



Grove CID Board of Directors Meeting  
January 9<sup>th</sup>, 2016: 11:00am  
**At 4512 Manchester, St. Louis, MO 63110**

**Board Members in Attendance:** Brian Phillips, Tom Boldt, Fran Fanara, Brian Pratt, Kelly Kenter, Don Bellon,

**Board members not in Attendance:** Jack Baumstark, Pete Rothschild, Guy Slay, Austin Barzantny, Chip Schloss, Cathy Beck

**Others in attendance:** Matt Green(PCDC), Hannah Curtin (PCDC), Jim Whyte (CWE NSI), Carolyn Compton (CWE NSI), Charles Betts (NSI), David Sweeny (Lathrop & Gage), Sean Spencer (4321 Manchester), Kyle Miller (4321 Manchester)

**1. Call to order**

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

**2. Approval of December Minutes**

B. Phillips motioned to approve the December Minutes. F. Fanara seconded the motion. Motion passed 6-0-0.

**3. Chair's report**

K. Kenter presented the Order Business as followed:

- a. Request for Support of Curb Cut at 4321 Manchester
- b. Safety and Security Report
- c. Closed Session: Legal Discussion with Lathrop & Gage
- d. (ordinary business to continue as normal)

**4. Public Comments**

None

**5. Request for Support of Curb Cut at 4321 Manchester**

- a. S. Spencer presented a request for support for a curb cut at 4321 Manchester. S. Spencer noted at that the curb cut would be an entrance to a new public parking lot on vacant land adjacent to the newly built mixed- use building at 4321 Manchester. The parking lot would hold 8-10 angled spaces. The parking lot inlet would be from Manchester and the outlet at the alley. S. Spencer said that in the future he is interested in purchasing adjacent lot and developing both the parking lot parcel and

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the adjacent. M. Green informed the committee that Alderman Roddy is looking for support from the Grove CID board on this matter. The Development Committee has not reviewed this plan with the curb cut. The Board suggested the plans go back to the Development Committee for review. No vote was made.

## **6. Committee Reports**

### **a. Safety and Security NSI, TCF**

J. Whyte presented crime stats for both the Grove and FPSE for the month of December and compared them to 2016. J. Whyte described two major incidents, a hit and run on Christmas Eve, and a police car chase which concluded in the Grove. J Whyte also described an aggressive panhandler that has been seen more frequently in the Grove. B. Phillips asked C. Compton and J. Whyte to present a write-up for the business owners of the definition and what to do incase an aggressive panhandler approaches the patrons of the businesses. C. Betts reported that December was a light month. He mentioned that TCF have used 100% of their budget in 2016.

### **b. Closed Session: Legal Discussion with Lathrop & Gage**

### **c. Safety & Security Committee**

M. Green mentioned that there are 27 cobra lights in the Grove boundaries that are currently incandescent that are proposed to be transferred to LED lights. M. Green mentioned that The Grove CID Board originally allocated \$6,000 to changing the lights, however we have identified 57 total lights now \$12,000 is needed to change all lights. T. Boldt motioned to start with just the lights in the “core” (27 lights) of the district, and where there are a majority of cars that are parked during peak hours of the district. F. Fanara seconded, and the motion was unanimously passed. The Grove CID Board asked about lighting projects that are technically outside of Grove boundaries. See Legal Discussion for more.

### **d. Finance Committee**

B. Phillips reported on the Grove CID finances as of December 31, 2016. B. Phillips walked the Board through the balance statements and profit & loss statements for the various accounts. M. Green updated the CID that the Audit is finished. C. Beck, talked through the Audit’s recommendations as the following: update footnotes on monthly or quarterly basis, consolidate accounts i.e. Grove Fest, IndiHop, WNBR, etc., document internal controls, document risk assessment. M. Green and C. Beck

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will present new policy and internal controls. F. Fanara motioned to accept audit, B. Pratt seconded and the vote was unanimously passed.

**e. Marketing Committee**

M. Green explained that there is a new Marketing Committee to be formed. He mentioned that the committee members will have marketing backgrounds.

**f. Public Service Committee**

M. Green mentioned long-term infrastructure planning will start late January/ early February.

**g. Nominations Committee**

No report.

**h. Parking Committee**

M. Green gave reported that the cars in each parking lot have been lower in the past two months. M. Green updated the board on the Enterprise Car Share efforts. He said that the contract has been signed, that there is a \$3,000 annual commitment, and there are 25 free memberships to give. M Green also presented possible locations for the car share as being in the lot West of the Gramophone, or right outside of the same parking lot. No paid meters will be lost.

**7. Administrator's Report**

M. Green updated the Board on the CIDs current insurance carriers: West Bend, General Liability; One Beacon, Orbs and Grove Signs; Travelers, Directors & Officers. M. Green identified the recent business closing in the grove as Erney's 32 and White Flag. He said new businesses in the horizon are Parlor/ Byrd and Barrel and Midland Bank.

**8. Other**

Meeting was adjourned at 12:40 pm.

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