



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

**April 11, 2016 at 11:00 a.m.
at 4512 Manchester #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on April 11, 2016 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 March Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5 minute limit per speaker)
5. Grove Merchant's Association
6. Committee Reports:
 - a. Finance Committee
 - b. Marketing Committee
 - c. Public Services Committee
 - d. Safety and Security Committee
 - e. Nominations Committee
 - f. Parking Committee
7. Administrator's Report
8. 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: 4-08-16

• **The Grove Community Improvement District** •

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

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



Grove CID Board of Directors Meeting
March 14th, 2016: 11:00am
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Kelly Kenter, Jack Baumstark, Fran Fanara, Tom Boldt, , Brian Phillips, Chip Schloss, Brian Pratt, Pete Rothschild, Don Bellon

Board members not in Attendance: Guy Slay, Austin Barzantny

Others in attendance: Matt Green (PCDC), Alexandra Durdello (SLDC), Charles Betts (TCF), Catherine Hazelwonder (PCDC), Bridgette Fyvie (PCDC)

1. Call to order

K. Kenter called the meeting to order at 11:00 am

2. Approval of February Minutes

F. Fanara motioned to approve the February Minutes. T. Boldt seconded the motion. Motion passed 9-0-0.

3. Chair's report

None

4. Public Comments

None

5. Grove Merchant's Association Report

None

6. Committee Reports

a. Finance Committee

M. Green reported on the Grove CID finances as of February 29, 2016. K. Kenter asked about the cost of the Directors & Officers Insurance. M. Green informed him that it was purchased for multiple years and needs to be divided out in the statements (for accrual purposes). K. Kenter asked about reserve funds in the IndiHop bank account. M. Green said that those belong to the Grove & there hasn't been a formal, written agreement regarding any of those funds going to Cherokee Street. He does think, however, that there may have been some verbal agreements about Cherokee Street receiving some funds. He will double check with those who worked on the first two IndiHop events, which he didn't have a part of.

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b. Marketing Committee

M. Green informed the Board about the upcoming calendar of events for the Grove. He informed the Board that the IndiHop budget was recently approved by the Executive & Finance Committee and that ticket sales were very strong. He said that the RFT Music Showcase planning is coming along and that there is new leadership with the magazine and they will be managing the event. He mentioned that the website is close to being finished and it would be ready prior to the next Board meeting. The Committee is designing stickers to help promote the website and social media handles as well.

c. Public Service Committee

M. Green informed the Board that the CID has engaged in a contract with Arbolope Studio, a landscape architecture firm located at Boyle and Norfolk, to do a landscaping plan for the planter beds throughout the district. He and K. Kenter will be meeting with the staff at the company and will bring them a final product when it is selected. The goal is to have the plans ready for installation in the Grove in the Spring.

d. Safety and Security Committee

C. Hazelwonder provided the Board with an overview of crime statistics for the period ending February 29, 2016. R. Betts gave an overview of the last five years of incidents in the entire FPSE neighborhood. He stressed that overall crime has dramatically decreased over the years and we should keep doing what we are doing. R. Betts then talked about recent incidents in the Grove. He mentioned that there has been a lot of traffic on "off-nights" (Mondays-Wednesdays) in the Grove, specifically related to concerts at the Ready Room. He said that we need to have better communication on when concerts are taking place. M. Green said that the new website would have comprehensive events listed, so we should be able to coordinate with that.

P. Rothschild asked about recent fights outside Attitudes. R. Betts said that he has been talking with officers who have been involved in those incidents and was informed that bartenders were overserving patrons and allowing those under 21 years old to exit the bar and return. He was told that people were going to their cars to drink alcohol and would return very intoxicated. He also said that bouncers were pushing fights out the front door, which isn't helpful.

K. Kenter mentioned that the Board needs to start thinking about how they would respond to a business like The Social House wanting to come to the Grove. The Board said they wouldn't be very supportive of that business.

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C. Schloss mentioned that there has been a lot of graffiti inside and outside his establishment lately. He asked C. Betts if his door staff was able to pat-down people to see if they had markers or paint pens? C. Betts said that was probably considered excessive and they wouldn't have the right to do that. C. Betts did say that signage on the outside of the business stating that there was a "zero-tolerance" policy for graffiti would be OK.

e. Nominations committee

No update

f. Parking committee

M. Green said that he would have comprehensive parking lot numbers for the Board next month.

7. Administrator's Report

M. Green showed the Board pictures and video from Engraphix, the fabricators/installers of the new light art project for the Grove. The Board was concerned with the access boxes that will be installed on the poles. M. Green said that there isn't much we can do about it for the first pole location, but would pass along the concerns for future locations.

8. Other

D. Bellon asked the Board about receiving a letter about exploring a CID expansion. K. Kenter said that the Executive & Finance Committee had engaged in a contract to have Park Central explore the feasibility and interest of expanding the CID onto Vandeventer & parts of Tower Grove. K. Kenter said that D. Bellon received a letter since he owns property on Vandeventer. He said that M. Green would give an overview of the project and feedback that he's received.

D. Bellon asked for an update on the Commerce Bank site. F. Fanara said that Commerce has closed on the sale of the property. B. Pratt confirmed that and mentioned that they have a new joint venture partner and are hoping to break ground on the building in the summer.

Meeting was adjourned at 12:15 pm.

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The Grove Community Improvement District Balance Sheet

Accrual Basis

	<u>Mar 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Reliance (4124)	99,994.00
Operating (9310)	18,999.43
Sales and Use Tax (0668)	121,507.32
Special Assessments (3269)	<u>72,977.10</u>
Total Checking/Savings	313,477.85
Other Current Assets	
Prepaid Expenses	<u>1,482.00</u>
Total Other Current Assets	<u>1,482.00</u>
Total Current Assets	314,959.85
Fixed Assets	
Construction in Process	<u>6,000.00</u>
Total Fixed Assets	<u>6,000.00</u>
TOTAL ASSETS	<u>320,959.85</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>6,822.49</u>
Total Accounts Payable	6,822.49
Other Current Liabilities	
Unearned/Deferred Revenue	<u>41,059.91</u>
Total Other Current Liabilities	<u>41,059.91</u>
Total Current Liabilities	<u>47,882.40</u>
Total Liabilities	47,882.40
Equity	
Retained Earnings	220,120.83
Net Income	<u>52,956.62</u>
Total Equity	<u>273,077.45</u>
TOTAL LIABILITIES & EQUITY	<u>320,959.85</u>

The Grove Community Improvement District
Profit & Loss Prev Year Comparison
July 2015 through March 2016

Accrual Basis

	Jul '15 - Mar 16	Jul '14 - Mar 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Parking Lot Revenue	3,093.00	0.00	3,093.00	100.0%
Sponsorships	0.00	6,000.00	-6,000.00	-100.0%
Other Types of Income	124.12	0.00	124.12	100.0%
Receipts				
2015 Special Assessments	91,291.51	0.00	91,291.51	100.0%
2014 Special Assessments	4,505.18	92,607.11	-88,101.93	-95.1%
2013 Special Assessments	322.04	1,576.05	-1,254.01	-79.6%
2012 Special Assessments	947.00	931.14	15.86	1.7%
2011 Special Assessments	4.81	636.00	-631.19	-99.2%
2010 Special Assessments	0.00	914.57	-914.57	-100.0%
2009 Special Assessments	0.00	309.65	-309.65	-100.0%
CID 1% Sales and Use Tax	145,179.00	155,104.23	-9,925.23	-6.4%
Donations	39,000.00	39,000.00	0.00	0.0%
Interest Earnings	255.47	152.46	103.01	67.6%
Total Receipts	<u>281,505.01</u>	<u>291,231.21</u>	<u>-9,726.20</u>	<u>-3.3%</u>
Total Income	<u>284,722.13</u>	<u>297,231.21</u>	<u>-12,509.08</u>	<u>-4.2%</u>
Gross Profit	284,722.13	297,231.21	-12,509.08	-4.2%
Expense				
Additional Parking Enhancements				
Administration	1,242.63	1,775.25	-532.62	-30.0%
Public Parking Management	1,800.00	3,609.00	-1,809.00	-50.1%
Public Park. Lot Litter Control	4,350.00	4,050.00	300.00	7.4%
Valet	0.00	162.00	-162.00	-100.0%
Total Additional Parking Enhancements	<u>7,392.63</u>	<u>9,596.25</u>	<u>-2,203.62</u>	<u>-23.0%</u>
Administrative Support				
Administration	11,391.39	10,848.75	542.64	5.0%
Bank Fees and Charges	93.00	15.00	78.00	520.0%
Audit Services	5,750.00	5,500.00	250.00	4.6%
Directors & Officers Insurance	0.00	2,302.00	-2,302.00	-100.0%
Legal Services	0.00	481.95	-481.95	-100.0%
Miscellaneous	75.00	0.00	75.00	100.0%
MO Sales Tax Reports	35.00	175.00	-140.00	-80.0%
Office Supplies	178.97	31.49	147.48	468.3%
Postage	148.91	79.87	69.04	86.4%
Total Administrative Support	<u>17,672.27</u>	<u>19,434.06</u>	<u>-1,761.79</u>	<u>-9.1%</u>

	Jul '15 - Mar 16	Jul '14 - Mar 15	\$ Change	% Change
Public Services				
Administration	2,692.50	1,972.50	720.00	36.5%
Contract Labor	2,814.75	0.00	2,814.75	100.0%
Litter Control	14,770.45	10,425.00	4,345.45	41.7%
Planter/Landscaping Watr/Mntnce	3,833.37	625.00	3,208.37	513.3%
Weed Abatement	0.00	1,050.00	-1,050.00	-100.0%
Total Public Services	24,111.07	14,072.50	10,038.57	71.3%
Marketing & Special Events				
Administration	2,717.35	1,972.50	744.85	37.8%
Advertising	2,132.07	1,998.74	133.33	6.7%
Merchant Window Stickers	565.50	0.00	565.50	100.0%
Website & Design Services	7,001.02	6,000.00	1,001.02	16.7%
Special Events	3,000.00	8,000.00	-5,000.00	-62.5%
Total Marketing & Special Events	15,415.94	17,971.24	-2,555.30	-14.2%
Public Improvements				
Administration	1,449.84	1,972.50	-522.66	-26.5%
Holiday Decorations	3,357.24	2,951.97	405.27	13.7%
Grove Entry Marker Electricity	1,430.06	1,276.15	153.91	12.1%
Grove Entry Marker Insurance	1,464.00	1,503.00	-39.00	-2.6%
Grove Entry Marker Repairs	1,286.00	1,228.00	58.00	4.7%
Other Public Improvements	3,286.61	3,681.76	-395.15	-10.7%
Trash Cans & Bike Racks	2,757.11	4,595.21	-1,838.10	-40.0%
Total Public Improvements	15,030.86	17,208.59	-2,177.73	-12.7%
Security & Public Safety				
Administration	5,177.82	4,931.25	246.57	5.0%
Thursday Security Patrols	38,833.75	15,725.00	23,108.75	147.0%
Friday Security Patrols	34,841.25	34,200.00	641.25	1.9%
Saturday Security Patrols	29,660.00	33,250.00	-3,590.00	-10.8%
Sunday Security Patrols	20,885.00	14,287.50	6,597.50	46.2%
Other Security Patrols	220.00	1,350.00	-1,130.00	-83.7%
GPS Service	0.00	1,438.20	-1,438.20	-100.0%
Miscellaneous	0.00	1,006.00	-1,006.00	-100.0%
St Lighting Improvement-Elec	452.11	95.07	357.04	375.6%
Total Security & Public Safety	130,069.93	106,283.02	23,786.91	22.4%
Total Expense	209,692.70	184,565.66	25,127.04	13.6%
Net Ordinary Income	75,029.43	112,665.55	-37,636.12	-33.4%
Other Income/Expense				
Other Expense	32,500.00	0.00	32,500.00	100.0%
Net Other Income	-32,500.00	0.00	-32,500.00	-100.0%
Net Income	42,529.43	112,665.55	-70,136.12	-62.3%

GroveFest
Balance Sheet
As of March 31, 2016

Accrual Basis

	<u>Mar 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Commerce GroveFest #4828	10,248.51
Total Checking/Savings	<u>10,248.51</u>
Total Current Assets	<u>10,248.51</u>
TOTAL ASSETS	<u>10,248.51</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,463.96
Net Income	5,784.55
Total Equity	<u>10,248.51</u>
TOTAL LIABILITIES & EQUITY	<u>10,248.51</u>

IndiHop
Balance Sheet
As of March 31, 2016

Accrual Basis

	<u>Mar 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Commerce IndiHop (4467)	15,842.64
Total Checking/Savings	<u>15,842.64</u>
Total Current Assets	<u>15,842.64</u>
TOTAL ASSETS	<u>15,842.64</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	27,957.46
Net Income	-12,114.82
Total Equity	<u>15,842.64</u>
TOTAL LIABILITIES & EQUITY	<u>15,842.64</u>

World Naked Bike Ride
Balance Sheet
As of March 31, 2016

Accrual Basis

	<u>Mar 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
WNBR #0790	2,254.62
Total Checking/Savings	<u>2,254.62</u>
Total Current Assets	<u>2,254.62</u>
TOTAL ASSETS	<u>2,254.62</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	4,232.00
Net Income	-1,977.38
Total Equity	<u>2,254.62</u>
TOTAL LIABILITIES & EQUITY	<u>2,254.62</u>



**THE CITY'S
FINEST**

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April 8, 2016

Grove Board,

The following is Summary Report for TCF's activities and findings for the period of March 7, 2016 through today's date:

Major Incidents

- 3/7 - TCF Officer prevented a fight in the area of Vandeventer and Talmage. Subjects were arguing over who was going to drive. Officer made the decision for them because one of the subjects was obviously intoxicated.
- 3/12 - TCF Officer prevented a fight within his patrol area.
- 3/17 - Large crowds formed near Rehab and Attitudes during the late evening hours. TCF Officers maintained posts in this area to help prevent any incidents of fights.
- 3/25 - TCF Officers responded for a "Hold-Up" alarm at White Castle. Upon securing the perimeter check of the interior revealed the alarm was accidentally activated by store employees.
- 3/26 - TCF Officers were flagged down concerning the "hot dog" vendor and his business license. Complainant felt the vendor did not have a proper license. Inspection of the vendor revealed he did.
- 4/1 - TCF Officers noticed an intoxicated white male in Pink Bunny Suit (previously worn by Matt Green during IndyHop). The subject had two bench warrants and the arrest was handed over to the district.
- 4/3 - TCF Officers and Post Office Police wrote numerous parking tags and towed several vehicles for blocking alleys and illegal parking.

Arrests

- (1) Arrest during this period

FIR's

- (1) FIRS was conducted of suspicious persons during this period

Parking Tags

- (22) Parking Tags were written during this time period along with numerous cars towed

TCF Concerns & Observations

- Zero lights were reported out during this time period
- No fights during this time period at Attitudes on Thursday nights.

Best Regards,

Charles R. Betts, Jr.
President & CEO
The City's Finest, LLC
(314) 458-9297