



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

**May 9, 2016 at 11:00 a.m.
at 4512 Manchester #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on May 9, 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 April 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: 5-06-16

• **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
April 11th, 2016: 11:00am
At 4512 Manchester, St. Louis, MO 63110

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

Board members not in Attendance: Kelly Kenter, Austin Barzantny, Guy Slay

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

1. Call to order

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

2. Approval of March Minutes

T. Boldt motioned to approve the March Minutes. F. Fanara seconded the motion. Motion passed 8-0-0.

3. Chair's report

None

4. Public Comments

None

5. Grove Merchant's Association Report

None

6. Committee Reports

a. Finance Committee

B. Phillips reported on the Grove CID finances as of March 31, 2016. P. Rothschild inquired as to why the sales tax numbers were lower than last year? M. Green said that a number of businesses had closed down in the past six months, so sales collections were actually quite strong considering those closures. He said that he anticipates more collections as the new retail spaces in the Grove become filled with tenants.

b. Marketing Committee

M. Green walked the Board through the new website, highlighting the events page and the simplified look. He also passed out stickers to Board members, which were

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designed and created by the Marketing Committee to help promote the website. M. Green gave a brief update on special events, including IndiHop and the RFT Music Showcase.

c. Public Service Committee

M. Green showed the Board the preferred landscape design work that was created by Arbolope Studio. The Board had some general questions about the cost of the project and the plants' ability to survive/thrive in the small planter wells. B. Phillips asked about getting railings around the planter beds, to help protect people from trampling on the flowers. M. Green said that Arbolope said that the majority of the wells are way too small and close to the intersections to be feasible. They did, however, say that at the entry markers it would be feasible. M. Green said that Arbolope would be coming up with detailed engineering and cost estimates for each planter well and he would present it to the Public Services Committee if necessary. The goal is to have the plans ready for installation in the Grove in late May/early June.

d. Safety and Security Committee

C. Hazelwonder provided the Board with an overview of crime statistics for the period ending March 31, 2016. R. Betts gave an overview of some recent incidents, including some bar fights and parking tickets that his officers had been writing. D. Bellon gave an update on the new lighting in alleys and streets throughout the Grove. He said that he and M. Green had met with Ameren officials and were waiting for engineering drawings for each light.

e. Nominations committee

No update

f. Parking committee

M. Green gave the Board updated numbers on the Archway Parking lot and said that the lot continues to perform well and serve as an essential part of the district's parking plan.

7. Administrator's Report

M. Green gave an overview of Park Central's research and outreach with property owners and City of St. Louis officials about establishing/expanding the Grove CID along portions of Vandeventer & Tower Grove. The Board was supportive of the work done so far and appreciated an updated. They offered continued guidance and support as M. Green and other Park Central staff continue meeting with property owners.

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8. Other

B. Goedeker thanked K. Hazelwonder for her work as a practicum student at Park Central and the integral role she played in providing clear and concise security reports to the Board. The Board thanked her for all her hard work.

B Goedeker thanked those on the Board who had donated or bought tickets to Park Central's upcoming Gala.

B. Goedeker informed the Board that he had meeting with St. Louis Science Center and was informed that a number of developers are interested in doing a development at the Science Corner site. He said that he would continue to update the Board as he learns more about their intentions.

Meeting was adjourned at 12:15 pm.

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The Grove Community Improvement District
Balance Sheet
As of April 30, 2016

Accrual Basis

	<u>Apr 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Reliance (4124)	99,994.00
Operating (9310)	1,274.45
Sales and Use Tax (0668)	122,209.30
Special Assessments (3269)	<u>73,461.44</u>
Total Checking/Savings	296,939.19
Other Current Assets	
Prepaid Expenses	<u>1,482.00</u>
Total Other Current Assets	<u>1,482.00</u>
Total Current Assets	298,421.19
Fixed Assets	
Construction in Process	<u>6,000.00</u>
Total Fixed Assets	<u>6,000.00</u>
TOTAL ASSETS	<u>304,421.19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>656.14</u>
Total Accounts Payable	656.14
Other Current Liabilities	
Unearned/Deferred Revenue	<u>41,059.91</u>
Total Other Current Liabilities	<u>41,059.91</u>
Total Current Liabilities	<u>41,716.05</u>
Total Liabilities	41,716.05
Equity	
Retained Earnings	220,120.83
Net Income	<u>42,584.31</u>
Total Equity	<u>262,705.14</u>
TOTAL LIABILITIES & EQUITY	<u>304,421.19</u>

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

Accrual Basis

	Jul '15 - Apr 16	Jul '14 - Apr 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Parking Lot Revenue	3,093.00	0.00	3,093.00	100.0%
Sponsorships	0.00	12,000.00	-12,000.00	-100.0%
Other Types of Income	124.12	0.00	124.12	100.0%
Receipts				
2015 Special Assessments	91,775.85	0.00	91,775.85	100.0%
2014 Special Assessments	4,505.18	93,791.82	-89,286.64	-95.2%
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	794.40	-789.59	-99.4%
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	165,880.98	171,417.92	-5,536.94	-3.2%
Donations	39,000.00	39,000.00	0.00	0.0%
Interest Earnings	255.47	182.56	72.91	39.9%
Total Receipts	302,691.33	308,918.11	-6,226.78	-2.0%
Total Income	305,908.45	320,918.11	-15,009.66	-4.7%
Gross Profit	305,908.45	320,918.11	-15,009.66	-4.7%
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	4,500.00	-150.00	-3.3%
Valet	0.00	162.00	-162.00	-100.0%
Total Additional Parking Enhancements	7,392.63	10,046.25	-2,653.62	-26.4%
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	55.00	20.00	36.4%
MO Sales Tax Reports	140.00	245.00	-105.00	-42.9%
Office Supplies	178.97	31.49	147.48	468.3%
Postage	148.91	79.87	69.04	86.4%
Total Administrative Support	17,777.27	19,559.06	-1,781.79	-9.1%

	Jul '15 - Apr 16	Jul '14 - Apr 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	11,959.55	2,810.90	23.5%
Planter/Landscaping Watr/Mntnce	7,643.37	2,747.50	4,895.87	178.2%
Weed Abatement	0.00	1,050.00	-1,050.00	-100.0%
Total Public Services	27,921.07	17,729.55	10,191.52	57.5%
Marketing & Special Events				
Administration	2,717.35	1,972.50	744.85	37.8%
Advertising	3,062.07	1,998.74	1,063.33	53.2%
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	8,500.00	13,000.00	-4,500.00	-34.6%
Total Marketing & Special Events	21,845.94	22,971.24	-1,125.30	-4.9%
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	1,392.95	37.11	2.7%
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	3,323.25	4,985.21	-1,661.96	-33.3%
Total Public Improvements	15,597.00	17,715.39	-2,118.39	-12.0%
Security & Public Safety				
Administration	5,177.82	4,931.25	246.57	5.0%
Thursday Security Patrols	39,988.75	17,675.00	22,313.75	126.2%
Friday Security Patrols	38,997.50	38,150.00	847.50	2.2%
Saturday Security Patrols	31,433.75	36,775.00	-5,341.25	-14.5%
Sunday Security Patrols	22,205.00	15,637.50	6,567.50	42.0%
Other Security Patrols	1,980.00	1,350.00	630.00	46.7%
GPS Service	0.00	1,438.20	-1,438.20	-100.0%
Miscellaneous	0.00	1,206.00	-1,206.00	-100.0%
St Lighting Improvement-Elec	507.41	148.41	359.00	241.9%
Total Security & Public Safety	140,290.23	117,311.36	22,978.87	19.6%
Total Expense	230,824.14	205,332.85	25,491.29	12.4%
Net Ordinary Income	75,084.31	115,585.26	-40,500.95	-35.0%
Other Income/Expense				
Other Expense	32,500.00	2,000.00	30,500.00	1,525.0%
Net Other Income	-32,500.00	-2,000.00	-30,500.00	-1,525.0%
Net Income	42,584.31	113,585.26	-71,000.95	-62.5%

IndiHop
Balance Sheet
As of April 30, 2016

Accrual Basis

	<u>Apr 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Commerce IndiHop (4467)	28,192.13
Total Checking/Savings	<u>28,192.13</u>
Total Current Assets	<u>28,192.13</u>
TOTAL ASSETS	<u>28,192.13</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	27,957.46
Net Income	234.67
Total Equity	<u>28,192.13</u>
TOTAL LIABILITIES & EQUITY	<u>28,192.13</u>

IndiHop Profit & Loss

July 2015 through April 2016

Accrual Basis

	<u>Jul '15 - Apr 16</u>
Ordinary Income/Expense	
Income	
Tickets	10,684.49
Sponsorships	1,450.00
Grants	1,050.00
Merchant Fees	3,625.00
Total Income	<u>16,809.49</u>
Expense	
Equipment & Supplies	
Miscellaneous Supplies	100.56
Total Equipment & Supplies	100.56
Event Management	15,239.26
Logistics/Operations	
Event Insurance	1,035.00
Permits and Licenses	25.00
Volunteer Meals	175.00
Total Logistics/Operations	<u>1,235.00</u>
Total Expense	<u>16,574.82</u>
Net Ordinary Income	<u>234.67</u>
Net Income	<u><u>234.67</u></u>

World Naked Bike Ride
Balance Sheet
As of April 30, 2016

Accrual Basis

	<u>Apr 30, 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	<u>-1,977.38</u>
Total Equity	<u>2,254.62</u>
TOTAL LIABILITIES & EQUITY	<u>2,254.62</u>

GroveFest
Balance Sheet
As of April 30, 2016

Accrual Basis

	<u>Apr 30, 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>



**THE CITY'S
FINEST**

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Saint Louis, MO 63116

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May 6, 2016

Grove Board,

The following is Summary Report for TCF's activities and findings for the period of April 8, 2016 through today's date:

Major Incidents

- 4/12 - Drug activity observed in the 1300 block of S. Boyle. Dealer may live at 1304 or 1308 South Boyle. Subject was unable to be identified at the time of this reporting.
- 4/14 - TCF Officer was flagged down by a visitor of the Grove who advised he locked his keys in his car. TCF Officer responded to the vehicle and was able to gain access to the vehicle.
- 4/15 - Complaint of loud music coming from Atomic Cowboy. TCF Officers found a patio door propped open and asked management to close the door to help stop cause for further complaint. Management complied.
- 4/17 - TCF Officers assisted with a female that left her vehicle lights on. ATV responded and jumped the Female's vehicle.
- 4/19 - TCF Officers responded for an argument between the two-owners of Siam. Peace was restored. This bar is slowly becoming a problem.
- 4/21 - TCF Officers observed an on-view disturbance at 4121 Manchester. The intoxicated subject was refusing to leave the establishment. The subject agreed to leave upon the Officers arrival. The subject was provided a ride home by on-duty SLMPD. **Good team work between businesses, TCF and SLMPD.**
- 4/23 - TCF Officers assisted a female with locating her lost phone by using the "Find My iPhone" app. Female was extremely thankful. TCF Officers also encouraged people to park in well lit areas and the paid parking lots to help prevent car break-ins.

Arrests

- (0) Arrests during this period

FIR's

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

Parking Tags

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

TCF Concerns & Observations

- Vacant Gas Station at Chouteau and Sarah is becoming a popular parking spot. Little or no lighting is present and the area is a haven for car break-ins.
- No fights during this time period at Attitudes on Thursday nights.
- Mid-Week Patrols have been well received by business owners, residents and visitors of the Grove. I would recommend continuing the later afternoon and evening patrols of the Grove during the course of the week.

Best Regards,



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