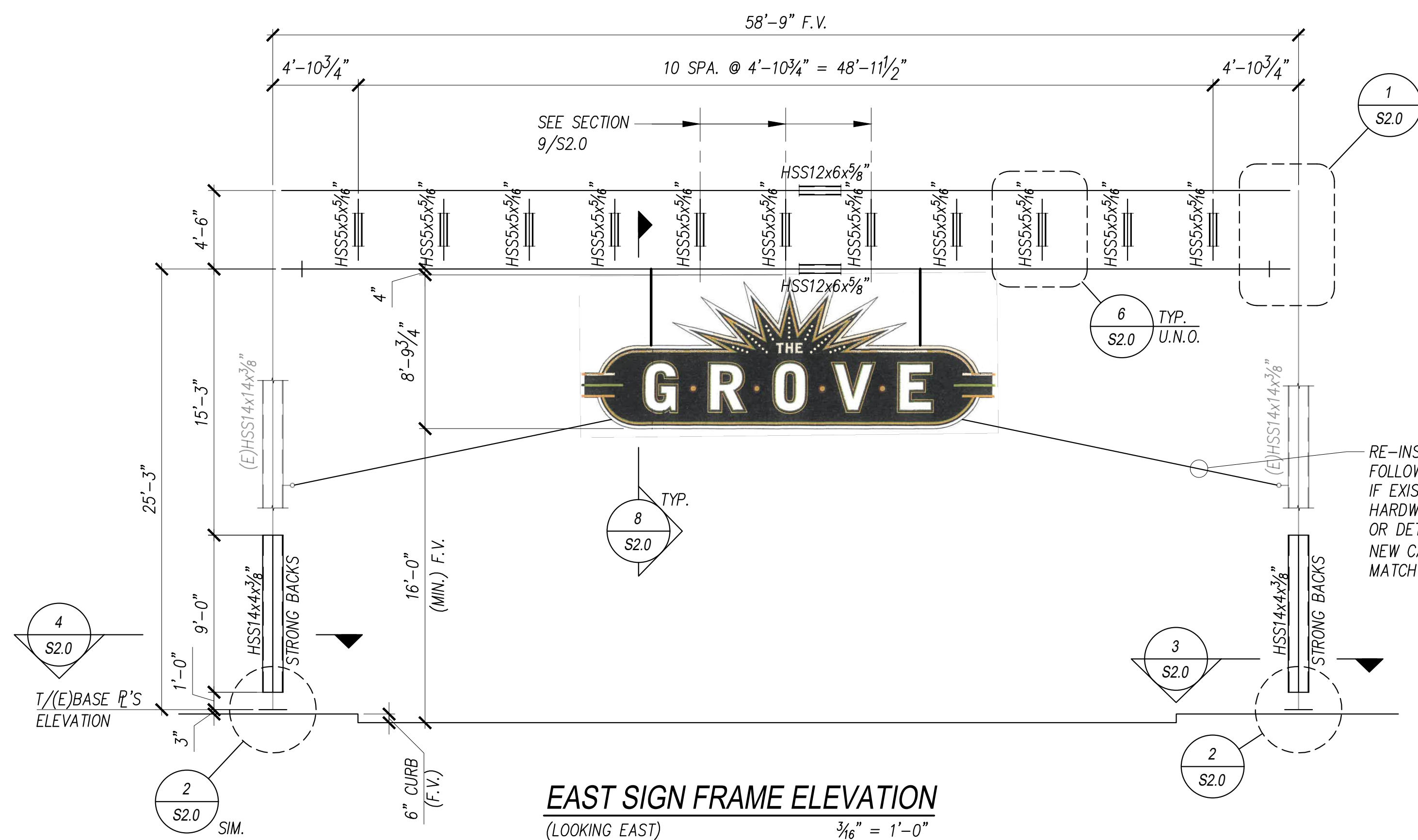
PARK CENTRAL DEVELOPMENT
GROVE COMMUNITY SIGN SUPPORT
ST. LOUIS, MO

SHEET INFORMATION
Date: 01/31/2020
Scale: AS SHOWN
Drawn By: RSN
Checked By: PUH
Job Number: P19-4212

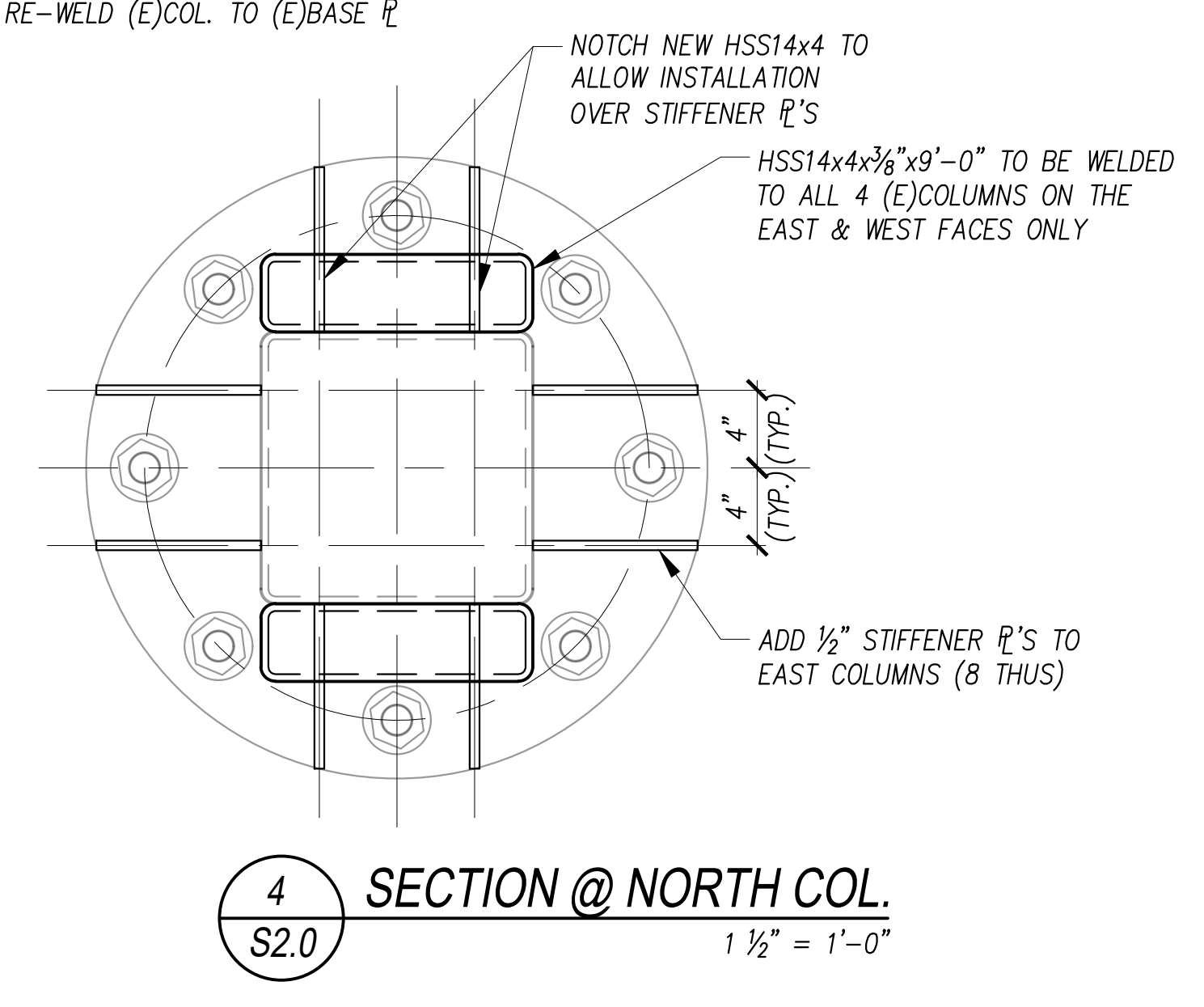
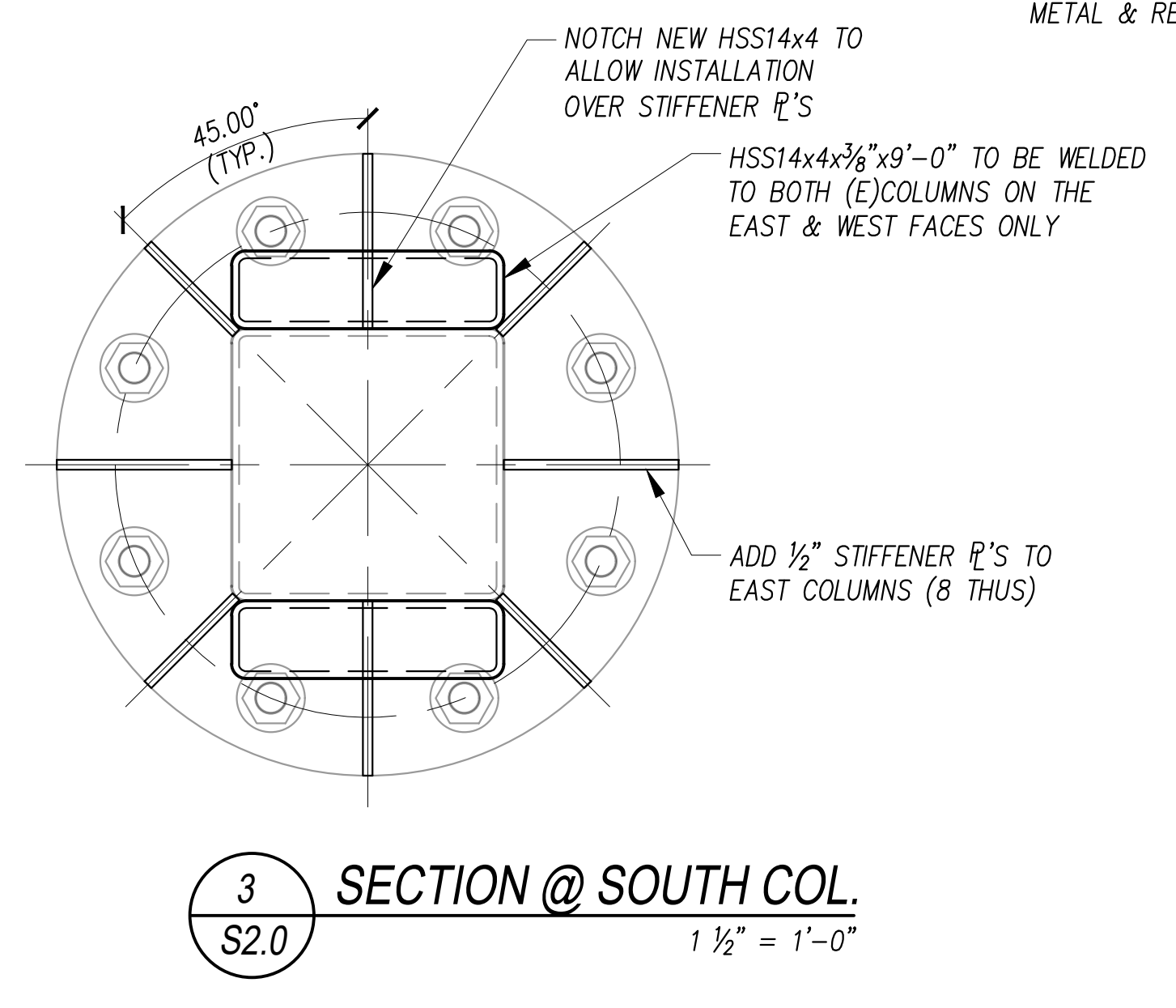
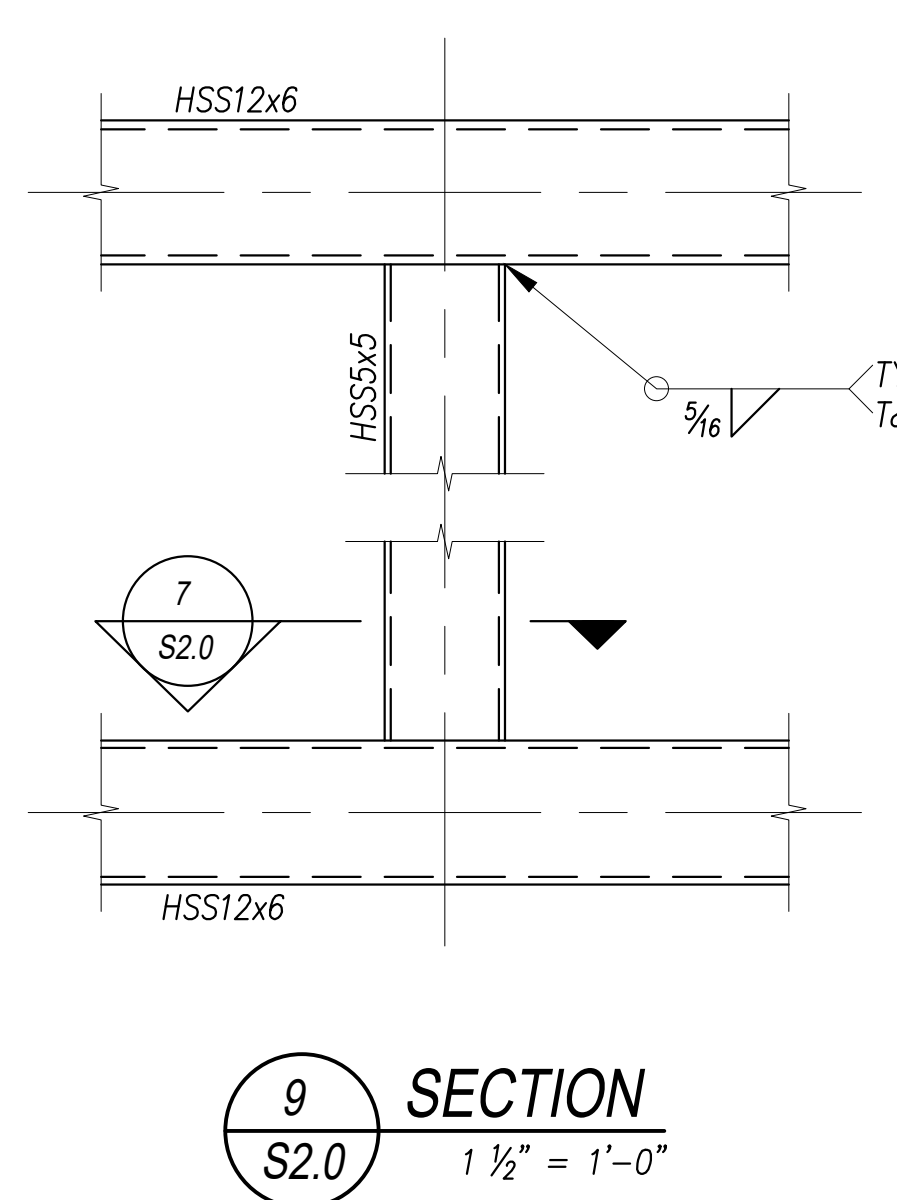
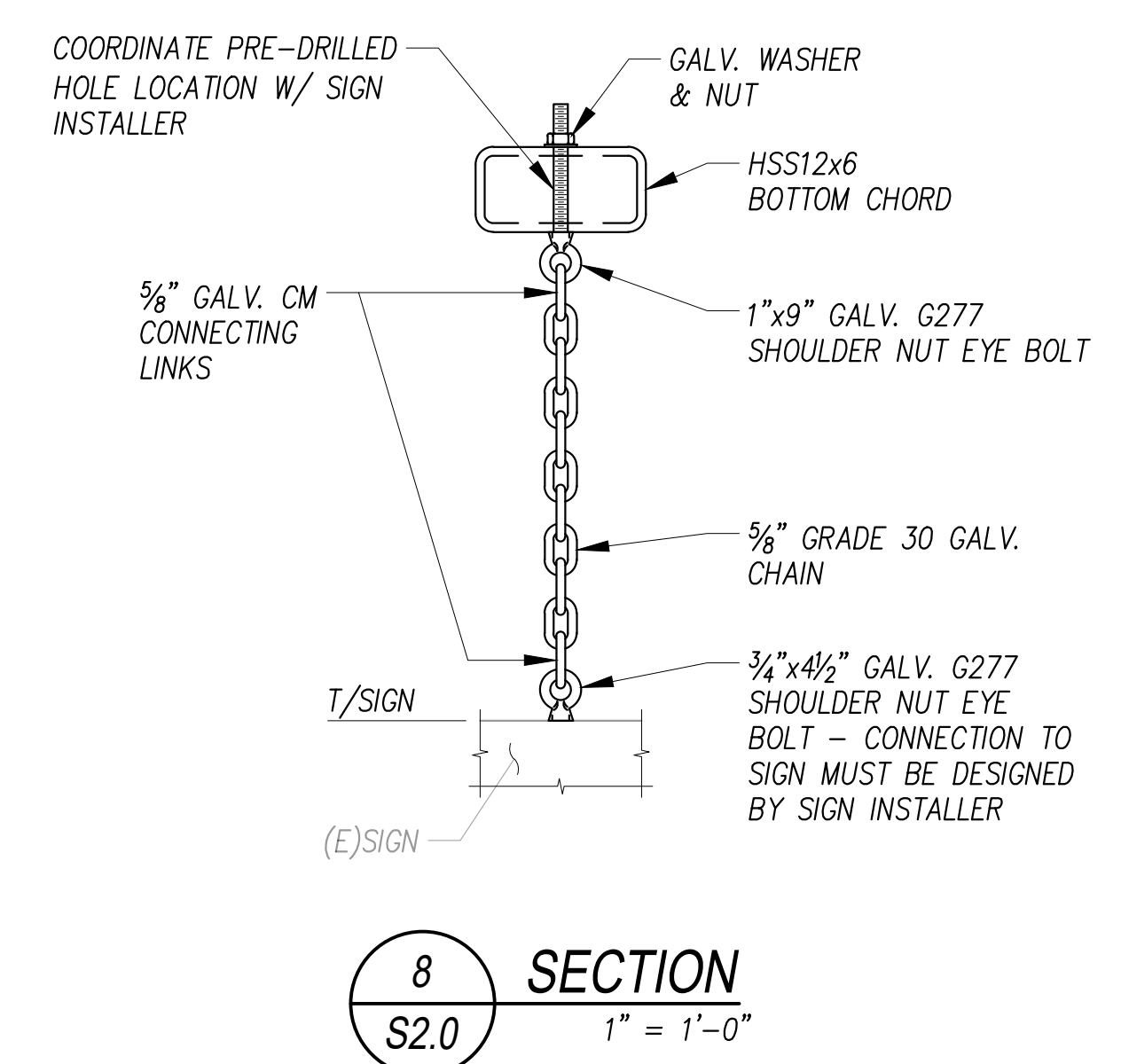
Sheet No.
S1.0

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING & PROPOSED DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.

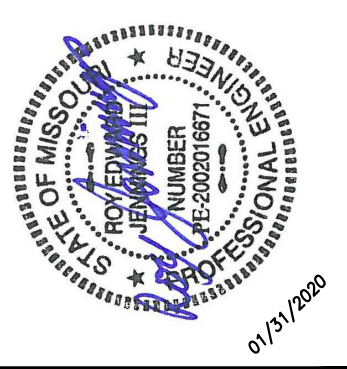
TICK MARKS ON THE BINDING MARGIN AND UPPER MARGIN ARE @ 1" CENTERS. IF THE TICK MARKS ARE NOT @ 1" CENTERS, THIS SHEET HAS BEEN REPRODUCED AT A SCALE OTHER THAN 1:1. PRINT TO SCALE SHEET SIZE: 24x36



NOTE 1: GRIND OUT (E)CRACKED WELDS TO BASE METAL & RE-WELD (E)COL. TO (E)BASE P



NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING & PROPOSED DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.



THE SEAL AND CERTIFICATE APPLY ONLY TO THE PROJECT AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SEAL AND CERTIFICATE ARE NOT VALID FOR ANY OTHER PROJECTS. THE SEAL AND CERTIFICATE ARE NOT VALID FOR ANY OTHER PROJECTS.

ISSUED FOR CONSTRUCTION

PARK CENTRAL DEVELOPMENT
GROVE COMMUNITY SIGN SUPPORT
ST. LOUIS, MO

SHEET INFORMATION	Date: 01/31/2020	AS SHOWN	RSN	PJH
Scale:	AS SHOWN	RSN	PJH	
Drawn By:				
Checked By:				
Job Number:	P19-4212			

Sheet No. **S2.0**

Clayton Parking

Proudly Presents to:

The Grove CID



Clayton Parking, LLC
ClaytonParking.com
chris@claytonparking.com

7533 Forsyth Blvd. Suite C.
Clayton, MO 63105
314.932.5748 Office
314.932.5749 Fax

Prepared by:
Chris Rodriguez
chris@claytonparking.com
314.910.7977

Jan-2019

Proposal Letter:

Clayton Parking thanks you for taking the time to consider our services. Attached you will find a proposal to provide parking management for the parking lot located at 4174 Manchester, St. Louis, MO 63110.

Contents:

1. **Communication and Reporting**
2. **Cost Proposal and Invoicing**
3. **Equipment**
4. **Specific Terms**
5. **Signature**

CONFIDENTIAL



Clayton Parking

2722 S. Brentwood
Brentwood, MO 63044
314.932.5748 (O)
314.932.5749 (F)
claytonvalet.com

1/25/18

Spoke w/ Chris Rodriguez + they can add for Chroma + Fire

Starting in Jan. 2019. Will like to meet w/us again because they

Name: <i>are behind in staffs He's aware</i>		Date: <i>that we are not getting pictures</i>	
Park Central Development (Grove CID)		1/25/18	
Service Address: 4155 Manchester Lot (or as needed)		Billing Address: Email	
City: St. Louis	State: Mo	Zip:	City: State: Zip:
Phone: 314-535-5311	Notes: Collect \$4 per car unless instructed otherwise.		Email: matthew@parkcentraldevelopment.org

Fri & Sat (or as needed)	6pm - 3am (or as needed)	1	N/A	\$114 (\$12 per hr, per attendant)
Date of Service	Time	# of Attendants	Permit Fees	Total Cost

Terms of Service:

- This contract is entered, as dated, between Clayton Parking and the above listed contractor.
- Clayton Parking will provide the number of attendants at the date, time and cost indicated on this contract.
- Clayton Parking will collect \$4 per car and share revenue at a rate of 50%, after staffing cost is met.
- Clayton Parking will assume responsibility workers compensation and liability coverage.
- Either party can void this contract within thirty (30) days' notice.
- Clayton Parking will become the exclusive valet provider at the acceptance of this contract.

By signing this contract, I agree to the terms of service as set forth by Clayton Parking in this contract. I understand if I should have any questions or concerns, I can contact Clayton Parking directly at (314) 932-5748.

Signature: _____ Date: _____

Printed Name: _____

For this contract to be valid, it must be received by Clayton Parking prior to the event date. A signed contract can be returned via:

FAX to 314.932.5749 or SCAN and EMAIL to Chris@claytonvalet.com

Same as invoice

Chris Rodriguez

Prepared by: Chris Rodriguez	Chris@Claytonvalet.com
------------------------------	--

1. Communication and Reporting

- All calculations for invoicing will be readily available to the Grove C.I.D. upon request, including hours, cars parked, charges collected, etc
- Chris Rodriguez will be your main point of contact for any staffing requests and can be communicated with via email, text or phone. We will accommodate all staffing requests. 24 hour notice or more is recommended.

2. Cost Proposal and Invoicing

- **Lot Management**, provided by Clayton Parking, is charged at a rate of \$102.00 per attendant per night. Hours - (7pm up to 3:30am, or til needed)
 - Guests will be charged \$4.00 per car (or TBD by The Grove C.I.D.).
 - The amount collected, up to the amount The Grove C.I.D. is responsible for daily, will be applied to The Grove C.I.D.'s monthly invoice.
 - Any amount collected daily in excess to the applicable balance charged to The Grove C.I.D.'s daily charges, will be split between Clayton Parking and The Grove C.I.D.
 - Ie. The first 26 cars collected for, at a \$4.00 rate, apply to Park Central Development's invoice, to minimize or eliminate their cost, when 1 attendant is needed. If there are 2 attendants needed, then it would be equal to the first 52 cars parked. Any money collected over the amount that The Grove C.I.D. is responsible for paying, will be split between Clayton Parking and Park Central Development. This is calculated daily, but invoiced monthly.

3. Equipment: Provided by Clayton Parking


- A. Signage; "no parking" signage, charge signage and towing signage
- B. Tickets
- C. Parking Cones
- D. Flashlights
- E. Pens
- F. Uniforms

4. Specific Terms:

- A. The term of this contract shall be for a one (1) year period unless terminated by the Grove CID with thirty (30) days written notice.
- B. Clayton Parking will provide appropriate management and supervision for all employees; including hiring, training, and providing motivated professionals that meet or exceed The Grove Community Improvements District standards, as well as our company standards in areas of customer service, appearance and all other standards. Clayton Parking will also follow all compliance standards and administer disciplinary actions, when needed.
- C. Clayton Parking shall respond as necessary to accommodate additional hours or services as may be requested by The Grove Community Improvement District.
- D. Clayton Parking shall administer all cost accounting and billing relative to this contract.
- E. Contracts that aren't paid within 30 days of receipt will be considered delinquent. Delinquent contracts will be assessed a 3% late payment fee for each 30 day period in which they are delinquent.
- F. Clayton Parking will provide parking attendant(s) to control entry/exit, monitor patrons' cars and manage payment at the parking lot (Friday, Saturday nights and special events, year-round).
- G. Clayton Parking will clean lot by removing all litter and debris at the beginning and end of each shift (Friday, Saturday nights and special events, year-round).
- H. All invoices will be emailed to Matthew Green on or close to the 1st of each month, for the month prior. Payment is requested within 30 days of invoice receipt.
- I. Clayton Parking will provide The Grove CID with a certificate of insurance, showing coverage in the amount of \$2,000,000.
- J. Clayton Parking will warn people about potentially being towed upon entry
- K. Clayton Parking will be responsible for towing vehicles when needed.

5. Signature (included are Pages 1-4)

By signing this proposal, I agree to the terms of service as set forth by Clayton Parking in this proposal. I understand if I should have any questions or concerns, I can contact Clayton Parking directly at 314.932.5748

Signature: 

Date: 12.8.14

Printed Name: Matthew T. Green



With the rapid escalation of COVID-19, it's vital we come together on behalf of **The Grove**, our neighborhood, in this time of need. This lively entertainment district supports **thousands of service workers** who are currently deeply affected by this interruption in business. It's our duty to support our community and help our people.

Takashima Records and **Stag Beer**—along with **The Grove's merchant group** and neighborhood nonprofit **Park Central Development**—are raising funds to support the service workers affected by this pandemic.

As the crisis situation continues changing rapidly, Good for The Grove remains steadfast in its mission—as well as nimble and adaptable in providing workers vital support. Park Central Development will disburse the funds directly to The Grove employers and qualified employees affected.

If you enjoy The Grove in any capacity, now is the time to help. Please visit www.goodforthegrove.org, which links to the GoFundMe page collecting the 100 percent tax-deductible donations. Thank you!

— Sean Baltzell, Matt Leach, and Mike Palmero
Takashima Records

ABOUT KINDNESS MEALS

During this difficult and unprecedented time, Park Central Development and WUMCRC, STL MADE, and other stakeholders are partnering together to support our Emergency Center Staff at BJC, SLU and Cardinal Glennon, through local businesses with an Initiative called Kindness Meals. This initiative buys meals from local small businesses that will be delivered to hospital emergency staff.

To start, the Euclid South Community District has donated \$20,000 along with \$5,000 from Keely. Major Brands has also generously donated water and drinks for the staff as well. This has allowed us to purchase 150 meals, four days a week over the next month for BJC Hospital. We are in the process of setting up meal service to Cardinal Glennon & SLU Hospitals.

Our goal is to provide 250 meals daily, seven (7) days of week, over the next 60 days as COVID-19 spikes and the stress to our emergency rooms throughout the St. Louis Region increases. We started this initiative Friday, March 27th, 2020, with the first 150 meals purchased from small local restaurants in the CWE delivered to the BJC ER. Our goal is to partner with other small businesses and commercial districts in the St. Louis Region to provide support to their businesses while providing support to first line responders of COVID-19.

Support of our front-line First Responders (Nurses, Doctors, EMT's, & EMS) will allow them to better care for the public, our Police Officers and Fire Fighters, who are also at great risk as they serve the public. These ER medical professionals are the (S)Heros who care for our mothers , fathers, and children.

We would like to encourage you to partner with Park Central, STL MADE and our various commercial districts in this endeavor. Park Central is a 501c3 non-profit organization and your partnership/donation is 100% Tax deductible. We are stronger together (#stlstrong) and only through working together in partnership will we be able to make it through this unprecedented shock to our community and families. Thank you for your partnership in this endeavor. If there any questions please email me at abdul@pcd-stl.org or by phone at 314-239-1400.

Every single business in the East Loop CID has been dramatically affected by this unprecedented Covid-19 crisis. I have been working with the restaurant owners for a few weeks now and even though close to a dozen remain open, they are not operating at full capacity. Some are considering ceasing operations after this weekend. The retail shops, salons and barbershops have all been forced to close. Everyone is dealing with this at some level. A review of the properties and businesses in the East Loop CID shows that there are 55 businesses that have had to either cease operations or modify operations.

I have developed a fund focused on helping pay the rent for affected businesses, this is a win-win for the building owners and the business owners. There is also consideration for owner-occupied businesses. **To avoid a conflict of interest for the board a committee of professionals who do not have a financial interest in the East Loop CID will review the applications and approve funding.** I plan to ask the two members of our finance committee who not financially connected to the East Loop CID, David Whiteman and Mike Geiger, as well as, someone from Rise STL, Regions Bank and our accounting firm.

East Loop CID Crisis Relief Fund for East Loop Business and Building Owners:

1. Board approves \$100,000 of funds from this Fiscal Year 19/20 to be reallocated to a Crisis Relief Fund. This requires taking funds from budget line items like planters and events to use for this fund. See the attached budget showing where the funds are being moved from to form the Crisis Relief Fund.
2. The fund will be used to make rent/mortgage payments for qualified businesses and building owners in the East Loop CID based on an approved criteria.
 - a. The funds will be issued for rent payments for the approved businesses (tenants) and paid directly to the building owner (landlord) to cover rent.
 - b. Owner-occupied businesses (building owners whose businesses operate in their building) will be issued a payment paid directly to their mortgage company.
3. Fund Committee
 - a. A committee of professionals (accountants, economic development professionals, bankers, etc.) who do not have an economic interest in the East Loop CID will review and approve all applications. The committee will be between 3-5 people and selected by the Executive Director to avoid any conflict that may arise for board members.
 - b. The criteria for approval will require each business to be in a lease agreement that began at least 1 year ago, to have at least 12 months remaining on their lease or agree to stay in the Delmar Loop for the next 12 months (business owner would need to sign a separate agreement before funds are released for this) and be in good standing with all federal, state

and local taxing authorities. Businesses that do not meet the criteria for approval will be considered for funding assistance after the businesses that meet the criteria are reviewed and approved. Businesses will state the amount needed as part of the application process and the overall need requested will determine how much the fund can give to each business. The committee will make the final decision of how much funding is allocated to each applicant.

- c. A list of approved businesses/building owners will be shared with the East Loop CID board but the Treasurer will sign off on approval of funds to be released. If the Treasurer is faced with a conflict of interest, the President will sign off on approval of funds. The checks will be issued via the East Loop CID's online banking account.

4. Application

- a. The application will be one page with all of the businesses or building owners' information and will include a copy of the lease and/or mortgage statement. The Fund Committee will fine-tune the application and determine the maximum amount of the grant.
- b. Completed applications will be sent to Fund Committee members for review and approval.
- c. Staff will work with business/building owners to secure all documents and complete applications.

5. Release of Funds

- a. Upon approval and sign-off of approval funds will be released in the approved amount to the landlord or the mortgage company.
- b. A copy of the payment will be emailed to both the business and the building owner.
- c. The release of funds and notifications will be handled by staff once the Treasurer or Board President sign-off on Fund Committee approval.

Other considerations:

Timeline:

- Friday, March 27 – Email Crisis Relief Fund request to the East Loop Board members and request vote by Monday, March 31 at 5 PM.
- Friday, March 27 – Email/Call potential committee members. Request a commitment no later than Monday, March 31 at 5 PM.
- Tuesday, March 31 – Draft loan application form and send to Rob Klahr and Finance Committee members for review/approval. Send an email out to the
- Tuesday, March 31 – Upon full board approval and approval of loan application form, begin contacting business owners with the information about the Crisis Relief Fund. Work with committee to manage the review of incoming applications. Set-up online payment for each fund recipient.
- Friday, April 10 – Target for getting first applications reviewed and approved.
- Friday, April 17 – Target for issuing funds to approved applicants.