



COMMUNITY IMPROVEMENT DISTRICT

APRIL
2024

Board Report

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MEETING

DIRECTORS

Kelly Kenter, Chairman

Kelly Spencer, Vice Chair

Tatyana Telnikova, Secretary

Don Bellon, Director

Guy Slay, Director

Fahime Mohammad, Director

Sheryl Myers, Director

Kimberly Smith-Drake, Director

Sal Martinez, Director

Will Essner, Director

| | |
|-----------|---------------------------------------|
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BOARD OF DIRECTORS MEETING
TO BE HELD
April 18, 2024, at 11:00 a.m.
4512 Manchester Ave, Suite 100, St. Louis, MO 63110

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on April 18, 2024, at 11:00 a.m. at 4512 Manchester Ave, Ste. 100, 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. Chairs Report & Announcement of the Order of Business
3. Approval of Previous Minutes
4. Monthly Financials – Request for approval
5. Public Comments & Questions (limited to 5 minutes per speaker)
6. Administrator Report
 - a. Park Central Development’s Admin Report
 - b. Creative Arts District Designation
7. Committee Reports:
 - a. **Safety and Security Committee (Kelly Spencer)**
 - i. Safety & Security Reports – (2nd District Patrol, NSI + TCF)
 - ii. Security Patrol Budget Review
 - iii. New Committee Member Approval Request – Jordan Goodman
 - b. **Executive & Finance Committees (Kelly Kenter)**
 - i. Monthly Meeting Recapitulation
 - ii. 2025 Budget Review
 - iii. Approval of Urban Chestnut’s Representative to Board – Amelia Rodgers
 - c. **Public Service Committee (Guy Slay)**
 - i. Monthly Meeting Recapitulation
 - ii. Bollard Proposal – Request for approval
 - d. **Marketing Committee Update**
 - i. Meeting Recapitulation
 - ii. Pride 2024
 - iii. Marketing Services – Approval Request
 - iv. Insight Report – Alexis Qualls
 - v. Website Updates
 - vi. Social Media Calendar Review Reminder
8. District Updates – Ron Coleman
9. Sponsorship Requests
 - i. New Interactive Website Form
10. Other Business
11. Closed Session
12. Adjourn

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: 4/15/2024 – 6:00 PM



COMMUNITY IMPROVEMENT DISTRICT

FEBRUARY MINUTES

4512 Manchester Avenue, Suite 100
314-535-5311

www.grovestl.com
Brian@pcd-stl.org

February 12, 2024

Board Members Present: Kelly Kenter, Kelly Spencer, Kimberly Smith-Drake, Tatyana Telnikova

Board Members Absent: Sheryl Myers, Fahime Mohammed, Sal Martinez, Don Bellon, Will Essner, Guy Slay

Others Present: Brian James, Alexis Qualls, Rose Weber, and David Wright (Park Central), Kristin Ponzar (Marketing Committee), Ron Coleman (City of St. Louis), Caitlyn Smith (Legislative Aide to Alderman Browning), Ben Daugherty (Green Dining Alliance), Jordan Goodman (Good Company)

1. The meeting was called to order at 11:05am
2. **Minutes:** The January meeting minutes were not approved, as there was no quorum.
3. **Chair Report & Announcement of the Order of Business**
 - a. K Kenter welcomed everyone and introduced the agenda.
4. **Public Comment:**
 - a. J Goodman of Good Company introduced himself and his project, as they are taking over the space where Layla used to operate, looking to add a full-service neighborhood restaurant with craft cocktails and seasonal offerings.
 - b. B Dougherty introduced himself as the Green Dining Alliance program manager and the idea behind the program. He noted that the program is working on post-pandemic outreach to food and beverage establishments and helping provide education on best practices outside of packaging for businesses looking to support sustainable practices.
5. **Safety and Security Committee Report:**
 - a. K Spencer went over recent updates from the committee, reflecting on its most recent meeting and positive feedback from committee members as well as working with TCF.
 - b. K Kenter wanted to confirm that the committee is going to work with TCF on its budget and K Spencer confirmed.
6. **Executive and Finance Committee Report:**
 - a. K Kenter went over the executive and finance committee updates.
 - b. K Kenter noted that while there is not a formal graffiti policy yet, the CID will be able to show a list of providers available to remove graffiti to any property owner who needs support in identifying a company to use.
7. **Public Service Committee Report:**
 - a. K Kenter noted that there is a proposal from Alderman Browning that was discussed with G Slay, with the cost to add bollards \$14,000 that would involve working with the Alderman to pay for.
8. **Marketing Committee Report:**
 - a. B James introduced Alexis Qualls as the new marketing intern for the Grove and gave her space to talk about marketing interests. He also introduced R Weber as the new Park Central Development marketing coordinator, and she gave an overview of her role and interests.
 - b. T Telnikova expressed excitement in livening up the Grove's marketing efforts.
 - c. B James noted that Park Central has submitted a marketing proposal to the committee, to boost holistic marketing in addition to social media and working together with A Qualls to expand current efforts.

9. Nominations Committee Report:

- a. K Kenter indicated that this item would be discussed at the next meeting because there is no quorum.

10. Neighborhood Improvement Specialist Report:

- a. Ron Coleman noted that there have been some noise complaints from neighbors on the eastern edge of the CID.
- b. K Kenter noted that the Grove is not a public vending district.
- c. R Coleman noted that he will send a potential list of tree plantings to B James.

11. Sponsorship Requests:

- a. No new requests.

12. Other Business:

- a. B James noted that the Grove will be hosting arts districts across the state in April as a part of a larger convening as the Grove takes on an arts district designation.
- b. A Qualls reviewed some ideas to add content to the Grove's social media and website to coordinate event posting and spotlights.

13. New Business:

- a. None.

14. Adjournment: The meeting was adjourned at 11:52am.

Respectfully Submitted:

David Wright, Commercial Corridor Manager at Park Central Development.



FINANCIAL REPORT

Park Central Development

By: Annette Pendilton

March 2024

As of March 31, 2024

Grove CID
Balance Sheet Comparison
As of March 31, 2024

| | Total | |
|-----------------------------------|----------------------|----------------------------|
| | As of Mar 31, 2024 | As of Mar 31, 2023 (PP) |
| ASSETS | | |
| Current Assets | | |
| Bank Accounts | | |
| 1072 Bill.com Money Out Clearing | 0.16 | 3,916.00 |
| Operating (9310) | 0.00 | 2,024.47 |
| Reliance (4124) | 0.00 | 0.00 |
| Sales and Use Tax (0668) | 14,317.98 | 76,037.87 |
| Simmons - Grove 8418 | 211,744.65 | 151,922.13 |
| Simmons 2861 Grove CID Savings | 21,634.77 | |
| Simmons CD's (deleted) | 0.00 | 300,000.00 |
| Special Assessments (3269) | 0.00 | 0.00 |
| X MO CD 0018 - 2 | 103,772.93 | |
| X MO CD 0019 - 2 | 104,253.98 | |
| X Mo CD 0020 - 2 | 103,454.11 | |
| Total Bank Accounts | \$ 559,178.58 | \$ 533,900.47 |
| Accounts Receivable | | |
| Accounts Receivable - SE | 0.00 | 0.00 |
| Other Accounts Receivable | 0.00 | 0.00 |
| Sales Tax Receivable | 0.00 | 0.00 |
| Total Accounts Receivable | \$ 0.00 | \$ 0.00 |
| Other Current Assets | | |
| Prepaid Expenses | 0.00 | 0.00 |
| Receivables | 0.00 | 0.00 |
| Total Other Current Assets | \$ 0.00 | \$ 0.00 |
| Total Current Assets | \$ 559,178.58 | \$ 533,900.47 |
| Fixed Assets | | |
| 15000 Furniture and Equipment | 0.00 | 0.00 |
| Accum Depr - Furn & Equip | 0.00 | 0.00 |
| Accumulated Amort-Intangible As | -11,775.00 | -11,775.00 |
| Intangible Assets | 11,775.00 | 11,775.00 |
| Total Fixed Assets | \$ 0.00 | \$ 0.00 |
| TOTAL ASSETS | \$ 559,178.58 | \$ 533,900.47 |
| LIABILITIES AND EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | | |
| 20000 Accounts Payable | -5,953.02 | 38,665.52 |

| | | | | |
|----------------------------------------|------------|-------------------|-----------|-------------------|
| Total Accounts Payable | -\$ | 5,953.02 | \$ | 38,665.52 |
| Credit Cards | | | | |
| Reliance Credit Card | | 0.00 | | 0.00 |
| Total Credit Cards | \$ | 0.00 | \$ | 0.00 |
| Other Current Liabilities | | | | |
| 25800 Unearned/Deferred Revenue | | 0.00 | | 0.00 |
| Accrued Liabilities | | 0.00 | | 0.00 |
| Deferred Inflows of Resources | | 0.00 | | 0.00 |
| Total Other Current Liabilities | \$ | 0.00 | \$ | 0.00 |
| Total Current Liabilities | -\$ | 5,953.02 | \$ | 38,665.52 |
| Total Liabilities | -\$ | 5,953.02 | \$ | 38,665.52 |
| Equity | | | | |
| 30000 Opening Balance Equity | | 8,122.97 | | 5,620.00 |
| 32000 Retained Earnings | | 483,062.69 | | 489,614.95 |
| Fund Balance | | 0.00 | | 0.00 |
| Net Income | | 73,945.94 | | |
| Total Equity | \$ | 565,131.60 | \$ | 495,234.95 |
| TOTAL LIABILITIES AND EQUITY | \$ | 559,178.58 | \$ | 533,900.47 |

Tuesday, Apr 02, 2024 02:01:26 PM GMT-7 - Accrual Basis

Grove CID
Profit & Loss
As of March 31, 2024

| | Total | | | |
|-------------------------------------------|---------------------|-----------------------------|-----------------------------|----------------------|
| | Mar Actuals | Jul '23 - Mar '24 Actual | Jul '23 - Mar '24 Budget | 2024 Budget |
| Income | | | | |
| 40000 Revenue | | | | |
| 40100 CID 1% Sales and Use Tax | 41,850.48 | 377,166.48 | 285,000.03 | 380,000.04 |
| 40150 Special Assessments | 484.80 | 87,107.01 | 80,000.00 | 80,000.00 |
| 40200 Interest Earnings | 324.57 | 11,177.98 | | |
| Total 40000 Revenue | \$ 42,659.85 | \$ 475,451.47 | \$ 365,000.03 | \$ 460,000.04 |
| Total Income | \$ 42,659.85 | \$ 475,451.47 | \$ 365,000.03 | \$ 460,000.04 |
| Gross Profit | \$ 42,659.85 | \$ 475,451.47 | \$ 365,000.03 | \$ 460,000.04 |
| Expenses | | | | |
| 60100 Administrative Support | | | | |
| 60110 Administration-Park Central | | 41,760.00 | 38,010.00 | 50,680.00 |
| 60115 Postage/Office Supplies | | 34.92 | | |
| 60130 Directors & Officers Insurance | | | | |
| 60135 General Liability Insurance | 5,607.00 | 22,199.00 | 22,000.00 | 22,000.00 |
| 60140 Audit Services | | 8,500.00 | 8,500.00 | 8,500.00 |
| 60150 Legal Services | | | 2,999.97 | 3,999.96 |
| 60170 Storage Facility | 97.00 | 1,025.00 | 891.00 | 1,188.00 |
| Total 60100 Administrative Support | \$ 5,704.00 | \$ 73,518.92 | \$ 72,400.97 | \$ 86,367.96 |
| 60200 Marketing | | | | |
| 60220 Website & Design Services | 2,238.75 | 2,996.06 | | |
| Print Media Advertising | 1,747.00 | 14,651.34 | 12,150.00 | 16,200.00 |
| Sponsorship Expense | | 450.00 | | |
| Total 60200 Marketing | \$ 3,985.75 | \$ 18,097.40 | \$ 12,150.00 | \$ 16,200.00 |
| 60270 Sponsorships | | | | |
| | | 59,666.66 | 52,499.97 | 70,000.00 |
| 60300 Public Improvements | | | | |
| 60310 Grove Signs Electricity | 50.30 | 1,920.73 | 2,250.00 | 3,000.00 |
| 60315 Street Lighting Impr-Electricit | 416.64 | 3,748.41 | 4,124.97 | 5,499.96 |
| 60320 Grove Signs Repairs & Mnt | | 10,900.91 | 3,749.94 | 4,999.92 |
| 60325 Holiday Decorations | | 750.00 | | |
| 60330 Other Public Improvements | | 10,760.00 | | |
| Total 60300 Public Improvements | \$ 466.94 | \$ 28,080.05 | \$ 10,124.91 | \$ 13,499.88 |
| 60400 Public Services | | | | |
| 60410 Litter Control | 3,406.94 | 44,011.61 | 39,749.94 | 53,000.00 |
| 60420 Landscaping | | 8,275.00 | 3,375.00 | 4,500.00 |
| Total 60400 Public Services | \$ 3,406.94 | \$ 52,286.61 | \$ 43,124.94 | \$ 57,500.00 |
| 60500 Security & Public Safety | | | | |
| 60515 Cameras | | 2,166.89 | 3,749.94 | 5,000.00 |

| | | | | |
|-------------------------------------------------|---------------------|----------------------|----------------------|----------------------|
| 60530 Thursday Security Patrols | 2,541.25 | 47,991.25 | 39,487.50 | 52,650.00 |
| 60531 Friday Security Patrols | 1,900.00 | 46,442.50 | 39,487.50 | 52,650.00 |
| 60532 Saturday Security Patrols | 3,087.50 | 39,662.50 | 39,487.50 | 52,650.00 |
| 60533 Sunday Security Patrols | 3,230.00 | 39,591.25 | 39,487.50 | 52,650.00 |
| 60534 Other Security Patrols | 1,280.00 | 1,162.50 | | |
| 60535 Patrols at Gramophone | | 14,305.00 | | |
| Total 60500 Security & Public Safety | \$ 12,038.75 | \$ 191,321.89 | \$ 161,699.94 | \$ 215,600.00 |
| Uncategorized Expense | | 167.88 | | |
| Total Expenses | \$ 25,602.38 | \$ 423,139.41 | \$ 352,000.73 | \$ 459,167.84 |
| Net Operating Income | \$ 17,057.47 | \$ 52,312.06 | \$ 12,999.30 | \$ 832.20 |
| Other Income | | | | |
| Transfer In from Special Events | | 21,633.88 | | |
| Total Other Income | \$ 0.00 | \$ 21,633.88 | \$ 0.00 | \$ 0.00 |
| Net Other Income | \$ 0.00 | \$ 21,633.88 | \$ 0.00 | \$ 0.00 |
| Net Income | \$ 17,057.47 | \$ 73,945.94 | \$ 12,999.30 | \$ 832.20 |

Tuesday, Apr 02, 2024 02:08:05 PM GMT-7 - Accrual Basis

Grove CID
Revenue Sals and Use Taxes

| | 2023 | 2024 | Variance |
|---------------|-------------|-------------|-----------------|
| Mar-24 | 32,882.16 | 41,850.48 | 8,968.32 |
| YTD | 65,272.23 | 100,803.41 | 35,531.18 |

* Mar totals are from Feb Sales

FISCAL YEAR

| Year | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter | Yearly Collections |
|-------------|--------------------|--------------------|--------------------|--------------------|---------------------------|
| 2019 | \$ 91,780 | \$ 61,282 | \$ 67,851 | \$ 72,719 | \$ 293,632 |
| 2020 | \$ 78,382 | \$ 68,760 | \$ 89,738 | \$ 70,304 | \$ 307,184 |
| 2021 | \$ 78,045 | \$ 72,475 | \$ 56,620 | \$ 63,789 | \$ 270,928 |
| 2022 | \$ 131,337 | \$ 85,612 | \$ 85,193 | \$ 108,614 | \$ 410,756 |
| 2023 | \$ 106,886 | \$ 101,811 | \$ 98,507 | \$ 144,821 | \$ 452,025 |
| 2024 | \$ 129,338 | \$ 108,913 | \$ 138,915 | | |
| | | | | | |

CALENDAR YEAR

| Year | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter | Yearly Collections |
|-------------|--------------------|--------------------|--------------------|--------------------|---------------------------|
| 2019 | \$ 67,851 | \$ 72,719 | \$ 78,382 | \$ 68,760 | \$ 287,712 |
| 2020 | \$ 89,738 | \$ 70,304 | \$ 78,045 | \$ 72,475 | \$ 312,581 |
| 2021 | \$ 56,620 | \$ 63,789 | \$ 131,337 | \$ 85,612 | \$ 339,378 |
| 2022 | \$ 85,193 | \$ 108,614 | \$ 106,886 | \$ 101,811 | \$ 402,503 |
| 2023 | \$ 98,507 | \$ 144,821 | \$ 129,338 | \$ 108,913 | \$ 481,580 |
| 2024 | \$ 138,915 | | | | |
| | | | | | |



ADMINISTRATOR REPORT

Park Central Development

By: Brian James

March 2024 Summary

Graffiti Program Draft
Business Updates
Neighborhood Updates
Maintenance Updates
Raising Cane's Update
Missouri Creative Districts Collaborative - April 10, 2024 - 11:00AM to 3:00PM
Grove Ronald McDonald House - Grand Opening

DISTRICT UPDATES

SPRING IS HERE.
SPRING BANNERS INSTALLED



Forestry Department

Tree installation was completed in March.



Shelton Landscaping



April 10 MAC Creative Districts Convening Agenda and Guide

Hatchett, Karon <Karon.Hatchett@ltgov.mo.gov>

Fri 4/5/2024 11:36 AM

To: Hatchett, Karon <Karon.Hatchett@ltgov.mo.gov>

Cc: Donovan, Michael <Michael.Donovan@ltgov.mo.gov>; Duplissie, Roderick <Roderick.Duplissie@ltgov.mo.gov>; MacRobie, Barbara <Barbara.MacRobie@ltgov.mo.gov>

📎 1 attachments (3 MB)

Grove Tour Attraction Guide.pdf;



The Grove has their groove on.

Thank you for your RSVP to attend the next Missouri Creative Districts Collaborative in **The Grove** (thegrovestl.com) **St. Louis, *Wednesday, April 10, 2024, from 11:00 to 3:00 at The Dogwood.***

For more information, please contact:

Karon Majeel Hatchett, Community Development Specialist,
Missouri Arts Council, at karon.hatchett@ltgov.mo.gov or 314.340.6858

Parking Options

Free Parking available at Urban Chestnut, 4465 Manchester – at Newstead, STL 63110 (15 spaces): Turn Right (East) on Manchester; arrive in 3 minutes.

Metered parking at lot next door to The Gramophone, 4243 Manchester, STL 63110: Turn Left (West) and cross the street; arrive in 2 minutes.

AGENDA

10:45 – 11:10 Check-In and Networking (MAC & Grove Staff & Volunteers)

11:10 – 11:15 Welcome and assign and board buses

11:15 – 12:00 The Grove Guided Tour (AA/BJ) (buses depart at 11:20)

Noon

Lunch: The Dogwood, The Grove

Missouri Arts Council and The Grove Introductions

- Karon Majeel Hatchett, Community Development Specialist, Missouri Arts Council
- Michael Donovan, Executive Director, Missouri Arts Council
- Rick Duplissie, Deputy Executive Director, Missouri Arts Council
- Lisa Higgins, Director, Missouri Folk Arts Program, Missouri Arts Council
- Lisa Overholser, Field Specialist, Community Arts, University of Missouri Extension
- Abdul-Kaba Abdullah, Executive Director, Park Central Development Corporation
- Brian James, Assistant Executive Director, Park Central Development Corporation
- Grace McCammond, Artist and Muralist, St. Louis
- Tom Ridgely, Producing Artistic Director, St. Louis Shakespeare Festival

12:45 – 1:15 Presentation: *Long-term strategic planning: Organizing the right stakeholders and avoiding “the monolith” (Grove Team)*

1:15 – 1:45 Group Discussions: *Creative placemaking and community revitalization*

1:45 – 2:15 Group Discussions: *Impact of diversity in creative districts planning*

2:15 – 2:45 Group Discussion: *Currently, what is your best success and your biggest challenge?*

2:45 – 3:00 Preview: 4/27 Creative Missouri Convening, Mexico, Missouri
Wrap Up:

- Next convening location
- Topics (examples: navigating development conflicts, affordable artists housing)
- Adjournment

Participating Districts

- Cherokee Arts District
- Crossroads Arts District, Kansas City
- Delmar Loop, St. Louis
- Delmar Makers District, St. Louis
- Englewood Station Arts District, Independence
- Grand Center, Inc., St. Louis
- Dutchtown Main Streets, St. Louis
- Historic West Bottoms 12th Street Bridge Entertainment District, Kansas City
- Joplin Arts District, Joplin
- Kelly Poling Arts District, Chillicothe
- Laclede's Landing, St. Louis
- Maplewood Makers District, Maplewood
- Moon City Creative District, Springfield
- North Village Arts District, Columbia
- South Grand Improvement District, St. Louis
- The Grove, St. Louis
- Westport, Kansas City

Karon Majeel Hatchett (she/her/hers)

Community Development Specialist

Missouri Arts Council

Direct Line: 314-340-6858

www.missouriartscouncil.org

Grant System: <https://missouriarts.smartsimple.com>



FUN FACTS

GROVE TOUR ATTRACTIONS & FUN FACTS

The tour will begin at Dogwood & Go West on Manchester

1. Grove Street Art (**Newstead & Manchester**)
2. Urban Chestnut (**Cbabi Bayoc Mural & Consent Mural**)
3. Rainbow Buildings (**left side 4440 Manchester**)
4. Street Banners (**reinforce inclusivity values**)
5. Bus turns North on **Taylor and Manchester.**
6. Grove Sign, Electrical Box Street art.
7. Barrett Barrera Projects Art Studio.
8. Tech artist studios
9. Dexter's Studios.
10. Chroma Plaza - **outdoor venue for theater, arts, artist markets and music.**
11. Space: **Design and Architecture Firm**
12. Neon Green and murals building signs.
13. Tattoo the Lou
14. Crimson Serpent
15. Grove Retail Incubator
16. More murals and Grove utility boxes
17. Fashion Store and The Makers Space.

Urban Chestnut

is an adaptive reuse of the Old Renard Paper Company, an old paper company and warehouse. The Cbabi Bayoc Mural is the first mural in the Grove by an African American as the primary artist.

Barrera Project

owners and creators of Projects and exhibitions dedicated to presenting museum-quality exhibitions and programs. We use this physical space to experiment, discover and design new exhibitions that debut in St. Louis and travel nationally and globally.

Dexter Studios

has been painting abstract designs and St. Louis landmarks and street scenes for decades. From his studio in the Grove, he offers artwork for sale along with private lessons and paint parties and loads of interesting stories.

Chrome Plaza

The Grove has three venues featuring Drag Artist performances: Rehab , Handle Bar and Prism. You can catch a drag show 7 days a week in the Grove. Chroma Plaza is also home to "Otterness" Mouse and is curated by Tom Otterness. Considered by many to be the best outdoor sculptor in the world, with more than 50 commissioned works on four continents.

Neon Greens

A hydroponic farm and restaurant. Set designer, and science and lighting designer, John Smith (formerly with Netflix and HBO) created the concept and design.

Tattoo the Lou

Doubles as a tattoo shop and Art Gallery.

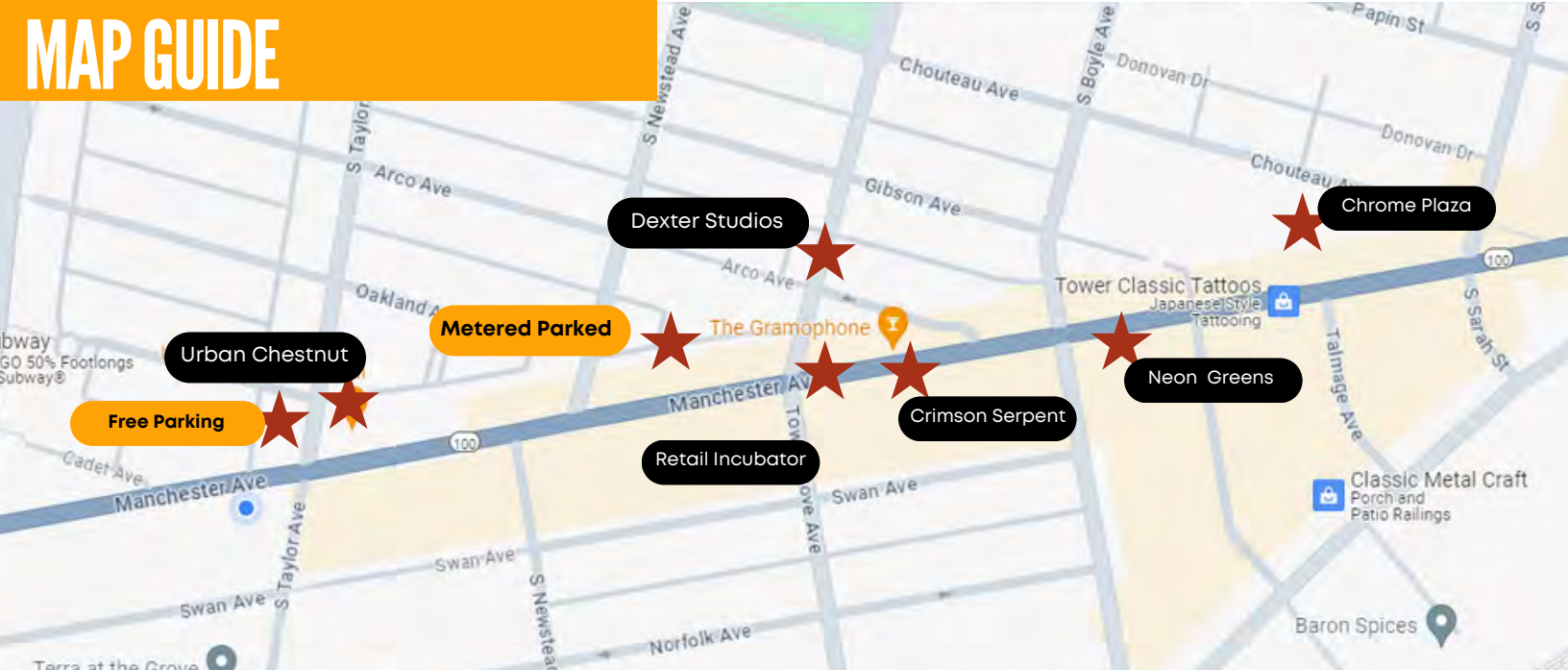
Crimson Serpent

is home to a leather goods maker and artisan. The Melroys sign on the building is the original sign from the 1930's.

Gramophone

The youth from Herbert Hoover Boys & Girls Club- Adams Park Unit have played a major part in the St. Louis Wall of Fame. It includes the faces of famous St. Louis African-Americans, including Maya Angelou, Chuck Berry, Nelly, and Miles Davis. The youth developed the concept and researched and selected the celebrities.

MAP GUIDE



GROVE PARKING OPTIONS

Free Parking available at Urban Chestnut, 4465 Manchester – at Newstead, STL 63110 (15 spaces): Turn Right (East) on Manchester; arrive in 3 minutes.

Metered parking at lot next door to The Gramophone, 4243 Manchester, STL 63110: Turn left and cross the street, arrive in 2 minutes.

DID YOU KNOW?

- The Grove is home to three art galleries, two live music concert music venues, two drag theater performance venues, one Comedy Club and Comedy School, and Art Studios associated with performance venues. The Grove has more than 70 pieces of street art, murals, sculptures, and creative placemaking signs.
- There are an additional 35-plus murals and artworks displayed in Grove businesses.
- The Grove is in a Historic Review District. Every building must be reviewed and approved before any demolition. Both small and large developers may access historic tax credits for their projects, promoting preservation and adaptive reuse.
- The Grove is home to the largest collection of LGBTQIA Businesses and owners in the City of St. Louis.
- The Grove Neighborhood has a Form-Based Code that governs building form for new buildings and a use regulation plan for businesses. This promotes good development and was developed in partnership with local community stakeholders and Park Central Development.

Safety & Security Committee Report

March 2024 Update - Chair: Kelly Spenser

Committee Members: Don Bellon, Fahime Mohammad, Antonio French, Chad Fox, Rick Lewis, Jon Shine

The committee did not meet in the month of March 2024.

UPDATES

“Crime is still trending down when compared to last year, so hopefully we continue that trend with the March data.

TCF Officers wrote over 50 parking tickets in the Grove alone. Excellent work. A few fights and disturbances were handled with the bars. Bars should have secondary officers or internal security to help deter problems, especially as the summer approaches.” - Charles Betts

Kelly Spenser, Safety & Security Committee Chair

To read meeting minutes from the Safety & Security Committee meeting please visit <https://www.thegrovestl.com/grovecid-resources>.

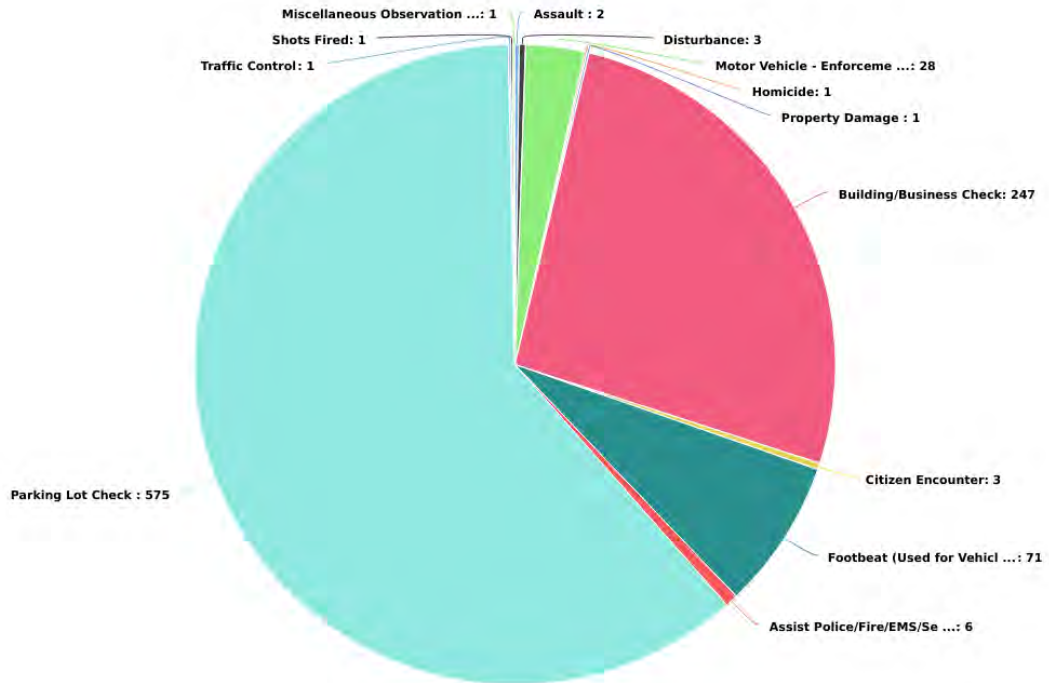
The Grove Incident Analysis

03/01/2024 - 03/31/2024



THE CITY'S FINEST

Incident Category



Year / Month



2024-03
Year / Month

Incident Category vs Year / Month

03/01/2024 - 03/31/2024



**THE CITY'S
FINEST**

| Incident Category | 2024-03 | Total |
|-------------------------------------------------------|------------|------------|
| Assault | 2 | 2 |
| Disturbance | 3 | 3 |
| Motor Vehicle - Enforcement | 28 | 28 |
| Homicide | 1 | 1 |
| Property Damage | 1 | 1 |
| Building/Business Check | 247 | 247 |
| Citizen Encounter | 3 | 3 |
| Footbeat (Used for Vehicle Patrol) | 71 | 71 |
| Assist Police/Fire/EMS/Security | 6 | 6 |
| Parking Lot Check | 575 | 575 |
| Traffic Control | 1 | 1 |
| Shots Fired | 1 | 1 |
| Miscellaneous Observation(s), Shift Summary if Needed | 1 | 1 |
| Total | 940 | 940 |

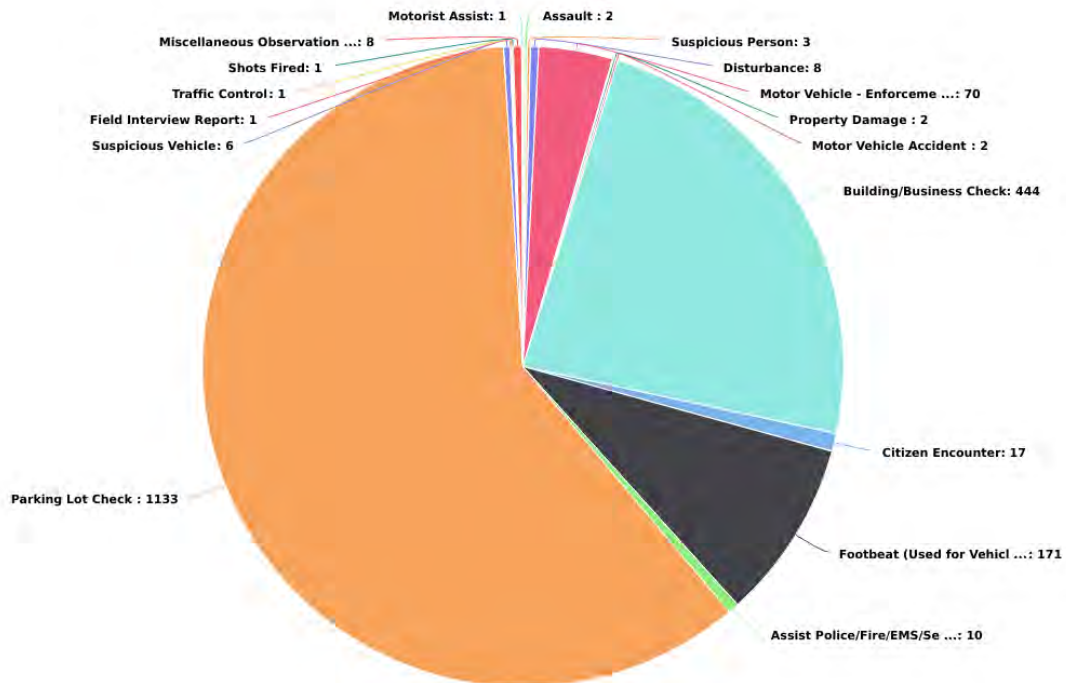
The Grove Incident Analysis

01/01/2024 - 03/31/2024

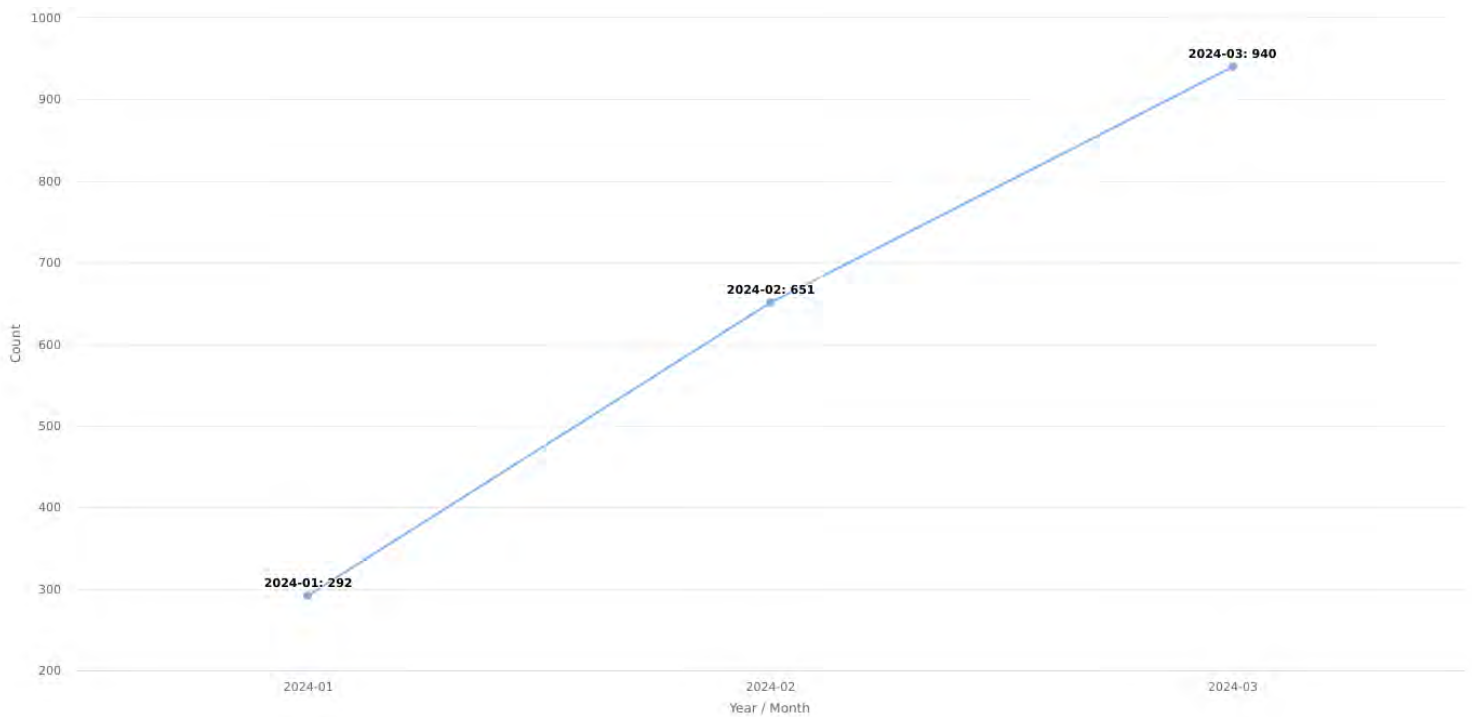


THE CITY'S FINEST

Incident Category



Year / Month



Incident Category vs Year / Month

01/01/2024 - 03/31/2024



**THE CITY'S
FINEST**

| Incident Category | 2024-01 | 2024-02 | 2024-03 | Total |
|-------------------------------------------------------|------------|------------|------------|-------------|
| Larceny/Theft/Stealing | | 1 | | 1 |
| Arrest | | 1 | | 1 |
| Assault | | | 2 | 2 |
| Suspicious Person | | 3 | | 3 |
| Disturbance | 2 | 3 | 3 | 8 |
| Motor Vehicle - Enforcement | 5 | 37 | 28 | 70 |
| Homicide | | | 1 | 1 |
| Property Damage | | 1 | 1 | 2 |
| Motor Vehicle Accident | 1 | 1 | | 2 |
| Building/Business Check | 74 | 123 | 247 | 444 |
| Citizen Encounter | 7 | 7 | 3 | 17 |
| Footbeat (Used for Vehicle Patrol) | 49 | 51 | 71 | 171 |
| Assist Police/Fire/EMS/Security | 3 | 1 | 6 | 10 |
| Parking Lot Check | 148 | 410 | 575 | 1133 |
| Suspicious Vehicle | 1 | 5 | | 6 |
| Field Interview Report | | 1 | | 1 |
| Traffic Control | | | 1 | 1 |
| Shots Fired | | | 1 | 1 |
| Miscellaneous Observation(s), Shift Summary if Needed | 2 | 5 | 1 | 8 |
| Motorist Assist | | 1 | | 1 |
| Total | 292 | 651 | 940 | 1883 |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|---------------------------|
| Report # | 139766 |
| Report Date | 03/09/2024 |
| Report Time | 01:16am |
| Created By | Stephen Slama (LEO) #1063 |
| Position | TCF Employee |
| Client | The Grove |

Information

| | |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/09/2024 01:13am |
| Incident Type | Shots Fired |
| How Many Shots? | 1-5 |
| Property Damage? | |
| Suspect Info, If Known | |
| Narrative - be as descriptive as possible | Call for shots fired, a subject with a gunshot wound located near the intersection of Arco and Newstead, District 2 Officers on scene and investigating. No suspect info at this time. |
| Incident Location (intersection, address) | Arco and Newstead |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|----------------------------|
| Report # | 145492 |
| Report Date | 03/30/2024 |
| Report Time | 01:00am |
| Created By | Sammy Numan (LEO) #1200 |
| Position | Security Officer (Unarmed) |
| Client | The Grove |

| Information | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/30/2024 12:56am |
| Incident Type | Disturbance |
| Incident Attributes (Pick Applicable Items) | Peace Disturbance, Individual or General |
| If arrest made, please complete arrest module. | |
| Photo , if Applicable | |
| Narrative - be as descriptive as possible | Subject was involved in a physical altercation with another B/M subject. Subject was wearing a yellow shirt black pants and long dreadlocks. Subject described assaulted the male subject causing a minor injury on his head area as he was bleeding EMS responded to the scene along with SLMPD |
| Incident Location (intersection, address) | Talmage Ave and Manchester Ave |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|----------------------------|
| Report # | 145887 |
| Report Date | 03/31/2024 |
| Report Time | 01:43am |
| Created By | Sammy Numan (LEO) #1200 |
| Position | Security Officer (Unarmed) |
| Client | The Grove |

| Information | |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/31/2024 01:41am |
| Incident Type | Disturbance |
| Incident Attributes (Pick Applicable Items) | Peace Disturbance, Individual or General |
| If arrest made, please complete arrest module. | |
| Photo , if Applicable | |
| Narrative - be as descriptive as possible | Manager called TCF officers via the grove radio in reference to a subject fighting them and pushing them around. Manager wanted him to be removed. Subject was trespassed and asked to leave the area to which he complied with no further incident. |
| Incident Location (intersection, address) | Rehab Bar and Grill |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|-------------------------|
| Report # | 144127 |
| Report Date | 03/24/2024 |
| Report Time | 01:17am |
| Created By | Sammy Numan (LEO) #1200 |
| Position | TCF Employee |
| Client | The Grove |

Information

| | |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/24/2024 12:57am |
| Incident Type | Assist Police/Fire/EMS/Security |
| Call for Service from Police Radio? | |
| Whom Assisted? | EMS |
| Narrative - be as descriptive as possible | Subject intoxicated and was overdosed was causing a disturbance. Until she passed out. Subject was transported to SLU via Abbott Ambulance. |
| Incident Location (intersection, address) | Handlebar |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|------------------------|
| Report # | 145455 |
| Report Date | 03/29/2024 |
| Report Time | 09:42pm |
| Created By | John Beine (LEO) #1313 |
| Position | TCF Employee |
| Client | The Grove |

Information

| | |
|-------------------------------------------------|---------------------------------------------------------------------------------|
| Date and Time | 03/29/2024 09:37pm |
| Incident Type | Property Damage |
| List Property damaged | Red 2005 Lincoln, LX window smashed gray, backpack, taken between 8 PM and 9 PM |
| Suspect and Victim Knew Each Other | |
| If arrest made, please complete arrest module. | |
| Suspect Demographics (Select Applicable Fields) | Unknown Sex |
| Narrative - be as descriptive as possible | Canvased area , no contact |
| Incident Location (intersection, address) | RX Rehab |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|----------------------------|
| Report # | 142151 |
| Report Date | 03/17/2024 |
| Report Time | 12:51am |
| Created By | Stephen Slama (LEO) #1063 |
| Position | Security Officer (Unarmed) |
| Client | The Grove |

| Information | |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/17/2024 11:35pm |
| Incident Type | Citizen Encounter |
| FIR conducted? | No |
| If arrest made, please complete arrest module. | |
| Narrative | With vehicles illegally parked every which direction in the area of Manchester / Arco 4200 blocks. An upset motorist expressed his displeasure with me issuing tickets and explained people park like this because they don't want their vehicles broke into. He said I should be out patrolling not writing tickets. I explained my position about pedestrian safety when side walks and crosswalks are blocked, roads impassable and fire trucks unable to get through to some areas. We did not see eye to eye. However, during this time a resident who resides at this location approaches me and thanked me for addressing this ongoing problem. He said I need to be out here addressing these every night and that it is a constant issue in front of his home. He thanked me again and went inside his residence. |
| Incident Location (intersection, address) | 4200 Arco and Manchester |

The City's Finest, LLC
 1039 Tower Grove
 Saint Louis Missouri 63110
 United States of America (the)



The Grove

•
Saint Louis Missouri 63110
United States of America
(the)

| Activity/Incident Report | |
|--------------------------|-------------------------|
| Report # | 145886 |
| Report Date | 03/31/2024 |
| Report Time | 01:41am |
| Created By | Kyle Graham (LEO) #1056 |
| Position | TCF Employee |
| Client | The Grove |

Information

| | |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Date and Time | 03/31/2024 01:40am |
| Incident Type | Disturbance |
| Incident Attributes (Pick Applicable Items) | Peace Disturbance, Individual or General |
| If arrest made, please complete arrest module. | |
| Narrative - be as descriptive as possible | Subject was asked to leave Rehab bar and refused. Subject was requested to leave upon our arrival and left without incident. |
| Incident Location (intersection, address) | Rehab Bar |



COMMUNITY IMPROVEMENT DISTRICT

COMMITTEE MEMBER APPLICATION

JORDAN GODMAN

4512 Manchester Avenue, Suite 100
314-535-5311

www.grovestl.com
Brian@pcd-stl.org



Tuesday, March 5, 2024

Special Taxing District Board Interest Form

Park Central Development manages the administration of several special taxing districts within the City of St. Louis. Each district has a Board of Directors who determines which initiatives will be carried out within the footprint. The boards are comprised of community stakeholders who meet on a regularly scheduled basis to discuss projects affecting the district including safety and security, economic development, infrastructure, public improvements, marketing and special events.

Those interested in serving on a Board of Directors or learning more about the various opportunities to serve can submit the following form to Park Central Development. For more information on the special taxing districts we serve, visit our website at parkcentraldevelopment.org.

Name Jordan Goodman

Address 4317 MANCHESTER AVE
St Louis, MO, 63110

Mobile Number (314) 504-5306

Work Number (314) 504-5306

Email jordan@goodicestl.com

I am interested in serving on the board for the following districts:

If you are applying for a committee on one of the boards, please state which committee

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I have experience owning businesses and managing large teams of people. I think I could bring additional insight and perspective to the committee.

Please share any other information that may help us better understand your interests and commitment.

As a consumer in The Grove I have had my car broken into multiple times. Now as a business owner I want to play a part in making sure that patrons visiting our district feel safe and confident.

I understand that submitting this form does not guarantee appointment at this time.

Signature



APRIL 2024

*Executive
& Finance
Committee
Report*



COMMUNITY IMPROVEMENT DISTRICT

PROPOSED BUDGET 2024-2025

| Grove CID | Proposed Budget 2024-2025 | 2023-2024 Budget | Projected Actual 2023- 2024 |
|------------------------------|------------------------------------------|-----------------------------|--------------------------------------------|
| Receipts | | | |
| Special Assessments | 80,000.00 | 80,000.00 | 87,107.00 |
| CID 1% Sales and Use Tax | 420,000.00 | 380,000.00 | 467,166.00 |
| Total Receipts | 500,000.00 | \$ 460,000.00 | 554,273.00 |
| Expense | | | |
| Administration 15% | 75,000.00 | | |
| Marketing 3% | 15,000.00 | | |
| Parking Enhancements 3% | 15,000.00 | | |
| Public Services 8% | 40,000.00 | | |
| Public Improvements 3% | 15,000.00 | | |
| Security & Public Safety 54% | 270,000.00 | | |
| Sponsorships 14% | 70,000.00 | | |
| Total Expenses | 500,000.00 | | |
| Income | - | | |



COMMUNITY IMPROVEMENT DISTRICT

LIGHTING ASSOCIATES QUOTE

4512 Manchester Avenue, Suite 100
314-535-5311

www.grovestl.com
Brian@pcd-stl.org



LIGHTING ASSOCIATES
3216 S. BRENTWOOD BLVD.
WEBSTER GROVES MO 63119
Phone: (314) 531-3500
Fax: (314) 531-3737
From: Mike Lamperti
Quoter Ph: 314-446-0202x102
Email: MLAMPERTI@LAIWEB.NET

Project THE GROVE STREETCAPE -
STERNBERG ACORN RETRO
Location ST LOUIS MO
Quote LAI18-142815-9

To: JASON FREY
LIGHTING ASSOCIATES
3216 S BRENTWOOD BLVD
WEBSTER GROVES MO 63119
Phone: (314) 531-3500
Fax: 314-531-3737
EMail: JFREY@LAIWEB.NET

For
Bid Date Mar 14, 2018
Expires Apr 13, 2018

| QTY | Type | MFG | Part | |
|-------------------|------|---------------|-------------------------------------------------------------------------------------------------|------------------------|
| | | OPTION | | |
| 1 | | | PT#: 81184 FDRB TO USE WITH ORDER C41734 FOR ASSEMBLY PT-A45LED-STL-4L40T3-MDH05-A-UCHS FREIGHT | |
| 1 | | | PT#: 81184 | |
| 0 | | | FDRB | |
| 0 | | | TO USE WITH ORDER C41734 | |
| 0 | | | FOR ASSEMBLY PT-A45LED-STL-4L40T3-MDH05-A-UCHS | |
| 1 | | | FREIGHT | |
| Total for: | | | OPTION | \$125.00 |
| | | | | Total: \$125.00 |

Terms and conditions of sale:



===== WHEN PLACING ORDERS USING THIS QUOTATION, PLEASE MARK QUOTE NUMBER AND JOB NAME ON ORDER =====

Quotation is subject to architect, engineer and/or contractor approval. Any fixtures or options not specifically listed on quotation are to be considered extra and will be priced upon request. Manufacturers' standard terms and conditions of sale apply unless otherwise specified. All cross references are based on fixture schedules, specifications and/or notes available at time of issue and are subject to approval.

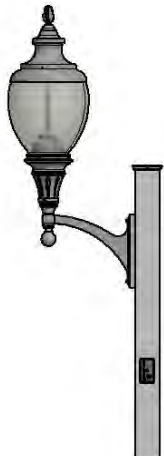
WE WILL NOT BE RESPONSIBLE FOR ITEMS OMITTED FROM QUOTE DUE TO INCOMPLETE OR ERRONEOUS INFORMATION. CONTRACTOR AND/OR DISTRIBUTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. ALL FIXTURES ARE QUOTED LESS LAMP UNLESS OTHERWISE NOTED.

Distributor storage of fixtures not included in pricing.

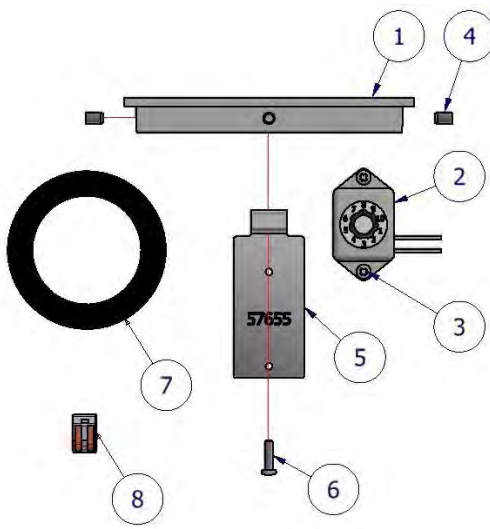
| | |
|-----------------------------------|----------------------------------------------------|
| Installation Instructions | Product: Rotary Dimmer Kit (81184) |
| Effective Date: 02/04/2020 | Part Description: Field Installation of kit |

| | |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | WARNING: To avoid fire, shock or death, turn off and lockout power before performing any maintenance. |
|  | CAUTION: This Luminaire must be wired in accordance with the National Electric Code (NEC) and all applicable local codes. Proper grounding is required. A qualified electrician must do all work. Dimmer kit to be used in only class 2 circuit. |

A. Installing Dimming Leads



Note 1: Dimmer Kit Instructions are for luminaire installed on pole or arm.



Step 1: Verify Kit is complete, see parts and quantities in the table.

Note 2: If the dimmer assembly is for an access door, the pole cap related elements (**highlighted**) will not be present.

| ITEM | QTY | PART NUMBER | DESCRIPTION |
|------|--------|---------------|------------------------------------------|
| 1 | 1 | 166 | POLE CAP (MAY VARY) |
| 2 | 1 | 81184 | DIMMER, 10-STEP RESISTIVE MODULE |
| 3 | 2 | 62528 | SCREW, PN, PH SS SELF-TAP 8-32 X 5/16 |
| 4 | 4 | 60630 | SCREW_SET SOC SS 1/4-20 X 3/8 (MAY VARY) |
| 5 | 1 | 57655 | BRACKET, DIMMER, POLE MOUNTED |
| 6 | 1 | 62188 | SCREW_ 8-32 X 5/8 PH PAN ZN |
| 7 | ~20 FT | 80150 & 80157 | COIL OF WIRE: 2-CONDUCTOR: 600V |
| 8 | 4 | 80557 | CONNECTOR_COMPACT 2-COND.TERMINAL BLOCK |



COMMUNITY IMPROVEMENT DISTRICT

BOARD MEMBER APPLICATION

AMELIA RODGERS

4512 Manchester Avenue, Suite 100
314-535-5311

www.grovestl.com
Brian@pcd-s4l.org



Friday, January 19, 2024

Special Taxing District Board Interest Form

Park Central Development manages the administration of several special taxing districts within the City of St. Louis. Each district has a Board of Directors who determines which initiatives will be carried out within the footprint. The boards are comprised of community stakeholders who meet on a regularly scheduled basis to discuss projects affecting the district including safety and security, economic development, infrastructure, public improvements, marketing and special events.

Those interested in serving on a Board of Directors or learning more about the various opportunities to serve can submit the following form to Park Central Development. For more information on the special taxing districts we serve, visit our website at parkcentraldevelopment.org.

Name Amelia Rodgers

Address 4465 Manchester Ave
St. Louis, MO, 63110

Mobile Number (314) 606-0780

Work Number (314) 606-0780

Email amelia@urbanchestnut.com

I am interested in serving on the board for the following districts: Grove Community Improvement District

INTEREST: Please describe your expertise or professional strengths, and how they apply to the choice you've selected above.

I am currently the Director of Operations at Urban Chestnut. My professional strengths include leadership and project management. I have a Master's in Public Administration with focus in Nonprofit Management.

Please share any other information that may help us better understand your interests and commitment.

I am interested both personally and professionally in getting more involved in the community.

I understand that submitting this form does not guarantee appointment at this time. Yes

Signature 

Public Service Committee Report

March 2024 Update - Chair: Guy Slay

Committee Members: Don Bellon, Kelly Kenter, Tatyana Telnikova, Lana Coleman, Shelley Niemeier, Anthony Saputo, John Boldt

Meeting Schedule:

The Public Service Committee meetings occur every fourth Friday from 11:00 AM to 12:00 PM

The committee did not meet in March 2024.

Next Meeting: April 26, 2024

February Meeting Summary

| | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bollard Installation Recommendation | Alderman Browning submitted a bollard proposal in the amount of \$14,000. The committee voted to match a \$7,000 contribution to increase safety precautions in the district. The recommendation was sent to the Executive & Finance Committee for approval. |
| Sign Removal Discussion | The "no loitering" sign outside of Southside Barbershop was removed. |
| Light Dimmers Discussion | The committee discussed the light dimmers proposal. Park Central will make sure the Executive & Finance Committee has all the necessary information to develop a plan for testing one dimmer and future installation. |

Guy Slay, Public Service Committee Chair

To read meeting minutes from the Public Service Committee meeting please visit <https://www.thegrovestl.com/grovecid-resources>.

CITYWIDE SIDEWALK FY'22 & 23

Estimate of Work for: **Ward 9 - Grove District Pedestrian Safety Bollards**

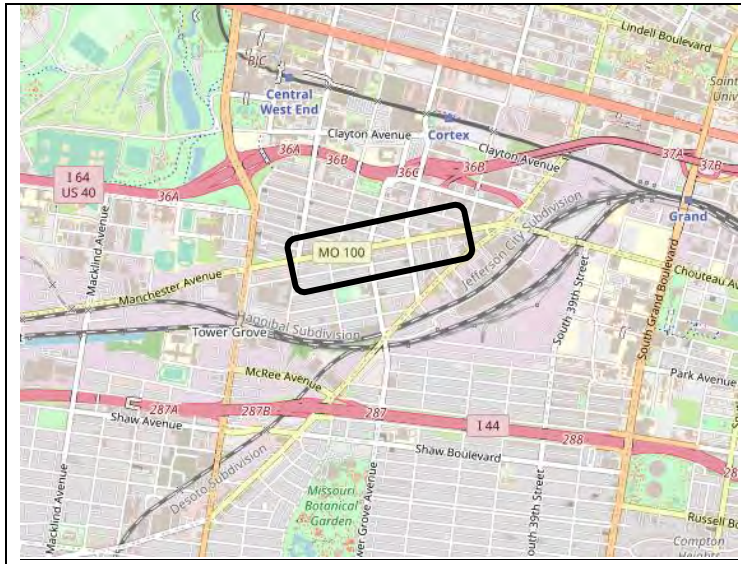
| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>ESTIMATED QUANTITY</u> | <u>PLAN AMOUNT</u> |
|--------------------------|-----------------------------------------------------------|-------------------|---------------------------|--------------------|
| 1 | 02020-1 Type 1 Barricade-Ea. | \$0.64 | 250 | \$160.00 |
| 12 | 02220-4C Removal of Concrete Sidewalk, Over 200 S.F. | \$2.42 | 520 | \$1,258.40 |
| 19 | 02220-9 Concrete Sawcut, L.F. | \$8.93 | 80 | \$714.40 |
| 55 | 02800-2C P.C.C. Sidewalk Exposed Aggregate, Over 200 S.F. | \$9.82 | 520 | \$5,106.40 |
| 58 | 02800-5 Exposed Aggr. Sidewalk Sealer-S.F. | \$0.20 | 520 | \$104.00 |
| 106 | JSP-2 8" Steel Pipe Bollards, Std. Detail-Ea. | \$191.30 | 15 | \$2,869.50 |
| 108 | SP-1 Paint Bollards, E.A. | \$175.00 | 15 | \$2,625.00 |
| 120 | 99999 Authorized Contingency Work-L.S. | \$1,162.30 | 1 | \$1,162.30 |
| Estimated Cost | | | | <u>\$14,000.00</u> |

WARD CAPITAL IMPROVEMENT PROJECT INITIATION

Basic Infrastructure Report

Ward - Alderman: 9 - Michael Browning
Date Requested: 9/13/23
Project Name: Manchester (Grove) - Pedestrian Safety Bollards
R#: _____

Project Vicinity:



Ward Liaison Prepared: Andrew Riganti Date: 10/31/2023
BPS Program Manager Review: Stephanie Doss

Description of proposed improvements (type, size and location):

- Install fifteen (15) new 8" Concrete Filled Steel Pipe Bollards along Manchester in The Grove at the following locations (and shown on the following pages):

- 4229 Manchester (Arco NW) - 3
- 4266 Manchester (Tower Grove SE) - 4
- 4267 Manchester (Tower Grove NE) - 4
- 4300 Manchester (Tower Grove - SW) - 1
- 4353 Manchester (S Newstead - NE) - 3

Additional Notes:

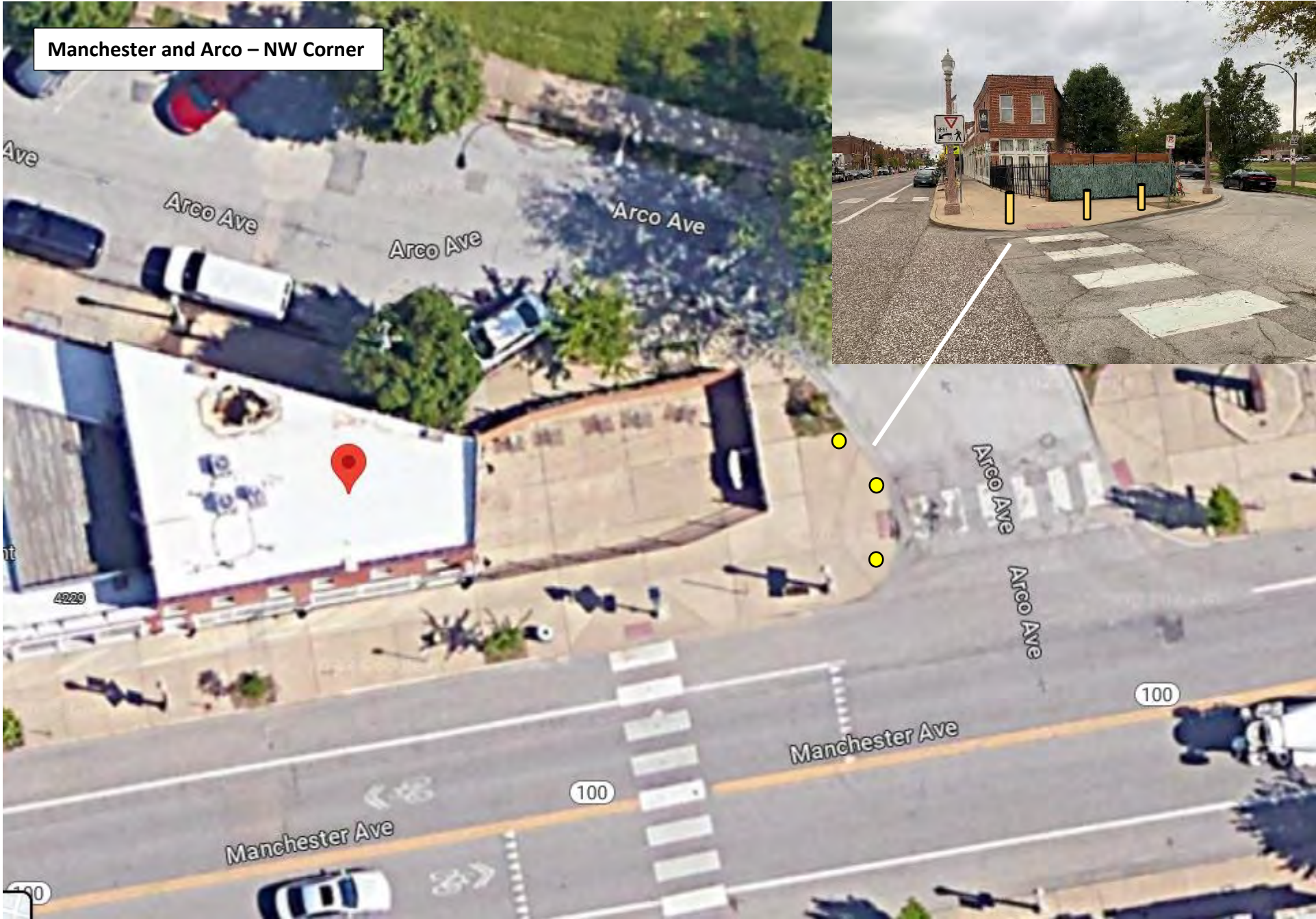
- Bollards to be painted yellow.

Attached:

- Pictures (4)
- Standard Typical Bollard Specification

Funding Source(s): TBD

Manchester and Arco – NW Corner



Manchester and Tower Grove – SE and SW Corners

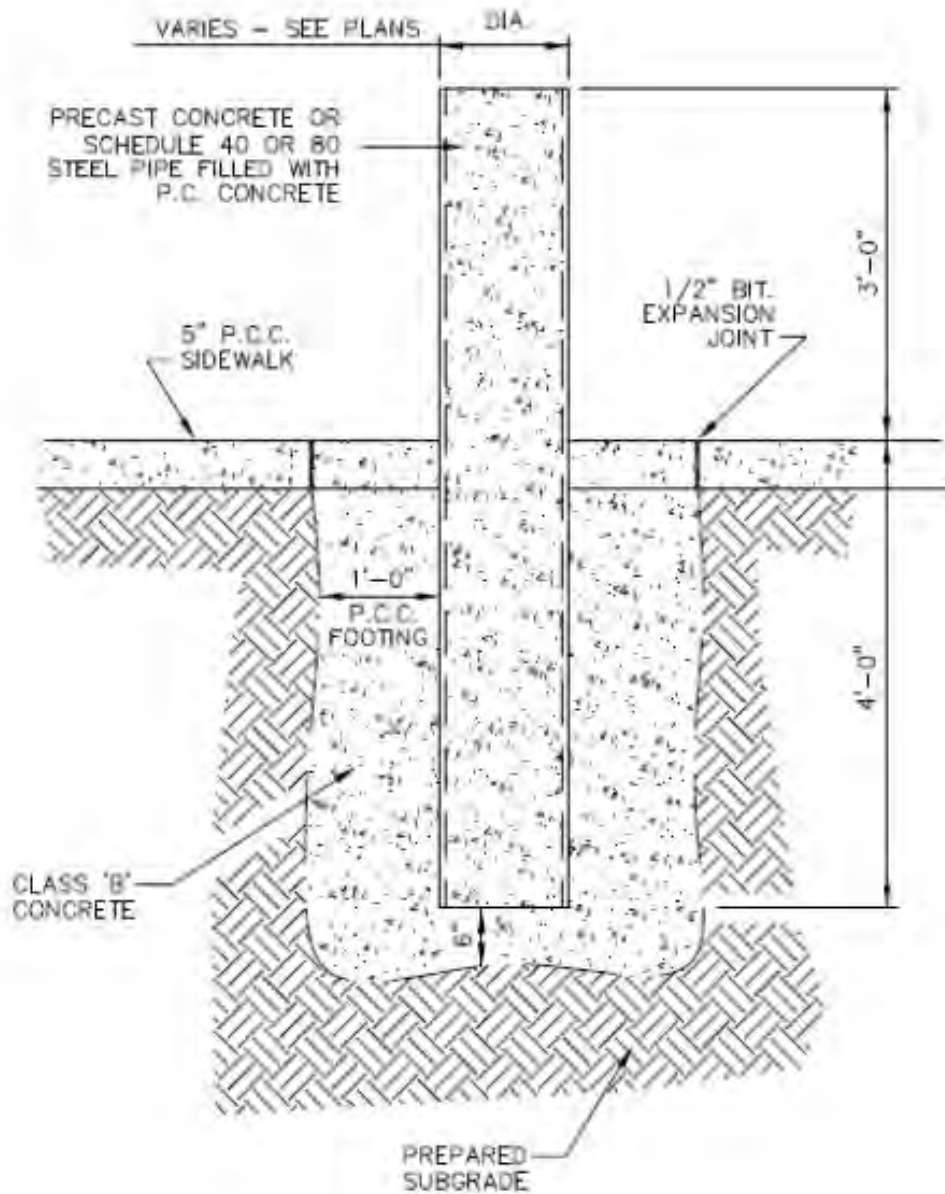


Manchester and Tower Grove – NE Corner



Manchester and S Newstead – NE Corner





TYPICAL BOLLARD

CITY OF ST. LOUIS, MISSOURI
 DEPARTMENT OF THE PRESIDENT
 BOARD OF PUBLIC SERVICE
Standard Details of Pavement Construction

Dr.: G. Johnson
 Ch.: T. Steinkoetter

02-23-09

SHEET
 31

AGREEMENT

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2024 (the “Effective Date”), by and between Park Central Development/The Grove Community Improvement District, acting by and through its proper officials, hereinafter referred to as CLIENT, and Lochmueller Group, Inc., hereinafter referred to as CONSULTANT.

WITNESSETH

WHEREAS, the CLIENT desires to contract for Professional Services, and

WHEREAS, CONSULTANT has expressed a willingness to perform said services,

NOW THEREFORE, the parties hereto agree that CONSULTANT shall provide the services and documents hereinafter described, in relation to the following described project: The Grove CIP Streetscape Improvements (the “PROJECT”).

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto mutually covenant and agree as follows:

SECTION I BASIC SERVICES BY CONSULTANT

The basic services to be provided by CONSULTANT under this Agreement are as set forth in Appendix “A” (“Services”) attached hereto and incorporated herein by reference.

SECTION II INFORMATION AND SERVICES TO BE FURNISHED BY THE CLIENT

N/A

SECTION III SCHEDULE

CONSULTANT shall deliver the Services to the CLIENT in accordance with the Schedule contained in Appendix “B” attached hereto and incorporated herein by reference. The CLIENT agrees that CONSULTANT is not responsible for damages arising directly or indirectly from delays for causes beyond CONSULTANT’s control. In addition, if the delays resulting from any such causes increase the cost or time by CONSULTANT to perform its Services in an efficient manner, CONSULTANT shall be entitled to a reasonable adjustment in schedule and compensation.

SECTION IV COMPENSATION

CONSULTANT shall receive payment for the Services performed under this Agreement as set forth in Appendix “C” attached hereto and incorporated herein by reference.

APPENDIX “C”

COMPENSATION

1.0 AMOUNT OF PAYMENT

- 1.1 The CONSULTANT shall receive compensation for such professional services under Appendix “A” of this Agreement in the amount of a total fee not-to-exceed Seventy-Eight Thousand Dollars (\$78,000.00), unless an amendment to this Agreement is executed by the parties that increases the maximum amount payable.
- 1.2 The CONSULTANT shall be paid for the work performed under Items 1.0 through 3.0, inclusive of Appendix “A” of this Agreement on a lump sum basis in accordance with the following schedule:
- | | | |
|-------|-----------------------------------|-------------|
| 1.2.1 | Discovery..... | \$11,000.00 |
| 1.2.2 | Design Options..... | \$27,000.00 |
| 1.2.3 | Street Furniture Design Plan..... | \$40,000.00 |

2.0 METHOD OF PAYMENT

- 2.1 The CONSULTANT shall submit invoices to the client on a monthly basis for services rendered. In no event shall the total of the CONSULTANT’s invoices exceed the amount provided in this Appendix “D” without prior approval as provided elsewhere in this Agreement.
- 2.2 The CLIENT shall pay the CONSULTANT for said invoices within thirty (30) calendar days for CONSULTANT’s services. **ALL PAYMENTS SHALL BE MAILED TO LOCHMUELLER GROUP, INC. AT 6200 VOGEL ROAD, EVANSVILLE, INDIANA 47715.**

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Marketing Committee Report

March 2024 Update - Chair: Tatyana Telnikova

Committee Members: Guy Slay, John Boldt, Kelly Spencer, Sheryl Myers, Billy Thompson, Kristin Pozar

Meeting Schedule:

The marketing committee meetings occur every fourth Thursday from 1:00 PM to 2:00 PM

Next Meeting: April 25, 2024

Meeting Summary - 2.22.24

| | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New Content & Updates | Alexis Qualls presented updates of recent content and objectives to drive engagement between businesses and the community. Park Central Development will present an insight report and updates at the Board of Directors meeting. |
| EngageTaste Update | Park Central discussed having a meeting with EngageTaste to introduce the new marketing intern and review new objectives. The committee expressed interest in having access to photos from the photographer contracted with EngageTaste for review. |
| Explore St. Louis Contract Renewal Discussion | Brian James revisited the inactive sponsorship status with Explore St. Louis. A representative from Explore St. Louis will be at the next committee meeting to discuss renewal options and benefits. |

Meeting Summary - 3.28.24

| | |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EngageTaste Marketing Services Renewal Proposal | Park Central presented EngageTaste’s marketing services renewal proposal. The committee decided to issue an RFP for marketing services. PCD will publish a Request for Proposals on April 8, 2024 at 1:00PM via the Grove’s website. The committee will review submissions and provide a recommendation to the Executive & Finance committee. |
| Explore St. Louis Contract Renewal Discussion | Barry Draper with Explore St. Louis went over sponsorship benefits. The Grove CID had a membership in the past and is looking to renew. The committee decided to enter negotiations with Explore St.Louis to get the best membership structure and price that supports the entire district. |

DocuSigned by:

 Tatyana Telnikova, Marketing Committee Chair

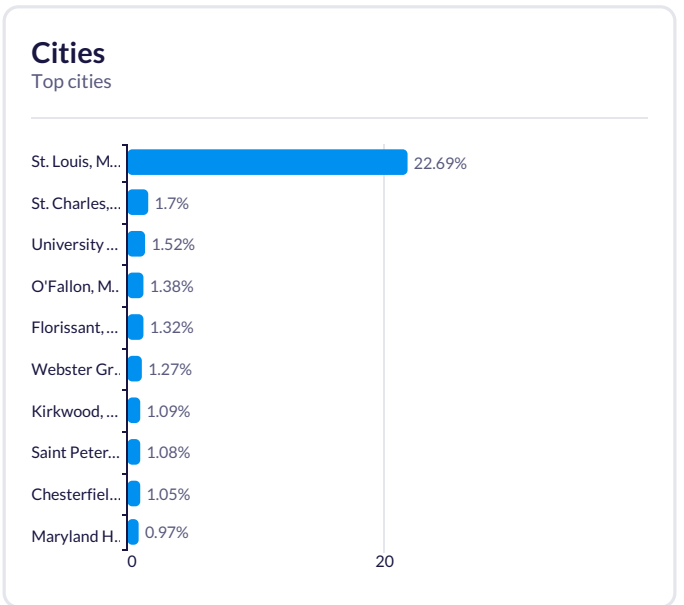
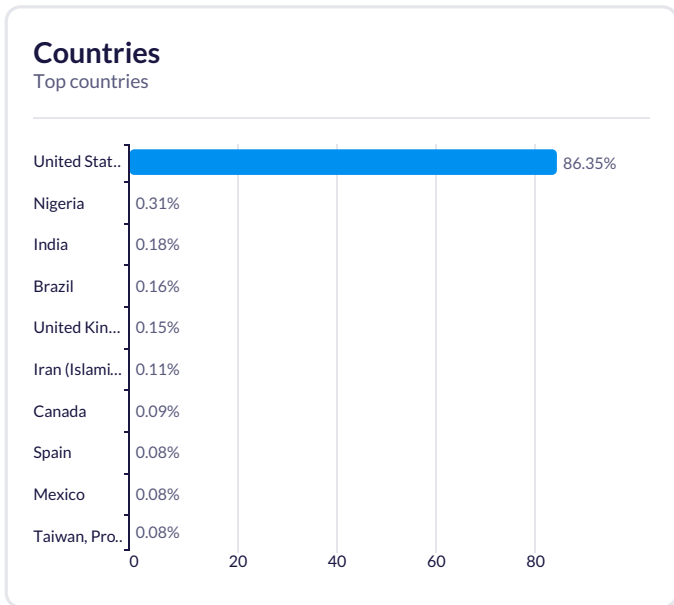
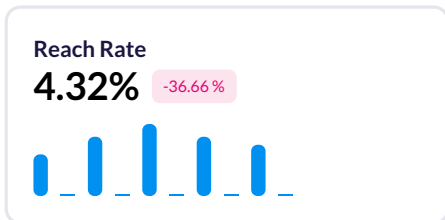
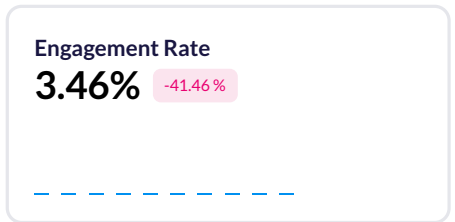
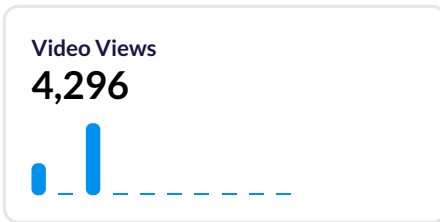
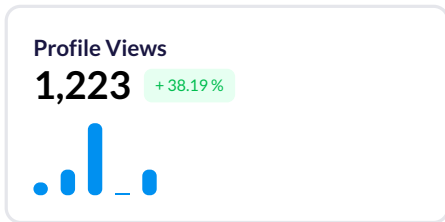
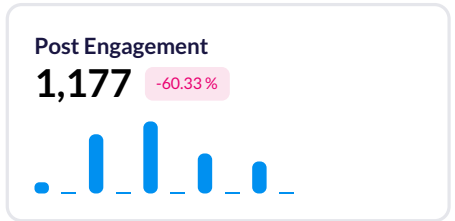
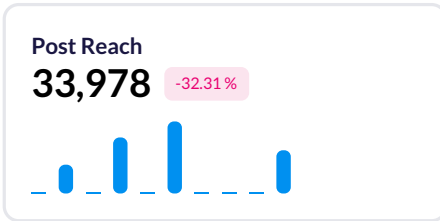
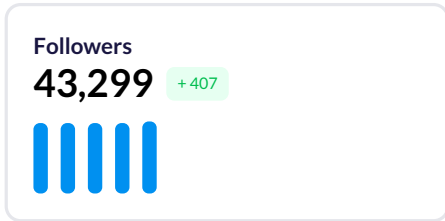
To read the full minutes from the Marketing Committee meeting please visit <https://www.thegrovestl.com/grovecid-resources>.





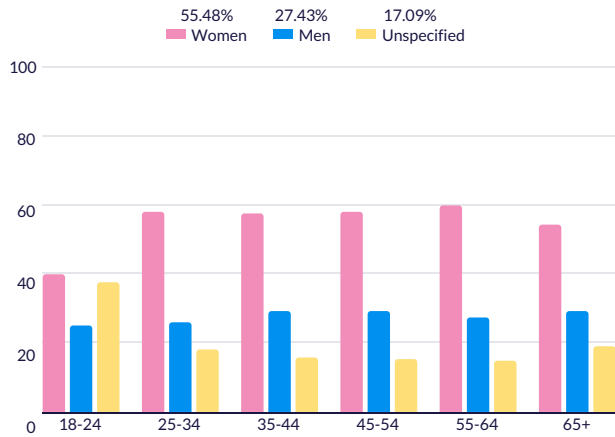
The Grove STL

Overview



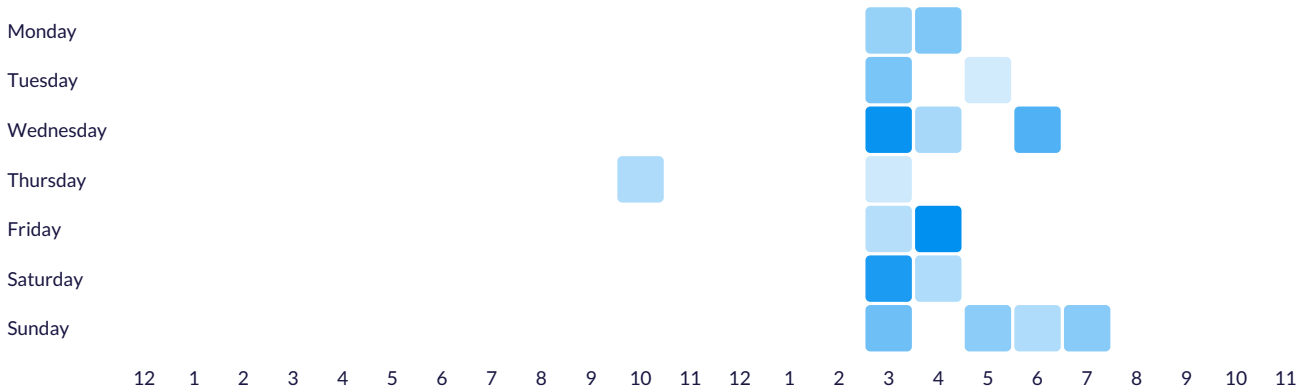
Demographics

Age and gender



Best Times to Post













Based on historical data we continuously collect for you



Post Insights

Recent top performing posts

| RECENT POSTS | TYPE | REACH | REACTIONS | COMMENTS | VIDEO VIEWS | LINK CLICKS |
|---------------------------------------------------------------------------------------------------------------|-------|-------|-----------|----------|-------------|-------------|
| The Grove STL It's always the season for a banana split at @serendipityicecream... Sat, 30 Mar at 15:00 | Photo | 1.24K | 18 | 0 | - | - |
| The Grove STL Ready to book a spring family photoshoot? Our very @fresh... Thu, 28 Mar at 15:00 | Photo | 1.06K | 12 | 0 | - | - |
| The Grove STL What's new in The Grove? There are so many new things happening... Wed, 27 Mar at 18:27 | Photo | 3.43K | 136 | 0 | - | - |
| The Grove STL Experience the flavors and creativity of the art of mixology... Tue, 26 Mar at 15:00 | Photo | 813 | 12 | 0 | - | - |

| | | | | | | | |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------|-------|----|---|---|---|
|  The Grove STL |  | Photo | 2.2K | 69 | 4 | - | - |
| Experience the heartbeat of The Grove this week with an ex... | | | | | | | |
| Sun, 24 Mar at 16:32 | | | | | | | |
|  The Grove STL |  | Photo | 1.51K | 30 | 1 | - | - |
| Does your brunch look like this? No? Then, join us at @la_ca... | | | | | | | |
| Sun, 24 Mar at 15:00 | | | | | | | |
|  The Grove STL |  | Photo | 1.46K | 22 | 0 | - | - |
| It's bean-to-cup at Sweetwaters Coffee & Tea in the Grove ... | | | | | | | |
| Fri, 22 Mar at 15:00 | | | | | | | |
|  The Grove STL |  | Photo | 2.26K | 43 | 0 | - | - |
| Flippin' back to this masterpiece from @sauceonthesidestl f... | | | | | | | |
| Wed, 20 Mar at 15:00 | | | | | | | |
|  The Grove STL |  | Photo | 2.02K | 49 | 0 | - | - |
| Another Grove collab! Amaranth microgreens from @neong... | | | | | | | |
| Mon, 18 Mar at 15:00 | | | | | | | |
|  The Grove STL |  | Photo | 3.53K | 86 | 0 | - | - |
| Even the walls at @seoutaco are fresh and vibrant, creating... | | | | | | | |
| Sat, 16 Mar at 15:00 | | | | | | | |





Hashtag Analysis

High-performing hashtags

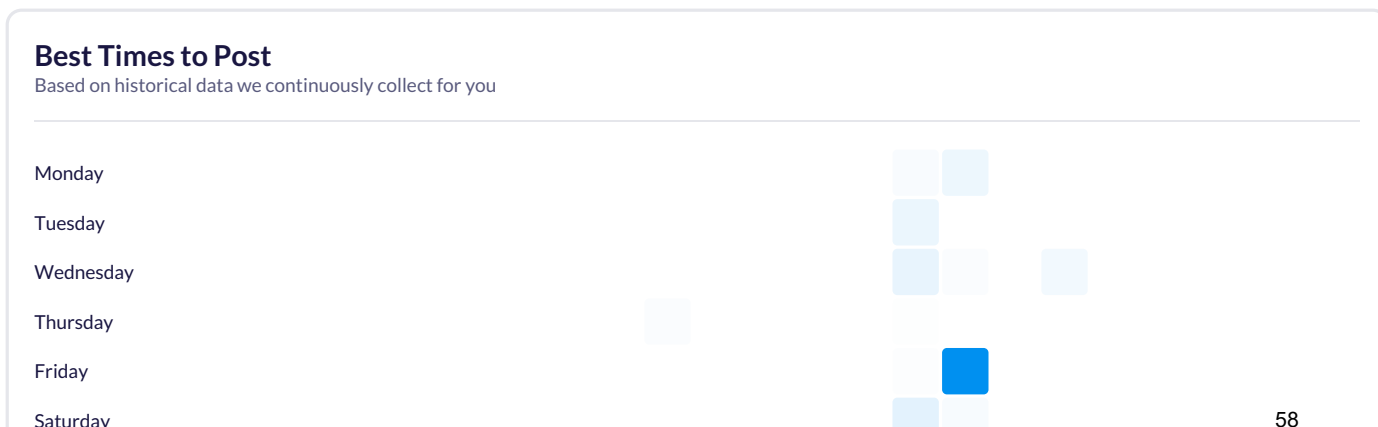
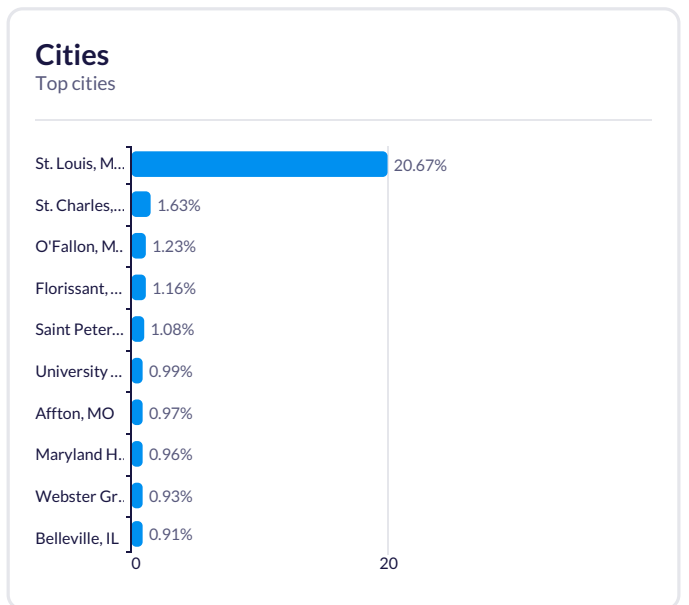
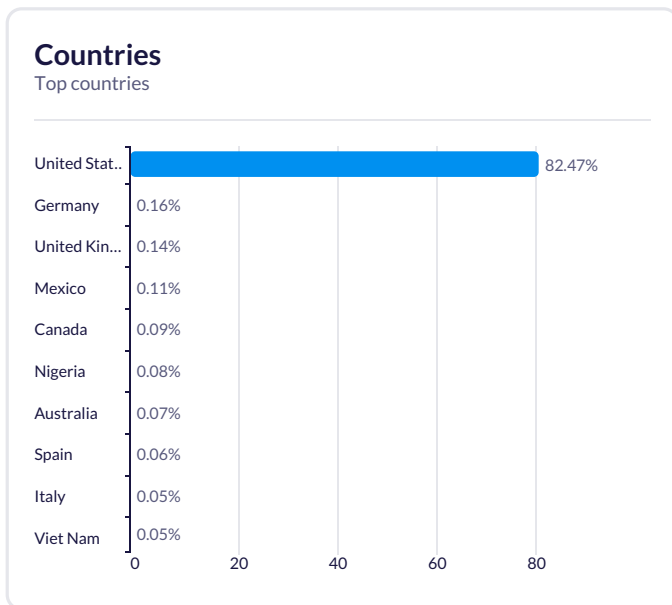
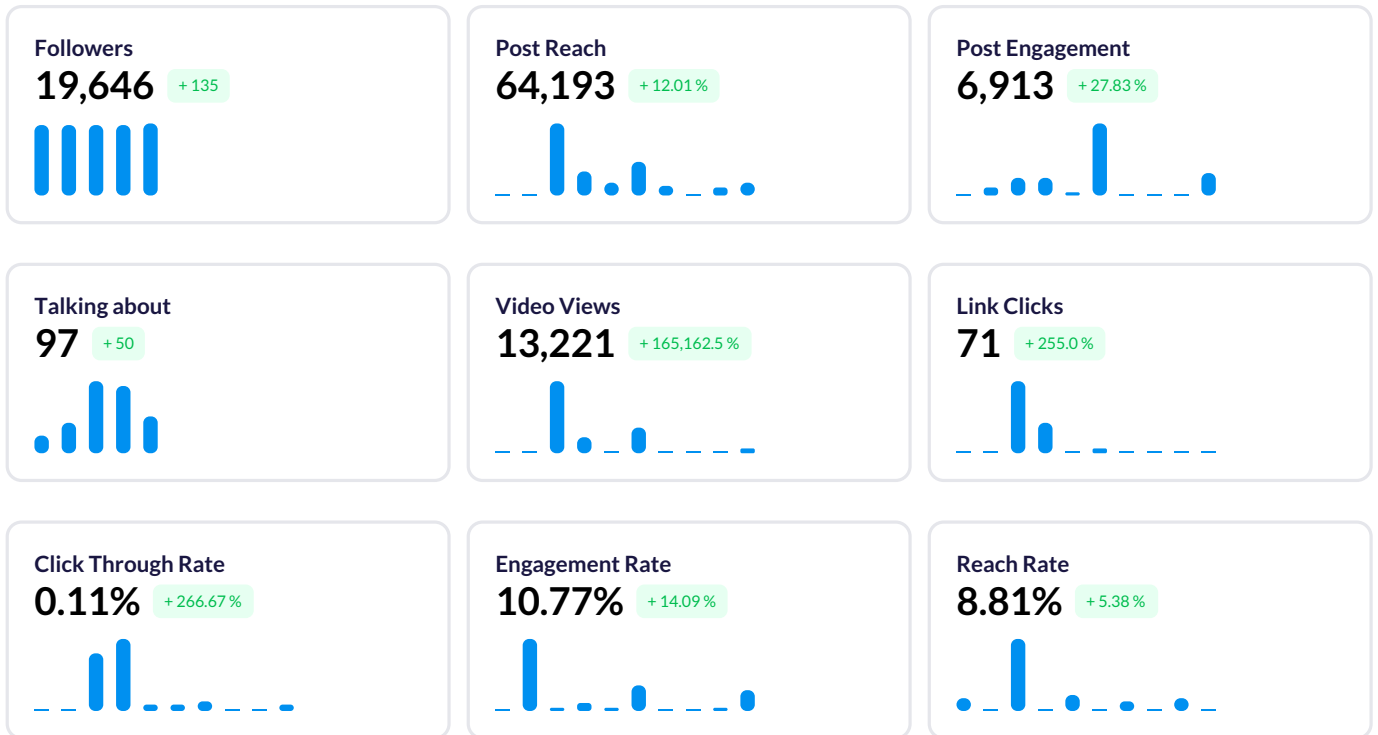
| HASHTAGS | REACH |
|------------------|-------|
| #grovestl | 26471 |
| #stl | 26471 |
| #stlouis | 26471 |
| #thegrovestl | 26471 |
| #grovestlouis | 25578 |
| #thegrovestlouis | 25578 |
| #314 | 1550 |
| #31grove | 2414 |
| #barware | 1320 |
| #cityboutquestl | 1711 |

Members

Activity of members

| NAME | REACH | ENGAGEMENT | POSTS | SOCIAL ACCOUNTS |
|--------------------------------------------------------------------------------------------------------|--------|------------|-------|-------------------------------------------------------------------------------------|
|  Maire Murphy | 27,102 | 658 | 15 |  |
|  sara@engagetaste.com | 14,688 | 493 | 7 |  |

The Grove STL
Overview























Sunday

12 1 2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11

Post Insights

Recent top performing posts

| RECENT POSTS | TYPE | REACH | REACTIONS | COMMENTS | SHARES | VIDEO VIEWS | LINK CLICKS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------|-----------|----------|--------|-------------|-------------|
|  The Grove STL It's always the season for a banana split at Serendipity Ho... Sat, 30 Mar at 15:01 |  Photo | 1.28K | 13 | 0 | 4 | - | 0 |
|  The Grove STL Ready to book a spring family photoshoot? Our very own F.. Thu, 28 Mar at 15:02 |  Photo | 271 | 0 | 0 | 0 | - | 0 |
|  The Grove STL What's new in The Grove? There are so many new things h.. Wed, 27 Mar at 18:27 |  Photo | 1.05K | 9 | 0 | 1 | - | 0 |
|  The Grove STL Experience the flavors and creativity of the art of mixolog.. Tue, 26 Mar at 15:02 |  Photo | 612 | 4 | 0 | 0 | - | 0 |
|  The Grove STL Experience the heartbeat of The Grove this week with an e.. Sun, 24 Mar at 16:32 |  Photo | 631 | 2 | 0 | 1 | - | 0 |
|  The Grove STL Experience the heartbeat of The Grove this week with an e.. Sun, 24 Mar at 16:31 |  Photo | 1.05K | 9 | 0 | 1 | - | 1 |
|  The Grove STL Does your brunch look like this? No? Then, join us at La ca.. Sun, 24 Mar at 15:01 |  Photo | 526 | 2 | 0 | 2 | - | 0 |
|  The Grove STL It's bean-to-cup at Sweetwaters Coffee & Tea The Grove ... Fri, 22 Mar at 15:02 |  Photo | 395 | 2 | 0 | 0 | - | 0 |
|  The Grove STL Flippin' back to this masterpiece from Sauce on the Side f.. Wed, 20 Mar at 15:01 |  Photo | 676 | 5 | 0 | 0 | - | 0 |
|  The Grove STL Another Grove collab! Amaranth microgreens from Neon.. Mon, 18 Mar at 15:02 |  Photo | 588 | 3 | 0 | 0 | - | 0 |





Hashtag Analysis

High-performing hashtags

| HASHTAGS | REACH |
|----------|-------|
| #314 | 520 |
| #31grove | 1240 |

Members

Activity of members

| NAME | REACH | ENGAGEMENT | POSTS | SOCIAL ACCOUNTS |
|--------------------------------------------------------------------------------------------------------|--------|------------|-------|-------------------------------------------------------------------------------------|
|  Maire Murphy | 30,773 | 962 | 15 |  |
|  sara@engagetaste.com | 7,305 | 374 | 7 |  |