



Grove CID Executive Committee

TO BE HELD

June 13, 2022 at 10:00 AM

Via Zoom

Please Note: Due to COVID-19, the Executive and Finance Committee meeting will be held by Zoom Conference.

Please sign in at Mobile: 1 (312) 626 6799

Meeting URL: <https://us06web.zoom.us/j/83443337397?from=addon>

Meeting ID: 834 4333 7397

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on June 13, 2022, at 10:00 AM via Zoom, the Grove Community Improvement District (the "District") will hold an **Executive Committee** 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 Meeting Minutes**
3. **Grove CID Board Applications – Approval**
4. **Grove CID Expansion/Assessment Renewal - Update**
5. **Other**
 - a. **In person meetings?**
6. **Adjournment**

This meeting is open to the public; provided, however, a portion of the meeting may be closed to discuss select matters as provided by Section 610.021, RSMo.

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: 6-9-2022

Time Posted: 10:00 AM

• **The Grove Community Improvement District** •

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

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Grove CID Joint Executive/Finance/ Safety and Security Committee Meeting Minutes
April 11th, 2022 at 10:00am
ZOOM

Committee members present: Kelly Kenter, Kelly Spencer, Don Bellon, Jon Shine, Fahime Mohammad, Antonio French, Matt Bauer

Committee members not in attendance: Chip Schloss, Rick Lewis, Chad Fox,

Others in attendance: Ashley Johnson, Annette Pendilton, Abdul Abdullah (Park Central)

1. **Call to Order:** K. Kenter called the meeting called to order at 10:05 AM.
2. **Approval of Previous Minutes:** M. Bauer motioned to approve the minutes. K. Spencer second. All in favor - motion passes.
3. **Executive/Finance:**
 - a. **2022-23 Draft Budget:** M. Bauer gave an overview of the draft budget. K. Kenter noted there is potential for losing the \$90,000 in special assessment. The Committee discussed if they should keep the \$90,000 as part of the budget. After discussion, the Committee agreed to keep the \$90,000 in the budget. K. Spencer motioned to approve the 2022-23 draft budget: M. Bauer second. All in favor - motion passed.
 - b. **Assessment/Expansion:** A. Johnson gave an update on the grove expansion. She reported the process is at a halt due to an ownership issue with Bellon Holding Co. and suggested moving forward with a 2nd option (Kaldi's Properties LLC). D. Bollon noted that he is working to address the issue. K. Kenter suggested moving forward with the 2nd option. A. Abdullah noted he would reach out Kaldi's Properties LLC. The Committee discussed the Grove assessment renewal. After discussion, the Committee agreed to lower the rate by 25% and extend the term to 5 years.
 - c. **Grove CID Sponsorship: Manchester Bike Bash:** A. Johnson presented the Bike Bash sponsorship application. After review, K. Spencer motioned to approve the sponsorship; M. Bauer second. All in favor – motion passed.
4. **Executive/Safety and Security:**
 - a. **Security Assessment Survey:** A. Johnson presented the results for the security assessment survey. Committee reviewed and discussed the results.
 - b. **Patrol Management RFP:** Committee reviewed the Proposal and discussed the service cost and deliverables. K. Kenter suggested applying revenue to patrols rather than patrol administration. K. Spencer suggested scheduling a meeting with The City Finest. A. Abdullah suggested accepting the proposal to give the committee the authority to enter negotiations. K. Spencer motioned to accept the patrol management proposal from Lodestone Solutions Group; M. Bauer second. All in favor – motion passed.
5. **Other:**

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- a. A. Johnson noted the quickly approaching board seat expirations. A. Abdullah reiterated the approval process and noted we will move forward with formal correspondence.

6. **Adjournment:** Meeting adjourned at 11:01 AM.

DRAFT

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Grove CID Joint Executive Committee Meeting Minutes
May 9th, 2022 at 10:00am
ZOOM

Committee members present: Kelly Kenter, Don Bellon, Kelly Spencer,

Committee members not in attendance: Chip Schloss

Others in attendance: Ashley Johnson (Park Central)

- 1. Call to Order:** K. Kenter called the meeting called to order at 10:03 AM.
- 2. Approval of Previous Minutes:** K. Spencer made a motion to approve the minutes. D. Bellon seconded the motion. All in favor, motion passes.
- 3. Sales Tax Analysis:** Board reviewed the Grove CID sales tax analysis.
- 4. Grove Expansion/Assessment:** A. Johnosn recapped the grove assessment renewal process and reiterated the approved term changed – to lower the rate by 25% and extend the term to 5 years.
- 5. Sponsorship Application:** Committee reviewed sponsorship applications. K. Kenter motioned to approve \$10,000 sponsorships for Night Pride and Moonlight Ramble and \$1000 sponsorship for Shakespeare Festival; D. Bellon seconded. All in favor, motion passes.
- 6. Adjournment:** Meeting adjourned at 10:28 AM.

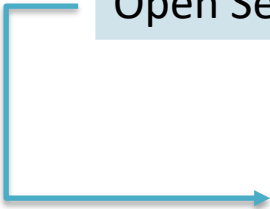
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Grove CID Board Applications

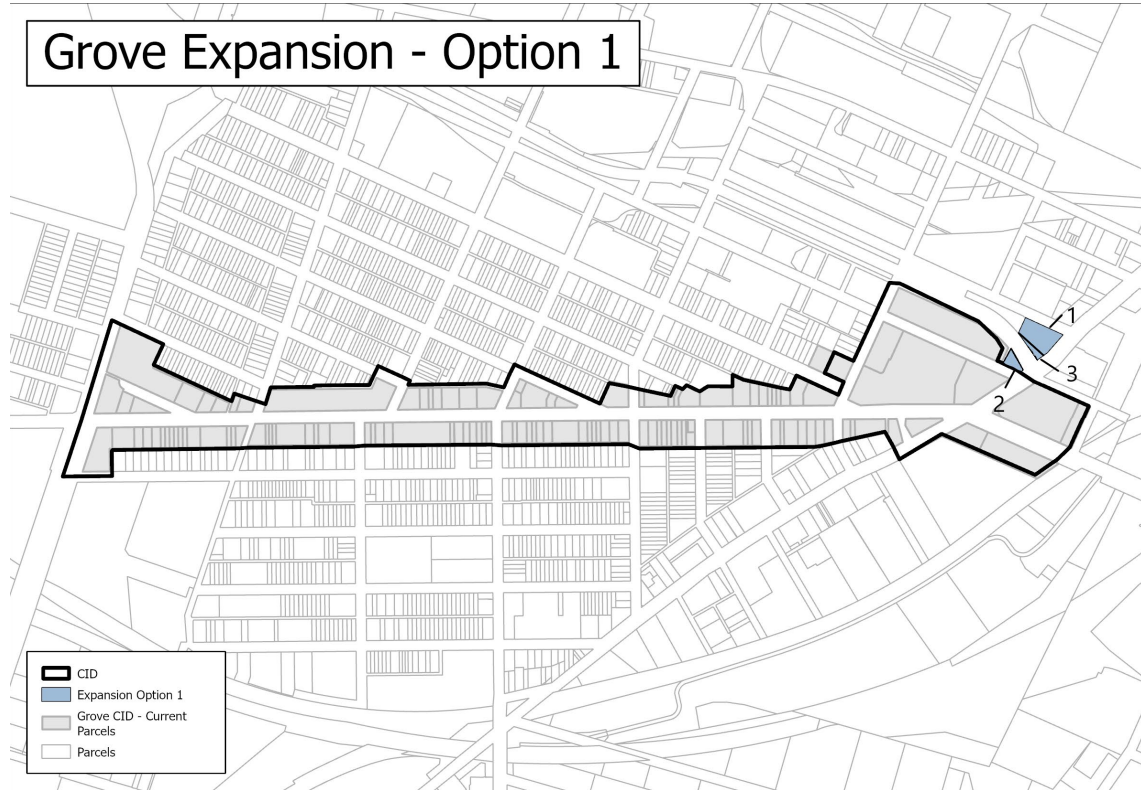
Board Seats	Renewal/New	Statutory Qualifications Met
Fahime Mohammad	Renewal	Property Owner
Kelly Kenter	Renewal	Property Owner
Matt Bauer	Renewal	Property Owner of at least 4% CID valuation
Sheryl Myers	Renewal	Business Operator
Tatyana Telnikova	Renewal	Business + Property Owner
Kim Drake-Smith*	Approved	Property Owner
Open Seat		Business Owner



Sal Martinez	New	Business Owner
Kendra Harris	New	Business Owner
John Boldt	New	Property Owner
Maurice Allen	New	Property Owner

Grove Expansion

Grove Expansion - Option 1



FINAL EXPANSION PROPERTIES	Parcel	Business/Contact	Address	Owner
Petition 1	1	Raising Canes	805 S Vandeventer Ave	UAP-SLRC LLC C/O United American Properties Inc
	2	Don Bellon	3971 Papin St	Bellon Holding Co
	3	City of St. Louis	829 S Vandeventer Ave	City of St. Louis

Grove Assessment

Class	Per square footage of the Unit	Per square footage of the first floor of building located on the Unit
Tax-Exempt	\$0	\$0
Wholesale	\$0.00901875	\$0.0374625
General	\$0.024375	\$0.10125

The authorization to levy the special assessment shall be for five (5) calendar years from 2023 through 2028.

Grove Assessment

Extending the Special Assessment does not require City approval, as the CID already has the authorization to do a special assessment in its formation documents (the CID Petition & ordinance). However, it does require property owner approval (to submit a new petition) and CID Board approval (to approve the new petition submitted).

Petition signed by both

- (1) Owners of real property collectively owning more than fifty percent (50%) by assessed valuation of real property within the boundaries of the Grove CID
- (2) more than fifty percent (50%) per capita of the owners of all real property within the boundaries of the Grove CID,

The Board can pass a Resolution adopting the Special Assessment.