



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

**June 8, 2020 at 11:00 a.m.
at 4512 Manchester Avenue
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

Please Note: Due to COVID-19, physical access to the general Board meeting by the public will be closed and replaced by Zoom Conference.

Please sign in at <https://zoom.us/j/96296779672> (Meeting ID: 962 9677 9672) or call by phone at 1-312-626-6799.

TAKE NOTICE that on June 8th, 2020 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. 2nd District (Sgt. Duke)
 - ii. Campbell Security (Chris Saracino)
 - iii. Free2Grow Proposal
 - b. Executive Committee
 - c. Finance Committee
 - i. Finance Report
 - ii. Washington University Grant
 - d. Marketing Committee
 - e. Public Services Committee
 - i. Grove Sign Support RFP
 - f. Nominations Committee
6. Administrator's Report
 - a. Special Assessment & Expansion
 - i. Changes to CIDs
 - b. Contracts expiring
 - i. ATBM
 - ii. Drury
 - iii. Park Central
 - c. Board Slate Update
7. Other Business
 - a. COVID-19 Revenue Impact Planning- Good for the Grove Request

• The Grove Community Improvement District •

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

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



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: 6-4-2020
Time: 5:00 PM

• **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
May 11th, 2020 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110
via Zoom Conference Call

Board Members Present: K. Kenter, T. Boldt, D. Bellon, P. Rothschild, G. Slay, J. Baumstark, J. Oliver, T. Telnikova, S. Myers

Board Members Absent: C. Schloss, F. Mohammad

Others in Attendance: Chris Saracino (Campbell Security); Sgt. Adam Duke (2nd District); Mitch Meyers (BeLeaf Dispensary); A. Abdullah and A. Graham (Park Central Development)

1. Call to Order:

- a. K. Kenter called the meeting to order at 11:02 AM.

2. Approval of April 13th, 2020 Minutes:

- a. T. Boldt motioned to approve the April 13, 2020 meeting minutes. D. Bellon seconded the motion. All in favor—approved.

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

4. Public Comments and Questions:

- a. Mitch Meyers presented plans for BeLeaf, a medical marijuana facility that will be coming to the Grove this year.

5. Committee Reports:

a. Safety and Security Committee-

- i. Sgt. Duke presented an overview of the crime reports. The Board requests that he gets a list of everyone on the Safety and Security Committee to get the reports in advance.
- ii. C. Saracino presented the patrol reports.
- iii. K. Kenter presented an update on obtaining security management. The Executive Committee reviewed the RFP and it will go out in one day.

b. Executive Committee:

- i. K. Kenter presented an overview of the Executive Committee meeting. They would like to support the Public Service Committee and the Nominations Committee in their requests.

c. Finance Committee:

- i. K. Kenter presented the financial reports. Because it does not look like the sales tax has decreased very much, the Board would like Park Central to look into breaking down the tax by industry.

d. Marketing Committee:

- i. G. Slay presented an update for the Marketing Committee. They have suspended service with Engage Taste for the time being. G. Slay motions to carry over the remaining Marketing budget of \$9,700 from FY 2018-2019 to FY 2019-2020 and

onward to FY 2020-2021. T. Telnikova seconds the motion. All in favor—approved.

e. Public Service Committee:

- i. K. Kenter presented the Public Service Committee update. The Grove Sign Support RFP is out and will be voted on in June.
- ii. The Committee would like to continue landscaping in the planters as usual. D. Bellon motions to have the planters filled with flowers. G. Slay seconds the motion. All in favor—approved.

f. Nominations Committee:

- i. T. Boldt presented the proposed Board and Committee slates. The Board members would remain the same, extending all expiring terms. Chad Fox, Fahime Mohammad, and Antonio French (pending application) would be added to the Safety and Security Committee. Joel Oliver and Kurt Bellon would be added to the Public Services Committee. Kelly Kenter would be added to the Nominations Committee. The Executive and Finance Committee will include Kelly Kenter (Chair), Jack Baumstark (Vice-Chair), Tom Boldt (Treasurer), Chip Schloss (Secretary), and Pete Rothschild.
- ii. D. Bellon motions to approve the slates as presented. G. Slay seconds the motion. All in favor- motion approved.

6. Administrator's Report: A. Graham presented the Administrator's Report.

- a. Special Assessment- The lawyer is currently working on it.
- b. Contracts expiring in June- ATBM, Drury, and Park Central all have contracts expiring in June. They have all been contacted and will have updated contracts for the next meeting.
- c. Ball Lights- The ball lights are in the process of being connected to wifi- Urban Chestnut has agreed to the use of their connection. Zimmerman is scheduled to do an inspection.

7. Other Business:

- a. COVID-19 Planning
 - i. T. Telnikova expressed the need for support and/or guidance from the CID to the businesses.
 - ii. K. Kenter and G. Slay both expressed the willingness of the group to provide some support with direct requests. They encourage the business owners to get together to come up with some specific ideas in how the CID can help.
- b. Washington University Security Grant
 - i. K. Kenter updated the group on the Washington University Security Grant. It has not been paid this year and the Executive Committee has requested PCD contact Brian Phillips for a clear understanding.

8. Adjournment: Meeting adjourned at 11:58 AM.



Grove Community Improvement District (CID)

Comprehensive Security Proposal



About us

Free-2-Grow is a Veteran Owned Small Business that specializes in outsourced office systems and management solutions --

- ✓ *Vendor management*
- ✓ *Security officer scheduling and tracking*
- ✓ *Bookkeeping, invoicing, auditing*
- ✓ *Activity Reporting*

Key Staff

Charlie Felker: Co-Founder

Nathan Keller: Co-Founder

Lindsey D'Angelo: Lead Office Manager

Tina Seidel: Bookkeeper/Controller



Objectives

Free-2-Grow -- in conjunction with the Grove CID and Campbell Security Group -- establishes and manages processes and procedures for ensuring contractual compliance as it relates to Campbell Security Groups obligation to the CID and the Grove. Free-2-Grow leverages existing staff and will integrate "Security Specific" customer relationship management system and tracking software to ensure contractual standards for patrol scheduling, tracking and invoicing are adhered to.





Schedule & Confirm Weekly Patrols



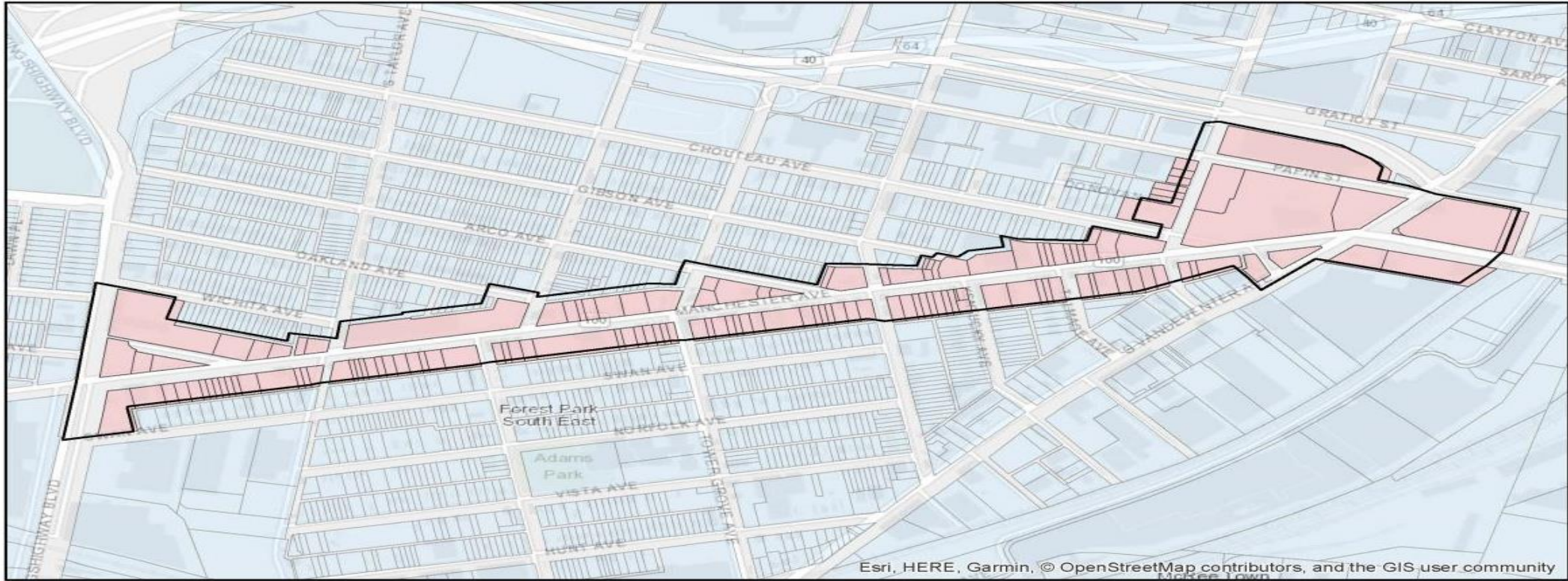
The screenshot shows the Guardso Scheduler interface. The top navigation bar includes a 'G' logo, 'Activity', and settings icons. The breadcrumb trail is 'Dashboard / Scheduler / Scheduling'. Below the breadcrumb is a 'Filters' section with a summary of counts: 108 Vacant, 18 Publish, 14 Unpublish, 9 Confirmed, 9 Unconfirmed, 6 Open, and 1 PTO. Action buttons for 'Publish/Unpublish', 'Print', and 'Export' are visible. The main area is a calendar for July 2018, showing a grid of days with shift assignments. The shifts are labeled 'Testing Shift Shift' and 'myshift'. A blue oval highlights the 'Dispatcher' menu item in the left sidebar.

- Free-2-Grow will coordinate weekly with Campbell Security to schedule & confirm weekly patrols
- Every Monday, Free-2-Grow will receive a detailed patrol roster from Campbell Security. Free-2-Grow will upload the upcoming weekly guard roster & schedule into the Guardso Security Guard Management System.
- During the onboarding process, all secondary security officers will be trained on the Guardso system to include the scheduling system (ex. How to access and view all upcoming schedules, confirming schedules, etc.)
- During the week, Free-2-Grow will coordinate directly with Campbell Security for any changes to the roster
- Free-2-Grow will make necessary adjustments when needed and when directed by Grove CID Board of Directors



Plan & Coordinate Patrol Tours

The Grove Community Improvement District



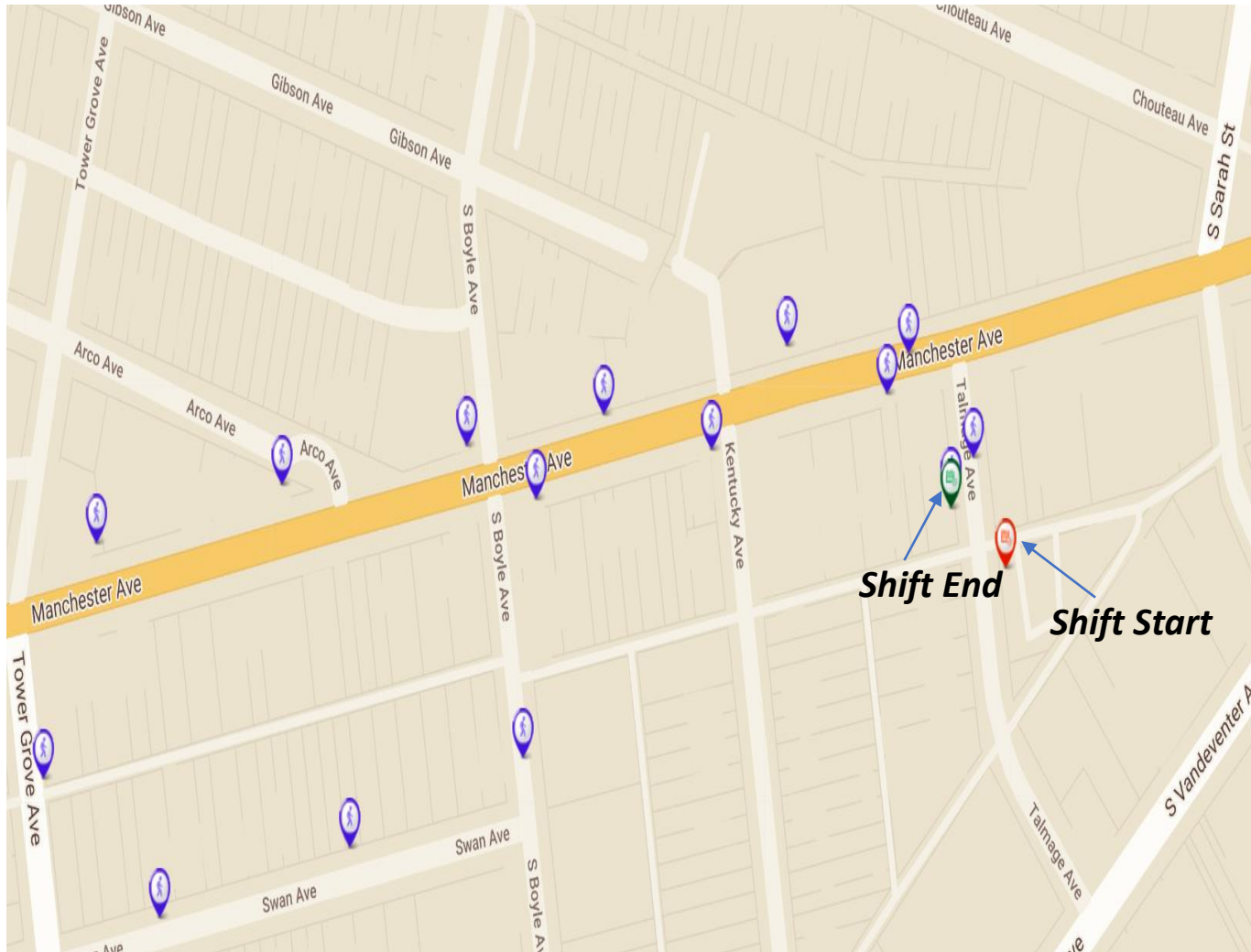
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- The Grove CID
 - Parcels in the Grove
 - Parcels not within the Grove



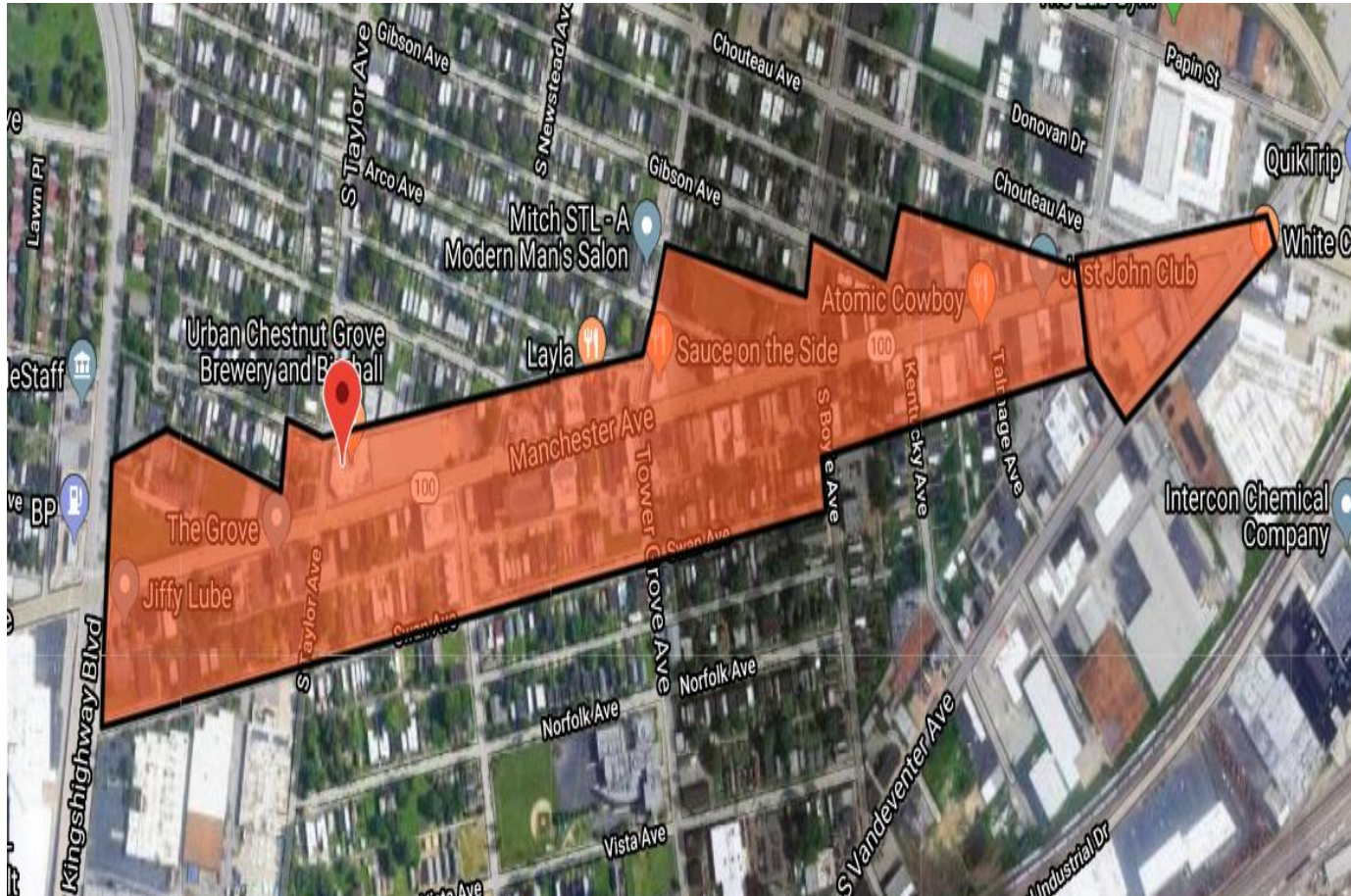
Patrolling & Tracking



- Free-2-Grow will coordinate weekly with Campbell Security and the Grove CID (when requested) to schedule & set patrol routes
- Utilizing the Guardso Security Guard Management System, Free-2-Grow can establish patrol routes and site tours (see example) ensuring that every officer is accounted for during their shift.
- Secondary officers will be tracked using GPS (to include real-time GPS tracking) technology. Timestamped photos can be included as a requirement for officers at any given or requested location.
- During the onboarding process, all secondary security officers will be trained on the Guardso Mobile Application to include processes on how to check-in at a tour site, review post orders (ex. Take a picture at this location, etc).



Patrolling & Tracking Value-Added Features



- Geofencing (see example) will be established around the Grove CID to ensure route and boundary compliance. Alerts can be sent using the Guardso Mobile Application for any officer that patrols beyond the boundary.
- Free-2-Grow staff will conduct 3-5 random “spot-checks” per month. These will be visible inspections to ensure officer compliance



Invoice Verification



- Free-2-Grow will coordinate bi-weekly (1st/15th of every month) with Campbell Security to verify all invoices
- Campbell Security will send Free-2-Grow all invoices for verification. Free-2-Grow will review all officer shifts (tracking, shift starts/stops) to ensure invoices are accurate. Free-2-Grow will identify and discuss any invoice discrepancies with Campbell Security
- Once the invoice has been verified it will be sent to the Grove CID for payment processing. Verified invoices will be sent bi-weekly (1st/15th of every month)



Activity Reporting Value-Added Feature



Dashboard

- Clients
- Guards
- Tracker
- Time Clock
- Dispatcher
- Scheduler
- Visitors
- Invoice
- Messenger
- Reports

Manage Widgets

Clients 8 Clients	Post Sites 27 Post Sites	Guards 9 Guards	Dispatch 8 Dispatch(Open)	Site Tour 30 Site Tours (Last 7 days)	Task 10 Task (Last 7 days)
Clocked-in 0 Clocked-In Guards	Ideal Alerts 0 Ideal Alerts (Last 7 days)	Late Show 1 Late Show Shifts (Last 7 days)	No Show 7 No Show Shifts (Last 7 days)	Unconfirmed 5 Unconfirmed Shifts (Last 7 days)	Reports 0 Pending Reports (Last 7 days)

Live Tracking

Roadmap

General Reports

Check-In/out Report

See when your security guard checks in and out of the site

Site Tour Report

See completed and missed tours by security guards

Task Report

See task completed by security guards

DAR Report

See daily activity of security guards

Vehicle Patrol Report

See vehicle patrol activity

Schedule Reports

Attendance

See guard's completed, late, abandoned, and missed shifts

Shift Confirmation

See confirmed and unconfirmed shifts by security guards

Open shifts

See open shift status

Time off requests

See time off requests status

Swap shifts

See swap shifts requests



Cost Proposal & Invoicing



Responsibilities:	
<i>Weekly Guard Schedule Management (Scheduling, Tracking)</i>	
<i>Weekly Guard Activity Auditing & Reporting (submitted every Tuesday)</i>	
<i>Bi-Monthly Invoicing and Invoice Auditing (1st/15th of every month)</i>	
<i>3-5 Random Spot-Checks per month (in-person)</i>	
<i>Live or "as-needed" activity tracking (one client access portal)</i>	
<i>Board Meeting Presentations (as required)</i>	
	\$2,750/month* \$33,000/year

Immediate next steps required for June 1st, 2020 initiation:

- Develop secondary guard roster and enroll in Guardso (onboarding process)**
- Guard training (on software) and standards review (onboarding process)**
- Establish post-sites, tour sites and patrol routes**

**total price includes all software*
**total price includes onboarding and officer training on Guardso software and mobile applications*
**Free-2-Grow will invoice Park Central Development on the first of every month and payment is due to Free-2-Grow on or before (30) calendar days after receipt of invoice*



Company History, Past Work, and References



- Free-2-Grow is a Veteran Owned Business that focuses exclusively on office management systems (scheduling, dispatching or tracking, invoicing and CRM management)
- The owners of Free-2-Grow are Charlie Felker and Nathan Keller:
 - Charlie Felker is a St.Louis native and West Point graduate. Following West Point, Charlie was commissioned as a Second Lieutenant in the US Army. He went on to serve as a Platoon Leader and Executive Officer with the 82nd Airborne Division and 3rd Ranger Battalion. Charlie successfully completed 4 combat deployments to Afghanistan and was awarded 3 Bronze Star medals.
 - Nathan Keller is also a St.Louis native and has extensive operational experience as a small-business owner and operator. Nathan has had a particular focus in software implementation over the past 10 years and will bring tremendous understanding of the benefits of implementing a system such as Guardso to the Grove CID security initiative.
- Name and title of personnel who will be directly responsible for the management and local supervision of this project:
 - Charlie Felker – Owner
 - Nathan Keller – Owner
 - Lindsey D’Angelo – Lead Office Manager
 - Tina Seidel – Bookkeeper/Controller (*Value-Added Feature*)
- Free-2-Grow has extensive experience managing the office systems for small businesses in the St.Louis-area. Our clients operate in a diverse set of industries and our support for these companies mirrors what we are being asked to support in this project (scheduling/coordinating staff, dispatching teams, invoicing customers and the daily management of CRM systems)

References:	<u>Name</u>	<u>Contact Info</u>	<u>Title/Connection</u>
	Matt Scherrer	314.757.2829	Leadership Team – St.Louis Police Foundation
	Pat Wilkins	314.712.1737	Former Chief Aide to the Secretary of the Army
	Charley Wallace	314.413.2060	CEO, In Honor Of

Schedule & Confirm Weekly Patrols

- “Every Monday, Free-2-Grow will receive a detailed patrol roster from Campbell Security.”
 - Must designate exactly who at Campbell (one person) will provide this roster.

Patrolling & Tracking

- “Free-2-Grow *can* establish patrol routes and site tours...” “Timestamped photos *can be* included as a requirement...”
 - These will be requirements.
- “Free-2-Grow will conduct 3-5 random spot-checks per month.”
 - This should be a random number of spot-checks so the patrolling officers do not know how many will be conducted.

Invoice Verification

- “Free-2-Grow will identify and discuss any invoice discrepancies with Campbell Security.”
 - Discrepancies should also be sent to the Grove CID Safety and Security Committee.

Cost Proposal & Invoicing

- Cost should be negotiable depending on number of patrols.

The Grove Community Improvement District

Balance Sheet

As of May 31, 2020

May 31, 20

ASSETS

Current Assets

Checking/Savings

Reliance (4124)	3,526.00
Operating (9310)	46,263.07
Sales and Use Tax (0668)	252,857.32
Special Assessments (3269)	<u>2,377.28</u>

Total Checking/Savings 305,023.67

Accounts Receivable

Other Accounts Receivable	<u>2,646.00</u>
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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	<u>709.00</u>

Total Other Current Assets 6,501.46

Total Current Assets 314,171.13

Fixed Assets

Accumulated Amort-Intangible As -4,579.00

Intangible Assets 11,775.00

Total Fixed Assets 7,196.00

TOTAL ASSETS 321,367.13

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 · Accounts Payable 9,278.33

Total Accounts Payable 9,278.33

Other Current Liabilities

Deferred Inflows of Resources 8,156.00

Total Other Current Liabilities 8,156.00

Total Current Liabilities 17,434.33

Total Liabilities 17,434.33

Equity

32000 · Retained Earnings 267,340.79

Net Income 36,592.01

Total Equity 303,932.80

TOTAL LIABILITIES & EQUITY 321,367.13

The Grove Community Improvement District Profit & Loss Budget Performance May 2020

	<u>May 20</u>	<u>Jul '19 - May 20</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
40000 · Revenue			
Security & Public Safety-Wash U	0.00	9,750.00	65,000.00
46430 · Miscellaneous Revenue	0.00	1.00	
41000 · Parking Lot Revenue	0.00	2,564.00	
40150 · Special Assessments	0.00	97,088.61	93,000.00
40100 · CID 1% Sales and Use Tax	16,468.26	278,645.85	246,000.00
2015 Special Assessments	0.00	451.85	
40200 · Interest Earnings	0.00	324.00	
Total 40000 · Revenue	<u>16,468.26</u>	<u>388,825.31</u>	<u>404,000.00</u>
Total Income	<u>16,468.26</u>	<u>388,825.31</u>	<u>404,000.00</u>
Gross Profit	16,468.26	388,825.31	404,000.00
Expense			
60270 · Sponsorships	0.00	37,001.00	47,460.00
60100 · Administrative Support			
60110 · Administration-Park Central	1,282.00	43,782.00	45,000.00
60135 · General Liability Insurance	6,861.00	19,945.89	10,000.00
60160 · Bank Fees and Charges	0.00	148.04	
60140 · Audit Services	0.00	4,500.00	10,000.00
60130 · Directors & Officers Insurance	814.00	3,035.88	
60150 · Legal Services	0.00	8,695.90	3,000.00
60165 · Miscellaneous	1,470.19	1,598.57	
Office Supplies	0.00	0.00	0.00
60115 · Postage/Office Supplies	0.00	440.95	500.00
60100 · Administrative Support - Other	0.00	5.00	
Total 60100 · Administrative Support	<u>10,427.19</u>	<u>82,152.23</u>	<u>68,500.00</u>
60400 · Public Services			
60415 · Public Pkg lot-Litter Control	650.00	8,700.00	7,800.00
60410 · Litter Control	1,550.00	20,541.90	23,400.00
60420 · Landscaping	0.00	1,498.34	5,340.00
60425 · Weed Abatement	350.00	1,525.00	1,500.00
Total 60400 · Public Services	<u>2,550.00</u>	<u>32,265.24</u>	<u>38,040.00</u>
60200 · Marketing			
Administration	0.00	0.00	
60210 · Advertising	0.00	450.00	4,000.00
60215 · Promotional Materials	0.00	0.00	1,500.00
60220 · Website & Design Services	0.00	8,250.00	4,670.00
Special Events			
Special Events - Other	0.00	0.00	0.00
Total Special Events	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total 60200 · Marketing	<u>0.00</u>	<u>8,700.00</u>	<u>10,170.00</u>
60300 · Public Improvements			
60335 · Public Parking Lot Rental	0.00	2,250.00	3,000.00
60315 · Street Lighting Impr-Electricit	0.00	4,146.64	11,232.00

The Grove Community Improvement District Profit & Loss Budget Performance May 2020

	<u>May 20</u>	<u>Jul '19 - May 20</u>	<u>Annual Budget</u>
60325 · Holiday Decorations	0.00	750.00	3,500.00
60310 · Grove Signs Electricity	64.44	1,537.78	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	18,438.48	4,200.00
60330 · Other Public Improvements	0.00	900.00	4,870.00
Total 60300 · Public Improvements	64.44	28,022.90	28,602.00
60500 · Security & Public Safety			
60515 · Spectrum (Camera/Internet)	0.00	2,908.18	8,400.00
Monthly Fee - Ford Explorer	0.00	3,750.00	9,000.00
60510 · Administration-Security	124.00	6,195.00	13,400.00
CWE NSI	0.00	15,000.00	30,000.00
60530 · Thursday Security Patrols	560.00	34,267.50	50,131.25
60531 · Friday Security Patrols	560.00	36,423.75	67,291.25
60532 · Saturday Security Patrols	560.00	37,326.25	55,315.00
60533 · Sunday Security Patrols	0.00	16,446.25	32,386.25
60534 · Other Security Patrols	2,240.00	11,775.00	9,067.50
Public Parking Lot Fund (existi	0.00	0.00	0.00
Reserve Funds	0.00	0.00	0.00
Total 60500 · Security & Public Safety	4,044.00	164,091.93	274,991.25
EXEC COMM ALLOCATION-SECURITY	0.00	0.00	
Total Expense	17,085.63	352,233.30	467,763.25
Net Ordinary Income	-617.37	36,592.01	-63,763.25
Net Income	-617.37	36,592.01	-63,763.25

Alayna Graham

From: Phillips, Brian <phillipb@wustl.edu>
Sent: Tuesday, May 12, 2020 1:47 PM
To: Alayna Graham
Subject: Re: Grove CID Security Wash U Grant

Follow Up Flag: Follow up
Flag Status: Flagged

Alayna,

There was no grant awarded during FY 2020 (there is no executed contribution agreement). The organization was in flux during the normal signing period, with all the security committee issues that were happening. Those never got fully resolved (Pre-covid crisis).

I'm sure that you are aware that our parent institutions are in the process of instituting and number of cost savings measures. I don't anticipate in making a grant to the Grove during this (FY 2020) or next (FY 2021) as we will continue to cut costs until we get a handle on this crisis. My office budget, which funds this grant, is currently being reduced including the furlough of staff.

I hope this proves helpful to you and the group.

Brian Phillips
Assistant Vice Chancellor & Executive Director
Washington University Medical Center Redevelopment Corporation
1408 Tower Grove Avenue
St. Louis, MO 63110
314-747-2335
314-704-8300 cell
The difficult we do immediately. The impossible takes a little longer.

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, May 12, 2020 12:05 PM
To: Phillips, Brian <phillipb@wustl.edu>
Cc: ashley@pcd-stl.org <ashley@pcd-stl.org>; abdul@pcd-stl.org <abdul@pcd-stl.org>; Annette Pendilton <Annette@pcd-stl.org>
Subject: Grove CID Security Wash U Grant

*** External Email - Caution ***

Hi Brian,

I hope you are doing well. The Grove CID Executive Committee was reviewing the financials yesterday and they noticed that only \$9,750 has been paid of the security grant. They requested more information about why the rest of the grant has not been paid. Would you be willing to attend the next Exec meeting to explain this to them?

Thank you,

Alayna Graham

Special Taxing Districts Assistant

Park Central Development
Office: 314-353-3511 Cell: 217-371-1257

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SPECIAL ASSESSMENT PETITION

Petition for Levy of Special Assessment

The Grove Community Improvement District (the “District”) shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for completion of the Project, as defined in the petition establishing the District (the “Petition”).

The special assessment may be levied against each Unit (as hereinafter defined) within the District. The cost of the Project shall be allocated among each of the Units, based on the class of the Unit. For purposes of the special assessment, there will be three (3) classes of real property within the District for purposes of the special assessment, which classes will be distinguished on the basis of the use of each parcel of property as tax-exempt, wholesale business, and general. The tax-exempt class shall consist of all parcels within the District classified as tax-exempt by the Assessor (the “Tax-Exempt Class”). The wholesale business class shall consist of all parcels within the District classified as commercial property by the Assessor and upon which a business is operated that has thirty percent (30%) or more of its annual sales for the prior year made at wholesale (goods for resale) and which sales are not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended (the “Wholesale Class”), as determined by the Board. The general class shall consist of all parcels within the District that are not included in the Tax-Exempt Class or the Wholesale Class (the “General Class”). The Board shall adopt rules and regulations (the “Rules and Regulations”) that set forth additional qualifications or documentation necessary for the Board to classify the District Property.

The method of imposing the special assessments shall be a rate (i) per square footage of the parcel and (ii) per square footage of the ground floor of any building located on the parcel per year for each individual tax parcel (each a “Unit”) identified by the Assessor. The maximum rate of the yearly special assessment for each class are as follows:

Class	Per square footage of the Unit	Per square footage of the first floor of building located on the Unit
Tax-Exempt	\$0	\$0
Wholesale	\$0.012025	\$0.04995
General	\$0.0325	\$0.135

The authorization to levy the special assessment shall be for three (3) calendar years from 2020 through 2022. The properties located in the District that will receive special benefit from the services and/or projects are set forth below:

Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website ___/___/___)	Assessed Value
Address #	Street			
3975	Papin	39580000101	C B 3958 PAPIN ST; 2.368 ACRES; LA GRANGE ADDN, LOTS 7 THRU 29	\$400,800
3923	Chouteau	39460000400	C. B. 3946 CHOUTEAU; 338 FT 8 IN / IRREG X 128 FT; FRANKFORT ADDN LOTS 41-47, 51 52 S-48, 49 & 50 & PT VAC ALLEY	\$22,000
3936	Chouteau	58210000400	C. B. 5821 CHOUTEAU AVE; CUL DE SAC ADDN BOUNDARIES; N-CHOUTEAU AVE E-MO PACIFIC RR; 1.48 ACRES	\$110,100
4001-4067	Chouteau	39570001820	C. B. 3957 VANDEVENTER AVE; 4.526 ACRES; COMMERCE CORNER; LOT 2	\$502,000
4014	Chouteau	39932100900	C. B. 3993 EA VANDEVENTER; 198 FT 5 IN / 207 FT 3 IN X; 11 FT / 37 FT 8 IN; MC REE WANGER ADDN; LOTS 34 & 35	\$63,300
4030	Chouteau	39932101101	C.B. 3993-EA & EB S VANDEVENTER AVE; 65 FT 11 IN/49 FT 7 IN X 138 FT 2 1/2 IN; IRREG; MCREE CITY ADDN BLOCK 25; LOTS 1,2,32,33 & VAC ALLEY	\$224,300
4036	Chouteau	39932100651	C.B. 3993-EA & EB CHOUTEAU AVE; 175 FT X 104 FT / 67 FT; BLK 25; LOTS 3,4,5 & E-6	\$4,600
4052	Chouteau	39932100301	C.B. 3993 EB CHOUTEAU AVE; 25 FT X 104 FT / 108 FT 7 1/4 IN; MC REE ADDN; BLOCK 25 LOT W-6; BTO SEE 3993 21 00300	\$1,010
4054	Chouteau	39932100151	C.B. 3993 EB CHOUTEAU AVE; 45 FT X 108 FT / 119 FT; MC REE CITY ADDN; BLOCK 25 LOT 7	\$21,400
4105	Chouteau	39650003200	C. B. 3965 CHOUTEAU AVE; 120 FT X 132 FT 6 IN; CUL DE SAC ADDN; BND E-BY SARAH ST	\$54,900
901	S. Vandeventer	39570001810	C. B. 3957 S VANDEVENTER AV; 1.046 ACRES; COMMERCE CORNER; LOT 1	\$51,000
904	S. Vandeventer	39460000900	C. B. 3946 S VANDEVENTER AV; 138 FT 5 IN / 76 FT X 146 FT 9 1/4 IN / 76.86 FT; NEW FRANKFORT ADDN; LOTS 8,9,10, W-6 & W-7 & PT VAC ALLEY	\$81,200
914	S. Vandeventer	39460000800	C. B. 3946 VANDEVENTER; 30 FT X 78 FT/80 FT; NEW FRANKFORT ADDN; LOT 11	\$1,300
918	S. Vandeventer	39460000700	C. B. 3946 S VANDEVENTER AVE; 41 FT 4 IN X 80 FT/100 FT; NEW FRANKFORT ADDN; LOTS 12, N-13 & PT. VAC ALLEY	\$3,600
922	S. Vandeventer	39460000600	C. B. 3946 S VANDEVENTER; 30 FT X 98 FT/118 FT; NEW FRANKFORT ADDN; LOTS PT 14, S-13 & PT. VAC ALLEY	\$4,500
926	S. Vandeventer	39460000500	C. B. 3946 VANDEVENTER AV; 0.101 ACRES; NEW FRANKFORT ADDN LOTS PT 15,16,14 & PT VAC ALLEY	\$6,000
1002	S. Vandeventer	58210000300	C. B. 5821 VANDEVENTER; 0.525 ACRES; CUL DE SAC ADDN; BOUNDARIES N-CHOUTEAU	\$111,000

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4234	Arco	51120100100	C.B. 5112A ARCO; 42 FT 4 IN X 77 FT 2 IN; MCREE PLACE ADDN; BLOCK 8; LOT N-31	\$2,000
4535	Cadet	50450006001	C.B. 5045 CADET AV 13.60 FT/; 135 FT X 128.60 FT/130.01 FT; LOT 2 0.403 ACS MC CORMACK; HOUSE PLAT 1	\$3,150
4575	Cadet	50450006501	C.B. 5045 CADET AVE; 2.150 ACS; MC CORMACK HOUSE PLAT 1; LOT 1	\$180,500
1170	S. Kingshighway	50460000400	C.B. 5046 KINGSHIGHWAY; 235 FT X 140 FT / IRREG; GIBSON HEIGHTS ADDN; LOTS 7,8,9 & 10 & PT VAC CADET AVE	\$44,700
1109	Kentucky	39910003150	C.B. 3991 KENTUCKY AVE; 80.32 FT X 50 FT; MC REE ADDN; BLK 23; BD N 69.68 FT S OF MANCHESTER	\$25,800
1110-1112	Tower Grove	39720000107	C.B. 3972 MANCHESTER; 60 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLK 1 LOTS 27-28; SEE 3972-00-0171,00172	\$61,840
4100	Manchester	39930401100	C. B. 3993 W MANCHESTER AVE; 50 FT X 129 FT 4 IN / 139 FT 9 IN; MC REE CITY ADDN; BLOCK 25 LOT 9	\$55,500
4104	Manchester	39930400950	C B 3993 W MANCHESTER; 50'X 149' 1 1/2"/139' 6 1/2"; MCREE PLACE ADDN; BL 25 LOT 10 BND E 50' W OF SARAH ST	\$43,800
4108	Manchester	39930400850	C B 3993 W MANCHESTER; 50' X 150'; MCREE PLACE ADDN; BLOCK 25 LOT 11 BND E 100'W OF SARAH ST	\$29,200
4112	Manchester	39930400807	4. B. 3993 W MANCHESTER; 50 FT X 150 FT; MC REE ADDN; BLK 25 LOT 12	\$63,750
4118-20	Manchester	39930400700	C B 3993 W MANCHESTER; 80 FT X 150 FT; MCREE CITY ADDN; BLK 25 LOT 13 & E-14	\$71,700
4126	Manchester	39930400600	C. B. 3993 W MANCHESTER; 20 FT X 150 FT; MCREE CITY ADDN; BLK 25; LOT W 14	\$1,700
4128-30	Manchester	39930400500	C. B. 3993 W MANCHESTER; 50 FT X 150 FT; MC REE ADDN; LOT 15	\$156,500
4138-40	Manchester	39920002100	C B 3992 MANCHESTER AV; 50 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT 1; BTO SEE 3992 00 02107 & 02106	\$99,700
4144	Manchester	39920002000	C B 3992 MANCHESTER AV; 25 FT X 150 FT; MCREE CITY ADDN; BLK 24; LOT E-2	\$20,400
4146	Manchester	39920001900	C B 3992 MANCHESTER AV; 25 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT W-2	\$25,700
4148-50	Manchester	39920001800	C B 3992 MANCHESTER AV; 50 FT X 150 FT; MC REE CITY ADDN; LOT 3	\$6,500
4156-58	Manchester	39920001700	C B 3992 MANCHESTER AV; 65 FT X 150 FT; MCREE CITY ADDN; BLK 24 LOT 4	\$76,900
4162-68	Manchester	39920001501	C B 3992 MANCHESTER AV; 100 FT X 150 FT; MCREE CITY ADDN; BLOCK 24 LOTS 5 & 6	\$75,000
4170	Manchester	39910002807	C. B. 3991 MANCHESTER; 40 FT X 69.68 FT; MC REE ADDN; BLOCK 23 LOT NE-1	\$8,590

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4174	Manchester	39910002750	C.B. 3991 MANCHESTER; 10 FT X 69.68 FT; MCREE ADDN; BLK 23; LOT NW-1	\$1,900
4176	Manchester	39910002707	CB 3991 MANCHESTER; 25 FT X 150 FT; MC REE CITY ADDN; BLOCK 23 LOT E-2	\$6,380
4178	Manchester	39910002600	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MC REE CITY ADDN; BLOCK 23 LOT W-2	\$2,800
4180-82	Manchester	39910002507	C.B. 3991 MANCHESTER; 35 FT X 150 FT; MC REE CITY ADDN' BLOCK 3 LOT E-3	\$28,050
4184	Manchester	39910002400	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MCREE CITY ADDN; BLOCK 23 LOTW-3 E-4	\$9,200
4188	Manchester	39910002361 39910002371	C. B. 3991 MANCHESTER; 30 FT X 150 FT; MCREE CITY ADDN; W 30 FT OF 3 40 FT OF LOT 4; BND W 125 FT E OF EL OF BOYLE AVE	\$5,100 \$9,100
4190	Manchester	39910002200	C. B. 3991 MANCHESTER; 25 FT X 150 FT; MCREES CITY SUBD BLOCK 23; LOT W-4	\$2,100
4194	Manchester	39910002100	C B 3991 MANCHESTER AVE; 50 FT X 150 FT; MCREE CITY ADDN; BLK 23 LOT 5	\$7,000
4196-98	Manchester	39910002061 39910002071	C. B. 3991 MANCHESTER AVE; 50 FT X 150 FT; MC REE ADDN; BLK 73 LOT 6	\$13,530 \$7,700
4200	Manchester	39720001961 39720001971	C. B. 3972 MANCHESTER AV; 60 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1 LOTS 1-2	\$4,180 \$7,000
4206	Manchester	39720001800	C B 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 3-4	\$121,000
4210-14	Manchester	39720001700	C B 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1 LOT 5-6	\$3,600
4216	Manchester	39720001607	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1; LOT 7	\$9,060
4218	Manchester	39720001507	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1; LOT 8	\$10,220
4222	Manchester	39720001407	C. B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 1 LOT 9	\$16,590
4226	Manchester	39720001300	CB 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 10-11	\$27,400
4230-34	Manchester	39720001107	C. B. 3972 MANCHESTER; 75 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1 LOTS 12 & 13 & 14	\$19,280
4236	Manchester	39720001007	C.B. 3972 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1; LOT 15	\$19,560
4238	Manchester	39720000900	C.B. 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACK ADDN; LOTS 16 & 17	\$43,800
4244	Manchester	39720000800	C.B. 3972 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 1 LOT 18-19	\$9,500

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4248	Manchester	39720000707	C. B. 3972 MANCHESTER; 40 FT X 125 FT; LACLEDE RACE TR ADDN; BLOCK 1; LOT 20 E-21	\$15,440
4254	Manchester	39720000661 39720000671	C.B. 3972 MANCHESTER AVE; 25 FT X 125 FT; L RACE COURSE ADDN; LOT E-22 W-21	\$3,580 \$6,000
4256	Manchester	39720000507	C.B. 3972 MANCHESTER AVE; 30 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 1; LOTS W-22 E-23	\$10,690
4260	Manchester	39720000361 39720000371	C. B. 3972 MANCHESTER; 55 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOTS 24 & 25 & W-23	\$3,990 \$7,600
4264	Manchester	39720000207	C.B. 3972 MANCHESTER AV; 25 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 1 LOT 26	\$12,610
4300-02	Manchester	39730002107	C. B. 3973 MANCHESTER AV; 30 FT X 125 FT; LACLEDE R TR ADDN; LOT E-1	\$22,950
4304	Manchester	39730002000	CB 3973 MANCHESTER AV; 26FT 6IN X 125FT; LACLEDE RACE TRACT ADDN; LOTS W-1 & E-2	\$25,100
4306	Manchester	39730001961 39730001971	C. B. 3973 MANCHESTER AV; 29 FT 6 IN X 125 FT; LACLEDE RACE TR ADDN; BLOCK 2 LOT 3 W 2;	\$3,000 \$5,900
4308-10	Manchester	39730001800	C B 3973 MANCHESTER AV; 39 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 2; LOT 4 E-5	\$16,800
4312-14	Manchester	39730001700	C B 3973 MANCHESTER AV; 36 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 2; LOT 6 W-5	\$1,160
4318	Manchester	39730001511	C.B. 3973 MANCHESTER AVE; 52 FT X 125 FT; LACLEDE RACE TR ADDN; BLK 2 LOT 7 8 & E-9	\$6,090
4322	Manchester	39730001400	C B 3973 MANCHESTER AV; 23 FT X 125 FT; LACLEDE RACE TR ADDN; BLOCK 2; LOT W-9	\$5,850
4352	Manchester	39730000650	C.B. 3973 MANCHESTER AVE; LACLEDE RACE HORSES SUBD; 0.93 ACRES; LOT 1	\$15,200
4356-58	Manchester	39730000407	C. B. 3973 MANCHESTER AV; 50 FT X 125 FT; LACLEDE RACE COURSE ADDN; BLOCK 2 LOT 23 & 24	\$23,440
4360-62	Manchester	39730000300	C. B. 3973 MANCHESTER AVE; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BLOCK 2 LOT 25-26	\$26,200
4366	Manchester	39730000261 39730000271	C.B. 3973 MANCHESTER AVE; 25 FT 1 IN X 125 FT; LACLEDE RACE TRACT; BLOCK 2 LOT 27 & E-28	\$4,690 \$7,900
4370	Manchester	39730000161 39730000171	C.B. 3973 MANCHESTER AVE; 34 FT 11 IN X 124 FT; LACLEDE RACE TRACT ADDN; BLOCK 2 LOT W-28	\$13,300 \$24,800
4400-08	Manchester	39740001400	C. B. 3974 MANCHESTER AV; 103 FT 4 IN X 125 FT; LACLEDE R TR ADDN; LOTS 1 THRU 4	\$7,200
4410-12	Manchester	39740001300	C. B. 3974 MANCHESTER; 35 FT X 125 FT; LACLEDE RACE TRACT ADDN; LOT 5 E-6; BTO SEE 39740001306	\$2,500

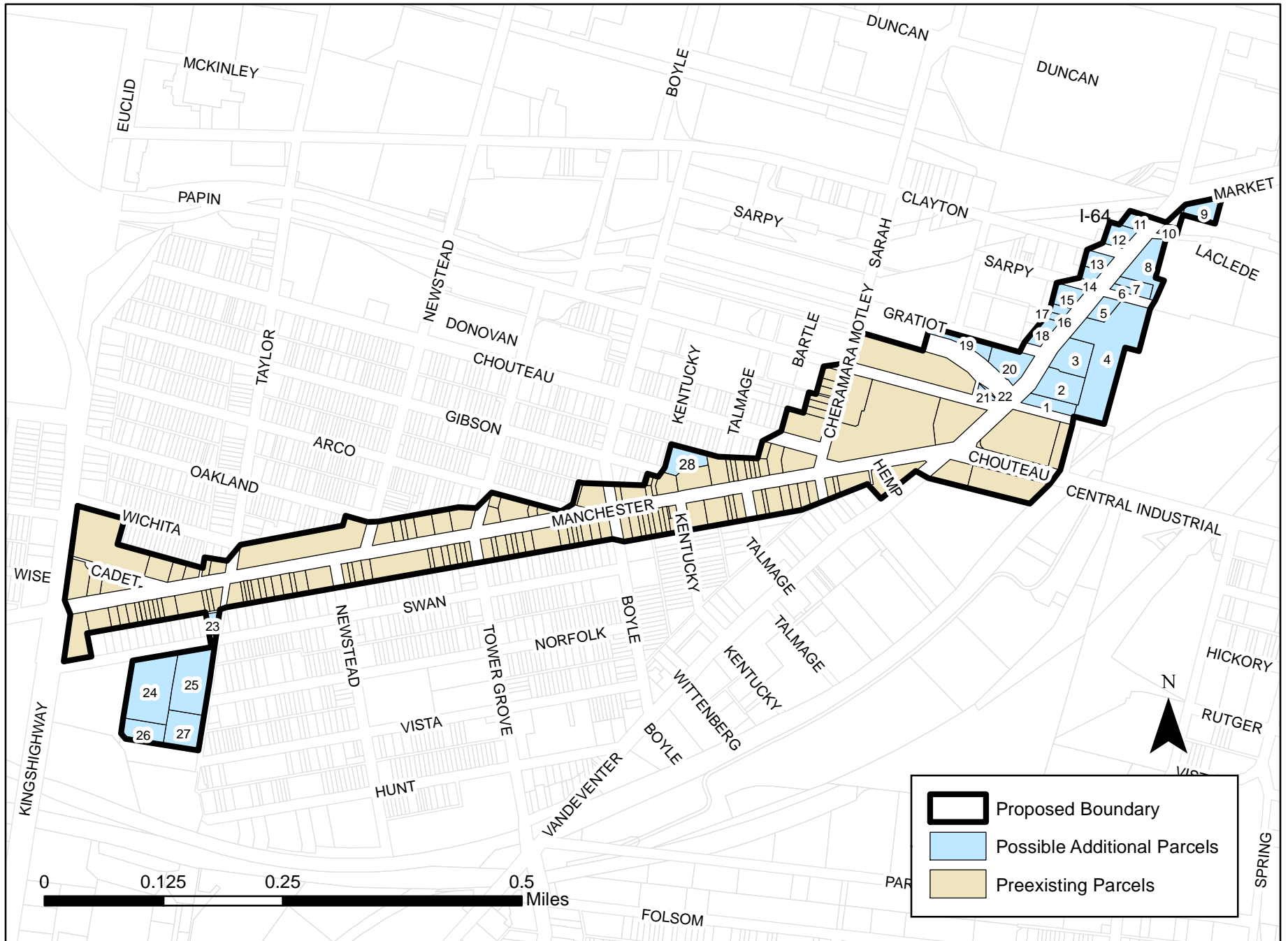
Common Address		Parcel ID Number	Summary Legal Description (per Assessor's Website 6/13/13)	Assessed Value
Address #	Street			
4414-18	Manchester	39740001100	1. B. 3974 MANCHESTER; 65 FT X 125 FT; LAC R GR ADDN; BLOCK 3; LOTS W 6 7 & 8	\$15,500
4420	Manchester	39740001007	C. B. 3974 MANCHESTER; 25 FT X 125 FT; LACLEDE RACE TRACK ADDN; BLOCK 3; LOT 9	\$6,810
4424	Manchester	39740000900	CB 3974 MANCHESTER; 50 FT X 125 FT; LACLEDE RACE TRACT ADDN; BND E-228 FT 4 IN WWL NEWSTEAD	\$18,850
4428-30	Manchester	39740000800	C. B. 3974 MANCHESTER; 52 FT X 125 FT; LACLEDE R R TRKS ADDN; BND E-278 FT 4 IN W OF NEWSTEAD	\$3,600
4432-34	Manchester	39740000700	C. B. 3974 MANCHESTER; 43 FT X 125 FT; LACLEDE RACE TRACT ADDN; BD E-330 FT 4 IN W OF NEWSTEAD AVE	\$15,430
4438	Manchester	39740000600	C. B. 3974 MANCHESTER; 30 FT X 125 FT; LACLEDE RACE TRACT ADDN; BD E-373 FT 4 IN W OF NEWSTEAD AVE	\$2,100
4440-42	Manchester	39740000500	CB 3974 MANCHESTER; 40 FT X 125 FT; LACLEDE RACE TRACT ADDN; BND E-403 FT 4 IN WWL NEWSTEAD; BTO SEE 3974 00 00501	\$2,010
4444	Manchester	39740000400	C. B. 3974 MANCHESTER AVE; 21 FT 5 IN X 125 FT; LACLEDE RACE TRACT ADDN; BND E 443 FT 4 IN W OF NEWSTEAD AVE	\$1,480
4446	Manchester	39740000300	C. B. 3974 MANCHESTER AVE; 19 FT 4 IN X 125 FT; LACLEDE RACE TRT ADDN; BND E-464 FT 9 IN N OF NEWSTEAD AVE	\$1,560
4448	Manchester	39740000200	C. B. 3974 MANCHESTER; 19 FT 3 IN X 125 FT; LACLEDE RACE TR ADDN; BLOCK 3; BOUNDED W-62 FT 1 1/2 IN E OF TAYLOR AVE	\$1,300
4454	Manchester	39740000100	C. B. 3974 MANCHESTER; 56 FT 10 1/8 IN / 100 FT 8 1/8 IN X; 125 FT / 131 FT 11 1/2 IN; S P CUDDIE ADDN; BOUNDED W-TAYLOR	\$3,700
4500-04	Manchester	50470002300	C.B. 5047 MANCHESTER AVE; 70 FT 8 1/4 IN / 29 FT 8 IN X; 29 FT 5 IN / 120 FT 3 IN; GIBSON HTS ADDN LOT 1	\$6,200
4508	Manchester	50470002200	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLK 6 LOT 2	\$5,200
4510	Manchester	50470002161 50470002171	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6 LOT 3	\$3,000 \$5,900
4512-26	Manchester	50470001851	C.B. 5047 MANCHESTER AVE 150 FT X 120.50 FT MANCHESTER RD CONSOLIDATION PLAT LOT A	\$72,300
4530	Manchester	50470001400	C. B. 5047 MANCHESTER; 75 FT X 120 FT 6 IN; GIBSON AVE HTS ADDN; BLOCK 6 LOTS 10-11-12	\$25,800
4534	Manchester	50470001300	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 13	\$4,520
4538	Manchester	50470001200	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 14	\$3,040
4540	Manchester	50470001100	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 15	\$1,540

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4542	Manchester	50470001000	C.B. 5047 MANCHESTER; 25 FT X 120 FT 6 IN; GIBSON HTS AMD ADD; BLOCK 6; LOT 16	\$670
4544	Manchester	50470000900	C.B. 5047 MANCHESTER AVE; 25 FT X 120 FT 6 IN; GIBSON HTS ADDN; BLOCK 6; LOT 17	\$6,590
4544 H	Manchester	50470000800	C.B.5047 MANCHESTER; 0FT 3 1/2IN X 120FT 6IN; GIBSON HGTS ADDN BLOCK 6; LOT PT-18; BOUNDARIES N-MANCHESTER; E-WHITE S-ALLEY W-THICLE	\$200
4552	Manchester	50470000700	C.B. 5047 MANCHESTER; 25 FT X 126 FT 6 IN; CUL DE SAC ADDN; BD N-MANCHESTER AVE E- HENDERSON RLTY CO; S-ALLEY W-FOSTER	\$3,590
4556	Manchester	50470000600	C.B. 5047 MANCHESTER AVE; 50 FT X 120 FT 6 IN; GIBSON HTS AMD ADDN; BD W-310 FT 4 IN E OF KINGSHIGHWAY	\$5,510
4560	Manchester	50470000500	C.B. 5047 MANCHESTER; 50 FT X 120 FT 6 IN; SURVEY 2498 ADDN; BD N-MANCHESTER E- BAKULA S-ALLEY W-DRIER	\$3,400
4568	Manchester	50470000400	C B 5047 MANCHESTER; 50 FT X 120 FT 6 IN; GIBSON HTS ADDN; BD W 210 FT 4 IN E EL OF KINGSHIGHWAY	\$68,900
4570-76	Manchester	50470000200	C.B. 5047 MANCHESTER AVE; 125 FT X 120 FT 6 IN; CUL DE SAC ADDN; BD W-85 FT 4 IN E EL KINGSHIGHWAY	\$86,400
4580	Manchester	50470000100	C.B. 5047 MANCHESTER AVE; 85 FT 4 IN / 167 FT X 265 FT 10 IN / IRR; GIBSON HTS ADDN; BD N- MANCHESTER E-ALLEY ETAL; S-SWAN W- KINGSHIGHWAY	\$227,600
4101-17	Manchester	51140103100	C. B. 5114A CHOUTEAU; 0.442 ACS; ADJ LOT 80	\$41,500
4121-25	Manchester	51140103300	C. B. 5114A MANCHESTER AVE; 0.280 ACS; ADJ LOT A	\$89,500
4127	Manchester	51140103407	CB 5114-A MANCHESTER AVE; 50 FT X 100 FT; MCREE PL ADDN; BLOCK 1; LOT 76 & SW-84	\$80,620
4131	Manchester	51140103507	C. B. 5114 A MANCHESTER; 25 FT X 107 FT MC REE CITY ADDN; SEE P#51140103500; BLOCK 1 LOT 75; BTO SEE 5114 01-03500	\$7,660
4133	Manchester	51140103600	C. B. 5114-A MANCHESTER; 25 FT X 112 FT/110 FT; MCREE PL ADDN; BLOCK 1 LOT 74	\$6,760
4137	Manchester	51140103700	C. B. 5114A MANCHESTER; 25 FT/25 FT 7 1/4 IN X; 117 FT 10 3/8 IN/112 FT 2 7/8 IN; MCREE PLACE ADDN; BLOCK 1 LOT 73	\$4,520
4139-41	Manchester	51140103800	C. B. 5114A MANCHESTER; 50 FT X 117 FT 10 3/8 IN/129 FT 1 IN; MCREE PLACE ADDN; BLOCK 1 LOT 71-72	\$12,460
4143	Manchester	51140103900	C. B. 5114A MANCHESTER; 25 FT X 129 FT 1 IN/134 FT 8 1/4 IN; MCREE PLACE ADDN; BLOCK 1 LOT 70	\$6,780
4145	Manchester	51140104061 51140104071 51140104008	C. B. 5114 A MANCHESTER AV; 25 FT X 133 FT / 140 FT; MC REE CITY ADDN; BLOCK 1 LOT 69 C.B. 5114 A MANCHESTER; IMP ONLY BILL BOARD; GATEWAY	\$7,780 \$13,100 \$200

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4151	Manchester	51140104100	C. B. 5114A MANCHESTER; 100 FT X 178.50 FT / 140 FT; MCREE ADDN; LOT 65 THRU 68	\$48,300
4155	Manchester	51140104250	C.B. 5114-A MANCHESTER; 0.468 ACS; MC REE PLACE ADDN; BBLK 1 BND 575 FT W WL; SARAH ST & PT VAC ST	\$59,100
4173	Manchester	51130100750	C.B. 5113A MANCHESTER AVE; .275 ACS/ MC REE PL ADDN; BLK 2 BND W 225 FT E EL BOYLE &; PT VAC ST	\$11,700
4185	Manchester	51130100807	C. B. 5113 A MANCHESTER; 25 FT X 124 FT; MCREE PLACE ADDN; BLOCK 2 LOTS E-49 & E-51	\$10,200
		51130100808	C.B. 5113 A MANCHESTER; IMP ONLY BILL BOARD; GATEWAY	\$200
4187	Manchester	51130101000	C.B. 5113A MANCHESTER; 34 FT X 65.16 FT/62 FT; MCREE PL ADDN; BLOCK 2; LOT W-49 & E-48	\$4,900
4191	Manchester	51130101100	CB 5113-A MANCHESTER; 136 FT X 102 FT 5 IN/65.16 FT; MCREE PLACE ADDN; BLOCK 2; LOT 47 E-46 & W-48	\$50,600
4199	Manchester	51130101207	C.B. 5113 A MANCHESTER; 30 FT X 102 FT 5 IN; MC REE PLACE ADDN; BLOCK 2; LOT W-46	\$37,270
4201-05	Manchester	51130201550	C.B. 5113 B MANCHESTER; 168 FT 1/2 IN X 127 FT 1/4 IN; MCREE PLACE ADDN; LOTS 42,43 & 44	\$51,200
4229	Manchester	51120100401	C.B. 5112A MANCHESTER; 127 FT 4 1/4 IN X 15 FT / IRREG; MCREE PL ADDN; BLOCK 3; LOT 26	\$81,700
4243-45	Manchester	51120100361	C. B. 5112 A MANCHESTER; 50 FT X 94 FT /IRREG;	\$10,690
		51120100371	MC REE PLACE ADDN LOT 25 & 27	\$17,800
		51120100308	C.B. 5112 MANCHESTER; BILL BOARD; IMP ONLY; GATEWAY BB	\$200
4247	Manchester	51120100200	C. B. 5112A MANCHESTER AVE; 150 FT X 176 FT 4 IN / IRREG; MCREE PLACE ADDN; LOT 22 THRU 24 & 28 THRU 30	\$17,600
4261-67	Manchester	51120100507	C. B. 5112 A MANCHESTER; 83 FT 10 IN / 36 FT 8 IN X; 85 FT 2 IN / 113 FT; MCREE PLACE ADDN LOT PT 20-21 S-31; BOUNDED W-TOWER GROVE	\$33,220
4301	Manchester	51120201850	C.B. 5112 B MANCHESTER AVE; 0.242; BLK 8 MC REE PL ADDN; LOT E-18 & W-19	\$48,800
4303	Manchester	51120201950	CB 5112B MANCHESTER AVE; 0.106 ACS; BLK 8 MC REE PL ADDN 8; LOT W-18, 16 & 17	\$4,000
4317	Manchester	51120202261	C.B. 5112 B MANCHESTER AVE; CONSOLID PLAT-	\$7,600
		51120202271	LOTS 12-15; 100 FT X 125 FT; LOT A	\$12,800
4321	Manchester	51120202400	C.B. 5112B MANCHESTER; 50 FT 1 IN X 125 FT; MCREE PLACE ADDN; BLOCK 8; LOTS 10 & 11	\$3,900
4325-29	Manchester	51120202500	C.B. 5112B MANCHESTER AVE; 50 FT X 125 FT; MCREE PLACE ADDN; LOT 8 9	\$10,800
4333	Manchester	51120202600	C.B. 5112B MANCHESTER; 50 FT X 125 FT; MCREE PLACE ADDN; BLOCK 8; LOTS 6-7	\$7,940

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4337	Manchester	51120202707	C. B. 5112 B MANCHESTER; 25 FT X 125 FT; MC REE PLACE ADDN; BLOCK 8 LOT 5	\$21,380
4339	Manchester	51120202800	C.B. 5112B MANCHESTER AVE; 25 FT X 125 FT; MCREE PL ADDN; BLOCK 8; LOT 4	\$3,020
4341	Manchester	51120202907	C. B. 5112 B MANCHESTER ST; 25 FT 1 IN X 125 FT 1 IN; MCREE PL ADDN; BLOCK 8 LOT 3	\$19,420
4343	Manchester	51120203061 51120203071	C. B. 5112 B MANCHESTER; 126 FT 4-1/8 IN/68 FT 3 IN X; 137 FT 10 IN/125 FT; MC REE PLACE ADDN LOTS 1-2	\$55,200 \$10,400
4401	Manchester	51080004100	C.B. 5108 MANCHESTER AVE; LOTS 20 THRU 25; 175 FT / IRREG X 125 FT / IRREG; MCREE PL ADDN BLK 9	\$21,400
4419-39	Manchester	51080004000	C.B. 5108 MANCHESTER AVE; LOTS 11 THRU 19; 225 FT X 125 FT; MCREE PL ADDN BLK 9	\$212,300
4443-49	Manchester	51080002450	CB 5108 MANCHESTER AVE; 0.304 ACRES; MCREE PL ADDN; BLK 9 LOTS 7-10; PT VAC ALLEY	\$107,000
4451-65	Manchester	51080002850	CB 5108 MANCHESTER AV; 0.522 ACRES; MCREE PL ADDN; LOTS 1-6 BLK 9; PT VAC ALLEY	\$149,900
4501-07	Manchester	50450002461 50450002471	C.B. 5045 MANCHESTER AVE; 92 FT / 12 IN / 87 FT 8 1/2 IN X; 95 FT / 62 FT GIBSON HTS ADDN; LOTS E-3 SE-2 E-4	\$13,110 \$28,300
4509	Manchester	50450002500	C.B. 5045 MANCHESTER AVE; 40 FT / 38 FT X 109 FT 1 1/3 IN / 95 FT; GIBSON HTS ADDN; LOT W 3 4 SW 2	\$8,440
4513-21	Manchester	50450002600	C.B. 5045 MANCHESTER; 91 FT 9 IN / 76 FT 5 1/4 IN X; 93 FT 4 5/8 IN / 51 FT 6 1/4 IN; GIBSON HTS ADDN; BLOCK 4 LOTS 52-53	\$35,800
4525	Manchester	50450002800	C.B. 5045 MANCHESTER AVE; 82 FT 10 1/2 IN / 75 FT X; 128 FT 8 1/2 IN / 93 FT 4 5/8 IN; GIBSON HTS ADDN; LOTS 49-50-51	\$13,700
4551	Manchester	50460000100	C.B. 5046 MANCHESTER; 236 FT 2 1/2 IN X 231 FT 6 IN; GIBSON HTS ADDN; LOTS 1-2-3 & E-4	\$21,400
4571	Manchester	50460000300	C.B. 5046 MANCHESTER; 74 FT 1 3/4 IN / 72 FT X; 102 FT / 132 FT; GIBSON HTS ADDN; LOT 5-6-W4 & E 7 TO 10	\$15,200
928	S. Vandeventer	39460000550	C.B. 3946 S VANDEVENTER AVE 50 FT X 100 FT/120 FT NEW FRANKFORT ADDN LOTS PT 14, 15, 16	\$600

Grove CID Expansion



Grove CID Expansion Parcel Ownership					
ID	Parcel	Agent	Agent Address	Owner	Owner Mailing Address
1	824 S Vandeventer Ave			Leo V Mitchell TRS	31 Hillvale Dr, St. Louis, MO 63105
2	810-4 S Vandeventer Ave			Leo V Mitchell TRS	31 Hillvale Dr, St. Louis, MO 63105
3	800 S Vandeventer Ave	HUGH R. LAW	211 North Broadway, Ste 2150; 63102	M&H Development Group LLC	800 S Vandeventer Ave, St. Louis, MO 63110
4	722 S Vandeventer Ave	COGENCY GLOBAL INC.	9666 Olive Boulevard, Suite 690; 63132	BCM Vandeventer LLC/PREMIER A-1 VANDEVENTER, LLC	PO Box 800729 Dallas, TX 75380
5	700 S Vandeventer Ave			Mark R Fishel	701 S Vandeventer Ave, St. Louis, MO 63110
6	618 S Vandeventer Ave	Stephen J Smith	825 Maryville Centre Drive, Ste 300; 63017	Gateway Holding LLC	600 S Vandeventer Ave, St. Louis, MO 63110
7	608-10 S Vandeventer Ave	Stephen J Smith	825 Maryville Centre Drive, Ste 300; 63017	Gateway Holding LLC	600 S Vandeventer Ave, St. Louis, MO 63110
8	518-606 S Vandeventer Ave	Stephen J Smith	825 Maryville Centre Drive, Ste 300; 63017	Gateway Holding LLC	600 S Vandeventer Ave, St. Louis, MO 63110
9	3848 Market St			Jeffrey William & Jerry Jurak Plunk	3429 Giles Ave, St. Louis, MO 63116
10	516 S Vandeventer Ave	C T CORPORATION SYSTEM	120 SOUTH CENTRAL AVENUE; 63105	Missouri Improvement Co	1700 Farnam St. 10th Floor SO, Omaha, NE 68102
11	511 S Vandeventer Ave	Jeffrey L Evans	2205 Ridgley Woods; 63005	Central Real Estate Holdings LLC	2205 Ridgley Woods Dr, Chesterfield, MO 63005
12	521 S Vandeventer Ave	Robert E Jones	130 S Bemisotn, Suite 200; 63105	Middlewest Properties Inc	7243 Delmar Blvd, St. Louis, MO 63130
13	3906 Clayton Ave	Justin L Mason ESQ	1717 Park Ave; 63104	Clayton Avenue Apartments LLC	9648 Olive Blvd, Olivette, MO 63132
14	615 S Vandeventer Ave	Donald W Paule	165 N Meramec Ave, 6th Fl; 63105	WKK Investments LLC	4512 Manchester Ave, St. Louis, MO 63110
15	701-13 S Vandeventer Ave			Mark R Fishel	701 S Vandeventer Ave, St. Louis, MO 63110
16	717 S Vandeventer Ave			Mark R Fishel	701 S Vandeventer Ave, St. Louis, MO 63110
17	719 S Vandeventer Ave			Mark R Fishel	701 S Vandeventer Ave, St. Louis, MO 63110
18	733 S Vandeventer Ave	Imran Lodhi	7229 Manchester; 63143	Alliance Petroleum LLC	4251 Lindell Blvd, St. Louis, MO 63110
19	3992 Gratiot St	Joshua Corson	200 S Hanley Rd, Ste 1040; 63105	Kaldi's Properties LLC	3983 Gratiot St, St. Louis, MO 63110
20	805 S Vandeventer Ave	NATIONAL REGISTERED AGENTS, INC.	120 South Central Avenue; 63105	UAP-Adelanto LLC	4699 Jamboree Rd, Newport Beach, CA 92660
21	3971 Papin St	Donald J Bellon	7324 Westmoreland; 63130	Bellon Holding Co	4233 Chouteau Ave, St. Louis, MO 63110
22	829 S Vandeventer Ave			City of St. Louis	1200 Market St, St. Louis, MO 63103
23	4501 Swan Ave	SPRA Corp.	120 S Central, Ste 1600; 63105	Forest Park SE Restoration LLC	4240 Manchester Ave, St. Louis, MO 63110
24	4540 Swan Ave	Scott A Schatzman	8000 Bonhomme Ave, Ste 311; 63105	JGDD Swan 2 LLC	8451 Maryland Ave Ste 200, St. Louis, MO 63105
25	4500 Swan Ave	Philip G Hulse	8451 Maryland Ave, Ste 200; 63105	Green Street Swan Investors LLC	8451 Maryland Ave Ste 200, St. Louis, MO 63105
	4500 Swan Ave	Philip G Hulse	8451 Maryland Ave, Ste 200; 63105	Green Street Swan Investors LLC	8451 Maryland Ave Ste 200, St. Louis, MO 63105
26	1305 S Taylor Ave	Philip G Hulse	8451 Maryland Ave, Ste 200; 63105	Green Street Swan Investors LLC	8451 Maryland Ave Ste 200, St. Louis, MO 63105
27	1305 S Taylor Ave	Philip G Hulse	8451 Maryland Ave, Ste 200; 63105	Green Street Swan Investors LLC	8451 Maryland Ave Ste 200, St. Louis, MO 63105
28	4213 Gibson Ave	John T Baumstark	9970 Old Warson Rd; 63124	JARUBA Corp	4155 Manchester Ave, St. Louis, MO 63110

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