



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

**January 9, 2017 at 11:00 a.m.  
at 4512 Manchester #100  
St. Louis, MO 63110**

**NOTICE & PROPOSED AGENDA**

**TAKE NOTICE** that on January 9, 2017 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 December Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5 minute limit per speaker)
5. Request for Support of Curb Cut at 4312 Manchester Avenue
6. Closed Session: Legal Discussion with Lathrop & Gage
7. Committee Reports:
  - a. Safety and Security Committee
  - b. Finance Committee
  - c. Marketing Committee
  - d. Public Services Committee
  - e. Nominations Committee
  - f. Parking Committee
8. Administrator's Report
9. 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: 1-05-17**

• **The Grove Community Improvement District** •

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

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Grove CID Board of Directors Meeting  
December 12<sup>th</sup>, 2016: 11:00am  
At 4512 Manchester, St. Louis, MO 63110

**Board Members in Attendance:** Brian Phillips, Jack Baumstark, Tom Boldt, Pete Rothschild, Fran Fanara, Brian Pratt, Guy Slay

**Board members not in Attendance:** Kelly Kenter, Austin Barzantny, Chip Schloss, Don Bellon

**Others in attendance:** Matt Green (PCDC), Jim Whyte (CWE NSI), Sarah Wickenhauser (CWE NSI), Charles Betts (NSI)

**1. Call to order**

J. Baumstark called the meeting to order at 11:00 am

**2. Approval of November Minutes**

B. Phillips motioned to approve the November Minutes. G. Slay seconded the motion. Motion passed 7-0-0.

**3. Chair's report**

None

**4. Public Comments**

None

**5. Committee Reports**

**a. Safety and Security Committee**

J. Whyte presented crime stats for both the Grove and FPSE for the month of November and compared them to 2016. He said that the total amount of crime is down annually, but person crimes are up because of the number of aggravated assaults. J. Baumstark asked if it was possible to see which crimes are associated with 3am bars on Manchester Avenue? J. Whyte said that he could pull calls for service, but it is very hard to attribute crimes with individual establishments. He believes that the aggravated assaults in the Grove are a product of drinking establishments and people bar hopping and not because of any specific bar. J. Whyte said that he does have somewhat of a concern with Trops opening, because of the issues that they had in Soulard. P. Rothschild said that he believes that the neighborhood wasn't ready for the influx of patrons to that area of the neighborhood and he thinks that the Grove is better suited to handle the crowds. R. Betts said that TCF Officers Winters and Englehart said that most of the problems

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and fights occur when all the bars close around 3am. He also said that they have noticed issues around pedestrian safety with all the Uber cars and taxis arriving. P. Rothschild asked the Board if they should consider petitioning the City for the removal of the 3am cap to liquor licenses? He said that if bars wanted to stay open later, they could and it might alleviate some of the issues around closing times. J. Whyte went over some ongoing graffiti problems and suspects in the CWE and the Grove. He also talked about a car repair scam that has been seen at QT in the Grove.

**b. Finance Committee**

B. Phillips reported on the Grove CID finances as of November 30, 2016. B. Phillips walked the Board through the balance statements and profit & loss statements for the various accounts. M. Green updated the CID on recent sales tax collections and reported that the CID has collected roughly \$5,000 less in t 2016 than in 2015. M. Green reported that the Draft audit is going to be review by the Executive and Finance Committee meeting on Monday, December 19<sup>th</sup>. Also, M. Green reported that the MODOR has all the information they need to add the newly opened businesses to the Grove CID list.

**c. Marketing Committee**

M. Green walked the Board through a presentation highlighting the demographics and growth of different social media platforms for the Grove (Facebook, Twitter and Instagram). He said that this information is critical to marketing the area to different groups of people and the Marketing Committee will be using this information in the future. He also said that he is working on the newly formed Committee and will have something formal for the Board to approve at the January meeting.

**d. Public Service Committee**

M. Green informed the Board that the trash cans in front of Manchester Market have been moved. He informed the Board that the holiday decorations have been installed (wreaths, lights and banner). He informed the Board that the two granite light poles that were damaged by cars have been identified and the one at Tower Grove has been replaced, but the one on Newstead hasn't yet. He recommended that two new bike racks be placed on Manchester (by Urban Breath and Everest Café) and that the Public Services committee consider doing a long-range street-scape/infrastructure plan. M. Green also noted that there were only 4 tree wells that had dead or missing trees. B. Phillips said that the small number was an indication that the method that we are employing (of removing old dirt, putting in new dirt and watering) is working.

**e. Nominations Committee**

No report.

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**f. Parking Committee**

M. Green gave an overview on the number of cars parked on the Archway Sales parking lot over the last month. He mentioned that the Parking Committee is still waiting to get word from Streets Department about updating the LED lighting around Sarah/Vandeventer/Chouteau. P. Rothschild asked if we should be considering looking at installing lighting outside the CID boundaries? T. Boldt said that we need to be careful about where we spend out funds. B. Pratt made a motion that the CID get a legal opinion on the expenditure of funds on initiatives outside the legal boundaries. B. Phillips seconded the motion. Motion passed 7-0-0. M. Green said that he would get the legal opinion ASAP and present it to the Board.

**6. Administrator's Report**

M. Green updated the Board on recent openings in the Grove, including gezellig, Intoxicology, Lemon Gem, Rise Coffee (new location) and CQ Custom Designs. He also invited the Board to come to the 17<sup>th</sup> Ward Holiday party (12/14 at 6pm at Cortona) to honor Grace McCammond for her contributions to the CID.

J. Baumstark made a motion to adopt the Grove CID 2017 Calendar. T. Boldt seconded the motion. Motion passed 7-0-0.

**7. Other**

Meeting was adjourned at 12:10 pm.

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**The Grove Community Improvement District**  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Reliance (4124)	99,978.00
Operating (9310)	6,438.18
Sales and Use Tax (0668)	52,687.53
Special Assessments (3269)	32,847.14
<b>Total Checking/Savings</b>	<u>191,950.85</u>
<b>Other Current Assets</b>	
Due to From Special Events	193.08
Prepaid Expenses	1,482.00
<b>Total Other Current Assets</b>	<u>1,675.08</u>
<b>Total Current Assets</b>	193,625.93
<b>Fixed Assets</b>	
Construction in Process	6,000.00
<b>Total Fixed Assets</b>	<u>6,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>199,625.93</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Unearned/Deferred Revenue	41,059.91
<b>Total Other Current Liabilities</b>	<u>41,059.91</u>
<b>Total Current Liabilities</b>	<u>41,059.91</u>
<b>Total Liabilities</b>	41,059.91
<b>Equity</b>	
Retained Earnings	228,528.75
Net Income	-69,962.73
<b>Total Equity</b>	<u>158,566.02</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>199,625.93</u></b>

**The Grove Community Improvement District**  
**Profit & Loss**  
 July through December 2016

	Jul - Dec 16
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Parking Lot Revenue	4,652.00
Other Types of Income	
Miscellaneous Revenue	4.00
<b>Total Other Types of Income</b>	4.00
<b>Receipts</b>	
2016 Special Assessments	17,579.23
2015 Special Assessments	1,325.74
CID 1% Sales and Use Tax	106,872.46
Donations	
Security & Public Safety	16,250.00
<b>Total Donations</b>	16,250.00
Interest Earnings	63.17
<b>Total Receipts</b>	142,090.60
<b>Total Income</b>	146,746.60
<b>Gross Profit</b>	146,746.60
<b>Expense</b>	
<b>Additional Parking Enhancements</b>	
Administration	1,224.15
Public Parking Management	2,200.00
Public Park. Lot Litter Control	1,850.00
<b>Total Additional Parking Enhancements</b>	5,274.15
<b>Administrative Support</b>	
Administration	29,159.03
General Liability Insurance	2,653.00
Bank Fees and Charges	25.00
Audit Services	6,000.00
Legal Services	148.50
Miscellaneous	75.00
MO Sales Tax Reports	105.00
Postage	282.00
<b>Total Administrative Support</b>	38,447.53
<b>Public Services</b>	
Administration	1,357.18
Litter Control	9,696.55
Planter/Landscaping Watr/Mntnce	3,052.45
Weed Abatement	700.00
<b>Total Public Services</b>	14,806.18
<b>Marketing &amp; Special Events</b>	
Administration	1,357.18
Advertising	1,205.00
Professional Services	1,500.00
Special Events	
Monster Bash 2016	5,000.01
<b>Total Special Events</b>	5,000.01
<b>Total Marketing &amp; Special Events</b>	9,062.19

	<u>Jul - Dec 16</u>
<b>Public Improvements</b>	
Administration	1,355.18
Holiday Decorations	3,131.62
Grove Entry Marker Electricity	790.43
Grove Entry Marker Insurance	236.25
Grove Entry Marker Repairs	2,774.00
Other Public Improvements	4,170.00
Trash Cans & Bike Racks	900.00
<b>Total Public Improvements</b>	<u>13,357.48</u>
<b>Security &amp; Public Safety</b>	
CWE NSI	15,000.00
Administration	3,385.31
Thursday Security Patrols	13,373.75
Friday Security Patrols	22,330.00
Saturday Security Patrols	20,927.50
Sunday Security Patrols	8,607.50
Other Security Patrols	18,865.00
St Lighting Improvement-Elec	272.74
<b>Total Security &amp; Public Safety</b>	<u>102,761.80</u>
<b>Total Expense</b>	<u>183,709.33</u>
<b>Net Ordinary Income</b>	-36,962.73
<b>Other Income/Expense</b>	
Other Expense	
Transfer Out to Special Events	33,000.00
<b>Total Other Expense</b>	<u>33,000.00</u>
<b>Net Other Income</b>	<u>-33,000.00</u>
<b>Net Income</b>	<u><u><b>-69,962.73</b></u></u>

**GroveFest**  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Commerce GroveFest #4828	17,960.86
<b>Total Checking/Savings</b>	<u>17,960.86</u>
<b>Total Current Assets</b>	<u>17,960.86</u>
<b>TOTAL ASSETS</b>	<u><b>17,960.86</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	10,373.51
Net Income	7,587.35
<b>Total Equity</b>	<u>17,960.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>17,960.86</b></u>



**IndiHop**  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Commerce IndiHop (4467)	17,307.55
Total Checking/Savings	<u>17,307.55</u>
Total Current Assets	17,307.55
Fixed Assets	
Tappers	1,828.23
Total Fixed Assets	<u>1,828.23</u>
<b>TOTAL ASSETS</b>	<b><u>19,135.78</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	29,528.53
Net Income	-10,392.75
Total Equity	<u>19,135.78</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>19,135.78</u></b>

**World Naked Bike Ride**  
**Balance Sheet**  
As of December 31, 2016

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
WNBR #0790	3,136.08
Total Checking/Savings	<u>3,136.08</u>
Total Current Assets	<u>3,136.08</u>
<b>TOTAL ASSETS</b>	<b><u>3,136.08</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Unrestricted Net Assets	2,316.12
Net Income	819.96
Total Equity	<u>3,136.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,136.08</u></b>