



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

**May 10th, 2021 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/92178269040> (Meeting ID: 921 7826 9040) or call by phone at 312-626-6799.

TAKE NOTICE that on May 10th, 2021 at 11:00 a.m. at 4512 Manchester, St. Louis, MO, 63110, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions (limited to 5 minutes per speaker)
5. Annual Election of Officers
6. Committee Reports:
 - a. Safety and Security Committee
 - i. Crime Reports
 - ii. Evaluation of Safety Infrastructure
 - b. Executive & Finance Committees
 - i. Financial Reports
 - ii. Sales Tax
 - c. Marketing Committee
 - i. Banner Guidelines
 - ii. Banner Statement
 - iii. Zane Williams Contract Approval
 - iv. Green Dining District
 - v. Grove Signs Press Release
 - d. Public Services
 - i. Sign Structure Update
7. Administrator's Report
 - a. CID Expansion
 - b. Covid-19 Relief: Grove Grant Program
8. 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: 5/6/2021

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
April 12th, 2021 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110

Board Members Present: K. Kenter, G. Slay, J. Oliver, T. Telnikova, C. Schloss, K. Spencer, D. Bellon, N. Griffin, J. Mueller

Board Members Absent: S. Myers, F. Mohammad

Others in Attendance: Alayna Graham, Ashley, Johnson, Abdul Abdullah (Park Central Development), Chris Saracino (Campbell Security), Ron Coleman (Neighborhood Improvement Specialist), Gerry Connolly (St. Louis Resident), Tom Boldt, Jack Baumstark (Grove Property Owners)

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:01 AM.

2. Approval of March 8th, 2021 Minutes:

- a. T. Telnikova motioned to approve the minutes. G. Slay seconded the motion. All in favor, motion approved.

3. Chairs Report & Announcement of the Order of Business: Nothing to report.

4. Public Comments and Questions: J. Baumstark and T. Boldt expressed their concern that the banner design is not inclusive.

5. Committee Reports:

- a. Safety and Security Committee: C. Saracino gave an update on patrols.
 - i. C. Saracino scheduled another shift on the weekend and a QR code to Gramophone.
 - ii. J. Mueller noted there is a gap in communication and there needs to be quicker access to camera footage from the NSI.
 - iii. K. Spencer asked C. Saracino about the times for when the vehicle break-ins happened at Gramophone.
 - iv. T. Telnikova noted that the businesses are closing around midnight and they are expecting to have extended hours soon. She asked if there is a phone number that the merchants can call to contact the security providers. The numbers are 314-745-8199 and 314-600-6152 for each vehicle.
- b. Executive & Finance Committee: J. Oliver gave an update to the Board on the finances.
 - i. A. Graham noted a drop in revenue deposits recently.
 - ii. A. Graham stated she would call the Department of Revenue to get the Sales Tax information sorted.
 - iii. There were no questions on the financial statements.
- c. Marketing Committee: T. Telnikova gave an update to the Board about the Marketing Committee initiatives.
 - i. T. Telnikova asked A. Graham to share the statement the Marketing Committee had put together about the banner design. A. Graham noted that the statement is an official statement from the Grove CID that needs Board approval before it is sent out to the community.

- ii. T. Telnikova gave a brief overview of the statement, emphasizing that it is directed towards marginalized communities who have historically not been welcome in all communities. She also noted it incorporates many different flags, including aspects of the City of St. Louis flag.
 - iii. D. Bellon shared his concerns that the banner misrepresents the Grove as a gay community. He believes a banner like this will prevent visitors from coming to the Grove. He does not want to take a political standpoint.
 - iv. G. Slay stated that there is nothing political about being gay, Black, transgender, or a person of color. He stated the most political statement on the banner is the integration of the City of St. Louis flag, because that is run by a political body. He gave background on the different types of people who invested in the Grove and underlined the importance of signaling a welcome environment to marginalized people.
 - v. K. Spencer emphasized her investment and commitment to the Grove is largely due to the welcoming of marginalized communities.
 - vi. D. Bellon recommended doing several different banners, including gay, City, police, etc. instead of one banner that represents a limited amount of people.
 - vii. T. Telnikova spoke about the guests at her business who have more recently voiced their concerns that they don't feel as welcome anymore.
 - viii. R. Coleman asked if the business owners had been polled. A. Graham stated she sent the image out with some other announcements to get feedback. She also sent it out to the Neighborhood Association as part of her updates.
 - ix. K. Kenter suggested the Grove CID come up with guidelines that discuss how long banners stay up, who is allowed to hang banners, etc.
 - x. R. Coleman gave some background on the current process, and he will check with BPS to see if they will officially include the Grove CID as part of the process.
 - xi. A. Abdullah stated that the Alderperson will need to approve any banners that are installed in the Grove CID.
 - xii. K. Kenter stressed the need for a policy before the banners are approved and installed. J. Oliver agreed.
 - xiii. D. Bellon motioned to table the conversation until there is a draft of banner guidelines, G. Slay seconded the motion. All in favor—motion approved.
- d. Public Services Committee: G. Slay presented the Public Services Committee updates.
- i. A. Graham stated that the contract with Piros is ongoing. She contacted Piros to see if they have any questions or comments for the Board and they sent nothing in return.

6. Administrator's Report:

- a. A. Graham presented the CWE Small Business Grant Program to inform the Grove CID Board on how they could run a grant program. She stated the PCD will administer the program free of charge to benefit the neighborhood.
- b. K. Kenter asked the Board if they were interested in a program like that.
- c. D. Bellon voiced his concern that the impact wouldn't be enough.
- d. K. Spencer emphasized that she believes that any amount will help small businesses. G. Slay agreed.

- e. T. Telnikova wanted to get clarification on whether the funds would come from the Grove CID or if PCD will collect donations to create this program.
 - f. K. Kenter stated he envisioned funds coming from both the CID and private donations.
 - g. K. Kenter proposed the Executive Committee put together a program to present for full Board approval. The Board of Directors were in agreement for that plan.
 - h. A. Graham presented the status of the Grove CID Expansion. The signatures should all be collected by the July meeting.
- 7. Other Business:** T. Telnikova asked about the trash issues that were brought up in an email to the Marketing Committee. A. Graham forwarded the image to R. Coleman to get the City's involvement.
- 8. Adjournment:** Meeting adjourned at 12:12 PM.

DRAFT

**Grove CID Board of Director Meeting
May 3rd, 2021 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

Board Members Present: K. Kenter, K. Spencer, D. Bellon, G. Slay, N. Griffin, F. Mohammad

Board Members Absent: J. Oliver, J. Mueller, S. Myers, C. Schloss, T. Telnikova

Others in Attendance: A. Graham (Park Central Development), Michael Browning, Gunjanpreet Kaut

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:05 AM.

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

3. Public Comments and Questions: Two members of the public were present for observation only.

4. Covid-19 Relief: K. Spencer motioned to approve the Grant Relief program as presented, with an initial donation of \$20,000 and matching funds up to \$10,000 to be administered by PCD. N. Griffin seconded the motion. All in favor- motion approved.

- a. A. Abdullah shared with the Board that they called a meeting to vote on this particular item because there was a question of process and transparency from a Board member. PCD welcomes the opportunity to improve transparency any time a Board member has a concern, and he would like to thank the Board members who hold us accountable.

5. Other Business: D. Bellon announced a rumor that the Real Time Crime Center will be going away.

6. Adjournment: Meeting adjourned at 11:10 AM.

Annual Election of Officers

Article IV Section 4.2 Election and Term of Office

- A. Chairman, Vice Chairman, Secretary, and Treasurer. At the meeting of the Board where these ByLaws are adopted, and at each annual meeting thereafter, the Board shall elect from its membership a Chairman, Vice Chairman, Treasurer, and Secretary to serve for the ensuing year or until the next annual meeting.

Current:

Chairman – Kelly Kenter

Vice Chairman—Kelly Spencer

Secretary—Chip Schloss

Treasurer—Joel Oliver

Executive And Finance Committee

Financial Reports

Sales Tax Information

The Grove Community Improvement District

Balance Sheet

As of April 30, 2021

05/03/21

Accrual Basis

	<u>Apr 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating (9310)	38,868.41
Sales and Use Tax (0668)	361,696.33
Total Checking/Savings	400,564.74
Accounts Receivable	
Other Accounts Receivable	11,032.00
Total Accounts Receivable	11,032.00
Other Current Assets	
CID Assmt Rec CY17	4,415.00
CID Assmt Rec CY16	1,056.00
CID Assmt Rec CY15	458.00
Prepaid Expenses	6,480.00
Total Other Current Assets	12,409.00
Total Current Assets	424,005.74
Fixed Assets	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	11,775.00
Total Fixed Assets	0.00
TOTAL ASSETS	<u>424,005.74</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	41,361.18
Total Accounts Payable	41,361.18
Other Current Liabilities	
Deferred Inflows of Resources	7,212.00
Total Other Current Liabilities	7,212.00
Total Current Liabilities	48,573.18
Total Liabilities	48,573.18
Equity	
Fund Balance	-11,120.00
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	320,856.80
Net Income	60,075.76
Total Equity	375,432.56
TOTAL LIABILITIES & EQUITY	<u>424,005.74</u>

The Grove Community Improvement District
Profit & Loss Budget Performance
April 2021

	<u>Apr 21</u>	<u>Jul '20 - Apr 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	199,166.70	239,000.04
46430 · Miscellaneous Revenue	0.00	0.00	6,814.00	6,814.00
40150 · Special Assessments	544.31	110,485.61	93,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	18,306.98	225,476.17	137,500.00	165,000.00
40200 · Interest Earnings	12.35	112.08		
Total 40000 · Revenue	<u>18,863.64</u>	<u>336,073.86</u>	<u>436,480.70</u>	<u>503,814.04</u>
Total Income	<u>18,863.64</u>	<u>336,073.86</u>	<u>436,480.70</u>	<u>503,814.04</u>
Gross Profit	18,863.64	336,073.86	436,480.70	503,814.04
Expense				
60270 · Sponsorships	0.00	0.00	30,100.00	36,120.00
60100 · Administrative Support				
60110 · Administration-Park Central	12,670.00	50,714.10	50,680.00	50,680.00
60135 · General Liability Insurance	0.00	17,615.95	10,000.00	10,000.00
60160 · Bank Fees and Charges	0.00	58.00		
60140 · Audit Services	0.00	5,500.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	2,300.00	2,300.00
60170 · Storage Facility	0.00	622.47		
60150 · Legal Services	462.00	5,235.00	2,500.00	3,000.00
60165 · Miscellaneous	0.00	5,052.33		
60115 · Postage/Office Supplies	118.55	193.55	416.66	500.00
Total 60100 · Administrative Support	<u>13,250.55</u>	<u>84,991.40</u>	<u>69,896.66</u>	<u>70,480.00</u>
60400 · Public Services				
60415 · Public Pkg lot-Litter Control	0.00	0.00	0.00	0.00
60410 · Litter Control	3,047.16	24,906.10	32,666.66	39,200.00
60420 · Landscaping	0.00	0.00	5,876.00	5,876.00
60425 · Weed Abatement	0.00	1,000.00		
Total 60400 · Public Services	<u>3,047.16</u>	<u>25,906.10</u>	<u>38,542.66</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	3,333.34	4,000.00
60215 · Promotional Materials	0.00	0.00	1,250.00	1,500.00
60220 · Website & Design Services	500.00	1,319.02	3,891.66	4,670.00
60250 · Reserve Funds	0.00	0.00	9,308.34	11,170.00
Total 60200 · Marketing	<u>500.00</u>	<u>1,319.02</u>	<u>17,783.34</u>	<u>21,340.00</u>
60300 · Public Improvements				
60335 · Public Parking Lot Rental	0.00	0.00	2,250.00	3,000.00
60315 · Street Lighting Impr-Electricit	375.72	3,933.88	5,000.00	6,000.00
60325 · Holiday Decorations	0.00	1,500.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	82.13	846.84	1,500.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	45,561.00	99,260.00	119,112.00
60330 · Other Public Improvements	0.00	0.00	833.34	1,000.00
Total 60300 · Public Improvements	<u>457.85</u>	<u>51,841.72</u>	<u>112,343.34</u>	<u>134,412.00</u>
60500 · Security & Public Safety				

The Grove Community Improvement District
Profit & Loss Budget Performance
 April 2021

	<u>Apr 21</u>	<u>Jul '20 - Apr 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60515 · Spectrum (Camera/Internet)	0.00	524.86	5,200.00	6,240.00
60510 · Administration-Security	2,750.00	27,500.00	27,500.00	33,000.00
60530 · Thursday Security Patrols	840.00	7,395.00	34,800.00	41,760.00
60531 · Friday Security Patrols	2,240.00	19,895.00	34,800.00	41,760.00
60532 · Saturday Security Patrols	2,800.00	22,060.00	34,800.00	41,760.00
60533 · Sunday Security Patrols	3,360.00	13,720.00	11,600.00	13,920.00
60534 · Other Security Patrols	2,100.00	20,845.00	14,625.00	17,550.00
Total 60500 · Security & Public Safety	<u>14,090.00</u>	<u>111,939.86</u>	<u>163,325.00</u>	<u>195,990.00</u>
Total Expense	<u>31,345.56</u>	<u>275,998.10</u>	<u>431,991.00</u>	<u>503,418.00</u>
Net Ordinary Income	<u>-12,481.92</u>	<u>60,075.76</u>	<u>4,489.70</u>	<u>396.04</u>
Net Income	<u>-12,481.92</u>	<u>60,075.76</u>	<u>4,489.70</u>	<u>396.04</u>

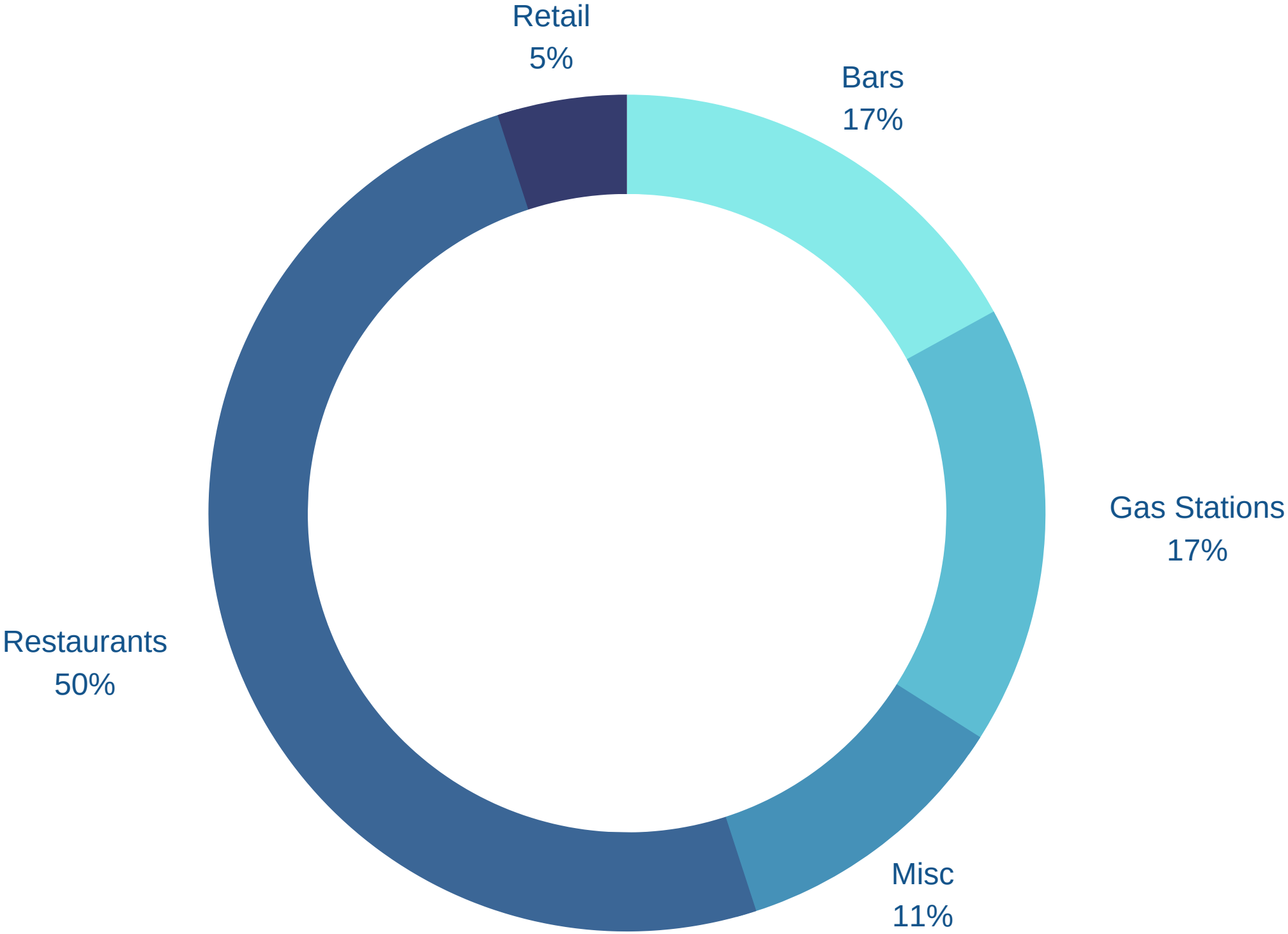
The Grove Community Improvement District Transaction List by Vendor April 2021

Type	Date	Num	Memo	Split	Amount
A T Building/Anthony Trotter					
Bill	04/05/2021	1353	Street Cleaning/	60410 · Litter Control	-2,625.00
Ameren Missouri- 4052 Chouteau ave sign					
Bill	04/01/2021	0594144027-Mar-2021	4052 Chouteau Sign - 0594144027	60310 · Grove Signs Electricity	-11.66
Ameren Missouri- 924 talmage ave					
Bill	04/05/2021	0825140010-Mar-2021	0825140010-Talmage	60310 · Grove Signs Electricity	-45.93
Ameren MO- 4510 Manchester ave, sign					
Bill	04/01/2021	0606084003-Mar-2021	Grove Signs Lighting - 0606084003	60310 · Grove Signs Electricity	-24.54
Ameren MO- 4512 Manchester ave unit 100					
Bill	04/02/2021	0324031034-Mar-2021	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-375.72
Campbell Security & Services Group					
Bill	04/01/2021	2451	Patrols	-SPLIT-	-4,760.00
Bill	04/16/2021	2472	Patrols	-SPLIT-	-6,580.00
Free-2-Grow, LLC					
Bill	04/01/2021	1120	Inv 1120 - Security Administrative	60510 · Administration-Security	-2,750.00
Husch Blackwell					
Bill	04/22/2021	2985160	Legal Expense	60150 · Legal Services	-462.00
Park Central Development Corporation*					
Bill	04/02/2021	4.2.2021	Trashcan Liners	60410 · Litter Control	-422.16
Bill	04/07/2021	4-7-21 USPS	Postage to mail letter to MODOR for tax refund	60115 · Postage/Office Supplies	-8.55
Bill	04/15/2021	2021-4-15	Admin Fees	60110 · Administration-Park Central	-12,670.00
Bill	04/19/2021	4.19.21	Postage for Special Assessment and Vandeventer	60115 · Postage/Office Supplies	-110.00
Sara Graham					
Bill	04/01/2021	9	Website Upgrade	60220 · Website & Design Services	-500.00
Bills paid in April 2021					-31,345.56

Sales Tax

April 1, 2020 - April 1, 2021

Total: \$257,049.67



Marketing Committee

Banner Guidelines

Banner Statement

Zane Williams Contract Approval

Green Dining District

Grove Signs Press Release



The Grove Community Improvement Banner Program

The purpose of this banner program is to create vibrancy within the Grove District. All banners must first be reviewed and approved by the Grove CID Marketing Committee, then the Board of Directors. To help with this process, the Directors have issued these guidelines for approval:

1. No hate speech will be allowed on banners. It is up to the discretion of the Board of Directors to decide what is considered hate speech.
2. Messaging of the banners shall reinforce the brand identity of the Grove CID or promote events within the Grove CID.
3. No commercial advertising will be allowed.
4. Banners may remain up to three years, with review from the Grove CID Marketing Committee.
5. If the Grove CID Marketing Committee deems the banners to be worn out, tattered, or otherwise in disrepair, the sponsor of the banners must take them down at the sponsor's expense.
6. Any proposed banners must be compliant with the City of St. Louis Board of Public Service (BPS) requirements.
7. Any proposed banners must be reviewed by the 17th Ward Alderperson.
8. Brackets for the banners bought by the Grove CID are the property of the Grove CID. If a sponsor would like to utilize brackets owned by the Grove CID, they must sign an agreement with the Grove CID that includes:
 - a. Repair of any fixtures that are broken during use.
 - b. Replacement of any fixtures that go missing or are beyond repair.

For questions or concerns, please contact the Grove CID Administrator, Alayna Graham (alayna@pcd-stl.org).

The Grove Community Improvement District

4512 Manchester Ave., Ste. 100, St. Louis, MO 63110: (314) 535-5311

www.thegrovestl.com



About the Flag:

The new flag banners in the Grove, designed by Christopher Taber and Tatyana Telnikova, are a variation on the “Progress Pride Flag” that was originally designed by [Daniel Quasar](#) in 2018. The design features black and brown stripes to represent people of colour; incorporates baby blue, pink and white from the trans flag; and borrows the blue and white wavy lines from the St. Louis flag to represent the greater community of which we are all a part. The banners are a symbol of the larger effort by the Grove to be more inclusive of the breadth of identity within the community.

The flag recognizes intersections within the LGBTQ+ community while honouring LGBTQ+ people of colour – whose activism inspired the very first Pride and brought vitality to many neighborhoods in St. Louis, including the Grove.

Importance to the Grove:

In the Grove, these banners are intended to celebrate and welcome minorities and their contribution to the neighborhood and to show that the neighborhood respects people’s individualities, with the goal of providing a feeling of safety.

The Grove has a progressive history of inclusion for people of color and the LGBTQIA community. It is home to several well-established gay clubs and was home to Attitudes, the longest running gay nightclub in St. Louis for 32 years. Many of these venues, along with longstanding businesses owned by African Americans and other people of color, have helped shape the diverse and exciting business landscape of the Grove and contributed to its growth.

As the neighborhood changes, it is important to celebrate and stay true to the progressive history of the Grove. We have experienced over the years that being a welcoming, inclusive and progressive neighborhood is also good for business.

The banner design is an important symbol of inclusivity and appreciation for people's individualities, bodies, and rights, and thus can be a way for the neighborhood to send a positive message and expectation.

The flags are **IN**clusive by design to show that everyone is welcome here. For people who have often been excluded and unwelcome in so many places, such symbolism is impactful.

How This Fits with the Grove Community Improvement District (CID):

1. The Grove CID uses tax dollars for Safety, Beautification, Marketing, and Infrastructure updates. These banners fit within all four categories.
 - A. These banners signal that the Grove welcomes and respects all people and celebrates the contributions to the neighborhood by those who have been traditionally marginalized. They send a positive message of inclusivity which is important from the standpoint of safety.
 - B. The bright colors, the confluence of representations, and the well-known Grove logo are eye-catching and bring a certain pop to the Grove that complements the murals, the architecture, the ball lights, and the neon signs.
 - C. Displaying such inclusive imagery shows that the Grove is a welcoming, inclusive and progressive neighborhood, which is appealing to many and will likely be good for business.

What the Colors Mean:

The 6-color rainbow flag: "The six-color flag version has been popular since 1979. It was derived from the original Pride flag, seen below. The rainbow flag is a symbol of LGBTQ+ pride and social movements, originally envisioned by Gilbert Baker. In 1974, Gilbert Baker met Harvey Milk, an influential gay leader, who three years later challenged Baker to come up with a symbol of pride for the gay community." TriPride, Tennessee (tripridetn.org/pride-flags)





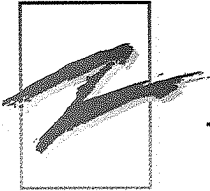
Trans Flag: “The Transgender Pride Flag was created by American trans woman Monica Helms in 1999 and was first shown at a pride parade in Phoenix, Arizona, United States in 2000. According to its creator, ‘The stripes at the top and bottom are light blue, the traditional color for baby boys. The stripes next to them are pink, the traditional color for baby girls. The stripe in the middle is white, for those who are intersex, transitioning or consider themselves

having a neutral or undefined gender. The pattern is such that no matter which way you fly it, it is always correct, signifying us finding correctness in our lives.’” TriPride, Tennessee (tripridetn.org/pride-flags)

Progress Pride Flag: In 2018, the Pride flag saw another variation in its design known as the Progress Pride Flag, created by Daniel Quasar to be more inclusive. Overlaying the traditional six-striped rainbow flag is a chevron design that has the black and brown stripes from the Philly Pride flag, as well as white, pink, and blue from the Trans Pride flag. TriPride, Tennessee (tripridetn.org/pride-flags)



St. Louis City Flag: The blue and white wavy lines represent the rivers flowing together as depicted in the St. Louis flag.



Zane Williams

Large Format Solutions

The Grove Community Improvement District
c/o Annette Pendilton
4512 Manchester Avenue, Suite 110
St. Louis, MO 63110

February 5, 2021

Request For Proposal (RFP) For Light Pole Banners

Creative Brief

Proposal consist of printing (45) 18" Wide x 36" Tall Vinyl Banners, placed on (1) set of Banner Brackets. These Banner Brackets consist of Zane Williams 3 band brackets with fiberglass armatures, (6) stainless steel screw bands and (2) Zip Ties. These pole kits will be professionally installed at the desired height specified by the District on the concrete Lamp post along Manchester Avenue. Approximately (23) on the North side of the street and (22) on the South side of the street.

Pricing

001 Light Pole Banners

Size: 18" x 36"

Prints: 4c/4c

Substrate: 18 oz Vinyl

Finishes: Hemmed 4" Pockets with 3" openings top and Bottom, 2 Grommets -Top and Bottom

Proof: PDF via Email

Pack: Bulk

Qty: 45 of 1 Design Unit Price: \$30.25 Total: \$1,361.25

002 WindsaverXL Single Brackets

Set for 30" Wide Banners

Bracket Color: Aluminum Silver with Silver Stainless Steel Bands

Set Consist of: (2) Armatures, (6) Stainless Steel Screw Bands and (2) Zip Ties.

Package: Bulk

Qty: 45 Unit Price: \$57.75 Total: \$2,598.75

003 Installation

Professionally install Banners at the desired height specified by the District and allowed by the City of St. Louis, on the concrete Lamp posts along Manchester Avenue. Approximately (23) on the North side of the street and (22) on the South side of the street.

Qty: 45 Unit Price: \$47.25 Total: \$2,126.25

004 Creative and Project Management

Creating the necessary Specifications, Drawings and Photos in order to obtain a permit to be able to install these banners at their desired locations.

Estimated 6 Hours Unit Price: \$65.00/per Hour Total: \$390.00

005 Permitting

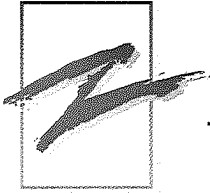
Submit the necessary Specifications, Drawing and Photos in order to obtain a permit (s).

Permit: Qty: 1 Price Range: \$100.00 - 200.00 Estimated Range: \$100.00 - 200.00

Total

\$6,576.25 - \$6,676.25

Estimated Total based on the information furnished.



Zane Williams

Large Format Solutions

The Grove Community Improvement District
c/o Annette Pendilton
4512 Manchester Avenue, Suite 110
St. Louis, MO 63110

February 5, 2021

Services

Printing

We will be printing these banners on our flat bed Inca Printer.
A 4 color process Printer that will print UV inks directly on 18 oz Vinyl on both sides.

Installation

Our installer will be using a boom truck to place the banners at the specified height on each pole.
They will be using our custom bracket which allows for 3 bands (not 2) to secure the bracket to the pole.

Life Span of Banners

Most of our banners are considered Seasonal Banners, meaning that they were designed to rotate every 4-6 months and then be put back up in their rotation. Weather plays a big factor in the life of a banner. Depending on location and exposure to the sun, most banners last around 2 years.
We have some clients who have had their banners up for 5 years or more.

Warranty

We will back our workmanship to assure there are no manufacturing defects prior to the installation. Any defects will be caught by our internal staff and our installer at the time of installation. Once the banners are hung, there is no set warranty. This is due to our inability to control the weather and the surroundings in which the banners are placed. Example: A hail storm or for some reason a pedestrian decides to try hanging on every banner bracket down the block. We can not be responsible for those actions.

Materials

- UV Inks
- 18 oz white vinyl

Timeline

Production Schedule for Projects

Currently we are running a 15-18 days production schedule from the time the final proof is approved.

Labor Capacity

Our staff is been fortunate to stay healthy and have been working full-time through this pandemic. We have continued to deliver goods on time this whole past year.

Project Reporting

Once art files are submitted, production will provide a final proof for approval. up on receiving the approval, you will have an account executive and an account coordinator tracking the project. You will receive weekly if not by-weekly update, via phone call or email. Once project is finished, scheduling an installation will take place. Weather could be a factor.

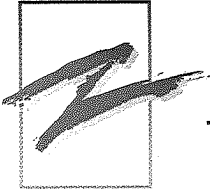
Cost Proposal and Invoicing

Cost for producing and installing and permitting - Tax Exempt

See Page 1.

Maintenance

We do not set up maintenance agreements, simply we don't believe you should pay for something before you actually need it.



Zane Williams

Large Format Solutions

The Grove Community Improvement District
c/o Annette Pendilton
4512 Manchester Avenue, Suite 110
St. Louis, MO 63110

February 5, 2021

Company Background

Zane Williams, LLC

We have been serving clients for nearly 60 years with large format brand and marketing solutions. Projects range from doors, floors, windows and walls (and ceilings!) to light poles, buses, displays, and trade shows. While we have a nationally recognized division focused on outdoor pole banner and event signage work, we also have our ZW Commercial group dedicated to providing solutions in environmental marketing for office, hospitality, commercial, and retail spaces. From conference room makeovers, office, and lobby or entrance graphics to visuals including floor, door, and wall graphics as well as stage and photo backdrops and even table top and bar wraps. If it can be branded (and should!) we can create a solution to do so.

Our daily work may include the design and installation of a one day, one off experience or the roll out of a national promotion or the replenishment/fulfillment of POP/POS retail signs. In between we may be wrapping a shuttle bus, delivering site signage or finishing up a 60' branded cloth backdrop for a corporate celebration. Zane Williams wide breadth of equipment and capabilities including print on rigid, vinyl, or fabric allow for many options and customized solutions to ensure your brand looks its best and gathers the attention it deserves.

Ownership

The company was locally owned for more than 50 years, with Zane Williams starting the company and then his son, Jeff taking over the company. The company is the oldest pole banner company in the Midwest. Jeff decided to sell the company to Corporate Image Group located out of Aberdeen, South Dakota. This was a win-win for both companies allowing us to utilize their capabilities and for them to utilize ours in providing more services and products to our individual clients.

Account Executive

Rowdy Jones will directly be responsible for handling your projects.

He has over 20 years in the sign and graphics industry.

Rowdy Jones rowdy@zanewilliams.com 314-647-0787 office 314.406.3890 cell

References

Brian Moore - Raineri Construction - St. Louis, Missouri

BMoore@rainericonstruction.com

Debbie Lee - Colorado Lighting - Denver Colorado

dlee@coloradolighting.com

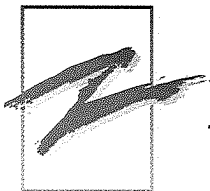
Brad Johnson - Frenship Baseball - Lubbock, TX

bradley.johnson@ttu.edu

Value Added Feature - Minority Supplier

Mid-States Minority Supplier Development Council (NMSDC)

Certified Member - NAICS Codes: 339950, 323111



Zane Williams

Large Format Solutions

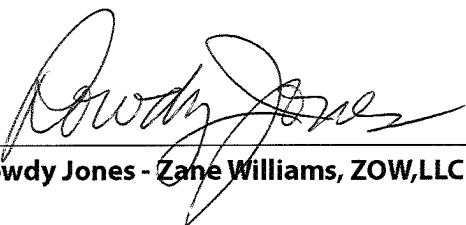
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Approved

_____ / /
Kelly Kenter, Chair of the Grove CID

Date


Rowdy Jones - Zane Williams, ZOW, LLC

3 1/5 12021
Date

Terms and Conditions

- All estimates are valid for 60 days.
- Our terms are 50% down prior to project being produced and the remaining balance of 50% due upon installation completion.
- Any issues with artwork ,color,sizes, and other information will delay production of your project.
- We reserve the right to apply a finance charge of 1.5% per month, which is equivalent to an annual percentage rate of 18% on accounts past due.
- Our quoted price does not include freight or sales tax. Pricing is subject to change after 60 days.

The Grove Green Dining District

The Grove's dedication to building a healthy, safe environment for all continues with becoming a designated Green Dining District. The diverse and unique restaurants in this district have committed to sustainability efforts to ensure a better future. Outside of the restaurants, the Grove has devoted a substantial amount of money toward creating a walkable, clean district through ongoing landscaping and litter control efforts. With new development creating a denser neighborhood, the Grove will continue to improve its sustainability efforts in new and creative ways.



Grove Signs Press Release Statement

The Grove Community Improvement District (CID) is excited to announce that the iconic Grove signs are finally coming back to Manchester Avenue and will be reinstalled this May.

The 24-foot-by-9 foot Grove signs were originally installed on the east and west sides of the Grove business district back in 2010, and proudly welcomed visitors until one was damaged by an auto collision in 2017 and another by violent storm 2019.

The Community District's board of directors worked closely with engineers from Structures Inc. to improve and strengthen the structures, and contracted Piros Signs - a prominent local sign company to complete the work and installation.

The Grove CID invites you to visit and support the Grove this spring and enjoy the return of our photogenic landmarks.

(For more information please contact Alayna Graham, alayna@pcd-stl.org)

Administrator's Report

Expansion Map Options

Proposed Grove CID Expansion

