



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

**January 13<sup>th</sup> at 11:00 a.m.  
at 4512 Manchester Avenue  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on January 13<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 Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions
5. Committee Reports:
  - a. Safety and Security Committee
    - i. Campbell Security
  - b. Executive Committee
    - i. Board Seats
    - ii. CID Expansion
  - c. Finance Committee
  - d. Marketing Committee
  - e. Public Services Committee
  - f. Nominations Committee
6. Administrator's Report
  - a. Grove Sign/Ball Lights – Update
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: 1-9-20**

**Time: 11:30 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  
December 09, 2019 at 11:00 AM  
at 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** D. Bellon, T. Boldt, K. Kenter, P. Rothschild, G. Slay, J. Baumstark, B. Pratt, T. Telnikova

**Board Members Absent:** B. Phillips, C. Schloss, A. Barzantny

**Others in Attendance:** J. Whyte (NSI); K. Oberle and A. Graham (Park Central Development); L. Henson (Security Committee Member); Member of the public

**1. Call to Order:**

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

**2. Approval of November 11, 2019 Minutes:**

- a. J. Baumstark motioned to approve meeting minutes, T. Boldt seconded motion, all in favor—approved.

**3. Chairs Report & Announcement of the Order of Business:**

**4. Public Comments and Questions:** None

**5. Committee Reports:**

- a. Safety and Security Committee: J. Whyte presented the new proposed NSI contract. The NSI will no longer offer patrol management services to the Grove. NSI would still like to provide other services for the Grove by reviewing camera footage, managing cameras, providing a court advocate, etc. P. Rothschild noted that he would have liked to see more engagement from the Security Committee with the NSI in the RFP process.
- b. Executive Committee: CID Expansion- The Board members will start making calls to property owners to explain the CID and the expansion details. PCD has already sent mail packets to each property owner. K. Kenter requested that PCD reach out to remaining property owners that Board members did not volunteer to call. For the next meeting, the board members will strategize outreach to ensure success.
- c. Finance Committee: Entire board reviewed the financials as the Treasurer was not at the meeting to present them.
- d. Marketing Committee: K. Oberle noted that the committee will meet the following day to discuss the website.
- e. Public Service Committee: No updates.
- f. Nominations Committee: B. Phillips has resigned from the Executive Committee and Board, so there is a seat to fill and a new Treasurer will need to be decided on.

**6. Administrator's Report:**

- a. K. Oberle presented the Administrator's Report. Structures Inc. submitted renderings of new sign infrastructure. Ron Coleman will have liquor license information for the administration by end of day.

**7. Closed Session: This portion of the meeting is closed under Section 610.021, Subsection 12, RSMo, for the purpose of "(s)ealed bids...and sealed proposals...until a contract is executed" and Subsection 1, RSMo, for the purpose of "(l)egal actions, causes of action or litigation**

**involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.”**

- a. Roll call vote to enter closed session at 11:30 AM: P. Rothschild- yes, K. Kenter- yes, J. Baumstark- yes, D. Bellon- yes, G. Slay- yes, B. Pratt- yes, T. Bold- yes.
- b. Roll call vote to approve the Demand Letter with changed dates: P. Rothschild- yes, K. Kenter- yes, J. Baumstark- yes, D. Bellon- yes, G. Slay- yes, B. Pratt- yes, T. Bold- yes.
- c. Roll call vote to exit closed session at 11:56 AM: P. Rothschild- yes, K. Kenter- yes, J. Baumstark- yes, D. Bellon- yes, G. Slay- yes, B. Pratt- yes, T. Bold- yes.

**8. Other Business:**

**9. Adjournment:** Meeting adjourned at 12:26 PM.

DRAFT

**Grove CID**  
**Balance Sheet**  
As of December 31, 2019

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Bill.com Money Out Clearing	22,736.24
IndiHop (4467)	0.00
Operating (9310)	35,273.96
Reliance (4124)	962.00
Sales and Use Tax (0668)	201,811.26
Special Assessments (3269)	2,397.28
<b>Total Bank Accounts</b>	<b>\$ 263,180.74</b>
<b>Accounts Receivable</b>	
Accounts Receivable - SE	0.00
Other Accounts Receivable	1,041.00
Sales Tax Receivable	10,916.32
<b>Total Accounts Receivable</b>	<b>\$ 11,957.32</b>
<b>Other Current Assets</b>	
CID Assmt Rec CY14	943.00
CID Assmt Rec CY15	1,056.00
CID Assmt Rec CY16	1,257.00
CID Assmt Rec CY17	2,660.00
Due to From Special Events	6,787.46
Prepaid Expenses	2,848.00
Receivables	0.00
<b>Total Other Current Assets</b>	<b>\$ 15,551.46</b>
<b>Total Current Assets</b>	<b>\$ 290,689.52</b>
<b>Fixed Assets</b>	
Accum Depr - Furn & Equip	0.00
Accumulated Amort-Intangible As	-4,579.00
Construction in Process	0.00
Furniture and Equipment	0.00
Intangible Assets	4,579.00
<b>Total Fixed Assets</b>	<b>\$ 0.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 290,689.52</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	21,844.00
<b>Total Accounts Payable</b>	<b>\$ 21,844.00</b>
<b>Credit Cards</b>	
Reliance Credit Card	0.00

<b>Total Credit Cards</b>	<b>\$ 0.00</b>
<b>Other Current Liabilities</b>	
<b>Accrued Liabilities</b>	0.00
<b>Deferred Inflows of Resources</b>	6,957.00
<b>Unearned/Deferred Revenue</b>	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 6,957.00</b>
<b>Total Current Liabilities</b>	<b>\$ 28,801.00</b>
<b>Total Liabilities</b>	<b>\$ 28,801.00</b>
<b>Equity</b>	
<b>Fund Balance</b>	-11,121.00
<b>Opening Balance Equity</b>	5,619.50
<b>Retained Earnings*</b>	200,515.19
<b>Net Income</b>	66,874.83
<b>Total Equity</b>	<b>\$ 261,888.52</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 290,689.52</b>

Thursday, Jan 09, 2020 08:05:24 AM GMT-8 - Cash Basis

**Grove CID**  
**Budget vs. Actuals: FY\_2019\_2020 - FY20 P&L**  
31-Dec-19

	Dec Actual	Dec Budget	Jul -Dec Actual	Jul-Dec Budget	2019-2020 Budget
<b>Income</b>					
Encumbered Funds					0.00
WUMC Security Donation		5,416.67	9,750.00	32,500.02	65,000.00
<b>Total Encumbered Funds</b>	<b>\$ 0.00</b>	<b>\$ 5,416.67</b>	<b>\$ 9,750.00</b>	<b>\$ 32,500.02</b>	<b>\$ 65,000.00</b>
Other Types of Income					0.00
Miscellaneous Revenue			151.66		0.00
<b>Total Other Types of Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 151.66</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Receipts</b>					0.00
2015 Special Assessments			451.85		0.00
CID 1% Sales and Use Tax	39,827.90	20,500.00	161,154.84	123,000.00	246,000.00
Interest Earnings	34.52		762.13		0.00
Special Assessments	4,322.75	7,750.00	4,322.75	46,500.00	93,000.00
<b>Total Receipts</b>	<b>\$ 44,185.17</b>	<b>\$ 28,250.00</b>	<b>\$ 166,691.57</b>	<b>\$ 169,500.00</b>	<b>\$ 339,000.00</b>
<b>Total Income</b>	<b>\$ 44,185.17</b>	<b>\$ 33,666.67</b>	<b>\$ 176,593.23</b>	<b>\$ 202,000.02</b>	<b>\$ 404,000.00</b>
<b>Gross Profit</b>	<b>\$ 44,185.17</b>	<b>\$ 33,666.67</b>	<b>\$ 176,593.23</b>	<b>\$ 202,000.02</b>	<b>\$ 404,000.00</b>
<b>Expenses</b>					
Additional Parking Enhancements					
Public Park. Lot Litter Control*	650.00	650.00	5,525.00	3,900.00	7,800.00
Public Parking Mgmt-Jaruba		250.00	750.00	1,500.00	3,000.00
<b>Total Additional Parking Enhancements</b>	<b>\$ 650.00</b>	<b>\$ 900.00</b>	<b>\$ 6,275.00</b>	<b>\$ 5,400.00</b>	<b>\$ 10,800.00</b>
Administrative Support					0.00
Administration-Park Central*	440.95	3,750.00	20,440.40	22,500.00	45,000.00
Audit Services		833.33		4,999.98	10,000.00
Bank Fees and Charges	15.00		93.00		0.00
General Liability Insurance*		833.33	3,817.94	4,999.98	10,000.00
Legal Services*	279.00	250.00	1,132.90	1,500.00	3,000.00
Miscellaneous*			128.38		0.00
Postage		41.67		250.02	500.00
<b>Total Administrative Support</b>	<b>\$ 734.95</b>	<b>\$ 5,708.33</b>	<b>\$ 25,612.62</b>	<b>\$ 34,249.98</b>	<b>\$ 68,500.00</b>
Lighting Project Expense			2,100.00		
Marketing & Advertisement*			450.00		
Marketing & Special Events					
Advertising		333.33		1,999.98	4,000.00
Promotional Materials		125.00		750.00	1,500.00
Sponsorship Expense*	3,334.00	3,955.00	37,000.00	23,730.00	47,460.00
Website & Design Services	1,000.00	389.17	3,500.00	2,335.02	4,670.00
<b>Total Marketing &amp; Special Events</b>	<b>\$ 4,334.00</b>	<b>\$ 4,802.50</b>	<b>\$ 40,500.00</b>	<b>\$ 28,815.00</b>	<b>\$ 57,630.00</b>
Public Improvements					
Grove Entry Marker Electricity*	27.14	150.00	527.25	900.00	1,800.00

Grove Entry Markers R&M	6,730.00	350.00		2,100.00	4,200.00
Holiday Decorations	750.00	291.67		1,750.02	3,500.00
Other Public Improvements		405.83	3,800.60	2,434.98	4,870.00
<b>Total Public Improvements</b>	<b>\$ 7,507.14</b>	<b>\$ 1,197.50</b>	<b>\$ 4,327.85</b>	<b>\$ 7,185.00</b>	<b>\$ 14,370.00</b>
<b>Public Services</b>					
Landscaping*			4,000.00		
Litter Control*	1,925.00	1,950.00	8,075.00	11,700.00	23,400.00
Planter Watering		445.00		2,670.00	5,340.00
Weed Abatement*	125.00	125.00	1,050.00	750.00	1,500.00
<b>Total Public Services</b>	<b>\$ 2,050.00</b>	<b>\$ 2,520.00</b>	<b>\$ 13,125.00</b>	<b>\$ 15,120.00</b>	<b>\$ 30,240.00</b>
<b>Security &amp; Public Safety</b>					0.00
CWE NSI*		2,500.00	15,800.00	15,000.00	30,000.00
Spectrum (Camera/Internet)*	374.90	700.00	1,796.43	4,200.00	8,400.00
<b>Total CWE NSI*</b>	<b>\$ 374.90</b>	<b>\$ 3,200.00</b>	<b>\$ 17,596.43</b>	<b>\$ 19,200.00</b>	<b>\$ 38,400.00</b>
Friday Security Patrols*	2,583.75	5,607.60	22,405.00	33,645.60	67,291.25
Genetec Softward Maintenance	119.00	450.00		2,700.00	5,400.00
Hardware Replacement		666.67		4,000.02	8,000.00
Monthly Fee - Ford Explorer*	750.00	750.00	3,750.00	4,500.00	9,000.00
OT- Add'l Holdiays		755.63		4,533.78	9,067.50
Public Pkg lot-Litter Control*			650.00		
Saturday Security Patrols*	1,543.75	4,609.58	24,948.75	27,657.48	55,315.00
Service Hours		936.00		5,616.00	11,232.00
St Lighting Improvement-Elec*			2,277.16		
Sunday Security Patrols*	1,040.00	2,698.85	12,065.00	16,193.10	32,386.25
Thursday Security Patrols*	2,063.75	4,177.60	20,770.00	25,065.60	50,131.25
Tuesday Security Patrols			650.00		
Wednesday Security Patrols			260.00		
<b>Total Security &amp; Public Safety</b>	<b>\$ 8,475.15</b>	<b>\$ 23,851.93</b>	<b>\$ 105,372.34</b>	<b>\$ 143,111.58</b>	<b>\$ 286,223.25</b>
Unapplied Cash Bill Payment Expense	0.00		0.00		0.00
<b>Total Expenses</b>	<b>\$ 23,751.24</b>	<b>\$ 38,980.26</b>	<b>\$ 197,762.81</b>	<b>\$ 233,881.56</b>	<b>\$ 467,763.25</b>
<b>Net Operating Income</b>	<b>\$ 20,433.93</b>	<b>-\$ 5,313.59</b>	<b>-\$ 21,169.58</b>	<b>-\$ 31,881.54</b>	<b>-\$ 63,736.25</b>
<b>Net Income</b>	<b>\$ 20,433.93</b>	<b>-\$ 5,313.59</b>	<b>-\$ 21,169.58</b>	<b>-\$ 31,881.54</b>	<b>-\$ 63,763.25</b>

Thursday, Jan 09, 2020 08:09:32 AM GMT-8 - Cash Basis

# Grove CID

## Funds Transfer Detail

12/01/19 to 12/31/19

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
12/04/19	PROCESS DATE					
Dynamic Controls Inc	509086	39030113	11/12/19		\$ 119.00	Commerce *****9310
Flyover Comedy	1-2019	39031582	11/01/19		\$ 1,667.00	Commerce *****9310
Flyover Comedy	2-2019	39031582	11/03/19		\$ 1,667.00	Commerce *****9310
The City's Finest, LLC*	INV-2276	39066559	11/15/19		\$ 750.00	Commerce *****9310
The City's Finest, LLC*	INV-2290	39066559	11/15/19		\$ 7,231.25	Commerce *****9310
			Subtotal:		\$ 11,434.25	
12/09/19	PROCESS DATE					
A T Building	1259	016ZFQFIY199HGB	12/01/19		\$ 3,450.00	Commerce *****9310
			Subtotal:		\$ 3,450.00	
12/11/19	PROCESS DATE					
Engagetaste	November	39211874	12/01/19		\$ 1,000.00	Commerce *****9310
			Subtotal:		\$ 1,000.00	
12/16/19	PROCESS DATE					
Ameren Missouri-	405211.29.19		11/29/19		\$ 13.57	Commerce *****9310
Ameren Missouri-	451011.29.19		12/20/19		\$ 13.57	Commerce *****9310
Husch Blackwell	2790014		11/19/19		\$ 279.00	Commerce *****9310
Spectrum-formerly	0024300112519		12/12/19		\$ 374.90	Commerce *****9310
			Subtotal:		\$ 681.04	

Vendor Name	Invoice #	Disbursement #	Due Date	Foreign Amount	Amount (USD)	Bank Account
12/18/19	PROCESS DATE					



Park Central	#2019-12-9	016YBZMUF19MRGB	12/09/19	\$ 440.95	Commerce *****9310
Piros Signs	9234	39425300	11/06/19	\$ 4,630.00	Commerce *****9310
Structures Inc	S19-5782	39436101	10/31/19	\$ 2,100.00	Commerce *****9310
			Subtotal:	\$ 7,170.95	
12/23/19	PROCESS DATE				
CWE Neighborhood	3211	39634395	01/01/20	\$ 7,500.00	Commerce *****9310
			Subtotal:	\$ 7,500.00	
12/30/19	PROCESS DATE				
CWE Neighborhood	3211	Void	01/01/20	(\$ 7,500.00)	Commerce *****9310
			Subtotal:	(\$ 7,500.00)	
			<b>Total:</b>	<b>\$ 23,736.24</b>	