



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/98572886973> (Meeting ID: 985 7288 6973) or call by phone at 312-626-6799.

TAKE NOTICE that on June 14th, 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. Committee Reports:
 - a. Safety and Security Committee
 - i. Crime Reports
 - ii. Security Management RFP
 - b. Executive & Finance Committees
 - i. Financial Reports
 - ii. Sales Tax
 - c. Marketing Committee
 - i. Banner Permits
 - ii. Green Dining District
 - d. Public Services
 - i. Bench at Manchester & Sarah
 - ii. Increase Trash Removal
 - iii. Grove Ball Lights
 - iv. Drury Landscaping Contract Renewal
6. Administrator's Report
 - a. CID Expansion
 - b. Covid-19 Relief: Grove Grant Program
7. Other Business

This meeting is open to the public; provided, however, that a portion of the meeting may be closed pursuant to Section 610.021 RSMo with explicit notice of the reason for closure.

Representatives of the news media may obtain copies of this notice, and persons with disabilities wishing to attend can contact: Park Central Development, 4512 Manchester #100, St. Louis, 63110, (314)535-5311.

DATE POSTED: 6/10/2021

Time: 3:00 PM

• The Grove Community Improvement District •

4512 Manchester #100 Saint Louis, MO 63110

(314) 535-5311

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

**Grove CID Board of Director Meeting
May 10th, 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, N. Griffin, J. Mueller, F. Mohammad

Board Members Absent: D. Bellon, S. Myers

Others in Attendance: Alayna Graham, Ashley, Johnson, Abdul Abdullah (Park Central Development), Charlie Felker (Free-2-Grow), Ron Coleman (Neighborhood Improvement Specialist), Gerry Connolly (St. Louis Resident)

1. Call to Order:

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

2. Approval of April 12th and May 3rd, 2021 Minutes:

- a. K. Spencer motioned to approve the two sets of meeting minutes. J. Oliver seconded the motion. All in favor, motion approved.

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

4. Public Comments and Questions: No comments or questions.

5. Annual Election of Officers: K. Kenter explained the process for the annual election of officers. A. Graham presented the current officers. G. Slay motioned to renew the current slate of officers. N. Griffin seconded the motion. All in favor, motion approved.

6. Committee Reports:

- a. Safety and Security Committee: C. Felker gave an update on patrols.
 - i. C. Felker noted some disturbing trends in crime in the Grove. He mentioned his appreciation for Officer Walker's report.
 - ii. J. Mueller recommended adding patrols or pushing them to end later.
 - iii. T. Telnikova mentioned the restrictions for bar closing have been lifted, so some bars are open until 3:00 am.
 - iv. J. Mueller noted that the Committee did a review of the security infrastructure. She said they noticed a gap in services, so they are sending a report to Campbell Security and putting out a new RFP for Security Management.
 - v. T. Telnikova noted her concerns about Ember. She also noted that there are efforts from the community to address issues. R. Coleman would like to see the community meet with the owner of Ember before any major actions are taken. K. Spencer asked if the patrols serving the Grove can help manage the crowds there. K. Kenter suggested PCD organize a meeting with the bar owner and stakeholders to address the issues.
 - vi. K. Kenter suggested that the committee spend the patrol dollars they have to expand patrols as needed.
- b. Executive & Finance Committee: J. Oliver gave an update to the Board on the finances.
 - i. A. Graham presented the chart created to break down the tax revenue. She mentioned that they cannot share the exact share of taxes each individual business paid, but she broke it into groups and showed the percentages. K.

Kenter asked if the tax revenue is up. A. Graham stated that it is down from previous years.

- ii. K. Kenter asked about the rise in insurance and the miscellaneous charge. A. Johnson reminded the Board that the insurance increased because of the signs. A. Graham stated she would ask Annette Pendilton about the miscellaneous charge.

- c. Marketing Committee: T. Telnikova gave an update to the Board about the Marketing Committee initiatives.

- i. T. Telnikova asked if anyone had any questions or comments about the Grove Banner Program guidelines. K. Kenter asked if there was an application process. T. Telnikova responded that the applicant will need to present to the Marketing Committee. K. Kenter recommended that applicants have a proof, liability insurance, and a length of time for the banners to be put up. R. Coleman informed the Board that the City only approves banners for 6 months at a time. K. Kenter asked about the commercial advertising. R. Coleman responded that anniversaries and celebrations from private businesses are allowed, but they cannot advertise. K. Kenter does not want the Grove CID to own the brackets because it could be a liability.

- A. G. Slay motioned to approve the Grove Banner Program guidelines with the removal of item 8. J. Oliver seconded the motion. All in favor, motion approved.

- ii. T. Telnikova presented the statement about the banners the Marketing Committee is recommending. K. Kenter asked about the audience who has seen this image. A. Graham noted that it was sent to the business owners and the Neighborhood Association. K. Kenter noted that if the property owners are not happy with the decisions, they might not vote for the renewal of the Special Assessment. G. Slay noted that the decisions that they have made in the past have not been sent out to the property owners, so he doesn't see why this would be different. A. Graham noted that the process for reaching out to property owners is different than reaching out to merchants because not all property owners live in the area or have an email contact. Mailers would need to go out if they wanted to reach all property owners. She also noted that the Board members are representatives of both property owners and merchants. Board members noted that all their meetings are public, and the agendas list the subject matter for each meeting, so any property owner could come voice their opinions. G. Slay motioned to approve the banner and move forward with the project, contracting with Zane Williams at \$6,677.25. K. Spencer seconded the motion. All in favor, motion approved.

- iii. T. Telnikova informed the Board that the Grove has enough Green Dining certified restaurants to be considered an official Green Dining District. A. Graham presented the public statement and logos. She informed the Board that this was just information, there was no vote necessary.

- iv. A. Graham presented the press release for the Grove signs. A. Graham recommended that PCD take on the project of hiring the photographer and posting the media to all the Grove socials for a cost of about \$700.

- A. G. Slay motioned to approve the press release and the \$700 for media costs. J. Oliver seconded the motion. All in favor, motion approved.

- d. Public Services Committee: G. Slay presented the Public Services Committee updates.

- i. G. Slay announced the dates for the sign installations.
- ii. G. Slay informed the Board that the Public Services Committee would like to install a bench near the mouse structure on the Green Street property at Sarah and Manchester. J. Oliver mentioned that Green Street has approved the placement of the bench.
- iii. A. Graham noted she was in the process of scheduling the next Public Services Committee meeting.

7. Administrator's Report:

- a. A. Graham shared the different map options for the Grove CID expansion. K. Kenter suggested talking to all the property owners all the way to the interstate to see if there is a majority who are in favor. A. Graham shared the document with the property owners- she noted that Mark R Fishel owns several properties, but nobody at PCD has contact information for him. J. Oliver offered to reach out to Kaldis in the meeting he has with them already. C A P I owns several properties, so that would be significant. R. Coleman suggested that the Metalworks owner would probably be interested.
- b. K. Kenter mentioned the grant program. A. Graham noted the application had launched and the business owners were notified. T. Telnikova mentioned giving priority to retail and salons. A. Graham stated it was sent out to everyone, but PCD would prioritize retail and salons after viewing the applications.

8. Other Business:

- 9. Adjournment:** Meeting adjourned at 12:06 PM.

Safety and Security Committee

Security Reports

Security Management RFP

The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

REQUEST FOR PROPOSAL (RFP) Security Management Services

Proposals must be submitted by no later than 5:00 P.M. July 9th, 2021. Proposals must include all requested materials to be considered: services offered, cost proposal, references, etc. Proposals may be submitted in the following ways:

Emailed to alayna@pcd-stl.org

Or

Mailed or hand-delivered to the following address:

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

If you have any questions, please email Alayna Graham (alayna@pcd-stl.org).

The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

Section I: INTRODUCTION

The Grove Community Improvement District (CID) is seeking proposals from qualified agencies to provide management services for the secondary security patrols in the Grove CID. The scope of services would consist of scheduling, tracking, and patrol invoicing. 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 contract will run from July 2021 to July 2022.

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 Grove CID Board of Directors, as recommended by the Executive Committee.

The following specific criteria will be evaluated and must be addressed in the proposal:

1. Services Offered with Detailed Description:

- a. **Security Patrol Coordination:** Work with the secondary security providers to schedule patrols services to reduce the likelihood of the occurrence of crime.
- b. **Tracking:** Track patrol officers during shifts with GPS or other technology as needed to ensure schedules are followed and all areas requested are patrolled.
- c. **Invoicing:** Confirm Secondary Patrol invoices are accurate before sending them to Park Central Development to be processed.
- d. See page 5 for more details

2. Cost Proposal and Invoicing.

3. Company History, Past Work, and References.

4. Value-added Features.

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.

The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

Section II: CONTRACT TERMS

The term of this contract shall be for a one (1) year period unless terminated by either party with thirty (30) days written notice.

Agency shall provide appropriate and necessary management and supervision for all employees and shall be solely responsible for instituting and invoking disciplinary action of employees not in compliance with Agency's rules and regulations, as well as any other policy established by the contracting parties.

Agency shall ensure hiring, training and administration of motivated and professional employees that meet or exceed the Agency's standards.

Agency will be required to produce appropriate workers' compensation insurance per the State of Missouri and general liability coverage and name the Grove CID as additionally insured.

Agency is responsible for the daily personal appearance of crews.

Agency shall administer all cost accounting and billing relative to this contract.

Agency shall respond as necessary to accommodate additional hours or services as may be requested by The Grove Community Improvement District.

The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

Section III: SCOPE OF SERVICES

- a. **Security Patrol Coordination:** Work with the secondary security providers to schedule patrols services to reduce the likelihood of the occurrence of crime.
 - i. Provide recommendation of monthly budget disbursement after initial analysis of CID budget.
 - ii. Have ability to pivot strategy quickly.
- b. **Tracking:** Track patrol officers during shifts with GPS or other technology as needed to ensure schedules are followed and all areas requested are patrolled.
 - i. Daily checks of secondary officer clock-in and clock-out time, to ensure officers are working scheduled shifts.
- c. **Invoicing:** Confirm Secondary Patrol invoices are accurate before sending them to Park Central Development to be processed.
- d. **Reporting:** Attend the monthly CID meeting and quarterly Grove Safety and Security meetings.
 - i. Prepare and present relevant crime data as well as summaries of recent crime issues.
 - ii. Develop specific metrics for crime reduction.
 - iii. Set target goals for crime reduction.
- e. **Community Engagement:** Establish and maintain effective working relationships with community leaders in Forest Park Southeast.
 - i. Examples: District 2 (SLMPD), Neighborhood Stabilization Office, Park Central Development, FPSE Business Association, FPSE Neighborhood Association, Ward 17 Alderperson, etc.
- f. **Value Added Features:** In addition to the requirements above, the Grove CID may ask for other work that would be useful in reducing crime and improving the quality of life within the CID area.

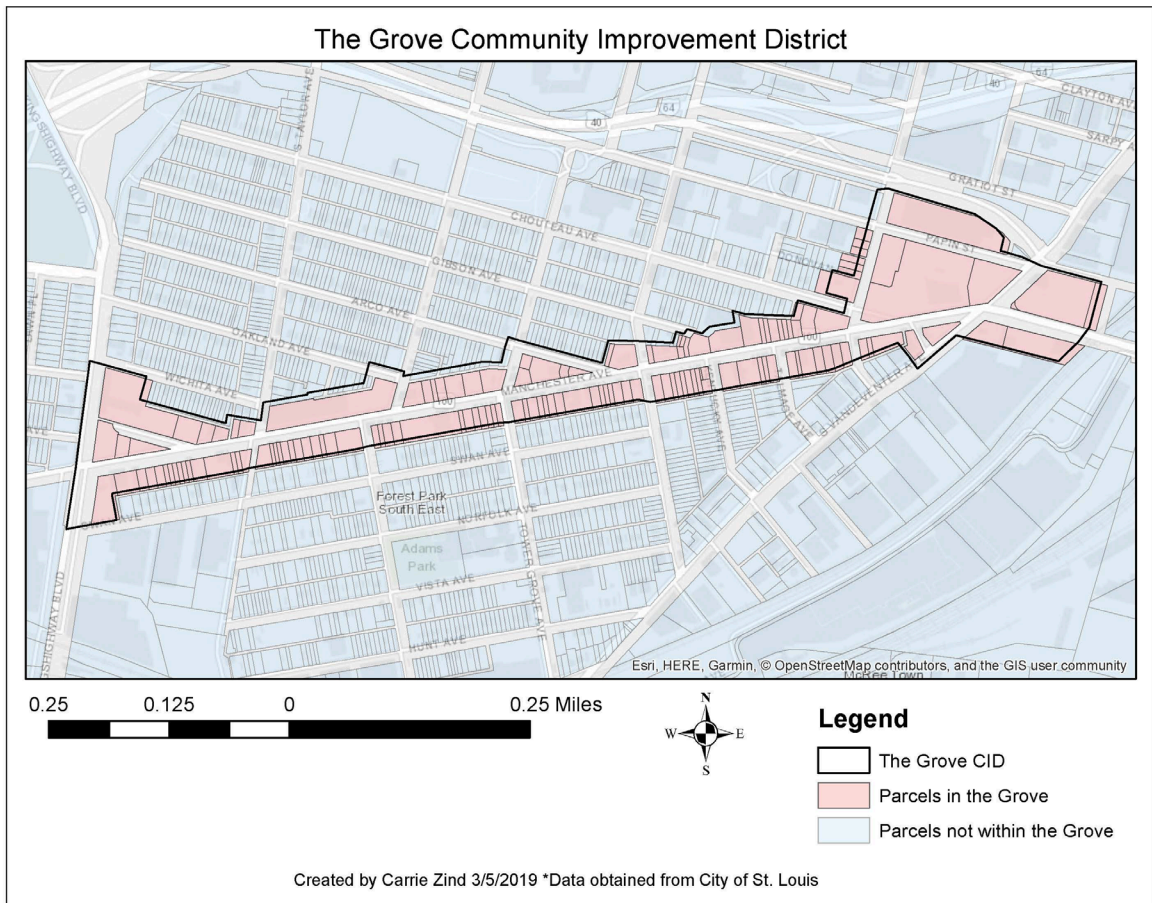
The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

Location of Patrol Area



The Grove Community Improvement District

4512 Manchester Avenue, Suite 100

St. Louis, MO 63110

Phone: 314-535-5311

Section IV: 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 all services offered. All bids must cover scheduling, tracking, and invoice verification processes.
- Describe the agency's process for reporting on the status of all management and any issues that might occur.

2 Cost Proposal and Invoicing

- Provide billing rates per month as well as total cost for one year. Propose invoicing frequency and procedures.

3 Company History, 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.
- Provide a brief description of relevant past experience on similar projects.
- Provide at least three (3) past client references, including reference name, address, and contact number.

4 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.

Executive And Finance Committee

Financial Reports

Sales Tax Information

The Grove Community Improvement District

Balance Sheet

As of May 31, 2021

06/01/21

Accrual Basis

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating (9310)	90,754.07
Sales and Use Tax (0668)	291,169.88
Total Checking/Savings	<u>381,923.95</u>
Accounts Receivable	
Other Accounts Receivable	11,032.00
Total Accounts Receivable	<u>11,032.00</u>
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	<u>12,409.00</u>
Total Current Assets	405,364.95
Fixed Assets	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	11,775.00
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>405,364.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	63,276.87
Total Accounts Payable	63,276.87
Other Current Liabilities	
Deferred Inflows of Resources	7,212.00
Total Other Current Liabilities	<u>7,212.00</u>
Total Current Liabilities	<u>70,488.87</u>
Total Liabilities	70,488.87
Equity	
Fund Balance	-11,120.00
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	320,856.80
Net Income	19,519.28
Total Equity	<u>334,876.08</u>
TOTAL LIABILITIES & EQUITY	<u>405,364.95</u>

The Grove Community Improvement District Profit & Loss Budget Performance

May 2021

	May 21	Jul '20 - May 21	YTD Budget	Annual Budget
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	219,083.37	239,000.04
46430 · Miscellaneous Revenue	0.00	0.00	6,814.00	6,814.00
40150 · Special Assessments	0.00	110,485.61	93,000.00	93,000.00
40100 · CID 1% Sales and Use Tax	9,463.80	234,939.97	151,250.00	165,000.00
40200 · Interest Earnings	9.75	121.83		
Total 40000 · Revenue	<u>9,473.55</u>	<u>345,547.41</u>	<u>470,147.37</u>	<u>503,814.04</u>
Total Income	<u>9,473.55</u>	<u>345,547.41</u>	<u>470,147.37</u>	<u>503,814.04</u>
Gross Profit	9,473.55	345,547.41	470,147.37	503,814.04
Expense				
60270 · Sponsorships	0.00	0.00	33,110.00	36,120.00
60100 · Administrative Support				
60110 · Administration-Park Central				
60110-A · Special Assignments	0.00	5,000.00		
60110 · Administration-Park Central - Other	0.00	50,714.10	50,680.00	50,680.00
Total 60110 · Administration-Park Central	<u>0.00</u>	<u>55,714.10</u>	<u>50,680.00</u>	<u>50,680.00</u>
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	814.00	814.00	2,300.00	2,300.00
60170 · Storage Facility	0.00	674.80		
60150 · Legal Services	0.00	5,235.00	2,750.00	3,000.00
60115 · Postage/Office Supplies	0.00	193.55	458.33	500.00
Total 60100 · Administrative Support	<u>814.00</u>	<u>85,805.40</u>	<u>70,188.33</u>	<u>70,480.00</u>
60400 · Public Services				
60416 · Small Business Grant Donation	20,000.00	20,000.00		
60415 · Public Pkg lot-Litter Control	0.00	0.00	0.00	0.00
60410 · Litter Control	3,125.00	28,031.10	35,933.33	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>23,125.00</u>	<u>49,031.10</u>	<u>41,809.33</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	3,666.67	4,000.00
60215 · Promotional Materials	7,056.25	7,056.25	1,375.00	1,500.00
60220 · Website & Design Services	0.00	1,319.02	4,280.83	4,670.00
60250 · Reserve Funds	0.00	0.00	10,239.17	11,170.00
Total 60200 · Marketing	<u>7,056.25</u>	<u>8,375.27</u>	<u>19,561.67</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	375.69	4,309.57	5,500.00	6,000.00
60325 · Holiday Decorations	0.00	1,500.00	3,500.00	3,500.00
60310 · Grove Signs Electricity	57.59	904.43	1,650.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	45,561.00	109,186.00	119,112.00

The Grove Community Improvement District Profit & Loss Budget Performance

May 2021

	<u>May 21</u>	<u>Jul '20 - May 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60330 · Other Public Improvements	0.00	0.00	916.67	1,000.00
Total 60300 · Public Improvements	433.28	52,275.00	123,002.67	134,412.00
60500 · Security & Public Safety				
60515 · Spectrum (Camera/Internet)	0.00	524.86	5,720.00	6,240.00
60510 · Administration-Security	2,750.00	30,250.00	30,250.00	33,000.00
60530 · Thursday Security Patrols	840.00	8,235.00	38,280.00	41,760.00
60531 · Friday Security Patrols	2,800.00	22,695.00	38,280.00	41,760.00
60532 · Saturday Security Patrols	4,371.50	26,431.50	38,280.00	41,760.00
60533 · Sunday Security Patrols	6,160.00	19,880.00	12,760.00	13,920.00
60534 · Other Security Patrols	1,680.00	22,525.00	16,087.50	17,550.00
Total 60500 · Security & Public Safety	18,601.50	130,541.36	179,657.50	195,990.00
Total Expense	50,030.03	326,028.13	467,329.50	503,418.00
Net Ordinary Income	-40,556.48	19,519.28	2,817.87	396.04
Net Income	<u>-40,556.48</u>	<u>19,519.28</u>	<u>2,817.87</u>	<u>396.04</u>

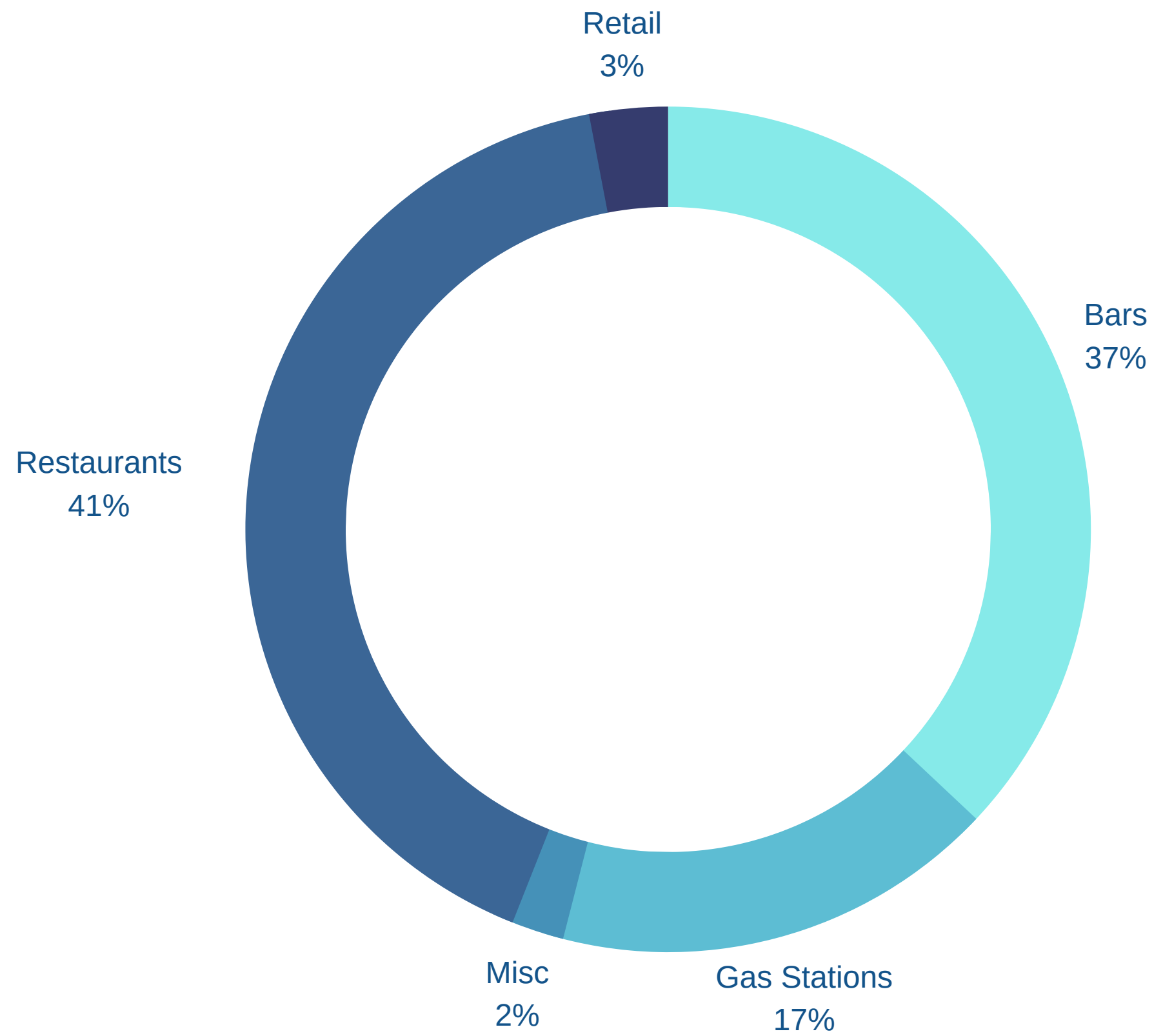
The Grove Community Improvement District Transaction List by Vendor May 2021

Type	Date	Num	Memo	Split	Amount
A T Building/Anthony Trotter					
Bill	05/03/2021	1357	Street Cleaning/	60410 · Litter Control	-3,125.00
Ameren Missouri- 4052 Chouteau ave sign					
Bill	05/04/2021	0594144027 April 202	4052 Chouteau Sign - 0594144027	60310 · Grove Signs Electricity	-11.66
Ameren Missouri- 924 talmage ave					
Bill	05/03/2021	0825140010 April 202	0825140010-Talmage	60310 · Grove Signs Electricity	-45.93
Ameren MO- 4512 Manchester ave unit 100					
Bill	05/03/2021	0324031034-April 202	0324031034 Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-375.69
Assured Partners of Missouri LLC					
Bill	05/03/2021	778373	Inv 778373 Directors and Officers Insurance	60130 · Directors & Officers Insurance	-814.00
Campbell Security & Services Group					
Bill	05/02/2021	2487	Patrols	-SPLIT-	-7,731.50
Bill	05/17/2021	2511	Patrols	-SPLIT-	-8,120.00
Free-2-Grow, LLC					
Bill	05/01/2021	1144	Inv 1144 - Security Administrative	60510 · Administration-Security	-2,750.00
Park Central Development Corporation*					
Bill	05/24/2021	24-MAY-21	Start up for Small Business Grant	60416 · Small Business Grant Donation	-20,000.00
STL From Above					
Bill	05/24/2021	0149	Inv 0149	60215 · Promotional Materials	-525.00
Zane Williams, Inc					
Bill	05/20/2021	099360	Inv 099360	60215 · Promotional Materials	-6,531.25
Bills paid in May					-50,030.03

The Grove CID Sales Tax

July 1, 2018 - June 30, 2019

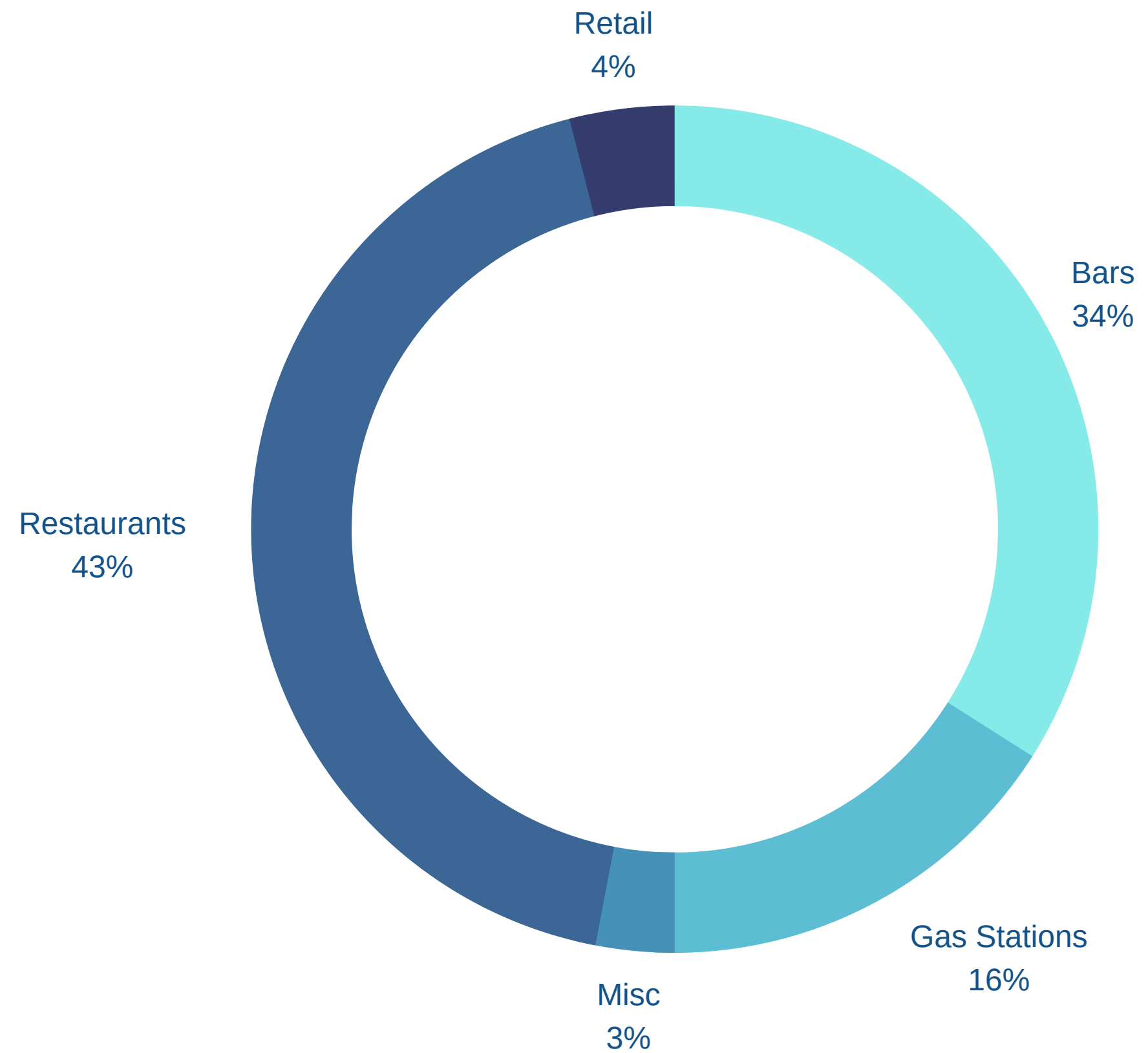
Total: \$272,769.25



The Grove CID Sales Tax

July 1, 2019 - June 30, 2020

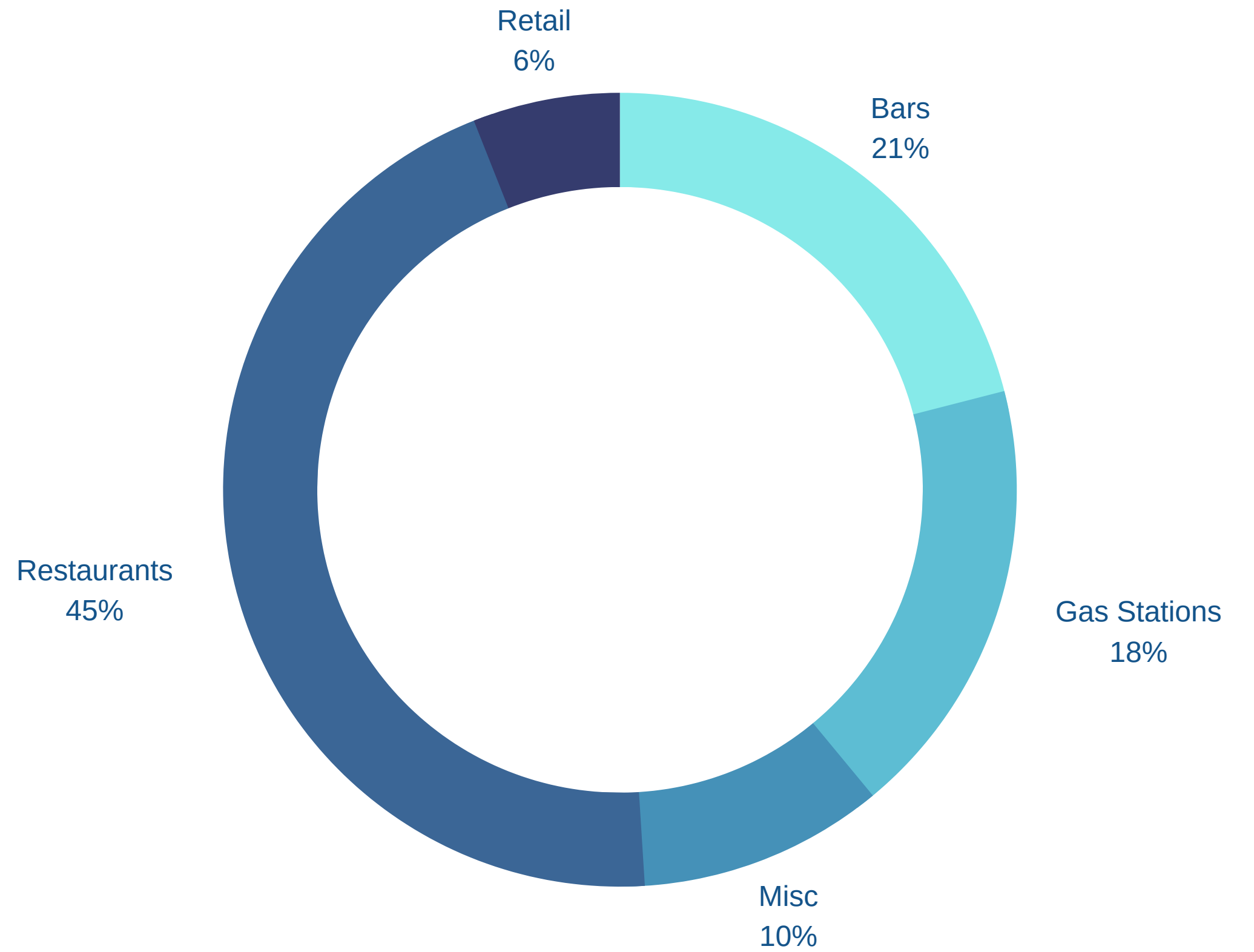
Total: \$302,404.95



The Grove CID Sales Tax

July 1, 2020 - May 31, 2021

Total: \$232,941.17



Marketing Committee

Banner Permit Application

Green Dining District



Office of the Secretary
Board of Public Services
1200 Market, Room 300
St. Louis, Missouri 63103
Fax: 314-589-6598
Cherise D. Thomas
314-622-4627
314-622-4650

Light Pole Banner Application

Business Applying for Application

Park Central Development
4512 Manchester Ave, St. Louis, MO 63110
Phone: (314) 535-5311

Description

Place 36 18" x 36" printed 4 color Light Pole Banners along the North and South Side of Manchester Avenue on every other pole, between S. Sarah Street and S. Taylor Ave.. These Banners will be attached to the concrete Light Standards by means of Cast Aluminum Brackets with Fiberglass Armatures and Self-tightening steel bands.

Specifications

Light Pole Banners (Qty: 36)
Size: 18" wide x 36" tall
Prints: 4c/4c
Substrate: 18 oz. Vinyl
Finishes: Sewn Hemmed 4" pockets with 3" opening top and bottom. 2 grommets, 3 wind slits.

Pole Brackets and Armatures

Cast Aluminum Brackets with Fiberglass Armatures. Attaches to the concrete light standards with 3 Self-tightening steel bands

Contact Person:

Alayna Graham (she/her)
Project Manager, Special Taxing Districts and Planning
Park Central Development
4512 Manchester Ave, St. Louis, MO 63110
Office: 314-535-5311
Cell: 217-371-1257

Fabricator Contact:

Rowdy Jones
Your Sign Guy
Zane Williams
5757 Manchester Ave.
St. Louis, Missouri 63110
Office: 314-647-0787
Cell: 314-406-3890

City of St. Louis Certified Sign Erector:

Paul Burge
Cell: 618-558-6263

He installs all of Downtown STL Banners.



Light Pole Banner Locations

Light Poles on Manchester Avenue from S. Sarah Street to S. Taylor Ave.

NOTE: Banner on every other Pole

Map of Light Pole Banner Locations

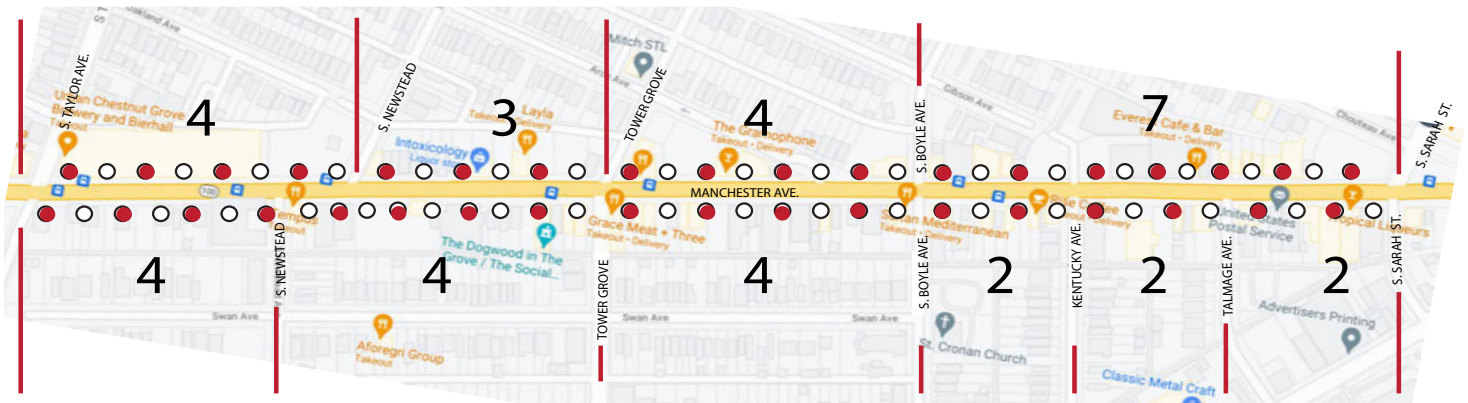
North Side Total: 18

4400

4300

4200

4100



• Indicates Banners

South Side Total: 18

Total: 36 Poles



Light Pole Banner Layout



Banner Specifications and Description

Light Pole Banners (Qty: 36)

Size: 18"wide x 36" tall

Prints: 4c/4c

Substrate: 18 oz. Vinyl

Finishes: Sewn Hemmed 4" pockets with 3" opening top and bottom.

2 grommets, 3 wind slits.

Wind Slits

Light Pole Brackets





**Light Pole Banner Comp
North Side of Manchester Ave.**



Display Graphics • Retail POP/POS • Environmental • Banners • Fleet & Vehicle

5757 Manchester Avenue • St. Louis, MO 63110

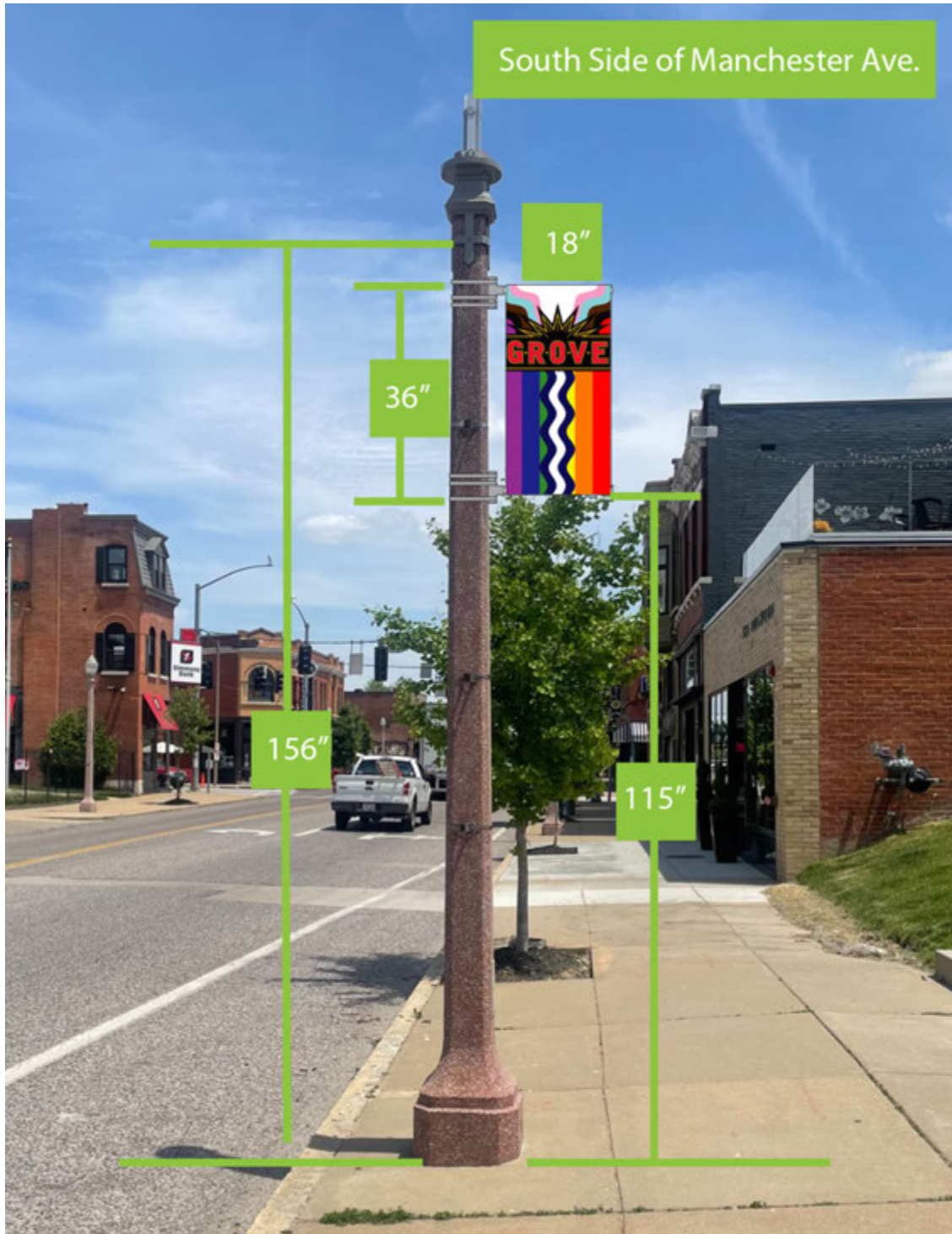
Office: 314-647-0787

www.zanewilliams.com

Toll Free: 1-800-395-2468



Light Pole Banner Comp
South Side of Manchester Ave.



Display Graphics • Retail POP/POS • Environmental • Banners • Fleet & Vehicle

Public Services Committee

Bench @ Manchester & Sarah

Increase Trash Removal

Grove Ball Lights

Drury Landscaping

Best Seller

Anova Latitude 6' Contour Bench with Divided Seating

Item #L1441P

Estimated Ship Date: July 23, 2021

\$1,290.00 / each

ESTIMATE SHIPPING



(2)

[Write a review](#)



SEAT COLOR
TEXTURED
CHARCOAL



ARM COLOR
TEXTURED SILVER



FRAME COLOR
TEXTURED SILVER



Quantity

1



ADD TO

SAGE



Save For Later



Print



Share

Recommendation:
Additional Saturday Pick Up

Current:
Only Monday and Friday





Zimmerman Electric
 8301 Crest Industrial Drive
 St. Louis, MO 63123

Invoice

Date	Invoice #
2/11/2021	13695

Bill To
Park Central Development

P.O. No.	Terms
The Grove	Due on receipt

Description	Qty	Amount
<p>The Grove 4512 Manchester Ave. St. Louis, MO 63110</p> <p>Labor for: 02/01/21 Inspected ball lights.</p> <p>NORTH SIDE LIGHTS: All upper supports are secure. The three larger balls identified in the picture have broken bottom supports. Ball 1 did no break in any way. It should be able to be resecured if taken down. Ball 2 is missing the bottom cap. Ball 3 will definitely need to be replaced to be resecured. All 3 balls are the largest size hung. About 3 feet in diameter.</p> <p>SOUTH SIDE LIGHTS: All secured and in good working order.</p> <p>BID TO REPAIR NORTH SIDE LIGHTS = \$3800.60 **Please note the plastics company is backlogged due to Covid-19**</p>		1,050.00

Total	\$1,050.00
Payments/Credits	\$0.00
Balance Due	\$1,050.00

GENERAL CONTRACT FOR SERVICES -The Grove

This Contract for Services is made effective as of May 3rd, 2021, by and between The Grove Community Improvement District of 4512 Manchester, Suite 100, St. Louis, Missouri 63110 (the "Recipient"), and Drury Services, LLC of 4393 Austin Pass Drive, Saint Charles, Missouri 63304 (the "Provider").

I. DESCRIPTION OF SERVICES. Beginning on May 3rd, 2021, Drury Services, LLC will provide to The Grove Community Improvement District the following services (collectively, the "Services"):

Planters planted with variety of Annuals: \$1325.00

Mulch in dyed brown or black forest color: (20 yards @ \$68/yard), \$1360.00

Landscape Maintenance: (Two visits @ \$1735.00/visit), \$3470.00

This estimate is for landscape maintenance visit which we schedule before IndiHop and The Grovesfest. the bottom line total is an exact total for the cost of these two landscape maintenance visits. Additional services can be requested at a rate of \$40/man hour. Dumping fees may apply as stated below.

Our maintenance estimate is based upon a labor rate of \$45/man hour and this estimate reflects the completion of the following services: pulling weeds, shrub trimming, spade edging, and bed clean up at your property.

These maintenance service completion dates are segmented throughout the season to be performed at their respective ideal times and will be invoiced accordingly to our hours spent on site on a monthly basis with NET 15 terms. this estimate only serves to provide an estimated cost associated with these services. ONE visit is assumed for each service within the estimate.

Pulling weeds can be weekly, bi-weekly, or monthly service invoiced at \$45/man hour. This is generally done when mulch is applied.

Shrub Trimming and Pruning is done in late spring and fall months.

Spade edging is completed in advance of mulch installation.

Bed clean up is completed along with maintenance services where we are trimming shrubs or spade edging in preparation of mulch to remove debris, brush, and twigs that have accumulated. Please note: Hours fluctuate depending on the amount of debris accumulated within the beds.

If we have to haul off brush, this will result in a \$15 per cubic yard dumping fee.

Our mulch estimate is priced at \$68.00/yard. Please confirm via email your preference of mulch color. Options include: double ground, black forest, or brown dye.

2. PAYMENT. The Grove Community Improvement District agrees to pay Drury Services, LLC as follows:

Services will be billed MONTHLY according to the services performed. Net 15 Terms apply.

The Grove Community Improvement District shall pay all costs of collection, including without limitation, reasonable attorney fees. In addition to any other right or remedy provided by law, if The Grove Community Improvement District fails to pay for the Services when due, Drury Services, LLC has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

3. TERM. This Contract will terminate automatically on May3rd, 2022.

4. WORK PRODUCT OWNERSHIP. Any copyrightable works, ideas, discoveries, inventions, patents, products, or other information (collectively the "Work Product") developed in whole or in part by Provider in connection with the Services will be the exclusive property of Provider. Upon request, Recipient will execute all documents necessary to confirm or perfect the exclusive ownership of Provider to the Work Product.

5. INDEMNIFICATION. Provider agrees to indemnify and hold Recipient harmless from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against Recipient that result from the acts or omissions of Provider and/or Provider's employees, agents, or representatives.

6. DEFAULT. The occurrence of any of the following shall constitute a material default under this Contract:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

- d. The failure to make available or deliver the Services in the time and manner provided for in this Contract.

7. REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 30 days from the effective date of such notice to cure the default(s). Unless waived in writing by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

8. FORCE MAJEURE. If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages or other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

9. DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation within 30 days, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be resolved by binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

10. ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

11. SEVERABILITY. If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

12. AMENDMENT. This Contract may be modified or amended in writing by mutual agreement between the parties, if the writing is signed by the party obligated under the amendment.

13. GOVERNING LAW. This Contract shall be construed in accordance with the laws of the State of Missouri.

14. NOTICE. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

15. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

16. ATTORNEY'S FEES TO PREVAILING PARTY. In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and on appeal.

17. CONSTRUCTION AND INTERPRETATION. The rule requiring construction or interpretation against the drafter is waived. The document shall be deemed as if it were drafted by both parties in a mutual effort.


18. ASSIGNMENT. Neither party may assign or transfer this Contract without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

Service Recipient:

The Grove Community Improvement District

By:


Alexander A. Drury, Member Drury Services, LLC

Signature, Title, Date

Service Provider:

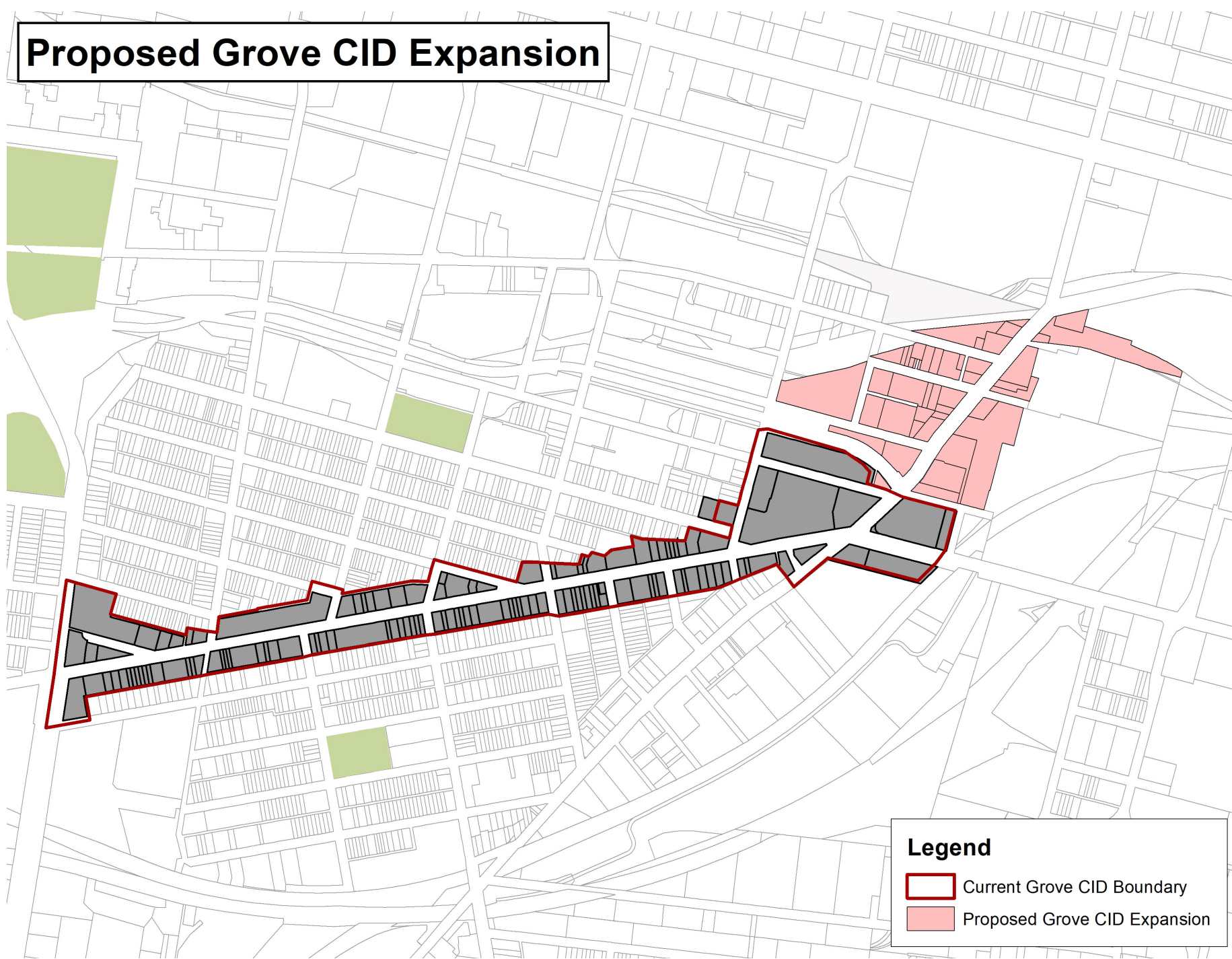
Drury Services, LLC

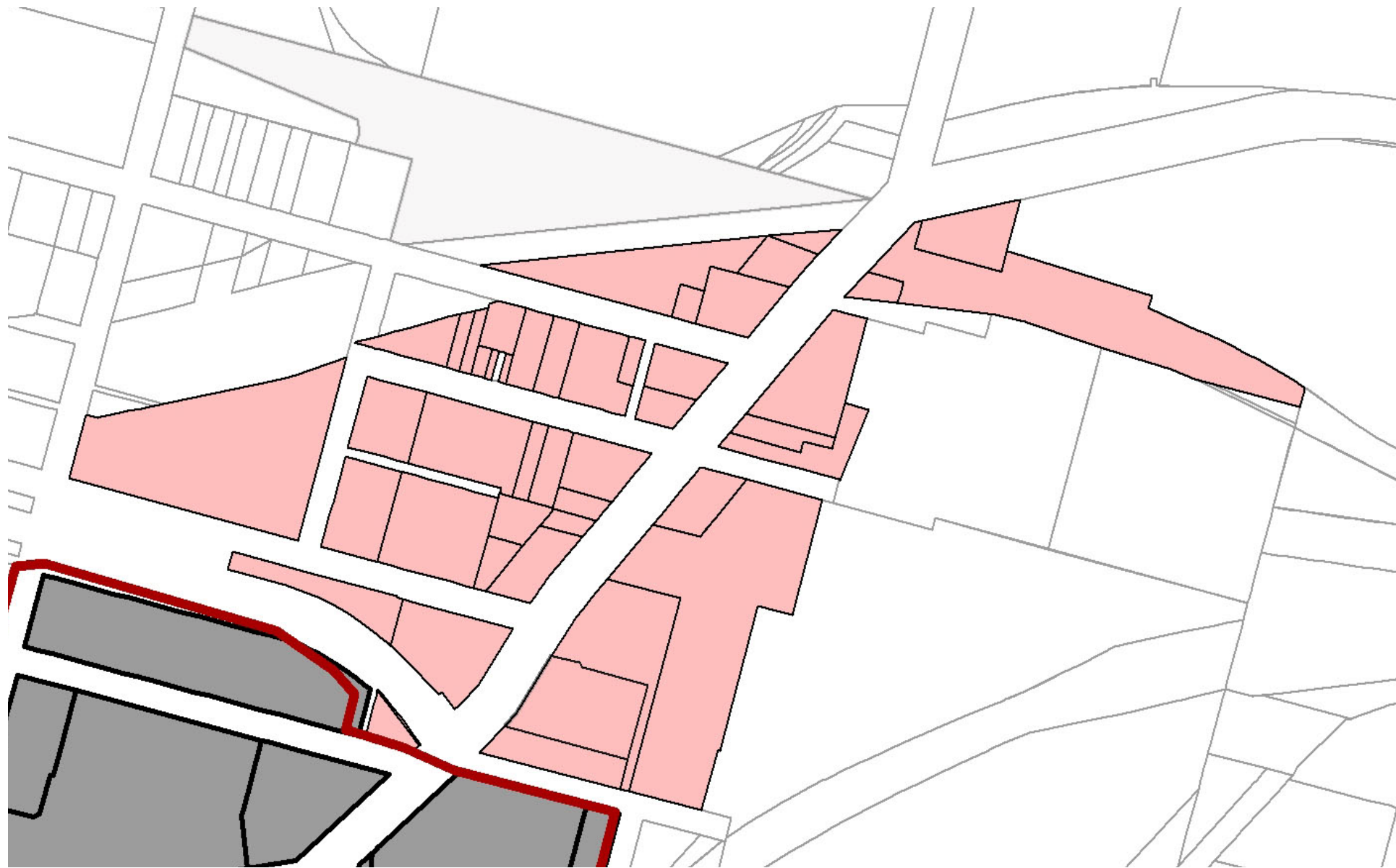
Administrator's Report

CID Expansion Update

Grove Grant Program

Proposed Grove CID Expansion





Properties

Green=
Board
members or
yes

Yellow=
Contacted
but not
heard back

Red= No

Address	Owner	Land Use
3971 Papin St	Bellon Holding Co	Commercial
829 S Vandeventer Ave	City of St. Louis	Commercial
805 S Vandeventer Ave	UAP-SLRC LLC C/O United American Properties Inc	Commercial
3974 Gratiot St	\JACOM Outdoor P Outfront Media	Commercial
733 S Vandeventer Ave	Alliance Petroleum LLC	Commercial
719 S Vandeventer Ave	Mark R Fishel	Commercial
717 S Vandeventer Ave	Mark R Fishel	Commercial
701-713 S Vandeventer Ave	Mark Fishel	Commercial
615 S Vandeventer Ave	WKK Investments LLC	Commercial
601-607 S Vandeventer Ave	Clayton Avenue Apartments LLC	Multi-family Residential
521 S Vandeventer Ave	Middlewest Properties Inc	Commercial
511-515 S Vandeventer Ave	Central Real Estate Holdings LLC	Commercial
500 S Sarah St	Bi State Development Agency	Commercial
500 S Vandeventer Ave	Plunk, William Jeffrey & Jerry Jurak C/O DDI Media	Commercial
516 S Vandeventer Ave	Bi State Development Agency C/O Birch LLC	Commercial
522 S Vandeventer Ave	Missouri Improvement Co Union Pacific RR Co Prpty Tax Dept	Commercial
518-606 S Vandeventer Ave	600 Vandeventer LLC C/O CT Corp System	Commercial
608-610 S Vandeventer Ave	600 Vandeventer LLC C/O CT Corp System	Commercial
618 S Vandeventer Ave	600 Vandeventer LLC C/O CT Corp System	Commercial
700 S Vandeventer Ave	Mark R Fishel	Commercial
722 S Vandeventer Ave	BCM Vandeventer LLC Paradigm Tax - ESS #8948	Commercial
800 S Vandeventer Ave	M & H Development Group LLC	Commercial
824 S Vandeventer Ave	Leo V Mitchell Trs	Commercial
3992 Gratiot St	Kaldi's Properties LLC	Commercial
3963 Gratiot St	Kaldi's Properties LLC	Commercial
3963 R Gratiot St	Mark R Fishel	Commercial
3960 Sarpy Ave	Mark R Fishel	Commercial
3968 Sarpy Ave	Mark R Fishel	Commercial
3974 Sarpy Ave	Mark R Fishel	Commercial
3971-3983 Gratiot St	Kaldi's Properties LLC	Commercial
725 St Bernard LA	Kaldi's Properties LLC	Commercial
700 St Bernard LA	Kaldi's Properties LLC	Commercial
4001-4043 Gratiot St	UB II Microfinish LLC	Commercial
3922 Clayton Ave	Walter Properties LLC	Commercial
3928-3932 Clayton Ave	St. Louis Automatic Sprinkler Co	Commercial
3936 Clayton Ave	STL Fish LLC	Commercial
3944 Clayton Ave	C A P I Corp	Commercial
3969 Sarpy Ave	C A P I Corp	Commercial
3950-3952 Clayton Ave	C A P I Corp	Commercial
3973 Sarpy Ave	C A P I Corp	Commercial
3975 Sarpy Ave	C A P I Corp	Commercial
3977 Sarpy Ave	C A P I Corp	Commercial
3977 H Sarpy Ave	Carroway Investment LLC	Commercial
3981-3985 Sarpy Ave	UB II Microfinish LLC	Commercial
3915 Clayton Ave	Norfolk & Western Railway C/O Norfolk Southern Corp (Prop Tax)	Commercial
3927 Clayton Ave	Norfolk & Western Railway Property Taxation	Commercial

Grant Program Overview

17 Qualifying Applicants

8 Accepted

4 Salons

2 Retail

1 Bar

1 Restaurant

7 Women-Owned

4 Minority-Owned

1 LGBTQ