



**BOARD OF DIRECTORS MONTHLY MEETING**

**TO BE HELD**

**March 11th, 2019 at 11:00 a.m.  
at 4512 Manchester Avenue  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on March 11<sup>th</sup>, 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 Month Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions
5. Committee Reports:
  - a. Safety and Security Committee
    - i. Central West End Neighborhood Security
      1. Safety and Security Report
    - ii. The City's Finest
      1. Safety and Security Report
  - b. Executive Committee
  - c. Finance Committee
    - i. Finance Report
    - ii. 2019-2020 Proposed Budget
    - iii. Resolution 2019-01
  - d. Marketing Committee
  - e. Public Services Committee
  - f. Nominations Committee
    - i. Marketing Committee
  - g. Transportation Committee
6. Administrator's Report
  - a. Lighting Project
  - b. Good Neighbors Agreement
  - c. Assessment
  - d. Sponsorship
7. 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: 3-7-2019**

• **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  
February 11, 2019 at 11:00 AM  
At 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** Kelly Kenter, Brian Pratt, Tom Boldt, Jack Baumstark, Guy Slay, Brian Phillips, Mike Feulner

**Board Members Absent:** Don Bellon, Austin Barzantny, Jack Baumstark

**Others in Attendance:** Ashley Johnson, Annette Pendilton (Park Central Development) James Whyte and Lyndon Cornell (CWE Neighborhood Security Initiatives), Ron Coleman ( St. Louis City Neighborhood Stabilization Rep)

**Public in Attendance:** Andy Printy (Sancturia), Tatyana Telnikova, Sean Baltzull (Tower Classic), Sheryl Meyers (City Boutique), James Meyers (City Boutique)

**1. Call to Order:**

- a. K. Kenter called the meeting to order at 11:04 AM

**2. Approval of January 14, 2019 Minutes:**

- a. B. Phillips motioned to approve the January 14<sup>th</sup>, 2019 Minutes. T. Boldt second the motion. All in favor, motion passes.

**3. Chairs Report:** None

**4. Public Comments and Questions:**

Sheryl and James Meyers with City Boutique wanting to see how they can contribute. Sean Baltzull and Tatyana are representing the Merchants Group and wanting to build a bridge between the Merchant Group and Grove CID. Andy with Sancturia is looking to get more

**5. Committee Reports:**

a. Safety and Security Committee

J. Whyte update:

Security and crime statistics for January 2019. Total crime is up 33%, person crime down 66% and property crime is up 84%. The Grove is below five-year average.

Camera project is 85% completed. Spectrum connections are being installed.

Betts presented TCF report, no major issues.

b. Executive Committee:

- i. Approved RFT Showcase STL sponsorship for \$15,000.

c. Finance Committee:

- i. B. Phillips read the financial reports.

d. Marketing Committee:

- i. This committee is rebuilding and is receiving applications for members.

e. Public Service Committee: - None

f. Nominations Committee: - None

g. Transportation Committee:

- i. Nominations Committee is working to merge the Transportation Committee with Public Service Committee.

**6. Administrator's Report:**

- ii. New business coming to the Grove: Takishima Records is set to open at Chroma.
- iii. The lighting project is 85% completed.
- iii. Good Neighbor Agreement – Still continuing to work to getting agreements signed.
- iv. Assessment – Will follow up with the attorney on the status of the assessment renewal.
- v. Sponsorship – RFT Showcase STL is asking for the Grove CID for \$15,000 sponsorship. Their event is June 14-15, 2019.

**7. Other Business:**

**8. Adjournment:**

- a. P. Rothschild motion to adjourn at 11:55 AM. T. Boldt second. Motion passes, meeting adjourned.

The Grove Community Improvement District  
**Balance Sheet**

As of February 28, 2019

Feb 28, 19

**ASSETS**

Current Assets

Checking/Savings

Reliance (4124)	568.00
Operating (9310)	97,887.96
Sales and Use Tax (0668)	145,592.65
Special Assessments (3269)	13,089.04

Total Checking/Savings 257,137.65

Accounts Receivable

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

Other Current Assets

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

Total Other Current Assets 6,501.46

Total Current Assets 266,285.11

Fixed Assets

Accumulated Amort-Intangible As	-4,579.00
Intangible Assets	11,775.00

Total Fixed Assets 7,196.00

**TOTAL ASSETS** 273,481.11

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable	11,259.83
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Total Accounts Payable 11,259.83

Other Current Liabilities

Deferred Inflows of Resources	8,156.00
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Total Other Current Liabilities 8,156.00

Total Current Liabilities 19,415.83

Total Liabilities 19,415.83

Equity

Retained Earnings	221,883.37
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Net Income	32,181.91
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Total Equity 254,065.28

**TOTAL LIABILITIES & EQUITY** 273,481.11

## The Grove Community Improvement District Profit & Loss Budget Performance February 2019

	<u>Feb 19</u>	<u>Budget</u>	<u>Jul '18 - Feb 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Jul '17 - Feb 18</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Parking Lot Revenue	0.00		1,041.00	0.00	0.00	4,323.00
<b>Receipts</b>						
Special Assessments	8,314.91	7,333.33	95,820.14	58,666.68	88,000.00	94,545.39
CID 1% Sales and Use Tax	15,185.38	19,666.67	190,419.51	157,333.32	236,000.00	133,269.64
<b>Donations</b>						
Security & Public Safety	16,250.00	0.00	39,000.00	48,750.00	65,000.00	39,000.00
<b>Total Donations</b>	16,250.00	0.00	39,000.00	48,750.00	65,000.00	39,000.00
Interest Earnings	0.00		158.86			135.03
<b>Total Receipts</b>	39,750.29	27,000.00	325,398.51	264,750.00	389,000.00	266,950.06
<b>Deferred Revenue</b>						
Lighting Project	0.00		0.00	99,360.00	99,360.00	
<b>Total Deferred Revenue</b>	0.00		0.00	99,360.00	99,360.00	0.00
<b>Total Income</b>	39,750.29	27,000.00	326,439.51	364,110.00	488,360.00	271,273.06
<b>Gross Profit</b>	39,750.29	27,000.00	326,439.51	364,110.00	488,360.00	271,273.06
<b>Expense</b>						
<b>Additional Parking Enhancements</b>						
Car Share	0.00		3,000.00			4,500.00
Public Parking Mgmt-Jaruba	0.00		1,800.00	0.00	0.00	900.00
Public Park. Lot Litter Control	0.00		0.00	0.00	0.00	4,500.00
<b>Total Additional Parking Enhancements</b>	0.00		4,800.00	0.00	0.00	9,950.00
<b>Administrative Support</b>						
Administration-Park Central	0.00	0.00	36,250.00	33,750.00	45,000.00	33,750.32
General Liability Insurance	763.58	833.33	8,275.96	6,666.68	10,000.00	4,010.51
Bank Fees and Charges	0.00		118.00			102.98
Audit Services	3,888.00		9,888.00	10,000.00	10,000.00	5,000.00
Directors & Officers Insurance	0.00		0.00	0.00	0.00	2,009.00
Legal Services	0.00	250.00	3,227.85	2,000.00	3,000.00	820.10
Office Supplies	0.00	20.83	1,036.09	166.68	250.00	214.69
Postage	0.00	20.83	0.00	166.68	250.00	147.00
Reserve Funds	0.00		0.00	0.00	0.00	
<b>Total Administrative Support</b>	4,651.58	1,124.99	58,795.90	52,750.04	68,500.00	46,054.60
<b>Public Services</b>						

## The Grove Community Improvement District Profit & Loss Budget Performance February 2019

	<u>Feb 19</u>	<u>Budget</u>	<u>Jul '18 - Feb 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Jul '17 - Feb 18</u>
<b>Litter Control</b>	1,400.00	2,000.00	18,058.00	16,000.00	24,000.00	16,407.30
<b>Landscaping</b>	0.00	750.00	6,400.00	6,000.00	9,000.00	4,465.00
<b>Weed Abatement</b>	0.00	125.00	1,400.00	1,000.00	1,500.00	1,075.00
<b>Reserve Funds</b>	0.00		0.00	0.00	0.00	
<b>Total Public Services</b>	<u>1,400.00</u>	<u>2,875.00</u>	<u>25,858.00</u>	<u>23,000.00</u>	<u>34,500.00</u>	<u>21,947.30</u>
<b>Marketing &amp; Special Events</b>						
<b>Sponsorship Expense</b>	0.00	0.00	24,727.50	0.00	0.00	30,233.28
<b>Advertising</b>	0.00	333.33	469.92	2,666.68	4,000.00	1,713.89
<b>Promotional Materials</b>	0.00	276.67	0.00	2,213.32	3,320.00	200.00
<b>Website &amp; Design Services</b>	0.00	200.00	0.00	1,600.00	2,400.00	2,400.00
<b>Special Events</b>						1,350.00
Flyover Comedy Festival	0.00		1,653.30			3,000.00
Manchester Bike Bash	0.00		3,000.00			1,000.00
The Grove Criterium	0.00		3,000.00			2,000.00
Special Events - Other	0.00	3,780.00	3,000.00	30,240.00	45,360.00	-
<b>Total Special Events</b>	<u>0.00</u>	<u>3,780.00</u>	<u>10,653.30</u>	<u>30,240.00</u>	<u>45,360.00</u>	<u>7,350.00</u>
<b>Total Marketing &amp; Special Events</b>	<u>0.00</u>	<u>4,590.00</u>	<u>35,850.72</u>	<u>36,720.00</u>	<u>55,080.00</u>	<u>41,897.17</u>
<b>Public Improvements</b>						
<b>Holiday Decorations</b>	0.00		3,308.39	3,500.00	3,500.00	2,891.54
<b>Grove Entry Marker Electricity</b>	0.00	150.00	1,243.86	1,200.00	1,800.00	720.52
<b>Grove Entry Markers R&amp;M</b>	0.00	150.00	0.00	1,200.00	1,800.00	760.00
<b>Other Public Improvements</b>	0.00	810.00	300.00	6,480.00	9,720.00	2,600.00
<b>Reserve Funds</b>	0.00		0.00	0.00	0.00	
<b>Public Improvements - Other</b>	0.00		0.00	0.00	0.00	2,663.83
<b>Total Public Improvements</b>	<u>0.00</u>	<u>1,110.00</u>	<u>4,852.25</u>	<u>12,380.00</u>	<u>16,820.00</u>	<u>9,635.89</u>
<b>Security &amp; Public Safety</b>						
<b>Monthly Fee - Ford Explorer</b>	750.00	750.00	6,000.00	6,000.00	9,000.00	-
<b>CWE NSI</b>						-
Spectrum (Camera/Internet)	720.44		1,515.36			-
CWE NSI - Other	0.00	0.00	30,000.00	22,500.00	30,000.00	15,000.00
<b>Total CWE NSI</b>	<u>720.44</u>	<u>0.00</u>	<u>31,515.36</u>	<u>22,500.00</u>	<u>30,000.00</u>	<u>15,000.00</u>
<b>Thursday Security Patrols</b>	1,251.25	2,500.00	31,253.75	20,000.00	30,000.00	21,766.25
<b>Friday Security Patrols</b>	3,038.75	3,750.00	34,457.50	30,000.00	45,000.00	33,866.25
<b>Saturday Security Patrols</b>	2,983.75	3,750.00	31,178.13	30,000.00	45,000.00	28,283.75

The Grove Community Improvement District  
**Profit & Loss Budget Performance**  
 February 2019

	<u>Feb 19</u>	<u>Budget</u>	<u>Jul '18 - Feb 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Jul '17 - Feb 18</u>
Sunday Security Patrols	1,072.50	1,666.67	19,236.25	13,333.32	20,000.00	15,455.00
Other Security Patrols	0.00	2,916.67	2,316.88	23,333.32	35,000.00	16,156.25
Miscellaneous	0.00		15.81			
Public Parking Lot Fund (existi	0.00	250.00	0.00	2,000.00	3,000.00	
Public Pkg lot-Litter Control	750.00	290.00	5,400.00	2,320.00	3,480.00	
St Lighting Improvement-Elec	454.53	250.00	3,787.05	2,000.00	3,000.00	3,527.21
Reserve Funds	0.00	1,913.33	0.00	15,306.68	22,960.00	
<b>Total Security &amp; Public Safety</b>	<u>11,021.22</u>	<u>18,036.67</u>	<u>165,160.73</u>	<u>166,793.32</u>	<u>246,440.00</u>	<u>134,054.71</u>
Lighting Project Expense	0.00		0.00	99,360.00	99,360.00	
<b>Total Expense</b>	<u>17,072.80</u>	<u>27,736.66</u>	<u>295,317.60</u>	<u>391,003.36</u>	<u>520,700.00</u>	<u>263,539.67</u>
<b>Net Ordinary Income</b>	<u>22,677.49</u>	<u>-736.66</u>	<u>31,121.91</u>	<u>-26,893.36</u>	<u>-32,340.00</u>	<u>7,733.40</u>
<b>Other Income/Expense</b>						
<b>Other Income</b>						
Transfer In from Special Events	0.00		1,060.00			
<b>Total Other Income</b>	<u>0.00</u>		<u>1,060.00</u>			
<b>Other Expense</b>						
Transfer Out to Special Events	0.00		0.00			
<b>Total Other Expense</b>	<u>0.00</u>		<u>0.00</u>			
<b>Net Other Income</b>	<u>0.00</u>		<u>1,060.00</u>			
<b>Net Income</b>	<u><u>22,677.49</u></u>	<u><u>-736.66</u></u>	<u><u>32,181.91</u></u>	<u><u>-26,893.36</u></u>	<u><u>-32,340.00</u></u>	<u><u>7,733.40</u></u>