



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

**September 14<sup>th</sup>, 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/95988348365?from=msft> (Meeting ID:959 8834 8365) or call by phone at 312-626-6799.***

**TAKE NOTICE** that on September 14<sup>th</sup>, 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. **Public Services-** Grove Sign Support Structure
3. Approval of Previous Minutes
4. Chairs Report & Announcement of the Order of Business
5. Public Comments & Questions (limited to 5 minutes)
6. Committee Reports:
  - a. Safety and Security Committee
    - i. Washington University Grant
    - ii. NSI agreement
    - iii. Crime Reports
  - b. Executive & Finance Committee
    - i. Financial Reports
    - ii. Resolution 2020-03: Special Assessment
  - c. Marketing Committee
  - d. Public Services Committee
  - e. Nominations Committee
7. Administrator's Report
  - a. Grove CID Slate Status
8. 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: 9/10/2020  
Time: 11:00 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**  
**August 10th, 2020 at 11:00 AM**  
**at 4512 Manchester, St. Louis, MO 63110**

**Board Members Present:** K. Kenter, T. Boldt, D. Bellon, C. Schloss, G. Slay, J. Oliver, T. Telnikova

**Board Members Absent:** J. Baumstark, F. Mohammad, P. Rothschild, S. Myers

**Others in Attendance:** A. Graham and Abdul Abdullah (Park Central Development), Chris Saracino (Campbell Security), Charlie Felker (Free 2 Grow), Officer Slade (District 2), Corbin Holtzman, Macy Holtzman, Doug Holtzman (Members of the public)

**1. Call to Order:**

- a. K. Kenter called the meeting to order at 11:07 AM.

**2. Approval of July 13th, 2020 Minutes:**

- a. G. Slay motioned to approve the minutes. J. Oliver seconded the motion. All in favor, approved.

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

**4. Public Comments and Questions:**

- a. **Holtzman Property-** The Holtzmans would like the Board's approval to build a garage on the West side of their building. They will need to contact Abdul Abdullah with PCD to move forward with this project.

**5. Committee Reports:**

a. Safety and Security Committee:

- i. 2nd District- Officer E. Slade presented the crime report for the 2<sup>nd</sup> District. Captain Marks put in a request with the Real Time Crime center to review video footage of the shooting on the previous Sunday. In reference to the sexual assault allegations, E. Slade there have been no sexual assault crimes reported recently. He claimed there wasn't enough manpower to check on each business, but there are businesses (such as Ember where the shooting was) that officers have on their radar to check in on.
- ii. Campbell Security- C. Saracino presented an update for the patrols.
- iii. Free2Grow- C. Felker presented an update on the patrol management. All patrol officers are now onboarded with Free2Grow. Any businesses can request a QR code for officers to check in at their establishment.
- iv. T. Boldt discussed the NSI contract. He informed the security representatives that Jim Whyte of the NSI is revisiting the contract to give an updated version. C. Saracino asked for a list of locations for the cameras.
- v. T. Boldt discussed the closing times of businesses. C. Saracino reported that the businesses seem to be closing early when there is no business but staying open later than allowed when they have customers.
- vi. D. Holtzman asked if their building is within the geofence for security. As the building is within the CID boundary, it is within the geofence.

b. Executive & Finance Committee:

- i. T. Boldt presented the financial reports. Sales tax revenues are doing surprisingly well. J. Baumstark will not charge for his parking lot, but the CID cannot make use of it while there is a hold on the contract.

c. Marketing Committee:

- i. T. Telnikova presented an update for the Marketing Committee. There hasn't been a meeting, but Engage Taste is still working on the website. The Committee is creating a statement for the website with consultation from the community.
- ii. T. Telnikova asked if the Board thinks that having only 6 meetings per year is enough or if they would be interested in paying for more meetings.
- iii. T. Telnikova is gathering information about hanging flags through the Grove. She's reached out to several organizations to get some price estimates and requests that the Board share any resources they might have.
- iv. The Marketing Committee voted last meeting to suggest removing Sean Baltzell from the committee with consultation of a lawyer. K. Kenter suggested talking to Sean first to see if he is willing to resign. T. Telnikova volunteered to talk to him.

d. Public Service Committee:

- i. See "other business".

e. Nominations Committee:

- i. No updates.

**6. Administrator's Report:**

a. Special Assessment:

- i. A. Graham reported that PCD is collecting signatures for the Special Assessment. She requested that any property owners reach out to her to fill out their signature forms if they have not done so yet.

b. Ron Coleman:

- i. A. Graham reported that Ron Coleman has had complaints of tables blocking the sidewalk to PCD. He sent images for the Board to review. K. Kenter requested that A. Graham send an email to the businesses to make sure they understand the ADA requirements for sidewalk dining.

**7. Other Business:**

- a. K. Kenter reported that Claire Griffin sent a request to the Board. C. Schloss described the request to close the street between Atomic Cowboy and Firecracker Pizza for an outdoor dining area. He would like a letter of support for this project. A. Abdullah informed him that the letter of support would need to come from PCD.

- i. D. Bellon motions to support C. Schloss closing Talmage for outdoor dining contingent on working with PCD and Alderman Roddy on this project. T. Telnikova seconds the motion. All in favor—motion approved.

b. Grove Sign Support Structure

- i. K. Kenter stepped off to recuse himself.
- ii. A. Graham presented the answers to the questions that had been posed at the last meeting. Both companies would be able to start immediately and have the

same approximate timeline for completion. Three members of the Public Services Committee still agreed on suggesting Piro (by email).

- iii. The Board discussed the two proposals. They decided to have the Public Services Committee host interviews for the two bidders based on A. Abdullah's recommendation.

**8. Adjournment:** Meeting adjourned at 12:51 PM.

DRAFT

## The Grove Community Improvement District

## Balance Sheet

09/10/20

As of August 31, 2020

Accrual Basis

	Aug 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Reliance (4124)	3,526.00
Operating (9310)	49,763.84
Sales and Use Tax (0668)	276,618.02
Special Assessments (3269)	2,372.28
Total Checking/Savings	332,280.14
Accounts Receivable	
Other Accounts Receivable	2,646.00
Total Accounts Receivable	2,646.00
Other Current Assets	
CID Assmt Rec CY17	222.00
CID Assmt Rec CY16	1,968.00
CID Assmt Rec CY15	2,490.00
CID Assmt Rec CY14	1,052.00
Due to From Special Events	60.46
Prepaid Expenses	709.00
Total Other Current Assets	6,501.46
Total Current Assets	341,427.60
Fixed Assets	
Accumulated Amort-Intangible As	-4,579.00
Intangible Assets	11,775.00
Total Fixed Assets	7,196.00
<b>TOTAL ASSETS</b>	<b>348,623.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	14,433.19
Total Accounts Payable	14,433.19
Other Current Liabilities	
Deferred Inflows of Resources	8,156.00
Total Other Current Liabilities	8,156.00
Total Current Liabilities	22,589.19
Total Liabilities	22,589.19
Equity	
32000 · Retained Earnings	315,594.84
Net Income	10,439.57
Total Equity	326,034.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>348,623.60</b>

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

August 2020

	<u>Aug 20</u>	<u>Jul - Aug 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>40000 · Revenue</b>				
46400 · Reserves	0.00	0.00	39,833.34	239,000.04
46430 · Miscellaneous Revenue	0.00	6,814.00	6,814.00	6,814.00
40150 · Special Assessments	344.17	1,115.37	0.00	93,000.00
40100 · CID 1% Sales and Use Tax	15,705.76	44,658.94	27,500.00	165,000.00
<b>Total 40000 · Revenue</b>	<u>16,049.93</u>	<u>52,588.31</u>	<u>74,147.34</u>	<u>503,814.04</u>
<b>Total Income</b>	<u>16,049.93</u>	<u>52,588.31</u>	<u>74,147.34</u>	<u>503,814.04</u>
<b>Gross Profit</b>	16,049.93	52,588.31	74,147.34	503,814.04
<b>Expense</b>				
60270 · Sponsorships	0.00	0.00	6,020.00	36,120.00
Marketing & Advertisement	0.00	36.34		
<b>60100 · Administrative Support</b>				
60110 · Administration-Park Central	0.00	12,670.00	12,670.00	50,680.00
60135 · General Liability Insurance	0.00	0.00	0.00	10,000.00
60140 · Audit Services	0.00	0.00	0.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	0.00	2,300.00
60150 · Legal Services	0.00	2,370.00	500.00	3,000.00
60165 · Miscellaneous	2,430.14	2,430.14		
60115 · Postage/Office Supplies	0.00	75.00	83.30	500.00
<b>Total 60100 · Administrative Support</b>	<u>2,430.14</u>	<u>17,545.14</u>	<u>13,253.30</u>	<u>70,480.00</u>
<b>60400 · Public Services</b>				
60415 · Public Pkg lot-Litter Control	550.00	550.00	6,533.30	39,200.00
60410 · Litter Control	2,375.00	5,150.00		
60420 · Landscaping	0.00	0.00	1,959.34	5,876.00
60425 · Weed Abatement	500.00	1,000.00		
<b>Total 60400 · Public Services</b>	<u>3,425.00</u>	<u>6,700.00</u>	<u>8,492.64</u>	<u>45,076.00</u>
<b>60200 · Marketing</b>				
60210 · Advertising	0.00	0.00	666.70	4,000.00
60215 · Promotional Materials	0.00	0.00	250.00	1,500.00
60220 · Website & Design Services	0.00	0.00	778.30	4,670.00
60250 · Reserve Funds	0.00	0.00	1,861.70	11,170.00
<b>Total 60200 · Marketing</b>	<u>0.00</u>	<u>0.00</u>	<u>3,556.70</u>	<u>21,340.00</u>
<b>60300 · Public Improvements</b>				
60335 · Public Parking Lot Rental	0.00	0.00	0.00	3,000.00
60315 · Street Lighting Impr-Electricit	405.50	811.51	1,000.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	0.00	3,500.00
60310 · Grove Signs Electricity	62.99	126.03	300.00	1,800.00
60320 · Grove Signs Repairs & Mnt	0.00	0.00	19,852.00	119,112.00
60330 · Other Public Improvements	0.00	0.00	166.70	1,000.00
<b>Total 60300 · Public Improvements</b>	<u>468.49</u>	<u>937.54</u>	<u>21,318.70</u>	<u>134,412.00</u>
<b>60500 · Security &amp; Public Safety</b>				
60515 · Spectrum (Camera/Internet)	674.86	1,199.72	1,040.00	6,240.00
60510 · Administration-Security	2,750.00	5,500.00	5,500.00	33,000.00

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

August 2020

	<u>Aug 20</u>	<u>Jul - Aug 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60530 · Thursday Security Patrols	280.00	1,120.00	6,960.00	41,760.00
60531 · Friday Security Patrols	560.00	2,520.00	6,960.00	41,760.00
60532 · Saturday Security Patrols	840.00	3,230.00	6,960.00	41,760.00
60533 · Sunday Security Patrols	0.00	0.00	2,320.00	13,920.00
60534 · Other Security Patrols	840.00	3,360.00	2,925.00	17,550.00
<b>Total 60500 · Security &amp; Public Safety</b>	<u>5,944.86</u>	<u>16,929.72</u>	<u>32,665.00</u>	<u>195,990.00</u>
<b>Total Expense</b>	<u>12,268.49</u>	<u>42,148.74</u>	<u>85,306.34</u>	<u>503,418.00</u>
<b>Net Ordinary Income</b>	<u>3,781.44</u>	<u>10,439.57</u>	<u>-11,159.00</u>	<u>396.04</u>
<b>Net Income</b>	<u><u>3,781.44</u></u>	<u><u>10,439.57</u></u>	<u><u>-11,159.00</u></u>	<u><u>396.04</u></u>

## The Grove Community Improvement District Transaction List by Vendor

Type	Date	Num	August 2020 Memo	Split	Amount
<b>A T Building/Anthony Trotter</b>					
Bill	08/28/2020	1315	Street Cleaning	-SPLIT-	-3,925.00
<b>Ameren Missouri- 924 talmage ave</b>					
Bill	08/03/2020	0825140010-Jul-2020	924 Talmage	60310 · Grove Signs Electricity	-50.32
<b>Ameren MO- 4510 Manchester ave, sign</b>					
Bill	08/21/2020	0606084003-July 2020	4510 Manchester Sign-0606084003	60310 · Grove Signs Electricity	-12.67
<b>Ameren MO- 4512 Manchester ave unit 100</b>					
Bill	08/03/2020	0324031034-Jul-2020	Pedestrian Lighting	60315 · Street Lighting Impr-Electricit	-405.50
<b>Campbell Security &amp; Services Group</b>					
Bill	08/16/2020	2242	Patrols	-SPLIT-	-2,520.00
<b>Dynamic Controls Inc</b>					
Bill	08/24/2020	510823	Camera Repairs	60165 · Miscellaneous	-1,860.00
<b>Free-to-Grow, LLC</b>					
Bill	08/01/2020	1026		60510 · Administration-Security	-2,750.00
<b>Park Central Development Corporation*</b>					
Bill	08/05/2020	2020-8-19	Storage Rental	60165 · Miscellaneous	-70.14
<b>Spectrum-formerly Charter Communications</b>					
Bill	08/25/2020	0024300082520	Internet for Cameras	60515 · Spectrum (Camera/Internet)	-674.86
<b>Total for August 2020</b>					<b>-12,268.49</b>



**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT PROVIDING FOR THE IMPOSITION IN THE DISTRICT OF A SPECIAL ASSESSMENT; AND AUTHORIZING AND DIRECTING RELATED ACTIONS.**

WHEREAS, the Grove Community Improvement District (the “District”) previously imposed a special assessment pursuant to resolution 2008-04 in the calendar years 2008-2012 and resolution 2013-05 in the calendar years 2013-2019;

WHEREAS, Section 67.1521 RSMo. provides that a special assessment may be levied by resolution of the District upon the receipt of a proper petition as provided in that section;

WHEREAS, the District is in receipt of a petition, entitled Special Assessment Petition (“Petition”), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and which Petition complies with the requirements of Section 67.1521 RSMo.; and

WHEREAS, at a duly noticed meeting of the Board of Directors of the District, convened at 11:00 a.m., September 14<sup>th</sup>, 2020, at 4512 Manchester, St. Louis, MO 63110, at which was present a quorum of the Board of Directors, the Board of Directors took the action further described herein.

NOW THEREFORE, BE IT RESOLVED by the undersigned Board of Directors of the Grove Community Improvement District as follows:

1. The District hereby acknowledges receipt of the Petition, as provided in Section 67.1521 RSMo.
2. In accordance with the Petition and the provisions of the Missouri Community Improvement District Act (the “Act”), the District hereby levies an annual special assessment (the “Special Assessment”), such levy to begin in 2020, upon all real property within the District upon the terms and at such maximum annual rates as provided in the attached Petition.
3. The Board of Directors and the officers of the District are hereby authorized, without any further action of the District required, to take any actions necessary or appropriate to facilitate the levy, collection or distribution of proceeds of the Special Assessment, including, but not limited to, the creation or maintenance of accounts or funds, the entrance into any agreement or contract, and the cooperation in the process of imposing assessments in accordance with the terms of the Petition and the Act.
4. This resolution shall take effect immediately.
5. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or

phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Directors has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Adopted this 14th day of September 2020.

Kelly Kenter, Chairman

ATTEST

Chip Schloss, Secretary

**EXHIBIT A**

**SPECIAL ASSESSMENT PETITION**

## 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:

MAP ID	ADDRESS	PARCEL ID
2	3933-53 CHOUTEAU AV	39460000710
3	3923 CHOUTEAU AV	39460000720
4	900 S SARAH ST	39570000111
5	920 S SARAH ST	39570000121
6	4001-99 CHOUTEAU AV	39570001161
7	901-27 S VANDEVENTER AV	39570001810
8	3975-4029 PAPIN ST	39580000101
9	4101-23 CHOUTEAU AV	39650003250
10	1110-2 TOWER GROVE AV	39720000100
11	4264 MANCHESTER AV	39720000207
12	4260 MANCHESTER AV	39720000307
13	4256 MANCHESTER AV	39720000507
14	4254 MANCHESTER AV	39720000607
15	4248-50 MANCHESTER AV	39720000761
16	4244-6 MANCHESTER AV	39720000800
17	4228-42 MANCHESTER AV	39720000857
18	4226 MANCHESTER AV	39720001300
19	4222 MANCHESTER AV	39720001407
20	4218 MANCHESTER AV	39720001507
21	4216 MANCHESTER AV	39720001607
22	4210-4 MANCHESTER AV	39720001700
23	4206 MANCHESTER AV	39720001800
24	4200-4 MANCHESTER AV	39720001907
25	4370 MANCHESTER AV	39730000161
26	4366 MANCHESTER AV	39730000261
27	4360-2 MANCHESTER AV	39730000300
28	4356-8 MANCHESTER AV	39730000407
30	4322 MANCHESTER AV	39730001400
31	4318-20 MANCHESTER AV	39730001510
32	4312-4 MANCHESTER AV	39730001700
33	4308-10 MANCHESTER AV	39730001800
34	4306 MANCHESTER AV	39730001907
35	4304 MANCHESTER AV	39730002000
36	4300-2 MANCHESTER AV	39730002107
37	4452-4 MANCHESTER AV	39740000100
38	4448 MANCHESTER AV	39740000200
39	4446 MANCHESTER AV	39740000300
40	4444 MANCHESTER AV	39740000400
41	4440 MANCHESTER AV	39740000550
42	4424-6 MANCHESTER AV	39740000900
43	4420 MANCHESTER AV	39740001007
44	4414-8 MANCHESTER AV	39740001100
45	4400-12 MANCHESTER AV	39740001357
46	4196-8 MANCHESTER AV	39910002007
47	4194 MANCHESTER AV	39910002100
48	4190 MANCHESTER AV	39910002200
49	4188 MANCHESTER AV	39910002307

50	4184 MANCHESTER AV	39910002400
51	4180-2 MANCHESTER AV	39910002561
52	4178 MANCHESTER AV	39910002600
53	4176 MANCHESTER AV	39910002701
54	4174 MANCHESTER AV	39910002751
55	4170 MANCHESTER AV	39910002801
56	1109-13 KENTUCKY AV	39910003150
57	4162-8 MANCHESTER AV	39920001501
58	4148-58 MANCHESTER AV	39920001750
59	4146 MANCHESTER AV	39920001900
60	4144 MANCHESTER AV	39920002000
61	4138-40 MANCHESTER AV	39920002100
62	4128-30 MANCHESTER AV	39930400500
63	4126 MANCHESTER AV	39930400600
65	4112-4 MANCHESTER AV	39930400807
66	4108-10 MANCHESTER AV	39930400850
67	4104-6 MANCHESTER AV	39930400950
68	4100-2 MANCHESTER AV	39930401100
69	4054 CHOUTEAU AV	39932100150
70	4052 CHOUTEAU AV	39932100300
71	4036-8 CHOUTEAU AV	39932100650
72	4014 CHOUTEAU AV	39932100900
73	4030 CHOUTEAU AV	39932101100
74	4501-07 MANCHESTER AV	50450002407
75	4509-11 MANCHESTER AV	50450002500
76	4513-21 MANCHESTER AV	50450002600
77	4525-29 MANCHESTER AV	50450002800
78	4535-45 CADET AV	50450006001
79	4575 CADET AV	50450006501
83	4580 MANCHESTER AV	50470000100
84	4570-6 MANCHESTER AV	50470000200
85	4568 MANCHESTER AV	50470000400
86	4560 MANCHESTER AV	50470000500
87	4556 MANCHESTER AV	50470000600
88	4552 MANCHESTER AV	50470000700
90	4544 MANCHESTER AV	50470000900
92	4540 MANCHESTER AV	50470001100
93	4538 MANCHESTER AV	50470001200
94	4534 MANCHESTER AV	50470001300
95	4530 MANCHESTER AV	50470001400
96	4512-26 MANCHESTER AV	50470001851
97	4510 MANCHESTER AV	50470002107
98	4508 MANCHESTER AV	50470002200
99	4500-4 MANCHESTER AV	50470002300
100	4401-63 MANCHESTER AV	51080004151
101	4234 ARCO AV	51120100100
103	4243-4245 MANCHESTER AV	51120100307
104	4229-39 MANCHESTER AV	51120100401

105	4261-7 MANCHESTER AV	51120100507
106	4301-3 MANCHESTER AV	51120202050
107	4317 MANCHESTER AV	51120202207
108	4321-5 MANCHESTER AV	51120202461
109	4333 MANCHESTER AV	51120202600
110	4337 MANCHESTER AV	51120202707
111	4339-41 MANCHESTER AV	51120202957
112	4343-53 MANCHESTER AV	51120203007
113	4216 GIBSON AV	51130100541
114	4173 MANCHESTER AV	51130100750
115	4185 MANCHESTER AV	51130100800
116	4187 MANCHESTER AV	51130101001
117	4189-93 MANCHESTER AV	51130101101
118	4199 MANCHESTER AV	51130101207
119	4201-5 MANCHESTER AV	51130201550
120	4101-17 MANCHESTER AV	51140103100
121	4121-5 MANCHESTER AV	51140103300
122	4127 MANCHESTER AV	51140103407
123	4131 MANCHESTER AV	51140103501
124	4133 MANCHESTER AV	51140103600
125	4137 MANCHESTER AV	51140103701
126	4139-41 MANCHESTER AV	51140103801
127	4145 NEW STREET NEED NLC ST	51140103957
128	4151 MANCHESTER AV	51140104100
129	4155 MANCHESTER AV	51140104250
130	1002 S VANDEVENTER AV	58210000300
131	3936-64 CHOUTEAU AV	58210000400