



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

**February 8, 2016 at 11:00 a.m.  
at 4512 Manchester #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on February 8, 2016 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 January Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5 minute limit per speaker)
5. Grove Merchant's Association
6. Committee Reports:
  - a. Finance Committee
  - b. Marketing Committee
  - c. Public Services Committee
  - d. Safety and Security Committee
  - e. Nominations Committee
  - f. Parking Committee
7. Administrator's Report
8. Other Business

**This meeting is open to the public;** provided, however, that a portion of the meeting may be closed to discuss legal, real estate and/or personnel matters as provided by Sections 610.021(1), (2) and/or (3), 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: 2-3-16**

• **The Grove Community Improvement District** •

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

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



Grove CID Board of Directors Meeting  
January 11<sup>th</sup>, 2016: 11:00am  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Kelly Kenter, Jack Baumstark, Fran Fanara, Tom Boldt, Don Bellon, Brian Phillips, Austin Barzantny

**Board members not in Attendance:** Chip Schloss, Brian Pratt, Guy Slay, Pete Rothschild

**Others in attendance:** Matt Green (Park Central Development), Brooks Goedecker (Park Central Development), Michelle Peterson (SLDC)

**1. Call to order**

K. Kenter called the meeting to order at 11:00 am

**2. Approval of December Minutes**

T. Boldt motioned to approve the December Minutes. J. Baumstark seconded the motion. Motion passed 6-0-0.

**3. Chair's report**

None

**4. Public Comments**

None

**5. Grove Merchant's Association Report**

None

**6. Grove Lighting Project**

B. Goedecker gave a presentation on the Grove Light Art project which he has been leading at Park Central. He gave an overview of the planning process, from concept to the current iteration, and provided renderings. He fielded a number of questions from Board members. B. Phillips was curious to know he was planning on handling electricity & insurance. B. Goedecker said that Guy Slay was providing electricity for the first installation and requested that the Grove CID provide the insurance, similar to the Grove entry marker signs. M. Green was going to ask for an additional quote for insurance from the CID's current provider. K. Kenter expressed the importance of estimating the amount of money we will need each year to maintain/replace the lights and provide insurance. A. Barzantny wanted to know if the project could save money by installing multiple poles at once? B. Goedecker said he was informed that they would be the same price regardless.

● **The Grove Community Improvement District** ●

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## 7. Forest Park South Business Association Report

None

## 8. Committee Reports

### a. Finance Committee

B. Phillips and M. Green reported on the Grove CID finances as of December 31, 2015. They presented the Sales & Use Tax numbers and were happy to report that the 2015 calendar year was the strongest year for collections since the inception of the CID. The Board asked if M. Green could present the Sales & Use collections by fiscal year. He reported that he used to do that for the CID but was asked to report it by calendar year. The Board will reevaluate it if necessary but will stick with the calendar year collection numbers for now.

### b. Marketing Committee

M. Green gave a brief update on the website work and informed the Board that the photographer, copy writer and calendar administrator have all been hired and are in the midst of finishing their portions of the project. M. Green predicted that the website should be up and running by the end of February.

### c. Public Service Committee

None

### d. Safety and Security committee

There were no crime statistics available for the month ending December 31, 2015 since the SLMPD was doing its year-end adjustments. M. Green said that he would provide the year-end statistics at the next meeting. R. Betts gave an overview of recent incidents in and around the Grove. He again expressed concern with automobile/pedestrian interactions at Sarah and Manchester. M. Green also informed the Board that he and D. Bellon would be doing a lighting assessment and provide the results to the Board when it was finished.

### e. Nominations committee

No update

### f. Parking committee

M. Green provided parking numbers for the FCHC and Archway Sales parking lots through the end of the year. He also informed the Board that he has a proposal from the Ten8 Group to look into improved signage for parking throughout the district. The Board requested that M. Green inform the Ten8 Group about the proposed

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lighting improvements and take the placement of future poles into consideration when looking at signage.

**9. Administrator's Report**

None

**10. Other**

B. Phillips fielded a question from D. Bellon about some of WUMC's properties south of Manchester. He gave an overview of their recent RFP process and addressed the recent announcement of RISE receiving approval to do a number of low-income housing developments on those properties.

Meeting was adjourned at 11:55 am.

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The Grove Community Improvement District  
Balance Sheet

As of January 31, 2016

Accrual Basis

	<u>Jan 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Reliance (4124)	100,000.00
Operating (9310)	3,225.50
Sales and Use Tax (0668)	88,698.60
Special Assessments (3269)	85,247.83
<b>Total Checking/Savings</b>	<u>277,171.93</u>
<b>Other Current Assets</b>	
Prepaid Expenses	1,482.00
<b>Total Other Current Assets</b>	<u>1,482.00</u>
<b>Total Current Assets</b>	278,653.93
<b>Fixed Assets</b>	
Construction in Process	6,000.00
<b>Total Fixed Assets</b>	<u>6,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>284,653.93</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	45.00
<b>Total Accounts Payable</b>	<u>45.00</u>
<b>Other Current Liabilities</b>	
Unearned/Deferred Revenue	41,059.91
<b>Total Other Current Liabilities</b>	<u>41,059.91</u>
<b>Total Current Liabilities</b>	<u>41,104.91</u>
<b>Total Liabilities</b>	41,104.91
<b>Equity</b>	
Retained Earnings	220,120.83
Net Income	23,428.19
<b>Total Equity</b>	<u>243,549.02</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>284,653.93</u></b>

# The Grove Community Improvement District Profit & Loss

July 2015 through January 2016

Accrual Basis

	Jul '15 - Jan 16
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Parking Lot Revenue	3,093.00
Other Types of Income	124.12
<b>Receipts</b>	
2015 Special Assessments	63,802.37
2014 Special Assessments	4,390.13
2013 Special Assessments	322.04
2012 Special Assessments	821.92
2011 Special Assessments	4.81
CID 1% Sales and Use Tax	112,416.12
Donations	22,750.00
Interest Earnings	209.63
<b>Total Receipts</b>	204,717.02
<b>Total Income</b>	207,934.14
<b>Gross Profit</b>	207,934.14
<b>Expense</b>	
<b>Additional Parking Enhancements</b>	
Administration	828.42
Public Parking Management	1,350.00
Public Park. Lot Litter Control	2,400.00
<b>Total Additional Parking Enhancements</b>	4,578.42
<b>Administrative Support</b>	
Administration	7,594.26
Bank Fees and Charges	15.00
Audit Services	5,750.00
Miscellaneous	75.00
MO Sales Tax Reports	35.00
Office Supplies	141.98
Postage	99.91
<b>Total Administrative Support</b>	13,711.15
<b>Public Services</b>	
Administration	1,795.00
Contract Labor	2,814.75
Litter Control	10,570.45
Planter/Landscaping Watr/Mntnce	3,682.95
<b>Total Public Services</b>	18,863.15
<b>Marketing &amp; Special Events</b>	
Administration	1,819.90
Advertising	1,727.07
Website & Design Services	5,826.02
Special Events	3,000.00
<b>Total Marketing &amp; Special Events</b>	12,372.99
<b>Public Improvements</b>	
Administration	966.56
Holiday Decorations	3,357.24
Grove Entry Marker Electricity	936.37
Grove Entry Marker Insurance	370.50
Other Public Improvements	3,286.61
Trash Cans & Bike Racks	2,757.11
<b>Total Public Improvements</b>	11,674.39

	<u>Jul '15 - Jan 16</u>
<b>Security &amp; Public Safety</b>	
<b>Administration</b>	3,451.88
<b>Thursday Security Patrols</b>	29,937.50
<b>Friday Security Patrols</b>	23,662.50
<b>Saturday Security Patrols</b>	19,650.00
<b>Sunday Security Patrols</b>	13,762.50
<b>St Lighting Improvement-Elec</b>	341.47
<b>Total Security &amp; Public Safety</b>	<u>90,805.85</u>
<b>Total Expense</b>	<u>152,005.95</u>
<b>Net Ordinary Income</b>	55,928.19
<b>Other Income/Expense</b>	<u>-32,500.00</u>
<b>Net Income</b>	<u><u>23,428.19</u></u>

## The Grove Community Improvement District Profit & Loss Prev Year Comparison

Accrual Basis

	Jul '15 - Jan 16	Jul '14 - Jan 15	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Parking Lot Revenue	3,093.00	0.00	3,093.00	100.0%
Sponsorships	0.00	6,000.00	-6,000.00	-100.0%
Other Types of Income	124.12	0.00	124.12	100.0%
<b>Receipts</b>				
2015 Special Assessments	63,802.37	0.00	63,802.37	100.0%
2014 Special Assessments	4,390.13	92,607.11	-88,216.98	-95.3%
2013 Special Assessments	322.04	1,576.05	-1,254.01	-79.6%
2012 Special Assessments	821.92	931.14	-109.22	-11.7%
2011 Special Assessments	4.81	636.00	-631.19	-99.2%
2010 Special Assessments	0.00	914.57	-914.57	-100.0%
2009 Special Assessments	0.00	309.65	-309.65	-100.0%
CID 1% Sales and Use Tax	112,416.12	121,027.90	-8,611.78	-7.1%
Donations	22,750.00	22,750.00	0.00	0.0%
Interest Earnings	209.63	96.46	113.17	117.3%
<b>Total Receipts</b>	<u>204,717.02</u>	<u>240,848.88</u>	<u>-36,131.86</u>	<u>-15.0%</u>
<b>Total Income</b>	<u>207,934.14</u>	<u>246,848.88</u>	<u>-38,914.74</u>	<u>-15.8%</u>
<b>Gross Profit</b>	207,934.14	246,848.88	-38,914.74	-15.8%
<b>Expense</b>				
<b>Additional Parking Enhancements</b>				
Administration	828.42	1,183.50	-355.08	-30.0%
Public Parking Management	1,350.00	3,159.00	-1,809.00	-57.3%
Public Park. Lot Litter Control	2,400.00	3,150.00	-750.00	-23.8%
Valet	0.00	162.00	-162.00	-100.0%
<b>Total Additional Parking Enhancements</b>	<u>4,578.42</u>	<u>7,654.50</u>	<u>-3,076.08</u>	<u>-40.2%</u>
<b>Administrative Support</b>				
Administration	7,594.26	7,232.50	361.76	5.0%
Bank Fees and Charges	15.00	15.00	0.00	0.0%
Audit Services	5,750.00	5,500.00	250.00	4.6%
Directors & Officers Insurance	0.00	2,302.00	-2,302.00	-100.0%
Legal Services	0.00	481.95	-481.95	-100.0%
Miscellaneous	75.00	0.00	75.00	100.0%
MO Sales Tax Reports	35.00	140.00	-105.00	-75.0%
Office Supplies	141.98	31.49	110.49	350.9%
Postage	99.91	79.87	20.04	25.1%
<b>Total Administrative Support</b>	<u>13,711.15</u>	<u>15,782.81</u>	<u>-2,071.66</u>	<u>-13.1%</u>



	Jul '15 - Jan 16	Jul '14 - Jan 15	\$ Change	% Change
<b>Public Services</b>				
Administration	1,795.00	1,315.00	480.00	36.5%
Contract Labor	2,814.75	0.00	2,814.75	100.0%
Litter Control	10,570.45	8,475.00	2,095.45	24.7%
Planter/Landscaping Watr/Mntnce	3,682.95	450.00	3,232.95	718.4%
Weed Abatement	0.00	1,050.00	-1,050.00	-100.0%
<b>Total Public Services</b>	<b>18,863.15</b>	<b>11,290.00</b>	<b>7,573.15</b>	<b>67.1%</b>
<b>Marketing &amp; Special Events</b>				
Administration	1,819.90	1,315.00	504.90	38.4%
Advertising	1,727.07	395.00	1,332.07	337.2%
Website & Design Services	5,826.02	0.00	5,826.02	100.0%
Special Events	3,000.00	8,000.00	-5,000.00	-62.5%
<b>Total Marketing &amp; Special Events</b>	<b>12,372.99</b>	<b>9,710.00</b>	<b>2,662.99</b>	<b>27.4%</b>
<b>Public Improvements</b>				
Administration	966.56	1,315.00	-348.44	-26.5%
Holiday Decorations	3,357.24	2,951.97	405.27	13.7%
Grove Entry Marker Electricity	936.37	1,008.42	-72.05	-7.1%
Grove Entry Marker Insurance	370.50	1,503.00	-1,132.50	-75.4%
Grove Entry Marker Repairs	0.00	699.00	-699.00	-100.0%
Other Public Improvements	3,286.61	2,666.64	619.97	23.3%
Trash Cans & Bike Racks	2,757.11	4,595.21	-1,838.10	-40.0%
<b>Total Public Improvements</b>	<b>11,674.39</b>	<b>14,739.24</b>	<b>-3,064.85</b>	<b>-20.8%</b>
<b>Security &amp; Public Safety</b>				
Administration	3,451.88	3,287.50	164.38	5.0%
Thursday Security Patrols	29,937.50	12,525.00	17,412.50	139.0%
Friday Security Patrols	23,662.50	27,475.00	-3,812.50	-13.9%
Saturday Security Patrols	19,650.00	25,875.00	-6,225.00	-24.1%
Sunday Security Patrols	13,762.50	10,737.50	3,025.00	28.2%
Other Security Patrols	0.00	1,350.00	-1,350.00	-100.0%
GPS Service	0.00	1,438.20	-1,438.20	-100.0%
Miscellaneous	0.00	1,000.00	-1,000.00	-100.0%
St Lighting Improvement-Elec	341.47	0.00	341.47	100.0%
<b>Total Security &amp; Public Safety</b>	<b>90,805.85</b>	<b>83,688.20</b>	<b>7,117.65</b>	<b>8.5%</b>
<b>Total Expense</b>	<b>152,005.95</b>	<b>142,864.75</b>	<b>9,141.20</b>	<b>6.4%</b>
<b>Net Ordinary Income</b>	<b>55,928.19</b>	<b>103,984.13</b>	<b>-48,055.94</b>	<b>-46.2%</b>
<b>Other Income/Expense</b>	<b>-32,500.00</b>	<b>0.00</b>	<b>-32,500.00</b>	<b>-100.0%</b>
<b>Net Income</b>	<b>23,428.19</b>	<b>103,984.13</b>	<b>-80,555.94</b>	<b>-77.5%</b>

**GroveFest**  
**Balance Sheet**  
As of January 31, 2016

Accrual Basis

	<u>Jan 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Commerce GroveFest #4828	10,248.51
Total Checking/Savings	<u>10,248.51</u>
Total Current Assets	<u>10,248.51</u>
<b>TOTAL ASSETS</b>	<b><u>10,248.51</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	4,463.96
Net Income	5,784.55
Total Equity	<u>10,248.51</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>10,248.51</u></b>

**IndiHop**  
**Balance Sheet**  
As of January 31, 2016

Accrual Basis

	<u>Jan 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Commerce IndiHop (4467)	14,017.64
Total Checking/Savings	<u>14,017.64</u>
Accounts Receivable	
Accounts Receivable	500.00
Total Accounts Receivable	<u>500.00</u>
Total Current Assets	<u>14,517.64</u>
<b>TOTAL ASSETS</b>	<b><u>14,517.64</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	27,957.46
Net Income	-13,439.82
Total Equity	<u>14,517.64</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>14,517.64</u></b>

**World Naked Bike Ride**  
**Balance Sheet**  
As of January 31, 2016

Accrual Basis

	<u>Jan 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
WNBR #0790	2,254.62
Total Checking/Savings	<u>2,254.62</u>
Total Current Assets	<u>2,254.62</u>
<b>TOTAL ASSETS</b>	<b><u>2,254.62</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Unrestricted Net Assets	4,232.00
Net Income	<u>-1,977.38</u>
Total Equity	<u>2,254.62</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>2,254.62</u></b>