



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

**October 14th, 2019 at 11:00 a.m.  
at 4512 Manchester Avenue  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on October 14<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
  - d. Marketing Committee
    - i. Billy Thompson recommendation
    - ii. Website
  - e. Public Services Committee
  - f. Nominations Committee
    - i. Brian Pratt, Secretary
    - ii. Tatyana Telnikova, Board of Directors
6. Administrator's Report
  - a. Grove Sign/Ball Lights – Update
  - b. City and State Annual Report
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: 10-10-2019**

**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  
September 9, 2019 at 11:00 AM  
at 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** D. Bellon, T. Boldt, K. Kenter, B. Phillips, P. Rothschild, C. Schloss, G. Slay

**Board Members Absent:** A. Barzantny, J. Baumstark, B. Pratt

**Others in Attendance:** T. Telnikova (Marketing committee); J. Whyte (NSI); A. Johnson, K. Oberle, and A. Graham (Park Central Development)

**1. Call to Order:**

- a. K. Kenter called the meeting to order at 11:10 AM.

**2. Approval of August 12, 2019 Minutes:**

- a. T. Boldt motioned to approve the August 12, 2019 Minutes. B. Phillips seconded the motion. All in favor, motion passes.

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

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

**5. Committee Reports:**

- a. Safety and Security Committee

- i. Central West End Neighborhood Security Initiative

- A. Safety and Security Report: Total crime is up 21% largely on account of 22 more larcenies YTD. Person crime is down 44%. J. Whyte will contact Ron Coleman to address the sidewalk near Sarah and Manchester that is obstructed by construction fencing.

- b. Executive Committee:

- i. The City's Finest and the NSI are preparing for Grove Fest. The committee discussed possible expansion and executed the marketing contract with EngageTaste.

- c. Finance Committee:

- i. B. Phillips reviewed the financials.
  - ii. B. Phillips motioned to approve the annual financial report for the city and state. T. Boldt seconded the motion. All in favor, motion passes.

- d. Marketing Committee: G. Slay reported that meetings are productive. T. Telnikova mentioned additional events upcoming in the district, including a trick-or-treat event on Halloween.

- e. Public Service Committee: There will be a meeting tomorrow.

- f. Nominations Committee:

- i. Resignation: A. Johnson reported that Bob Puricelli resigned from the Safety and Security Committee and Andy Printy resigned from the Marketing Committee.
  - ii. The committee recommended K. Spencer for appointment to the Board. D. Bellon motioned to send the review back to committee. G. Slay seconded the

motion. K. Kenter abstained, and T. Boldt and B. Phillips voted against the motion. All others approved – motion passes.

**6. Administrator's Report:**

- a. Grove Sign/Ball Lights – Update: A. Johnson updated the board on the ball lights and signs. The lights have been repaired. Engineers are investigating structural concerns on the eastern sign posts.

**7. Other Business:** None.

**8. Adjournment:** Meeting adjourned at 11:36 AM.

DRAFT

## **The Grove Community Improvement District**

### **Notes to September 30, 2019 Financial Reports**

1

September bank statements are not yet available. These financial reports include all deposits and checks through September 30, 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.

**Grove CID**  
**Balance Sheet**  
As of September 30, 2019

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Bill.com Money Out Clearing	0.00
Operating (9310)	80,136.94
Reliance (4124)	962.00
Sales and Use Tax (0668)	162,975.93
Special Assessments (3269)	2,412.28
<b>Total Bank Accounts</b>	<b>\$ 246,487.15</b>
<b>Accounts Receivable</b>	
Accounts Receivable - SE	0.00
Other Accounts Receivable	2,646.00
Sales Tax Receivable	10,916.32
<b>Total Accounts Receivable</b>	<b>\$ 13,562.32</b>
<b>Other Current Assets</b>	
CID Assmt Rec CY14	1,052.00
CID Assmt Rec CY15	2,490.00
CID Assmt Rec CY16	1,968.00
CID Assmt Rec CY17	222.00
Due to From Special Events	60.46
Prepaid Expenses	709.00
Receivables	0.00
<b>Total Other Current Assets</b>	<b>\$ 6,501.46</b>
<b>Total Current Assets</b>	<b>\$ 266,550.93</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	11,775.00
<b>Total Fixed Assets</b>	<b>\$ 7,196.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 273,746.93</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$ 0.00</b>
<b>Credit Cards</b>	
Reliance Credit Card	0.00
<b>Total Credit Cards</b>	<b>\$ 0.00</b>
<b>Other Current Liabilities</b>	

Accrued Liabilities	0.00
Deferred Inflows of Resources	8,156.00
Unearned/Deferred Revenue	0.00
<b>Total Other Current Liabilities</b>	<b>\$ 8,156.00</b>
<b>Total Current Liabilities</b>	<b>\$ 8,156.00</b>
<b>Total Liabilities</b>	<b>\$ 8,156.00</b>
<b>Equity</b>	
Opening Balance Equity	5,619.50
Retained Earnings*	223,869.19
Net Income	36,102.24
<b>Total Equity</b>	<b>\$ 265,590.93</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 273,746.93</b>

Thursday, Oct 10, 2019 08:57:02 AM GMT-7 - Cash Basis

**Grove CID**  
**Budget vs. Actuals: FY\_2019\_2020 - FY20 P&L**  
 July 2019 - June 2020

	Total			
	Sept Actual	Sept Budget	Actual	Budget
<b>Income</b>				
<b>Encumbered Funds</b>				
WUMC Security Donation		5,416.67	9,750.00	65,000.00
<b>Total Encumbered Funds</b>	<b>\$ 0.00</b>	<b>\$ 5,416.67</b>	<b>\$ 9,750.00</b>	<b>\$ 65,000.00</b>
<b>Other Types of Income</b>				
Miscellaneous Revenue	151.66		151.66	
<b>Total Other Types of Income</b>	<b>\$ 151.66</b>	<b>\$ 0.00</b>	<b>\$ 151.66</b>	<b>\$ 0.00</b>
<b>Receipts</b>				
2015 Special Assessments			451.85	
CID 1% Sales and Use Tax	37,695.52	20,500.00	99,206.92	246,000.00
Interest Earnings	591.12		671.37	
Special Assessments		7,750.00		93,000.00
<b>Total Receipts</b>	<b>\$ 38,286.64</b>	<b>\$ 28,250.00</b>	<b>\$ 100,330.14</b>	<b>\$ 339,000.00</b>
<b>Total Income</b>	<b>\$ 38,438.30</b>	<b>\$ 33,666.67</b>	<b>\$ 110,231.80</b>	<b>\$ 404,000.00</b>
<b>Gross Profit</b>	<b>\$ 38,438.30</b>	<b>\$ 33,666.67</b>	<b>\$ 110,231.80</b>	<b>\$ 404,000.00</b>
<b>Expenses</b>				
<b>Additional Parking Enhancements</b>				
Public Park. Lot Litter Control*	650.00	650.00	2,300.00	7,800.00
Public Parking Mgmt-Jaruba	750.00	250.00	750.00	3,000.00
<b>Total Additional Parking Enhancements</b>	<b>\$ 1,400.00</b>	<b>\$ 900.00</b>	<b>\$ 3,050.00</b>	<b>\$ 10,800.00</b>
<b>Administrative Support</b>				
Administration-Park Central*	8,750.00	3,750.00	20,440.40	45,000.00
Audit Services		833.33		10,000.00
Bank Fees and Charges	15.00		48.00	
General Liability Insurance*	763.58	833.33	2,290.74	10,000.00
Legal Services*		250.00	1,015.00	3,000.00
Postage		41.67		500.00
<b>Total Administrative Support</b>	<b>\$ 9,528.58</b>	<b>\$ 5,708.33</b>	<b>\$ 23,794.14</b>	<b>\$ 68,500.00</b>
<b>Lighting Project Expense</b>				
Marketing & Advertisement*	450.00		450.00	
<b>Marketing &amp; Special Events</b>				
Advertising		333.33		4,000.00
Promotional Materials		125.00		1,500.00
Sponsorship Expense*	20,000.00	3,955.00	27,000.00	47,460.00
Website & Design Services		389.17		4,670.00
<b>Total Marketing &amp; Special Events</b>	<b>\$ 20,000.00</b>	<b>\$ 4,802.50</b>	<b>\$ 27,000.00</b>	<b>\$ 57,630.00</b>
<b>Public Improvements</b>				
Grove Entry Marker Electricity*	150.24	150.00	253.24	1,800.00
Grove Entry Markers R&M		350.00		4,200.00
Holiday Decorations		291.67		3,500.00

Other Public Improvements		405.83		3,800.60		4,870.00
<b>Total Public Improvements</b>	<b>\$</b>	<b>150.24</b>	<b>\$</b>	<b>1,197.50</b>	<b>\$</b>	<b>4,053.84</b>
<b>Public Services</b>						
Landscaping*		4,000.00		4,000.00		
Litter Control*		1,925.00	1,950.00	6,100.00		23,400.00
Planter Watering			445.00			5,340.00
Weed Abatement*		350.00	125.00	700.00		1,500.00
<b>Total Public Services</b>	<b>\$</b>	<b>6,275.00</b>	<b>\$</b>	<b>2,520.00</b>	<b>\$</b>	<b>10,800.00</b>
<b>Security &amp; Public Safety</b>						
CWE NSI*		800.00	2,500.00	8,300.00		30,000.00
Spectrum (Camera/Internet)*		236.98	700.00	899.76		8,400.00
<b>Total CWE NSI*</b>	<b>\$</b>	<b>1,036.98</b>	<b>\$</b>	<b>3,200.00</b>	<b>\$</b>	<b>9,199.76</b>
Friday Security Patrols*		6,175.00	5,607.60	15,612.50		67,291.25
Genetec Softward Maintenance			450.00			5,400.00
Hardware Replacement			666.67			8,000.00
Monthly Fee - Ford Explorer*		750.00	750.00	3,000.00		9,000.00
OT- Add'l Holdiays			755.63			9,067.50
Public Pkg lot-Litter Control*				650.00		
Saturday Security Patrols*		5,086.25	4,609.58	17,863.75		55,315.00
Service Hours			936.00			11,232.00
St Lighting Improvement-Elec*		413.53		1,457.40		
Sunday Security Patrols*		2,372.50	2,698.85	7,157.50		32,386.25
Thursday Security Patrols*		4,403.75	4,177.60	12,141.25		50,131.25
Tuesday Security Patrols		650.00		650.00		
Wednesday Security Patrols		260.00		260.00		
<b>Total Security &amp; Public Safety</b>	<b>\$</b>	<b>21,148.01</b>	<b>\$</b>	<b>23,851.93</b>	<b>\$</b>	<b>67,992.16</b>
<b>Unapplied Cash Bill Payment Expense</b>		0.00		0.00		
<b>Total Expenses</b>	<b>\$</b>	<b>58,951.83</b>	<b>\$</b>	<b>38,980.26</b>	<b>\$</b>	<b>137,140.14</b>
<b>Net Operating Income</b>	<b>-\$</b>	<b>20,513.53</b>	<b>-\$</b>	<b>5,313.59</b>	<b>-\$</b>	<b>26,908.34</b>
<b>Net Income</b>	<b>-\$</b>	<b>20,513.53</b>	<b>-\$</b>	<b>5,313.59</b>	<b>-\$</b>	<b>26,908.34</b>

Thursday, Oct 10, 2019 09:04:25 AM GMT-7 - Cash Basis





			Subtotal:	\$ 31,272.50		
09/23/19	PROCESS DATE					
Jaruba Corporation	9162019	36999106	10/01/19	\$ 750.00	Commerce *****9310	stp01EVESRTWNA1vtp7k
The City's Finest, LLC*	INV-2168	37004002	09/15/19	\$ 750.00	Commerce *****9310	stp01IUQUYHOVK1vtp5m
			Subtotal:	\$ 1,500.00		
			<b>Total:</b>	<b>\$ 58,936.83</b>		



## The Grove CID Marketing Committee Application

The Grove Community Improvement District Marketing Committee is charged with advising the Grove CID Board of Directors on ways to better market the Grove CID.

Name: Billy Thompson      Date: 3/6/19

Address: 4440 Arco Avenue

Email: tropstl@outlook.com

Telephone: 417-259-0217

Business Owner yes      Resident yes

If yes to business owner, what business? Tropical Liqueurs

Briefly describe your marketing experience.

I bought my first business at the age of 26, two residential care facilities. Since then, I have also been the COO a non-profit, The Little Bit Foundation, and opened Tropical Liqueurs. Marketing is integral to every small business or burgeoning community, and as an entrepreneur for nearly 20 years, marketing is a part of every decision and essential to grow a brand. Specifically, I oversaw all marketing activities for the previously mentioned businesses. I would say my particular strengths are defining a brand, monitoring to maintain said brand and crafting strategy.

What do you feel (if anything) has been lacking with the marketing of the Grove district in the past?

The marketing committee did several activities well. Namely, one-off activities, such as getting the murals throughout The Grove. However, the one element that was missing on the committee, and we were finally working towards, was crafting an overall strategy that included the overall growth plans for the neighborhood. This is where the committee was left, to the best of my knowledge. I'd eagerly help restart the committee and continue to help our neighborhood flourish.

Disclaimer: The submission of this application does not guarantee you will be selected for the Committee Board.

Why are you interested in the Grove CID joining the Marketing Committee?

As both a business owner and a resident of The Grove, I am extremely invested in it flourishing. In fact, I have been a patron of The Grove for nearly fifteen years, and have been witness to the positive changes that have taken place. I hope to add my skill sets to the committee, to continue this growth!

Signature: Billy Thompson      Date: 3/6/19

YOUR COMPLETED APPLICATION MAY BE SUBMITTED BY EMAIL TO:  
Ashley Johnson (District Administrator) [ashley@pcd-stl.org](mailto:ashley@pcd-stl.org)  
Or dropped off to Park Central development, 4512 Manchester Ave, St. Louis, MO 63110

Disclaimer: The submission of this application does not guarantee you will be selected for the Committee Board.