



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

**March 13, 2017 at 11:00 a.m.
at 4512 Manchester #100
St. Louis, MO 63110**

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on March 13, 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 February Minutes
3. Chair's Report & Announcement of the Order of Business
4. Public Comments & Questions (5 minute limit per speaker)
5. Committee Reports:
 - a. Safety and Security Committee
 - b. Finance Committee
 - c. Marketing Committee
 - i. Resolution 2017-02
 - d. Public Services Committee
 - e. Nominations Committee
 - i. Marketing Committee Membership
 - f. Parking Committee
6. Administrator's Report
7. Other Business
 - a. Chop Rod Ramble

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: 3-10-17

• **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
February 13th, 2017: 11:00am
At 4512 Manchester, St. Louis, MO 63110

Board Members in Attendance: Kelly Kenter, Tom Boldt, Guy Slay, Pete Rothschild, Jack Baumstark, Brian Phillips

Board members not in Attendance: Austin Barzantny, Chip Schloss, Fran Fanara, Brian Pratt, Don Bellon.

Others in attendance: Matt Green (PCDC), Hannah Curtin (PCDC), Jim Whyte (CWE NSI), Charles Betts (TCF), Alexandra Durdello (SLDC), Clarissa Kenyon (FPSE Neighborhood Assn), Matt Femmer (PCDC).

1. Call to order

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

2. Approval of January Minutes

J. Baumstark motioned to approve the January Minutes. T. Boldt seconded the motion. Motion passed 6-0-0.

3. Chair's report

None

4. Public Comments

Clarissa Kenyon came from the FPSE Neighborhood Association's hospitality committee, seeking a sponsorship for an Easter egg hunt at the McCormack House. She presented a draft budget for the event. The Board thanked her for attending and sharing the information and said they would discuss a financial contribution and get back to her.

5. Committee Reports

a. Safety and Security Committee

J. Whyte presented crime stats for the Grove CID through the second quarter of FY 2016-17. J. Whyte presented the current security spending, which has remained close to the established annual budget. J. Whyte presented crime trends in the Grove CID; there was a 300% increase in crime during October 2016 compared to October 2015, and crime has increased by about 40 total crimes for the first two quarters of 2016-17 compared to the same period of 2015-16. J. Whyte mentioned that a new bar will be opening at 4100 Manchester Ave, previously the location of Attitudes Nightclub.

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J. Whyte suggested adding two additional guards to patrol the Eastern section of the Grove CID to prevent crime, especially between 1-3 a.m. J. Whyte suggested revising the good neighbor agreements to require the 3 a.m. bars to provide funding for this additional security. P. Rothschild and J. Baumstark suggested protesting the renewal of liquor licenses for any 3 a.m. bars that do not agree to provide funding for additional security. M. Green talked about changing ownership of the good neighbor agreements from PCDC to The Grove CID and provided a draft of the revised agreement. K. Kenter asked that J. Baumstark and the Security Committee continue to discuss the proposed changes and bring back the final draft for the Board to pass.

J. Whyte said that there has been a recent graffiti problem in the Grove. P. Rothschild expressed interest in releasing a “wanted poster” for information about the graffiti artist “Cristo”, and G. Slay expressed agreement.

b. Finance Committee

B. Phillips reported on the Grove CID finances as of January 31, 2017. B. Phillips walked the Board through the balance statements and profit & loss statements for the various accounts. M. Green brought up the question of what infrastructure the Grove owns and the need for the Board to devise a depreciation policy of assets for things that the Grove CID does in fact own (i.e. entry markers, light art, sculptures, etc).

c. Marketing Committee

No report.

d. Public Service Committee

T. Boldt made a motion to pass Resolution 2017-01 to amend the mission of the Public Services Committee. J. Baumstark seconded the motion. Motion passed 6-0-0.

M. Green presented pictures and information about dislodged planters in the CID which will be removed as they fail, and older trash cans which will be replaced with the newer model as they fail. M. Green presented about trials of dog waste bags, cigarette butt containers, and recycling containers. Funds for these receptacles would come from the public improvement budget, if approved.

e. Nominations Committee

No report.

f. Parking Committee

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M. Green reported that the number of cars parked on the Archway Sales lot have been lower over the past few months. M. Green talked about methods of enforcing parking requirements in the Archway lot and said he has been working with other lease holders of the parking lot about concerns about unauthorized people parking on the lot during prohibited times.

M. Green reported on the ongoing project to replace street lights within the Grove CID boundary with LED lights. The requested lights to be replaced have been submitted to the City Streets Department and PCDC is awaiting confirmation of cost per bulb. They are trying to coordinate upgrading both the cobra head lights and the pedestrian lights and want to have it completed in the Spring.

6. Administrator's Report

M. Green presented on upcoming Grove events: Sausage Fest, RFT Music Showcase, GroveFest, and the World Naked Bike Ride. The Grove executive committee will match investment in Sausage Fest dollar for dollar up to \$7,500. Also the CID and RFT will sign an agreement that the RFT will hold the Showcase in the Grove for another 3 years and the CID will provide the same sponsorship as last year (guaranteed \$10,000 for the event in 2017, with another \$5,000 if the event coordination and communication is sufficient).

7. Other

Meeting was adjourned at 11:50 a.m.

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THE CITY'S FINEST

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Saint Louis, MO 63116

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www.tcf-llc.com

March 9, 2017

Grove Board,

The following is Summary Report for TCF's activities and findings for the period of February 1, 2017 through February 28, 2017:

Notable Incidents

- 2/3 - TCF Officers observed a disturbance between two intoxicated male subjects in front of 4100 Manchester. The domestic incident was peacefully resolved with both parties being escorted to separate cabs without incident.
- 2/4 - TCF Officer observed several vehicles parked on the sidewalk at the intersection of Chouteau and Sarah. The vehicles were ticketed.
- 2/5 - TCF Officers responded for an argument at the Gramophone.
- 2/17 - TCF Officer spoke to a resident at 1127 Kentucky regarding her complaint of illegal parking on her block in the "Permit Parking Zones". She advised the issue occurs mainly on Friday and Saturday nights. I believe The Grove and TCF need to assist with this issue.
- 2/18 - TCF Offices stopped an intoxicated male subject preparing to urinate on a lawn. He was escorted to a Grove establishment where he was directed to use the restroom and then he was placed in the custody of his friends who took him home.
- 2/18 - Two separate calls for service were dispatched for complaints of "Noise Violations". District 2 coded the call.
- 2/18 - TCF Officers responded for a Multi-Vehicle Accident on Vandeventer at Sarah.
- 2/19 - Stolen Vehicle near Manchester and Sarah.
- 2/19 - TCF Officers responded for a "Cutting" at Talmage and Chouteau. This was a domestic dispute and not a random act. The female victim identified her boyfriend (not on the scene) as the suspect.
- 2/24 - TCF Officer observed a heavily intoxicated female who had fallen near Manchester and Sarah. Her friends were located and she was placed into their custody.
- 2/25 - TCF Officers conducted a pedestrian check of a suspicious person at 4206 Chouteau. Investigation revealed the subject to be extremely intoxicated and trying to find his hotel. TCF escorted him to the Home2Suites without incident.

Arrests

- (0) Arrests during this period.

FIR's

- (2) FIRS was conducted of panhandler during this period.

Parking Tags

- (10) Parking Tags were written during this time period and (0) vehicles towed.

TCF Concerns & Observations

- Increased complaints from TCF Officers concerning overly intoxicated individuals and auto accidents in the Grove. TCF will be making efforts to address both of these concerns over the next few months.
- TCF is going to focus on addressing the illegal parking issue on Friday and Saturday nights.
- The 5-Year Crime Data shows that the overall crime in the FPSE/Grove Neighborhood continues to decrease. In 2016, crime in FPSE was at it's lowest level in the last 5 years. The 5-Year Average is 335, and in 2016 the neighborhood had 297 total crimes.
- YTD, the overall crime in the Grove is down 47%. These numbers continue to be remarkable and demonstrate the effectiveness of collaborative strategic security and development efforts, Everyone involved in this neighborhood should be extremely proud of the transformation that has taken place. We still have some issues, we always will, but don't let isolated incidents take away from the remarkable achievements we have made. TCF is proud to be part of this, and thank you for trusting in us.

Best Regards,



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

The Grove Community Improvement District
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Reliance (4124)	99,974.00
Operating (9310)	35,607.14
Sales and Use Tax (0668)	71,927.19
Special Assessments (3269)	79,389.15
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Total Checking/Savings	286,897.48
Other Current Assets	
Due to From Special Events	193.08
Prepaid Expenses	709.00
	<hr/>
Total Other Current Assets	902.08
Total Current Assets	287,799.56
Fixed Assets	
Accumulated Amort-Intangible As	-654.00
Intangible Assets	11,775.00
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Total Fixed Assets	11,121.00
TOTAL ASSETS	298,920.56
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,515.25
	<hr/>
Total Accounts Payable	8,515.25
Other Current Liabilities	
Unearned/Deferred Revenue	76,941.91
	<hr/>
Total Other Current Liabilities	76,941.91
Total Current Liabilities	85,457.16
Total Liabilities	85,457.16
Equity	
Retained Earnings	213,335.60
Net Income	127.80
	<hr/>
Total Equity	213,463.40
TOTAL LIABILITIES & EQUITY	298,920.56
	<hr/> <hr/>

The Grove Community Improvement District
Profit & Loss Prev Year Comparison
July 2016 through February 2017

	Jul '16 - Feb 17	Jul '15 - Feb 16	\$ Change	% Change
Ordinary Income/Expense				
Income				
Parking Lot Revenue	4,652.00	3,093.00	1,559.00	50.4%
Other Types of Income	4.00	124.12	-120.12	-96.8%
Receipts				
2016 Special Assessments	93,150.97	0.00	93,150.97	100.0%
2015 Special Assessments	1,779.82	90,966.32	-89,186.50	-98.0%
2014 Special Assessments	522.19	4,505.18	-3,982.99	-88.4%
2013 Special Assessments	0.00	322.04	-322.04	-100.0%
2012 Special Assessments	0.00	947.00	-947.00	-100.0%
2011 Special Assessments	0.00	4.81	-4.81	-100.0%
CID 1% Sales and Use Tax	113,522.45	117,183.48	-3,661.03	-3.1%
Donations	39,000.00	39,000.00	0.00	0.0%
Interest Earnings	84.22	236.57	-152.35	-64.4%
Total Receipts	<u>248,059.65</u>	<u>253,165.40</u>	<u>-5,105.75</u>	<u>-2.0%</u>
Total Income	<u>252,715.65</u>	<u>256,382.52</u>	<u>-3,666.87</u>	<u>-1.4%</u>
Gross Profit	252,715.65	256,382.52	-3,666.87	-1.4%
Expense				
Additional Parking Enhancements				
Administration	0.00	828.42	-828.42	-100.0%
Public Parking Management	2,200.00	1,350.00	850.00	63.0%
Public Park. Lot Litter Control	3,800.00	3,700.00	100.00	2.7%
Total Additional Parking Enhancements	<u>6,000.00</u>	<u>5,878.42</u>	<u>121.58</u>	<u>2.1%</u>
Administrative Support				
Administration	21,748.88	7,594.26	14,154.62	186.4%
General Liability Insurance	5,495.75	0.00	5,495.75	100.0%
Bank Fees and Charges	47.00	19.00	28.00	147.4%
Audit Services	6,000.00	5,750.00	250.00	4.4%
Legal Services	1,026.00	0.00	1,026.00	100.0%
Miscellaneous	75.00	75.00	0.00	0.0%
MO Sales Tax Reports	105.00	35.00	70.00	200.0%
Office Supplies	32.04	141.98	-109.94	-77.4%
Postage	282.00	99.91	182.09	182.3%
Total Administrative Support	<u>34,811.67</u>	<u>13,715.15</u>	<u>21,096.52</u>	<u>153.8%</u>
Public Services				
Administration	0.00	1,795.00	-1,795.00	-100.0%
Contract Labor	0.00	2,814.75	-2,814.75	-100.0%
Litter Control	15,096.55	13,370.45	1,726.10	12.9%
Planter/Landscaping Watr/Mntnce	3,052.45	3,682.95	-630.50	-17.1%

The Grove Community Improvement District
Profit & Loss Prev Year Comparison
July 2016 through February 2017

	Jul '16 - Feb 17	Jul '15 - Feb 16	\$ Change	% Change
Weed Abatement	700.00	0.00	700.00	100.0%
Total Public Services	18,849.00	21,663.15	-2,814.15	-13.0%
Marketing & Special Events				
Administration	0.00	1,819.90	-1,819.90	-100.0%
Advertising	6,475.00	1,907.07	4,567.93	239.5%
Professional Services	1,500.00	0.00	1,500.00	100.0%
Website & Design Services	1,200.00	5,826.02	-4,626.02	-79.4%
Special Events	5,000.01	3,000.00	2,000.01	66.7%
Total Marketing & Special Events	14,175.01	12,552.99	1,622.02	12.9%
Public Improvements				
Administration	0.00	966.56	-966.56	-100.0%
Holiday Decorations	3,881.62	3,357.24	524.38	15.6%
Grove Entry Marker Electricity	1,141.10	1,106.70	34.40	3.1%
Grove Entry Marker Insurance	221.25	1,464.00	-1,242.75	-84.9%
Grove Entry Marker Repairs	2,774.00	0.00	2,774.00	100.0%
Other Public Improvements	4,170.00	3,286.61	883.39	26.9%
Trash Cans & Bike Racks	0.00	2,757.11	-2,757.11	-100.0%
Total Public Improvements	12,187.97	12,938.22	-750.25	-5.8%
Security & Public Safety				
Administration	0.00	3,451.88	-3,451.88	-100.0%
CWE NSI	22,500.00	0.00	22,500.00	100.0%
Thursday Security Patrols	18,383.75	33,485.00	-15,101.25	-45.1%
Friday Security Patrols	30,635.00	27,760.00	2,875.00	10.4%
Saturday Security Patrols	26,757.50	24,586.25	2,171.25	8.8%
Sunday Security Patrols	10,862.50	17,873.75	-7,011.25	-39.2%
Other Security Patrols	23,326.88	0.00	23,326.88	100.0%
St Lighting Improvement-Elec	1,098.57	396.82	701.75	176.8%
Total Security & Public Safety	133,564.20	107,553.70	26,010.50	24.2%
Total Expense	219,587.85	174,301.63	45,286.22	26.0%
Net Ordinary Income	33,127.80	82,080.89	-48,953.09	-59.6%
Other Income/Expense				
Other Expense	33,000.00	32,500.00	500.00	1.5%
Net Other Income	-33,000.00	-32,500.00	-500.00	-1.5%
Net Income	127.80	49,580.89	-49,453.09	-99.7%

GroveFest
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Commerce GroveFest #4828	17,385.86
Total Checking/Savings	<u>17,385.86</u>
Total Current Assets	<u>17,385.86</u>
TOTAL ASSETS	<u>17,385.86</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	10,373.51
Net Income	7,012.35
Total Equity	<u>17,385.86</u>
TOTAL LIABILITIES & EQUITY	<u>17,385.86</u>

IndiHop
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Commerce IndiHop (4467)	17,282.55
Total Checking/Savings	<u>17,282.55</u>
Total Current Assets	<u>17,282.55</u>
TOTAL ASSETS	<u>17,282.55</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	27,700.30
Net Income	<u>-10,417.75</u>
Total Equity	<u>17,282.55</u>
TOTAL LIABILITIES & EQUITY	<u>17,282.55</u>

World Naked Bike Ride
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
WNBR #0790	3,130.08
Total Checking/Savings	<u>3,130.08</u>
Total Current Assets	<u>3,130.08</u>
TOTAL ASSETS	<u>3,130.08</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	2,316.12
Net Income	813.96
Total Equity	<u>3,130.08</u>
TOTAL LIABILITIES & EQUITY	<u>3,130.08</u>

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE GROVE COMMUNITY IMPROVEMENT DISTRICT
AMENDING RESOLUTION NO. 2010-12 WHICH AMENDED RESOLUTION NO. 2009-01
WHICH ESTABLISHED A MARKETING COMMITTEE**

Whereas Article VII of the By-Laws provides, in pertinent part, that, “The Board may from time to time establish committees and confer upon them such powers as it deems expedient for the conduct of the District’s business;”

Whereas Resolution 2009-01 establishing a Marketing Committee was adopted on January 12th, 2009; whereas Resolution 2010-12 amending said resolution was adopted on January 12th, 2009;

NOW, THEREFORE BE IT RESOLVED by the Board of Directors for the Grove Community Improvement District, that Resolution 2010-12 is hereby amended to read as follows:

1. Marketing Committee: The Marketing Committee shall consist of nine (9) members, with at least two (2) Directors, to be appointed by the Chairman of the Board at each Annual Meeting in May or as soon thereafter as practical. Committee members shall serve until their successors have been duly appointed. The Board Chairman shall also appoint one of the said nine (9) members to act as Committee Chair.

In coordination with the Finance Committee, the Marketing Committee shall prepare the draft Annual Marketing Budget for the District including, but not limited to, marketing materials, for the consideration of the Finance Committee. The Finance Committee will submit its recommendations for the marketing appropriations to the Board of Directors with the rest on its proposed Annual Budget.

The Marketing Committee shall also handle such other matters as may be assigned by the Board; and will report monthly to the Board on its activities.

2. Actions of Committee in Lieu of Meeting. Any action which is required to be or may be taken at a meeting of the committee may be taken without a meeting in consents in writing, setting forth the action also taken, are signed by all members of the committee. The consents shall have the same force and effect as a unanimous vote of the committee at a meeting duly held and may be stated as such in any certificate or document filed pursuant to the provisions of Missouri law. The consents shall be filled with the minutes of the meetings of the committee.

3. Committee Reports. The committee shall report all of its decisions and actions to the Board of Directors at the next meeting of the Board thereafter occurring and shall at all times be subject to the general supervision and control of the Board of Directors.

Adopted this 13th Day of March, 2017

ATTEST;

Kelly Kenter, Chairman

Pete Rothschild, Secretary