



Grove CID Executive and Finance Committee Meeting

TO BE HELD

August 8, 2022 at 10:00 AM

Via Zoom

Please Note: Due to COVID-19, the Executive and Finance Committee meeting will be held by Zoom Conference.

Mobile: US: +13126266799,,85470418359# or +16469313860,,85470418359#

Meeting URL: <https://us06web.zoom.us/j/85470418359?from=addon>

Meeting ID: 854 7041 8359

NOTICE & PROPOSED AGENDA

TAKE NOTICE that on August 8, 2022, at 10:00 AM via Zoom, the Grove Community Improvement District (the "District") will hold an **Executive and Finance Committee** 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 Meeting Minutes**
- 3. Annual Report (City and Public) – Approval**
- 4. Flock Camera – Approval**
- 5. Events and Sponsorship**
 - a. Sponsorship Financial Summary
 - b. Flyover Comedy Fest
- 6. Grove Expansion and Assessment - Approval**
- 7. Summary Update**
 - a. TCF Contract Update
 - b. Wholesale for 2022 – Special Meeting Canvassing
- 8. Other Business**
- 9. Adjournment**

This meeting is open to the public; provided, however, a portion of the meeting may be closed to discuss select matters as provided by Section 610.021, 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: 8-5-2022

Time Posted: 10:00 AM

• **The Grove Community Improvement District** •

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

www.thegrovestl.com



Grove CID Executive Committee Meeting Minutes
July 7th, 2022 at 2:00pm
ZOOM

Committee members present: Kelly Kenter, Don Bellon, Kelly Spencer, Matt Bauer, Chad Fox

Committee members not in attendance: Chip Schloss

Others in attendance: Codi Holt (Park Central)

1. **Call to Order:** K. Kenter called the meeting called to order at 2:02 PM.
2. **Approval of Previous Minutes:** K. Kenter made a motion to approve the minutes. D. Bellon seconded the motion. All in favor, motion passes.
3. **Discussion of TCF Interview:**
 - a. The committee reviewed the information Rob Betts shared during the interview. K. Kenter shared that throughout his 20 years of knowing R. Betts that he is a thorough individual that would benefit the Grove security initiatives. K. Spencer shared that they are the largest and most professional secondary service provider in the city. D. Bellon asked C. Fox to share how responsive TCF has been at his establishment and asked who would be watching the patrols. C. Fox shared that TCF has been responsive in the past. K. Spencer committed to being involved in overseeing that TCF is present in the district during their scheduled hours. C. Fox mentioned the benefits of having QR codes in the businesses and providing business owners with a direct line to TCF for emergencies. C. Fox motioned to recommend TCF patrol services to the board; K. Spencer seconded. All in favor – motion passes.
4. **Flock Camera Proposal:**
 - a. C. Holt explained that the NSI sent the district a proposal suggesting four (4) license plate identifying cameras to the Grove camera system. C. Holt explained that the costs for leasing the cameras would be \$2,500 per camera each year. M. Bauer expressed that the ongoing costs were high and suggested seeing if they could be reduced. K. Kenter spoke to the benefits of the camera system in increasing security in the Grove and reducing management of the cameras. C. Fox motioned to move forward with the proposal after PCD spoke with Flock to clarify pricing; M. Bauer seconded the motion. All in favor – motion passes.
5. **Other:** K. Kenter suggested to keep the Joint Executive and Safety and Security Committee intact until the new contract with TCF was finalized and K. Spencer is prepared to take on direct communications with TCF.
6. **Adjournment:** K. Kenter adjourned the meeting at 2:37 PM.

• **The Grove Community Improvement District** •

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www.thegrovestl.com

ANNUAL REPORT

2022

GROVE CID
FY 2021 - 2022

PREPARED BY
Park Central
Development





ABOUT

Community Improvement District

Special Taxing Districts are established to provide services and improvements to supplement what the City provides. Community Improvement Districts can collect sales and property taxes to fund these services and improvements.

Community Improvement District

The Grove CID is managed by a board of ten (10) directors who vote on the services and improvements that are provided. There are five committees that provide the Board of Directors with suggestions.

EXECUTIVE & FINANCE
MARKETING
NOMINATIONS PUBLIC
SERVICE SAFETY AND
SECURITY

COMMITTEES

BOARD

MATT BAUER
DON BELLON
NEAL GRIFFIN
KELLY KENTER
FAHIME MOHAMMAD
SHERYL MYERS
CHIP SCHLOSS
GUY SLAY
KELLY SPENCER
TATYANA TELNIKOVA

EVENTS IN THE GROVE

The GROVE continues to be a hub of activity and events in the city, attracting tens of thousands of locals and tourists to the district. The following outlines a list of events hosted this past fiscal year:

GroveFest

GroveFest is the annual festival of all things Grove. Vendors from around the City sell food and goods on the street, businesses bring tents and games out, children play in the kids area with bubbles and bounce houses, and there is an unlimited amount of live entertainment from jugglers and dancers to fashion shows.

Moonlight Ramble

The Moonlight Ramble hosted its 57th moonlit bike ride of varying length (7-18 miles), which always takes place on the Saturday closest to the Full Moon in August. The event draws riders of all ages and abilities to safely enjoy riding the streets of STL traffic free while enjoying the full moon. This past year, the ride started and finished in the Grove, and thousands came early and stayed late patronizing the bars and restaurants in the Grove.

Oktoberfest

Urban Chestnut Brewing Company (UCBC) held its 11th annual Munich-style celebration--featuring live music, German beer, food, and activities--in the Grove this past year. This two-day festival featured a full lineup of rock, blues, and polka music on two stages as well as yard games for all to enjoy.



MORE EVENTS IN THE GROVE

Manchester Bike Bash

This international event celebrating bikes and bodies meets up in the Grove every year and includes pre-ride festivities including body painting and a costume contest. Event goers can paint their bodies, decorate their bikes, and join thousands of cyclists for a ride around the city. An after party then occurs in the Grove and features live music, local food and drinks, and so much more.

Flyover Comedy Festival

Flyover Comedy Festival remains unique as a festival, highlighting multiple venues on both the east and west ends of The Grove. The event took place at multiple venues on Manchester, which allowed all of The Grove's remarkable restaurants, bars, and venues to be showcased.

Green Curbside Hop Donation

Celebrating Green Dining options in the Grove, this scavenger hunt traversed through restaurants all down Manchester and included samples for all involved. Participants who completed the scavenger hunt received bonus prizes at earthday365 group's booth! Winning prizes included a bike, a Green Dining Alliance Gift Bag and more.





PROJECTS



CID Expansion

The Grove CID is currently expanding to capture more sales tax revenue and increase overall dollars for the district.

Security Patrol & Management

During this fiscal year, the district transitioned and partnered with Washington University Medical Center Redevelopment Corporation to provide security patrols for the district.

Social Media

The CID is still working with Engaged Taste to manage and provide a more consistent online presence. Additionally, the district is working with Explore STL to expand outreach.

Grove Signs

Zimmerman will continue to provide support with the Grove signs. Their annual inspections help ensure the structural integrity of the signs.

Assessment

The CID Assessment renewal petition is currently being reviewed by the attorney. In this new assessment, the board voted to lower tax by 25% and extend the assessment term to 5 years.

Landscaping, Maintenance & Admin

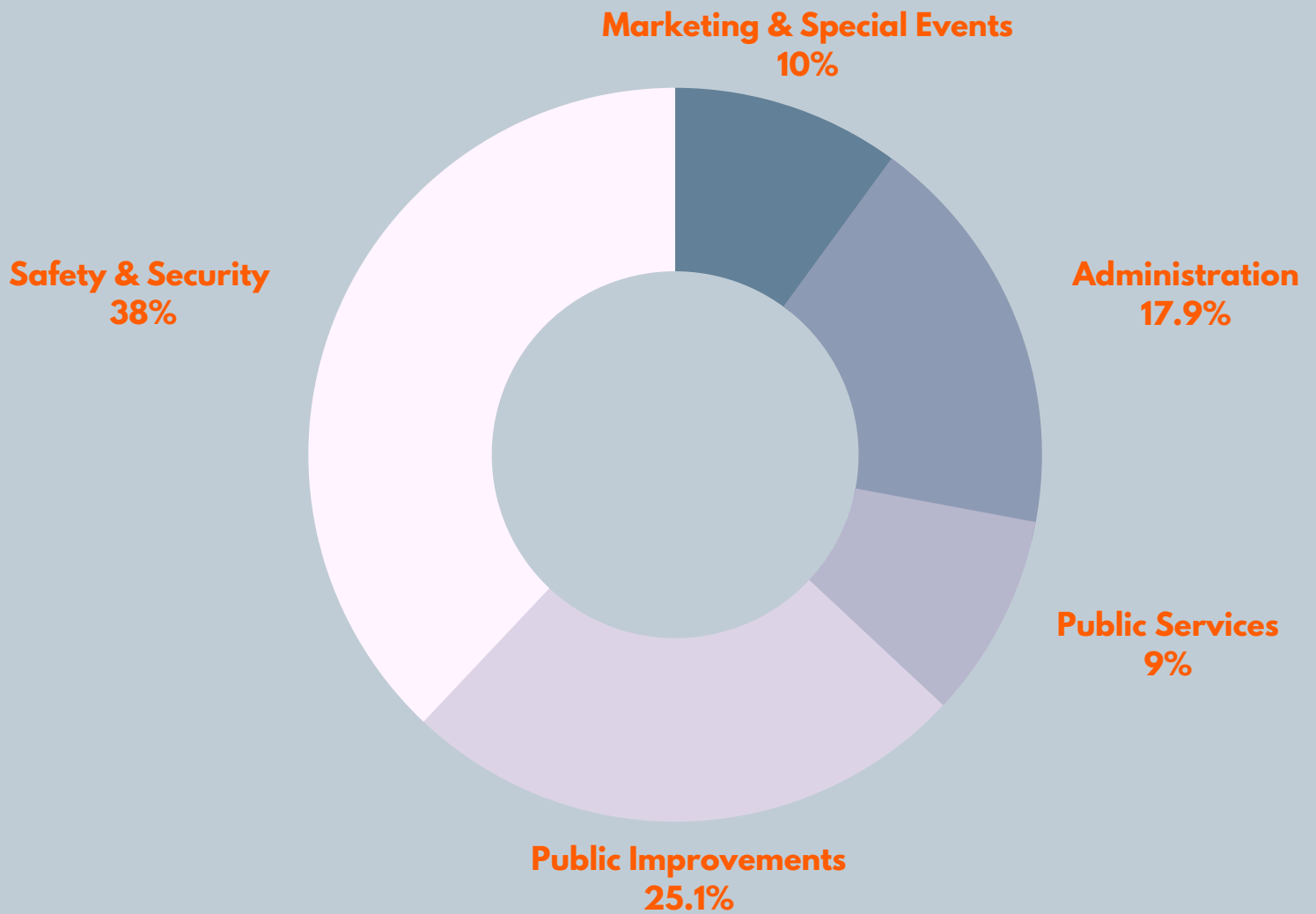
Drury landscaping continues to plant and care for the planters in the Grove CID. ATBM continues to maintain the trash and litter in the Grove. Park Central Development continues to provide administrative support to the Grove Board of Directors.

'22



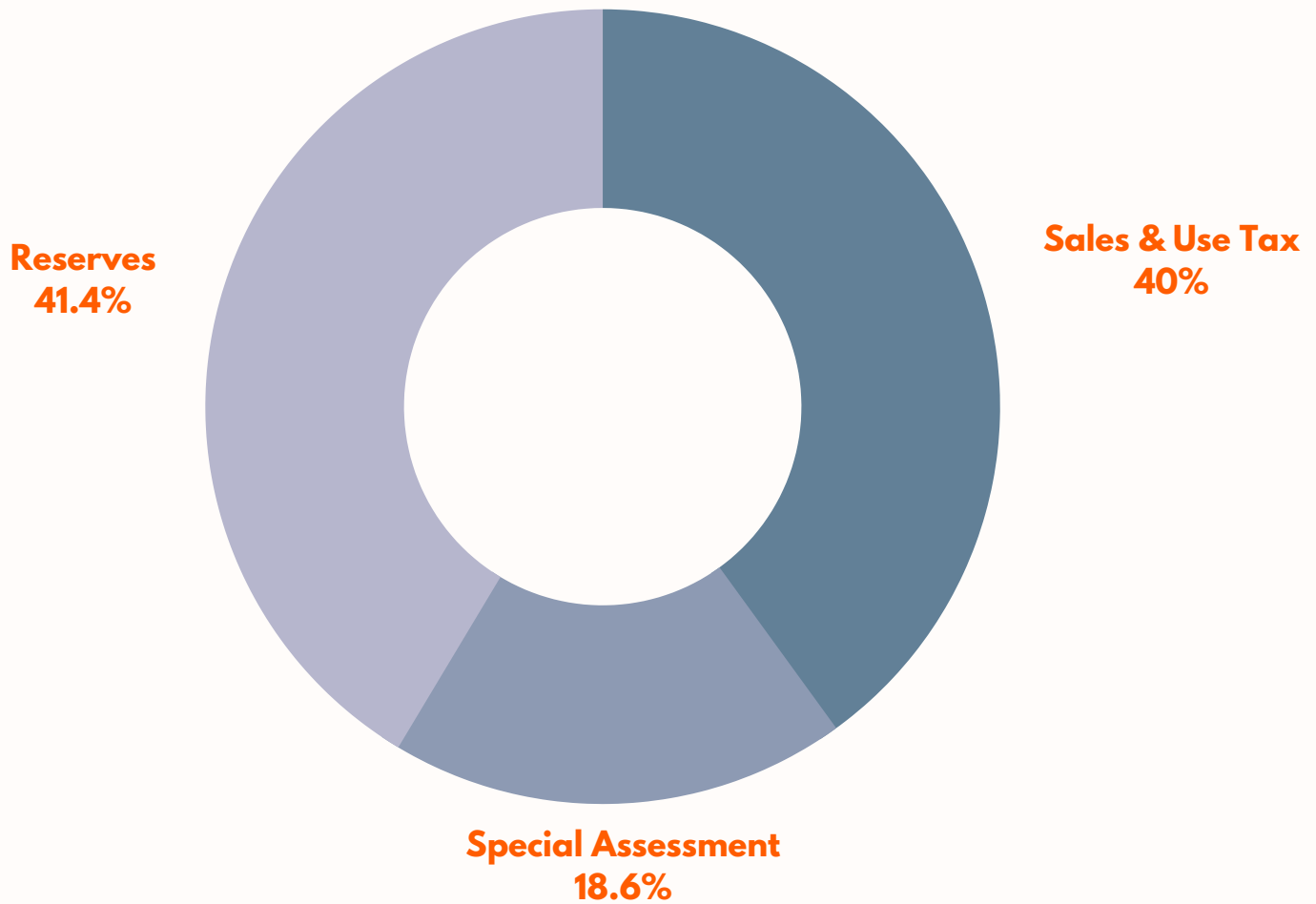
EXPENSES

2022



REVENUE

2022



Revenue Overview

The Grove CID obtains most of its revenue from Sales and Use Tax. Special Assessment property tax is also collected based on the value of properties in the Grove. Reserves also included a large portion of this years budget.



PRESENTED TO
The Board & Public

PREPARED BY
Park Central
Development



flock safety

Maintain a *safe* and successful district.



flock safety

Our Mission

Eliminate crime





1500+

Cities with private cameras



195%

Police customer retention rate



1500+

Agency relationships across the U.S.



120

Hot List alerts on average per hour



60%

Reduction in crime in six months*



30%+

More accurate reads vs. other ALPRs**

*Global Newswire Press Release with Cobb County Police Department

**Study completed by the Los Angeles County Sheriff's Department

Flock Safety Falcon™ Camera

- Infrastructure free
- Subscription Service
- Vehicle Fingerprint™ technology

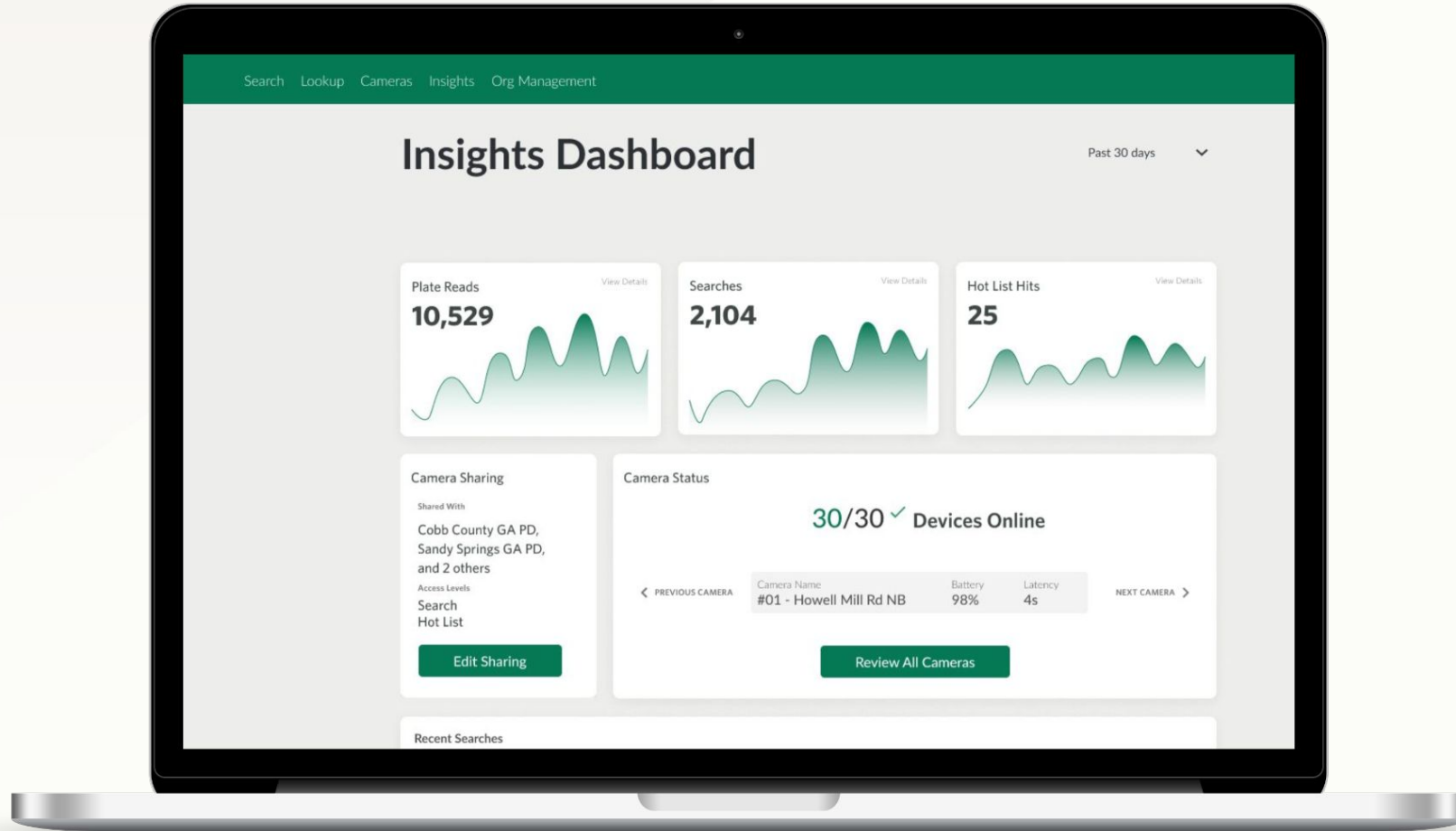


Demo



Insights Dashboard

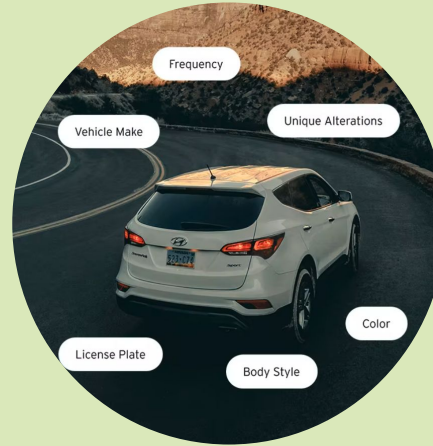
Monitor the health and impact of your cameras at a glance.





Wide-Scale Deployments

Affordable, infrastructure free, Safety-as-a-Service to multiply your force



Sees like a Detective

Vehicle Fingerprint™ technology captures more evidence than just license plates



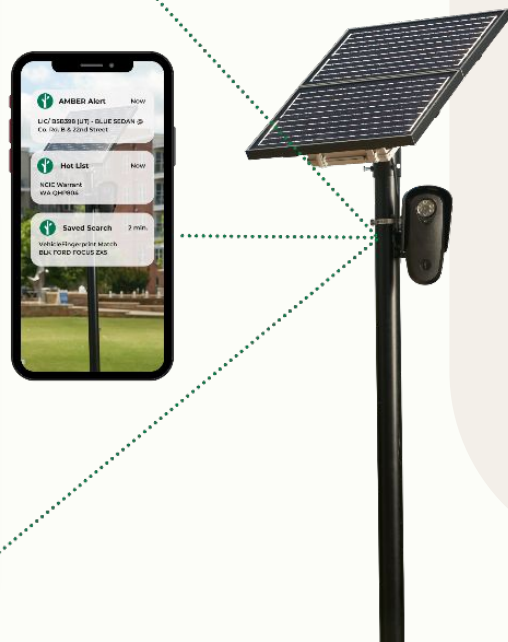
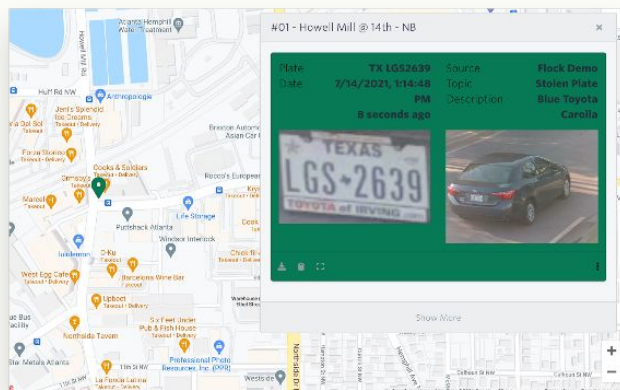
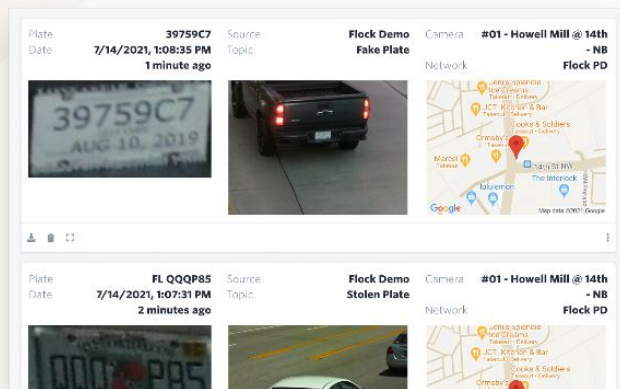
Public + Private Partnerships

Strengthen Community Policing through privately funded ALPRs



Real-time Alerts

Deliver actionable data to local law enforcement



Real-time, objective leads for your local law enforcement, powered by:

- NCMEC AMBER Alert System
- FBI NCIC Hot List
- Custom Hot Lists
- Flock Safety's nationwide footage network
- Axon's Fleet 3 integration



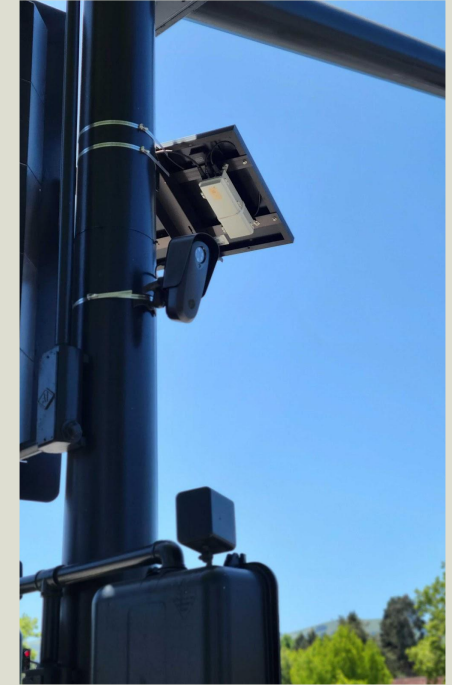
**Solar &
Existing Pole**



**Electric &
Existing
Structure / Pole**



**Solar &
Flock Pole**

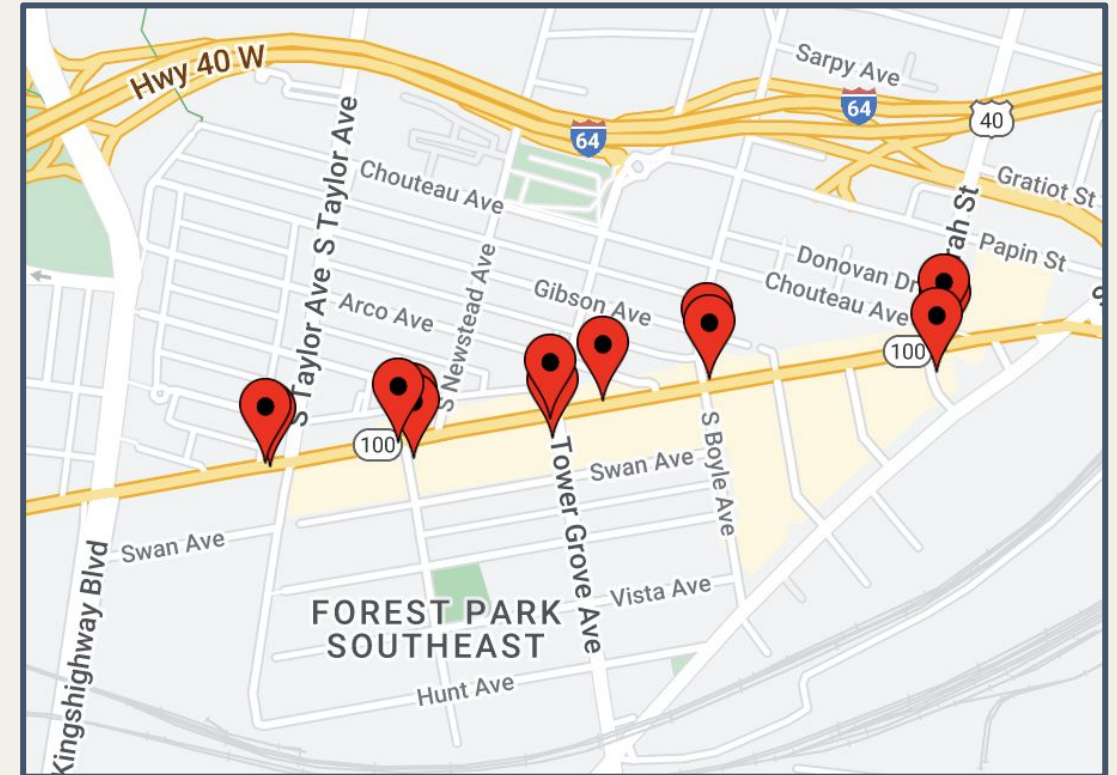


**Solar & Traffic
Pole**



Grove CID - St. Louis, MO

- Where are key **crime hot spots**?
- Where are Grove CID's **existing cameras**?
- What is the main **safety** and **security goal(s)** of Grove CID?
- How is **success** in safety and security currently **tracked** and **measured**?



[Grove CID Deployment Plan](#)

Subscription: \$2,500

per camera, per year*

Annual Subscription Includes

CAMERA HARDWARE

- ✓ Automatic License Plate Reader
- ✓ Solar or DC Power
- ✓ Mounting Equipment
- ✓ Maintenance Warranty

HOSTING & ANALYTICS

- ✓ Cloud Hosting & LTE Connectivity
- ✓ Unlimited User Licenses
- ✓ Hotlist Integration & Alerts
- ✓ Ongoing Software Enhancements

**One time implementation fee per camera =\$350*

**Flock Safety does not provide electrical services | electrical work not included in price*

How to Be Successful...Quickly

Camera Placement

- Don't spread cameras thinly
- Use data to identify crime hotspots
- Create containment zones around all entrances/exits into your district

Keep cameras in place

- Don't chase crime, be ahead of it
- Maintain 24×7×365 evidence capture in targeted hotspots

Get your whole team set up

- Board
- Security Patrol
- SLPD Community Liaison

Share success with community

- Connect with Community Affairs Community Members
- Work with our PR Team to share positive press
- Promote success with data to elected officials

Appendix



FLOCK GROUP INC.
PO Box 207576
Dallas, TX 75320-7576

**SAAS SERVICES AGREEMENT
ORDER FORM**

This Order Form together with the terms and conditions (as defined herein) describe the relationship between Flock Group Inc. (“Flock”) and the customer identified below (“Customer”) (each of Flock and Customer, a “Party”). This order form (“Order Form”) hereby incorporates and includes the terms and conditions located at <https://www.flocksafety.com/legal/terms-and-conditions> (the “Terms of Service”) which describe and set forth the general legal terms governing the relationship (collectively, the “Agreement”). The Terms of Service contain, among other things, warranty disclaimers, liability limitations and use limitations.

For Customers based in California, this agreement also contains state-specific terms located at <https://www.flocksafety.com/california-private-customer-addendum-to-terms-and-conditions-for-flock-safety> .

The Agreement will become effective when this Order Form is executed by both Parties (the “Effective Date”).

Customer: MO - The Grove Community
Improvement District

Contact: Codi Holt

Address:
4512 Manchester Avenue
Saint Louis, Missouri 63110

Phone: (314) 535-5311
Email: codi@pcd-stl.org

Sales tax will be added to all fees as applicable.

**If your organization is tax exempt, please check this box:
and email your Sales Tax Exemption Certificate to billing@flocksafety.com.**

Term: 24 months
Renewal Term: 24 months

Name	Price	QTY	Subtotal
Falcon Camera	\$2,500.00	4.00	\$10,000.00
Professional Services - Falcon, Standard Implementation	\$350.00	4.00	\$1,400.00

(Includes one-time fees)

Year 1 Total: \$11,400.00
Recurring Total: \$10,000.00

Installation Deployment Plan: <https://planner.flocksafety.com/public/8af2667a-2ee1-4d74-b144-df8e5b272cb1>

Use the link above to review and confirm the Deployment Plan. Initials required.

Note: Any changes to the approved plan may incur additional fees and implementation delays as outlined in the Reinstall Schedule in 2.7 of the Terms of Service.

Includes camera hardware, solar panel, maintenance, warranty, software, and installation of cameras, signage, and poles for the full term of the contract.

[Signature Page Follows]

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/legal/terms-and-conditions> .

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

MO - The Grove Community Improvement District

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Standard vs. Advanced Implementation

Standard Implementation:

Cost = \$350 / camera (one time cost)

Included in scope: Once Designated Locations have been confirmed, as part of the **Standard Implementation Service** Flock will perform the following:

- An in-person site survey in order to confirm the installation feasibility of a location (location assessment, solar assessment, visibility review, etc.)
- Confirm that a location is safe for work to proceed by following State utility locating procedures Work with local utilities to prevent service interruptions during the installation
 - Engage 811 'Call-before-you-Dig' system to receive legal dig date
 - Apply approved markings Coordinate with 811 regarding any necessary high-risk dig clearances or required vendor meets
- Each installation may include the following:
 - Installation of camera and solar panel with **standard, 12' above grade Flock breakaway pole**
 - Installation of camera and solar panel on a suitable existing pole, no higher than 8-12' (approval at Flock Safety's discretion)
 - Installation of camera and AC adapter that a qualified electrician can connect to AC power on a suitable existing pole, no higher than 8-12' (approval at Flock Safety's discretion)
 - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power in accordance with our electrical wiring requirements ([link](#)). Flock is unable to make any AC connections or bore holes in any material other than dirt, grass, loose gravel (or other non-diggable material). Electrical work requiring a licensed electrician, and associated costs, not included in scope.
 - Access requiring up to a 14' A-frame ladder
 - Standard MUTCD traffic control procedures performed by a Flock technician
- Obtain a business license to operate in the City and State of camera location

Standard vs. Advanced Implementation

Not included in scope: Flock does **not** include the following as part of the Standard Implementation Service but can provide a quote for sourcing at an additional cost:

- A NCHRP 350 or MASH approved pole (as may be required for locations in DOT right of way)
- A Bucket Truck for accessing horizontal/cross-beams
- Site-specific engineered traffic plans
- Third-party provided traffic control
- State or City specific specialty contractor licenses
- Custom engineered drawings
- Electrical work requiring a licensed electrician. Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power, but is unable to make any AC connections or bore holes in any material other than dirt, grass, loose gravel (or other non-diggable material).
- Private utility search for privately owned items not included in standard 811 procedures (communication, networking, sprinklers, etc.)
- Upgrades to power sources to ready them for Flock power (additional fuses, switches, breakers, etc.)
- Any fees or costs associated with filing for required City, County, or State permits





Advanced Implementation:

Cost = \$750 / camera (one time cost)

Included in scope: Once Designated Locations have been confirmed, as part of the **Advanced Implementation Service** Flock will perform the following:

- An in-person site survey in order to confirm the installation feasibility of a location (location assessment, solar assessment, visibility review, etc.)
- Confirm that a location is safe for work to proceed by following State utility locating procedures Work with local utilities to prevent service interruptions during the installation
 - Engage 811 'Call-before-you-Dig' system to receive legal dig date
 - Apply approved markings Coordinate with 811 regarding any necessary high-risk dig clearances or required vendor meets
- Each installation may include the following:
 - Installation of camera and solar panel with **standard, 12' above grade Flock breakaway pole**
 - Installation of camera and solar panel on a suitable existing pole, no higher than 8-12' (approval at Flock Safety's discretion) or **NCHRP 350 or MASH approved pole**, if necessary
 - **Pole Options - Northern and Coastal**
 - **Pole Options - Non-Winterized, Non-Coastal**
 - **Pole Options - Georgia**
 - **Pole Options - Texas**
 - Installation of camera and AC adapter that a qualified electrician can connect to AC power on a suitable existing pole, no higher than 8-12' (approval at Flock Safety's discretion)
 - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power in accordance with our electrical wiring requirements [\(link\)](#). Flock is unable to make any AC connections or bore holes in any material other than dirt, grass, loose gravel (or other non-diggable material). Electrical work requiring a licensed electrician, and associated costs, not included in scope.
 - Access requiring up to a 14' A-frame ladder
 - Standard MUTCD traffic control procedures performed by a Flock technician
- Obtain a business license to operate in the City and State of camera location

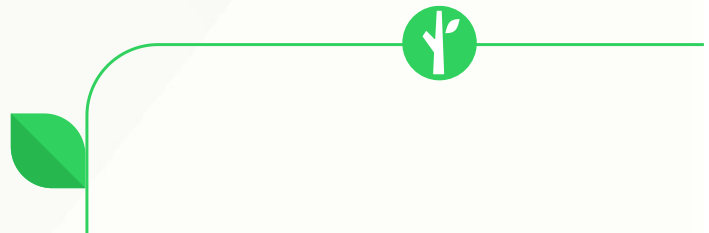
Standard vs. Advanced Implementation

Not included in scope: By default, Flock does not include the following as part of the Advanced Implementation Service but can optionally provide a quote for sourcing (additional cost):

- A Bucket Truck for accessing horizontal/cross-beams
- Site-specific engineered traffic plans
- Third-party provided traffic control
- State or City specific specialty contractor licenses
- Custom engineered drawings
- Electrical work requiring a licensed electrician. Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power, but is unable to make any AC connections or bore holes in any material other than dirt, grass, loose gravel (or other non-diggable material).
- Private utility search for privately owned items not included in standard 811 procedures (communication, networking, sprinklers, etc.)
- Upgrades to power sources to ready them for Flock power (additional fuses, switches, breakers, etc.)
- Any fees or costs associated with filing for required City, County, or State permits

Professional Services Schedule:

- Camera relocation, existing pole non-AC powered = \$350
- Camera relocation, Flock pole and/or AC powered = \$750
- Camera replacement as a result of vandalism, theft, or damage = \$500
- Pole replacement as a result of vandalism, theft, or damage = \$500
- Trip charge = \$350
- Examples:
 - Angle adjustment (elective)
 - Install additional Flock signage



Sponsorship

FY	Paid	Budget	Comments
2018-2019	52,470.92	45,360.00	
2019-2020	7,001.00	47,460.00	Start of COVID
2020-2021	22,500.00	36,120.00	COVID - board voted to do Small Business Grants
2021-2022	61,166.33	40,000.00	
Projected	Projected Payments	Budget	Comments
2022-2023	\$47,000	54,600.00	Based on approved event to date.

*Projected payments are based off approved events for the fiscal year as of 7/28/2022. ****

Approved Sponsorships for 22-23	
Manchester Bike Bash	\$6,000
Moonlight Ramble	\$10,000
Shakespeare	\$1,000
GroveFest	\$30,000
Total	\$47,000

Grove Sponsorship Application

Flyover Comedy Festival

Date:	November 10-12, 2022
Funding Request:	\$8,000
Attendees:	6,000
Event Description:	<p>The Flyover Comedy Festival has become the single largest independent, multi day comedy festival in the Midwest. FCF attendance nearly doubled from 2017 to 2018, with two additional nights of headline programming at The Ready Room and three more events at The Improv Shop. In 2019, we sold out of three-day wristbands in addition to individual tickets to all events on Saturday night. And after a year hiatus due to the pandemic, we came back strong in 2021 to match attendance numbers of 2019. We are thrilled to present the 5th annual festival in 2022.</p>
Past Support:	Yes