



BOARD OF DIRECTORS MONTHLY MEETING

TO BE HELD

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

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on February 11th, 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
 - d. Marketing Committee
 - e. Public Services Committee
 - f. Nominations Committee
 - g. Transportation Committee
6. Administrator's Report
 - a. Grove CID Businesses
 - b. Lighting Project
 - c. Good Neighbors Agreement
 - d. Assessment
 - e. 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: 2-7-2019

• **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
January 14, 2019 at 11:00 AM
At 4512 Manchester, St. Louis, MO 63110

Board Members Present: Kelly Kenter, Brian Pratt, Tom Boldt, Jack Baumstark, Don Bellon, Guy Slay, Brian Phillips

Board Members Absent: Austin Barzantny, Chip Schloss, Mike Feulner, Pete Rothschild

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

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:00 AM

2. Approval of December 10, 2018 Minutes:

- a. J. Baumstark motioned to approve the December 10, 2018 Minutes. T. Boldt second the motion. All in favor, motion passes.

3. Chairs Report: None

4. Public Comments and Questions:

Vincent Chevring is the President of the Neighborhood Association Board, just wanted to come by to see what's going on.

Stefan Teichert, resident of the Southwest Garden Neighborhood. Wanted to raise the issue of the LED light bulbs. He drives on Manchester and the lights are obnoxiously bright and hard to see wanted to raise that as a concern.

D. Bellon responded that he spoke with the person we purchased the lights with and was going to see if there could be a dimmer or shield placed on the lights.

5. Committee Reports:

a. Safety and Security Committee

J. Whyte presented the December security and crime statistics report for the FPSE Neighborhood. Total Crime is down 9.3%, total person crime is up 60.5% and total property crime is down 24.3%.

J. Whyte announced most of the cameras are mounted and they are recording. Working on getting Charter connections to be able to view. There were some issues with the size of cabinets that stores recording equipment but has been resolved. Will be meeting with Reliance Bank as a potential site.

J. Whyte presented the signs that will go up throughout the Grove to show that there are cameras in the area to be placed on Manchester and on side streets coming into the Grove. The signs cost \$29 per sign. The City will not allow the signs to be installed on the streets. Suggestion to ask store owners to place signs in their windows.

J. Baumstark made a motion to purchase twenty (20) signs at \$29 each. Locations to be determined based on recommendations from Captain Deeba. D. Bellon second. 6-1-0

J. Baumstark is asking to add blue lights to the cameras. J. Whyte will look into the cost and bring to the next Grove meeting.

R. Betts gave an update for TCF. The Ford SUV is being used every shift. They have added a Dodge Charger to vehicle patrols. As of December, the patrol cost is under budget.

J. Whyte and R. Betts are suggesting having three patrol officers on a shift on certain event days: New Year's Eve, Mardi Gras, St. Patrick's Day, Pride Fest, Grove Fest and Halloween.

J. Baumstark motioned to add extra patrols (three officers to a shift) on New Year's Eve, Mardi Gras, St. Patrick's Day, Pride Fest, Grove Fest and Halloween.

G. Slay second. All approved, motion passes.

K. Kenter asked that TCF's contract be amended to show dates and additional patrols.

b. Executive Committee - None

c. Finance Committee:

i. B. Phillips read the financial reports.

Questions asked about line items for bank fees and litter control. Park Central will follow up.

d. Marketing Committee: - A. Johnson stated she is trying to contact all the marketing committee to see if they are still interested. No responses.

e. Public Service Committee: - None

f. Nominations Committee: - None

g. Transportation Committee:

i. A. Johnson stated that we are still in negotiations concerning the Chroma Lot. The goal is to re-think the transportation options of people coming to and from the Grove.

ii. T. Boldt mentioned that in the Safety and Security meeting it was discussed of the issues with congestion from Uber and Lyft dropping off and picking up. Maybe there's an opportunity to develop a lane or place for drop off and pick up.

iii. K. Kenter asked about the Chroma negotiations, if there cost issues to bring it to the Executive Board for discussion. T. Boldt asked we lost the Family Health Care lot for parking? A. Johnson stated that the Kelly Spencer, owner of a new business, coming into the Grove is working on a deal the Family Health Care lot.

6. Administrator's Report:

i. New business coming to the Grove: Seoul Taco at Chroma and Sultan Mediterranean Cuisine opened on January 12, 2019. Sweetfix has officially closed.

ii. The lighting project is 75% completed.

- iii. Good Neighbor Agreement – A. Johnson stated that during her visits to the businesses, that the responses is that it was overlooked.
- iv. MODOT is asking survey feedback on the crosswalk updates. Metro is also seeking feedback on changes to the bus route changes moving from Tower Grove to Boyle.
- v. A. Johnson is working with the attorney on the renewal of special assessments and the annual report has been sent out.

7. Other Business:

- a. K. Kenter asked if anyone can give an update with the Ronald McDonald House and the Preservation board not approving the demolition of the church. The Preservation board is asking the Ronald McDonald House developers to come back with a full development plan.

8. Adjournment:

- a. B. Pratt motion to adjourn at 11:50 AM. T. Boldt second. Motion passes, meeting adjourned.

The Grove Community Improvement District

Notes to January 31, 2019 Financial Reports

- 1
January bank statements are not yet available. These financial reports include all deposits and checks through January 31, except for any electronic deposits or payments. Those will be entered when the bank statements are reconciled.
- 2
All audit adjustments for prior years through 6/30/17 have been recorded on the internal books for The Grove CID. The auditors are working on the 6/30/18 audit at this time.
- 3
The Balance Sheet includes \$2,646 in Other Accounts Receivable. This is from a 6/30/17 adjustment to record accrued parking lot revenue at the end of the fiscal year. The auditors are reviewing 6/30/18 now, and will adjust this amount again as a result.
- 4
The Balance Sheet also includes \$8,156 Deferred Inflow of Resources. This was also from a 6/30/17 adjustment by the auditors. The auditors are reviewing 6/30/18 now, so this amount will likely be adjusted when the audit is finalized.

The Grove Community Improvement District
Balance Sheet
As of January 31, 2019

	<u>Jan 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Reliance (4124)	570.00
Operating (9310)	99,072.17
Sales and Use Tax (0668)	130,384.67
Special Assessments (3269)	4,779.13
Total Checking/Savings	<u>234,805.97</u>
Accounts Receivable	
Other Accounts Receivable	2,646.00
Total Accounts Receivable	<u>2,646.00</u>
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	(25,204.31)
Due to From Special Events	60.46
Prepaid Expenses	709.00
Total Other Current Assets	<u>(19,754.85)</u>
Total Current Assets	217,697.12
Fixed Assets	
Accumulated Amort-Intangible As	(4,579.00)
Intangible Assets	11,775.00
Total Fixed Assets	<u>7,196.00</u>
TOTAL ASSETS	<u><u>224,893.12</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Inflows of Resources	8,156.00
Total Other Current Liabilities	<u>8,156.00</u>
Total Current Liabilities	<u>8,156.00</u>
Total Liabilities	8,156.00
Equity	
Retained Earnings	221,883.37
Net Income	(5,146.25)
Total Equity	<u>216,737.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>224,893.12</u></u>

The Grove Community Improvement District
Profit & Loss Budget Performance
January 2019

	Jan 19	Budget	Jul '18 - Jan 19	YTD Budget	Annual Budget	Prior Year '17 - Jan 18
Ordinary Income/Expense						
Income						
Parking Lot Revenue	0.00		1,041.00	0.00	0.00	2,646.00
Receipts						
Special Assessments	63,391.31	7,333.33	87,505.23	51,333.35	88,000.00	87,006.44
2016 Special Assessments						838.45
2015 Special Assessments						1,412.27
2014 Special Assessments						390.89
CID 1% Sales and Use Tax	22,172.16	19,666.67	148,977.82	137,666.65	236,000.00	115,449.24
Donations						
Security & Public Safety	0.00	16,250.00	22,750.00	48,750.00	65,000.00	22,750.00
Total Donations	0.00	16,250.00	22,750.00	48,750.00	65,000.00	22,750.00
Interest Earnings	0.00		131.26			126.97
Total Receipts	85,563.47	43,250.00	259,364.31	237,750.00	389,000.00	227,974.26
Deferred Revenue						
Lighting Project	0.00		0.00	99,360.00	99,360.00	0.00
Total Deferred Revenue	0.00		0.00	99,360.00	99,360.00	0.00
Total Income	85,563.47	43,250.00	260,405.31	337,110.00	488,360.00	230,620.26
Gross Profit	85,563.47	43,250.00	260,405.31	337,110.00	488,360.00	230,620.26
Expense						
Additional Parking Enhancements						
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
Total Additional Parking Enhancements	0.00		4,800.00	0.00	0.00	9,300.00
Administrative Support						
Administration-Park Central	13,750.00	11,250.00	36,250.00	33,750.00	45,000.00	33,750.32
General Liability Insurance	2,282.00	833.33	6,748.80	5,833.35	10,000.00	3,275.59
Bank Fees and Charges	0.00		101.00			91.98
Audit Services	0.00		6,000.00	10,000.00	10,000.00	5,000.00
Directors & Officers Insurance						2,009.00
Legal Services	0.00	250.00	3,227.85	1,750.00	3,000.00	820.10
Office Supplies	0.00	20.83	1,036.09	145.85	250.00	214.69
Postage	0.00	20.83	0.00	145.85	250.00	147.00
Total Administrative Support	16,032.00	12,374.99	53,363.74	51,625.05	68,500.00	45,308.68
Public Services						
Litter Control	3,050.00	2,000.00	16,658.00	14,000.00	24,000.00	12,107.30
Landscaping	0.00	750.00	5,200.00	5,250.00	9,000.00	4,465.00
Weed Abatement	0.00	125.00	1,400.00	875.00	1,500.00	1,075.00
Total Public Services	3,050.00	2,875.00	23,258.00	20,125.00	34,500.00	17,647.30
Marketing & Special Events						
Sponsorship Expense	0.00	0.00	24,727.50	0.00	0.00	0.00
Advertising	0.00	333.33	469.92	2,333.35	4,000.00	1,707.28
Professional Services						200.00
Promotional Materials	0.00	276.67	0.00	1,936.65	3,320.00	0.00
Website & Design Services	0.00	200.00	0.00	1,400.00	2,400.00	2,400.00
Special Events						
Flyover Comedy Festival	0.00		1,653.30			3,000.00
Manchester Bike Bash	0.00		3,000.00			1,000.00
FPSE-GroveFest 2017						30,233.28
The Grove Criterium	0.00		3,000.00			2,000.00
Event Management						1,350.00
Special Events - Other	0.00	3,780.00	3,000.00	26,460.00	45,360.00	0.00
Total Special Events	0.00	3,780.00	10,653.30	26,460.00	45,360.00	37,583.28
Total Marketing & Special Events	0.00	4,590.00	35,850.72	32,130.00	55,080.00	41,890.56

The Grove Community Improvement District
Profit & Loss Budget Performance
January 2019

	Jan 19	Budget	Jul '18 - Jan 19	YTD Budget	Annual Budget	Prior Year '17 - Jan 18
Public Improvements						
Holiday Decorations	750.00		3,308.39	3,500.00	3,500.00	2,891.54
Grove Entry Marker Electricity	190.60	150.00	1,092.45	1,050.00	1,800.00	720.52
Grove Entry Markers R&M	0.00	150.00	0.00	1,050.00	1,800.00	0.00
Trash Cans & Bike Racks						2,663.83
Other Public Improvements	0.00	810.00	300.00	5,670.00	9,720.00	2,600.00
Total Public Improvements	940.60	1,110.00	4,700.84	11,270.00	16,820.00	8,875.89
Security & Public Safety						
Monthly Fee - Ford Explorer	0.00	750.00	4,500.00	5,250.00	9,000.00	0.00
CWE NSI						
Spectrum (Camera/Internet)	794.92		794.92			
CWE NSI - Other	7,500.00	7,500.00	30,000.00	22,500.00	30,000.00	
Total CWE NSI	8,294.92	7,500.00	30,794.92	22,500.00	30,000.00	15,000.00
Thursday Security Patrols	2,997.50	2,500.00	26,592.50	17,500.00	30,000.00	17,998.75
Friday Security Patrols	962.50	3,750.00	28,256.25	26,250.00	45,000.00	29,150.00
Saturday Security Patrols	2,131.25	3,750.00	26,530.63	26,250.00	45,000.00	24,117.50
Sunday Security Patrols	1,471.25	1,666.67	16,898.75	11,666.65	20,000.00	12,760.00
Other Security Patrols	935.63	2,916.67	3,066.88	20,416.65	35,000.00	16,156.25
Miscellaneous	0.00		15.81			0.00
Public Parking Lot Fund (existi	0.00	250.00	0.00	1,750.00	3,000.00	3,900.00
Public Pkg lot-Litter Control	1,500.00	290.00	4,650.00	2,030.00	3,480.00	0.00
St Lighting Improvement-Elec	452.10	250.00	3,332.52	1,750.00	3,000.00	3,080.84
Reserve Funds	0.00	1,913.33	0.00	13,393.35	22,960.00	0.00
Total Security & Public Safety	18,745.15	25,536.67	144,638.26	148,756.65	246,440.00	122,163.34
Lighting Project Expense-Expense was recorded in FYE 6/30/18 per auditors	0.00		0.00	99,360.00	99,360.00	0.00
Total Expense	38,767.75	46,486.66	266,611.56	363,266.70	520,700.00	241,285.77
Net Ordinary Income	46,795.72	(3,236.66)	(6,206.25)	(26,156.70)	(32,340.00)	-10,665.51
Other Income/Expense						
Other Income						
Transfer In from Special Events	0.00		1,060.00			
Total Other Income	0.00		1,060.00			
Net Other Income	0.00		1,060.00			
Net Income	46,795.72	(3,236.66)	(5,146.25)	(26,156.70)	(32,340.00)	-10,665.51