



**BOARD OF DIRECTORS MONTHLY MEETING
TO BE HELD
October 11th, 2021 at 11:00 a.m.
Via Zoom**

NOTICE & PROPOSED AGENDA

Please Note: Due to COVID-19, the Board of Directors meeting will be held by Zoom Conference.

Please sign in at <https://zoom.us/j/87042717195> (Meeting ID: 870 4271 7195) or call by phone at 312-626-6799.

TAKE NOTICE that on October 11th, 2021 at 11:00 a.m. via Zoom, the Grove Community Improvement District (the "District") will hold its public Monthly Meeting to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Call to Order
2. Approval of Previous Minutes
3. Chairs Report & Announcement of the Order of Business
4. Public Comments & Questions (limited to 5 minutes per speaker)
5. Committee Reports:
 - a. Safety and Security Committee (Jessie Mueller)
 - i. RFP Status
 - ii. Washington University Partnership
 - b. Executive & Finance Committees (Kelly Kenter/Joel Oliver)
 - i. Financial Reports
 - ii. Sponsorships
 1. UCBC Oktoberfest
 2. Green Curbside Hop
 - c. Public Services (Guy Slay)
 - i. Ball Lights
6. Administrator's Report
 - a. Expansion Update
 - b. Sunshine Requests
7. Other Business

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: 10/7/2021
Time: 12:00 PM**

• The Grove Community Improvement District •

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

<http://www.thegrovestl.com/>

**Grove CID Board of Director Meeting
September 13th, 2021 at 11:00 AM
at 4512 Manchester, St. Louis, MO 63110**

Board Members Present: T. Telnikova, C. Schloss, K. Spencer, N. Griffin, J. Mueller, D. Bellon, J. Oliver, F. Mohammad, G. Slay, S. Myers

Board Members Absent: K. Kenter

Others in Attendance: Alayna Graham, Camryn Bright, Ashley Johnson, Abdul Abdullah (Park Central Development), Ron Coleman (Neighborhood Improvement Specialist), Brandon Holzhueter, Brad Merten, Tom Niemeier (Narwhals), Zach Gzehoviak, Brady McAninch (Flyover Comedy Festival), Kimberly Smith-Drake (Washington University), Chris Saracino (Campbell Security), Antonio French, Rick Lewis (Safety and Security Committee), Julia Phillips, Jeremy Kohler, Michael Browning, Sarah J, Charlie Blake

1. Call to Order:

- a. K. Spencer called the meeting to order at 11:02 AM.

2. Approval of August 9th, 2021 Minutes:

- a. T. Telnikova motioned to approve the meeting minutes. J. Oliver seconded the motion. Majority in favor, motion approved.

3. Chairs Report & Announcement of the Order of Business: None.

4. Public Comments and Questions: A. Abdullah informed the Board of the missing banner that was recently installed. PCD recommends doing a police investigation. Board members voiced their support for finding out more information. D. Bellon expressed his concerns about making this a bigger issue.

5. Narwhals:

- a. Brandon Holzhueter & Brad Merten bought the triangle property at Manchester and Vandeventer. Tom Niemeier from Space Architects presented the project for Narwhals and Loaded.
- b. D. Bellon motioned to support the project. J. Mueller seconded the motion. All in favor, motion approved.

6. Committee Reports:

a. Safety and Security Committee:

- i. Closed session: Roll call vote for closed session- K. Spencer- yes, J. Mueller- yes, G. Slay- yes, N. Griffin- yes, J. Oliver- yes, D. Bellon- yes, T. Telnikova- yes, F. Mohammad- yes, S. Myers- yes, C. Schloss- yes.
- ii. Roll call vote to leave closed session: K. Spencer- yes, J. Mueller- yes, G. Slay- yes, N. Griffin- yes, J. Oliver- stepped away from call, D. Bellon- left call, T. Telnikova- yes, F. Mohammad-yes, S. Myers- yes, C. Schloss-yes.

b. Executive & Finance Committee:

- i. Flyover Comedy Festival: K. Spencer presented the motion from the Executive and Finance Committee stating that they recommend funding the sponsorship, but there is still discussion on how much to fund.

- A. J. Oliver motioned to approve a sponsorship of \$10,000 to the Flyover Comedy Festival. J. Mueller seconded the motion. All in favor, motion approved.
 - ii. Audit: K. Spencer reviewed the audit and the recommendation of the Finance Committee to approve the audit.
 - A. G. Slay motioned to approve the audit. J. Mueller seconded. All in favor, motion approved.
 - iii. Annual Report: K. Spencer reviewed the Annual Report and the recommendation of the Finance Committee to approve the Annual Report.
 - A. N. Griffin motioned to approve the Annual Report and send it to the City. G. Slay seconded the motion. All in favor, motion approved.
- c. Marketing Committee:
 - i. A. Graham presented the Contract from EngageTaste. It is mostly the same as last year. There were two changes that A. Graham recommended. T. Telnikova informed the Board that the Marketing Committee recommends renewing the contract. They were very happy with EngageTaste's services.
 - A. G. Slay motioned to approve the contract with the changes A. Graham stated. N. Griffin seconded the motion. All in favor, motion approved.
- d. Public Services Committee:
 - i. Alley Repaving: R. Coleman presented the alley repaving proposal.
 - A. G. Slay motioned to approve the proposal from R. Coleman to spend \$34,000 on alley repavings. J. Oliver seconded the motion. All in favor, motion approved.
 - ii. Shelley Niemeier: G. Slay presented the application for the Public Services Committee from Shelley Niemeier of Space Architects and informed the Board of the Public Services recommendation to approve her application.
 - A. N. Griffin motioned to approve the application. J. Oliver seconded the motion. All in favor, motion approved.
- e. Nominations Committee:
 - i. N. Griffin presented the resignation of J. Oliver and Matt Bauer's application to join the Board in J. Oliver's place. N. Griffin informed the Board that the Nominations Committee recommends approving Matt Bauer's application.
 - A. G. Slay motioned to approve Matt Bauer's application. J. Mueller seconded the motion. All in favor, motion approved.

7. Administrator's Report:

- a. None

8. Other Business: R. Coleman informed the Board that the lights at Gramophone were replaced with the brighter LEDs at no cost to the Grove CID.

9. Adjournment: Meeting adjourned at 1:08 PM.

Executive And Finance Committee

Financial Reports

Sponsorships

-Oktoberfest

-Green Curbside Hop

The Grove Community Improvement District
Balance Sheet
As of September 30, 2021

	<u>Sep 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-6,531.25
Operating (9310)	44,546.97
Sales and Use Tax (0668)	<u>270,662.61</u>
Total Checking/Savings	308,678.33
Accounts Receivable	
Other Accounts Receivable	-34,447.85
Accounts Receivable - SE	-1,506.00
Sales Tax Receivable	<u>60,443.61</u>
Total Accounts Receivable	<u>24,489.76</u>
Total Current Assets	333,168.09
Fixed Assets	
Accumulated Amort-Intangible As	-11,775.00
Intangible Assets	<u>11,775.00</u>
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>333,168.09</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-17,514.44
Total Accounts Payable	<u>-17,514.44</u>
Total Current Liabilities	<u>-17,514.44</u>
Total Liabilities	-17,514.44
Equity	
30000 · Opening Balance Equity	5,620.00
32000 · Retained Earnings	392,297.47
Net Income	<u>-47,234.94</u>
Total Equity	<u>350,682.53</u>
TOTAL LIABILITIES & EQUITY	<u>333,168.09</u>

The Grove Community Improvement District Profit & Loss Budget Performance September 2021

	<u>Sep 21</u>	<u>Jul - Sep 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
40000 · Revenue				
46400 · Reserves	0.00	0.00	51,750.00	207,000.00
46430 · Miscellaneous Revenue	0.00	3,126.45		
41000 · Parking Lot Revenue	0.00	585.00		
40150 · Special Assessments	0.00	9,231.81	0.00	93,000.00
40100 · CID 1% Sales and Use Tax	42,231.24	131,336.75	49,999.97	200,000.00
40200 · Interest Earnings	11.13	34.30		
Total 40000 · Revenue	<u>42,242.37</u>	<u>144,314.31</u>	<u>101,749.97</u>	<u>500,000.00</u>
Total Income	<u>42,242.37</u>	<u>144,314.31</u>	<u>101,749.97</u>	<u>500,000.00</u>
Gross Profit	<u>42,242.37</u>	<u>144,314.31</u>	<u>101,749.97</u>	<u>500,000.00</u>
Expense				
60270 · Sponsorships				
60416 · Small Business Grant Donation	2,500.00	2,500.00		
60270 · Sponsorships - Other	21,333.33	25,666.67	10,000.03	40,000.00
Total 60270 · Sponsorships	<u>23,833.33</u>	<u>28,166.67</u>	<u>10,000.03</u>	<u>40,000.00</u>
60100 · Administrative Support				
60110 · Administration-Park Central				
60110-A · Special Assignments	0.00	0.00	10,000.00	10,000.00
60110 · Administration-Park Central - Other	0.00	22,670.00	12,670.00	50,680.00
Total 60110 · Administration-Park Central	<u>0.00</u>	<u>22,670.00</u>	<u>22,670.00</u>	<u>60,680.00</u>
60135 · General Liability Insurance	0.00	0.00		20,000.00
60140 · Audit Services	8,000.00	8,000.00	4,000.00	4,000.00
60130 · Directors & Officers Insurance	0.00	0.00	0.00	814.00
60170 · Storage Facility	52.66	157.98	174.99	699.96
60150 · Legal Services	0.00	0.00	750.00	3,000.00
60165 · Miscellaneous	0.00	2,640.00		
60115 · Postage/Office Supplies	0.00	0.00	62.53	250.00
Total 60100 · Administrative Support	<u>8,052.66</u>	<u>33,467.98</u>	<u>27,657.52</u>	<u>89,443.96</u>
60400 · Public Services				
60415 · Public Pkg lot-Litter Control	0.00	0.00	0.00	0.00
60410 · Litter Control	4,475.00	11,908.40	9,800.06	39,200.00
60420 · Landscaping	0.00	4,000.00	5,876.00	5,876.00
Total 60400 · Public Services	<u>4,475.00</u>	<u>15,908.40</u>	<u>15,676.06</u>	<u>45,076.00</u>
60200 · Marketing				
60210 · Advertising	0.00	0.00	1,000.03	4,000.00
60215 · Promotional Materials	0.00	0.00	375.00	1,500.00
60220 · Website & Design Services	1,000.00	3,000.00	1,167.56	4,670.00
60250 · Reserve Funds	0.00	0.00	0.00	0.00
Total 60200 · Marketing	<u>1,000.00</u>	<u>3,000.00</u>	<u>2,542.59</u>	<u>10,170.00</u>
60300 · Public Improvements				
60335 · Public Parking Lot Rental	0.00	0.00	0.00	0.00
60315 · Street Lighting Impr-Electricit	379.66	1,138.49	1,500.00	6,000.00
60325 · Holiday Decorations	0.00	0.00	0.00	3,500.00

The Grove Community Improvement District
Profit & Loss Budget Performance
 September 2021

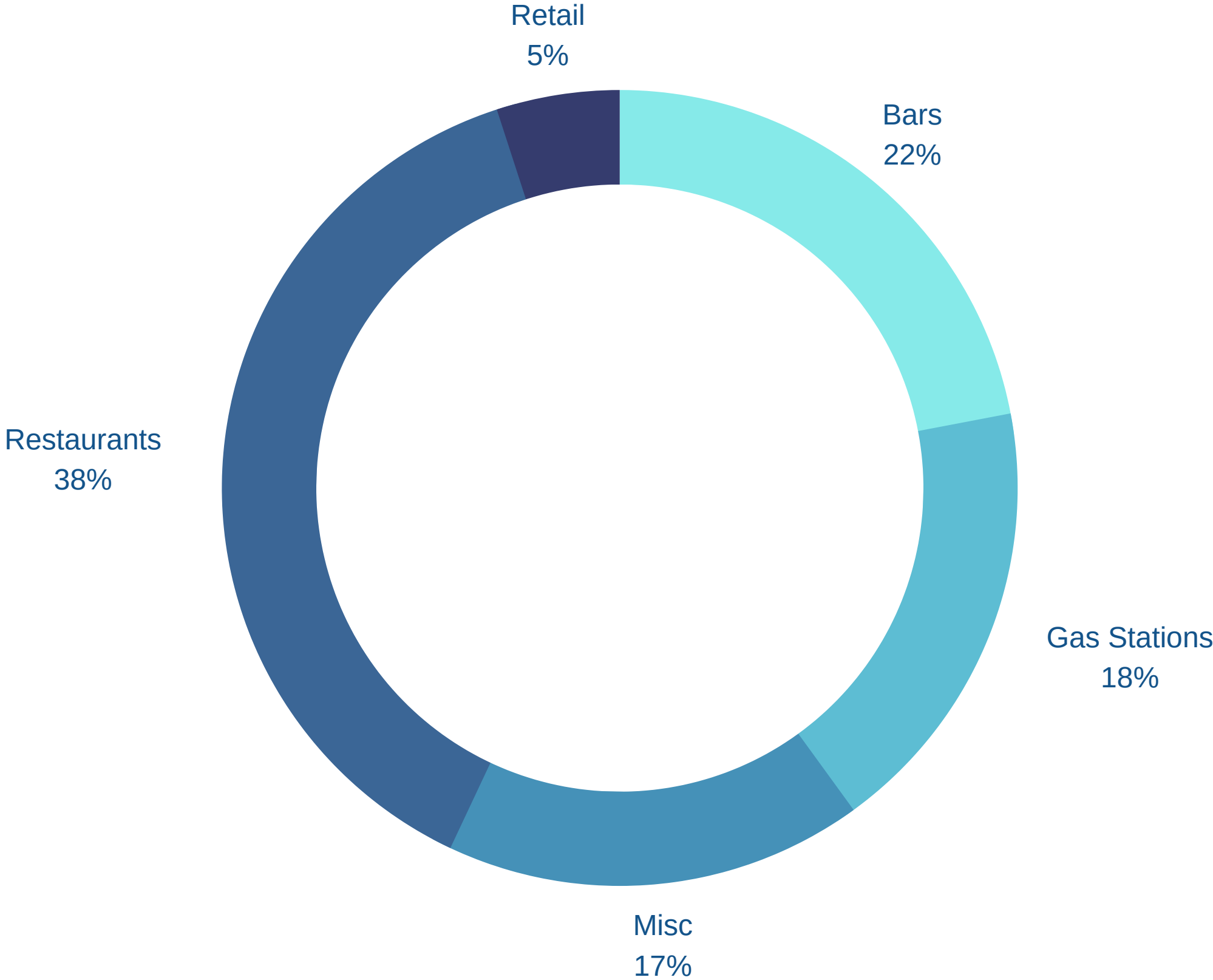
	<u>Sep 21</u>	<u>Jul - Sep 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
60310 · Grove Signs Electricity	230.13	524.33	450.00	1,800.00
60320 · Grove Signs Repairs & Mnt	12,272.00	63,597.00	28,500.00	114,000.00
60330 · Other Public Improvements	0.00	0.00	0.00	0.00
Total 60300 · Public Improvements	12,881.79	65,259.82	30,450.00	125,300.00
60500 · Security & Public Safety				
60515 · Spectrum (Camera/Internet)	0.00	0.00	0.00	0.00
60510 · Administration-Security	2,750.00	8,250.00	8,250.00	33,000.00
60530 · Thursday Security Patrols	3,480.00	8,122.50	10,440.00	41,760.00
60531 · Friday Security Patrols	5,800.00	11,216.25	10,440.00	41,760.00
60532 · Saturday Security Patrols	6,340.13	11,087.63	10,440.00	41,760.00
60533 · Sunday Security Patrols	2,360.00	2,920.00	3,480.00	13,920.00
60534 · Other Security Patrols	2,320.00	4,150.00	4,387.50	17,550.00
Total 60500 · Security & Public Safety	23,050.13	45,746.38	47,437.50	189,750.00
Total Expense	73,292.91	191,549.25	133,763.70	499,739.96
Net Ordinary Income	-31,050.54	-47,234.94	-32,013.73	260.04
Net Income	<u>-31,050.54</u>	<u>-47,234.94</u>	<u>-32,013.73</u>	<u>260.04</u>

The Grove Community Improvement District Transaction List by Vendor

Type	Date	Num	September 2021	Memo	Amount
A T Building/Anthony Trotter					
Bill	09/01/2021	1298		Street Cleaning/	-4,475.00
Ameren Missouri- 4052 Chouteau ave sign					
Bill	09/01/2021	0594144027-Jul 2021		4052 Chouteau Sign - 0594144027	-116.07
Ameren Missouri- 924 talmage ave					
Bill Pmt -Check	09/15/2021	Bill.com		Signs	-46.09
Ameren MO- 4510 Manchester ave, sign					
Bill	09/01/2021	0606084003-Jul 2021		Grove Signs Lighting - 0606084003	-67.97
Ameren MO- 4512 Manchester ave unit 100					
Bill Pmt -Check	09/15/2021	Bill.com		Signs	-379.66
Campbell Security & Services Group					
Bill Pmt -Check	09/07/2021	Bill.com		Patrols	-5,687.63
Bill Pmt -Check	09/21/2021	Bill.com		Patrols	-8,486.25
Bill Pmt -Check	09/21/2021	Bill.com		Patrols	-6,126.25
DeMond Signs					
Bill Pmt -Check	09/20/2021	Bill.com		Final Payment for Grove Sign repairs	-12,272.00
Engagetaste					
Bill	09/01/2021	13		Website - Social Media- August 2021	-1,000.00
Fick, Eggemeyer & Williamson, CPA'S					
Bill Pmt -Check	09/28/2021	Bill.com		Audit for FY2019	-8,000.00
Free-2-Grow, LLC					
Bill	09/01/2021	1231		Inv 1231 - Security Administrative	-2,750.00
Park Central Development Corporation*					
Bill Pmt -Check	09/09/2021	Bill.com		Small Business Match Donation	-2,500.00
Bill	09/15/2021	2021-09-15		Recurring Bill Reimburse for Storage Facility	-52.66
Bill	09/21/2021	GF Pmt1		2021 Grove Fest Sponsorship Pmt 1	-10,000.00
Bill	09/21/2021	GF Pmt 2		2021 Grove Fest Sponsorship Pmt 2	-10,000.00
STL Bike Bash LLC					
Bill	09/21/2021	PMT3		Bike Bash Sponsorship Pmt 3	-1,333.33
Total Bills Paid in September					-73,292.91

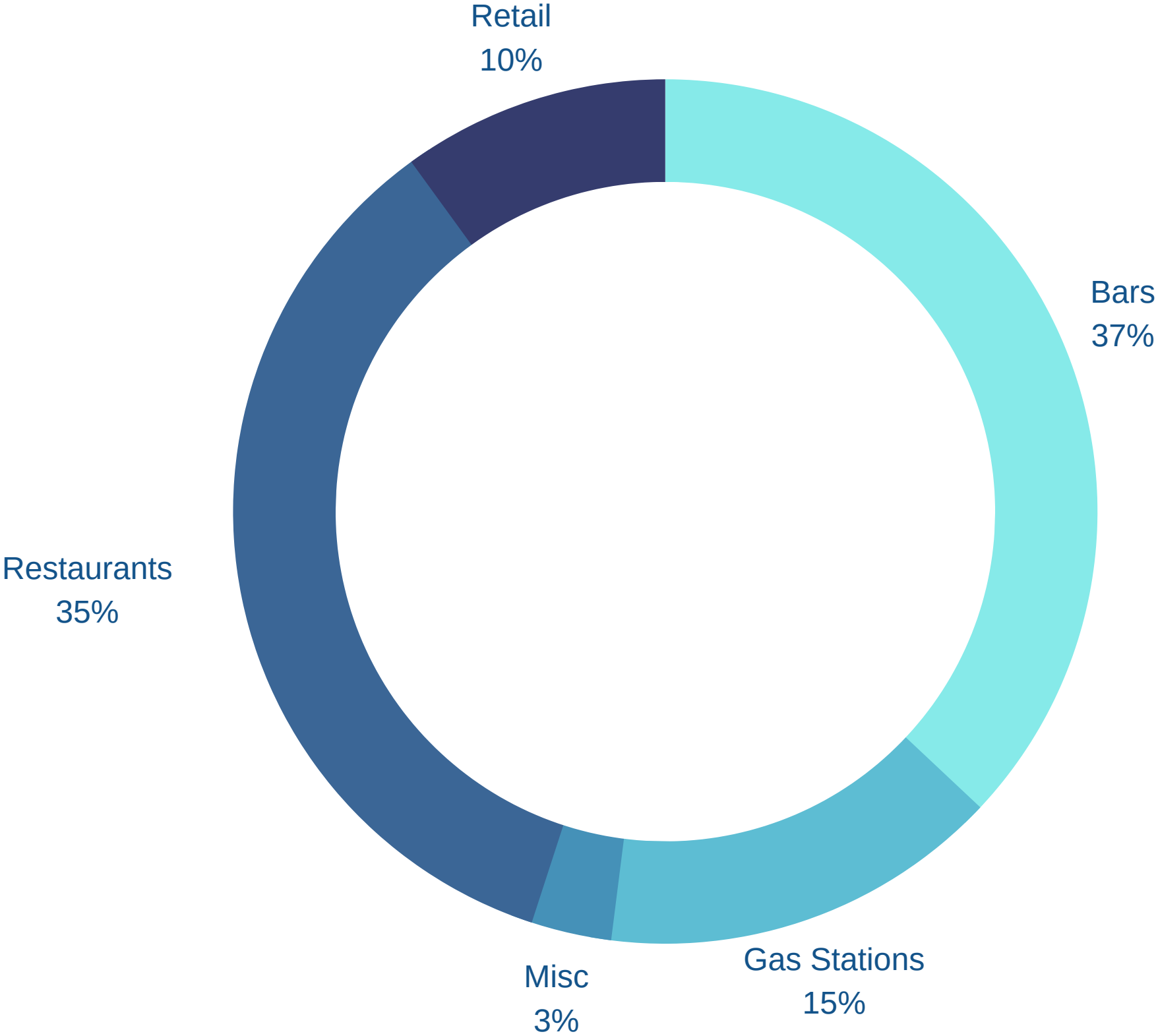
The Grove CID Sales Tax

July 1, 2020 -
September 30, 2020
Total: \$67,439.04



The Grove CID Sales Tax

July 1, 2021 -
September 30, 2021
Total: \$95,310.93



OKTOBERFEST 2021 PLANNING INFORMATION

CID Sponsorship Information



*Annual Munich-style celebration featuring live music,
German bier and food and activities*

Urban Chestnut Brewing Company

Oktoberfest 2021

SPECIAL EVENT GRANT APPLICATION

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Event Description

Urban Chestnut Brewing Company's (UCBC) annual Oktoberfest St. Louis running for its eleventh year, will for the first time ever be held at the UCBC Grove Biergarten. The two-day festival begins Friday, Oct. 15, and runs through Saturday, Oct. 16. Free to attend, Oktoberfest St. Louis will feature a full lineup of rock, blues, and polka music on two stages as well as yard games for all to enjoy.

Oktoberfest St. Louis will run along Manchester Avenue, in front of the Grove Bierhall, from Taylor to Newstead. Bier begins pouring and the festival grounds open Friday, Oct. 15 at noon, followed by a ceremonial keg-tapping at 7:30 p.m.

In addition to the live music, Oktoberfest St. Louis will feature Urban Chestnut's award-winning O-Katz Oktoberfest Lager, Zwickel Bavarian Lager and Schnickelfritz Bavarian Weissbier. Traditional (and some non-traditional) Oktoberfest food – including pretzels, brats, pulled pork and cheesy spaetzel – will be available for purchase.

Entry is free at Oktoberfest St. Louis, and to alleviate lines, all beer and food can be purchased via cash-only during the festival. ATMs will be available on-site at the festival. A full schedule and lineup of activities will be made available at urbanchestnut.com

2021 Event Overview:

Location: Urban Chestnut Grove Bierhall, 4465 Manchester Avenue

Dates: Friday, Oct. 15, from noon – 10 p.m.
Saturday, Oct 16, from noon – 10 p.m.

Cost: Entry is **FREE** at Oktoberfest St. Louis. An assortment of food and beverage items will be available for purchase. The festival is cash-only to alleviate lines. ATMs will be on-site at the festival.

Ride Share Drop Off Location: 4465 Manchester Avenue, St. Louis, MO 63110

Musical Acts : To be announced

Full Schedule of events will be available at: urbanchestnut.com

About Urban Chestnut Brewing Company

Urban Chestnut Brewing Company (UCBC) is an unconventional-minded yet tradition-oriented brewer of craft beer. Founded in 2010 by Florian Kuplent, a German born and trained brewmaster with extensive experience at both small breweries, worldwide and with the world's largest, Anheuser-Busch, and David Wolfe, a 20-year brewing industry member, Urban Chestnut operates three breweries in St. Louis, Brewery & Biergarten at 3229 Washington Avenue in Midtown St. Louis, Grove Brewery & Bierhall at 4465 Manchester in Forest Park Southeast St. Louis, and The U.R.B. (Urban Research Brewery) at 4501 Manchester also in Forest Park Southeast St. Louis, where they brew batches of artisanal, modern American beers (their Revolution series) and classically-crafted European styles (their Reverence series). Urban Chestnut also operates a fourth brewery, Urban Chestnut Hallertauer Brauerei, in the Hallertau region of Bavaria, where they brew their Hallertauer Serie; small batches of locally sourced, Bavarian beer.

CID Sponsorship Questions & Answers

Anticipated # of Attendees: 1,000-3,000

Anticipated # of Vendors: Around 10 outside companies will be hired for event operations including supplemental service, ATM rental, Waste Management, entertainment etc. No outside vendors will be hired for public facing guest services.

Has the venue been secured? What is the locations & contact information?

The event will take place on site in the Grove Bierhall, and on Manchester Avenue between Taylor & Newstead. The street closure has been secured by permit and the building has been reserved for Oktoberfest.

Is the event accessible to the public & disabled persons?

Yes. The Grove Bierhall is ADA complaint and we have ensured that there will be ADA accessible porta-potties as well.

How will financial resources be monitored?

All financial resources will be monitored and managed by our President, David Wolfe and Finance Director, Michael Tessier.

Budget:

Oktoberfest St. Louis 2021 Budget Spreadsheet				
Budget Item	Units	Overview	Rate	Cost
Bands	1	JB Anderson, Gaslight Studios Booking		\$ 5,000.00
Toilets and sinks	1	Weekend rental cost per unit (20 and 3) service	\$1,605.00	\$ (1,605.00)
Generators	1	Fabrick- union labor- bumps, etc (based on 2017 #s)	\$1,500.00	\$ (1,500.00)
Street Permit	1	ESTMATED	\$1,500.00	\$ (1,500.00)
ATM	1		\$150.00	\$ (150.00)
ice	100	20lb bags	\$3.00	\$ (300.00)
tent permits	1		\$35.00	\$ (35.00)
stage & PA	1	with lighting		\$ 1,000.00
Trashservices	1	earth day recycling- ESTMATED	\$1,500.00	\$ (1,500.00)
Overnight Security	56	12am- 8am thurs fri and Sat- Brian	\$20.00	\$ (747.00)
CSC security	37	3-12pm 3 on fri, 4 on sat	\$17.00	\$ (629.00)
Setting the Bar- Supplemental Staff	1		\$15,000.00	\$ (15,000.00)
Creative			\$2,565.00	\$ (2,565.00)
Internal Labor		9 hour shifts- ~140 shifts ESTMATED		\$ (15,000.00)
				\$ -
Food Cost		Items TBD avg cost		\$ -
Misc. Costs		Fees or other stuff, etc.		\$ -
Total Cost				\$ (34,531.00)
Grove CID Funding Sought				\$ 5,000.00
Estimated Revenue				\$ 75,000.00

Budget Items to be included: Further marketing materials, extraneous costs, Final Permit Fees etc.

Amount of funding requested: \$5,000

Intended use of the funds: A stage sponsorship that will cover a portion of the costs for entertainment setup & entertainment.

Marketing & Advertising Plan:

- Social media marketing set to begin the week of 9/13
- Event information to be sent in our September monthly newsletter, sent to over 15,000 recipients.
- Two Additional Event reminders to be sent via email.
- Event posters will be placed at both the Midtown & Grove Locations

Trash/ Recycling Plan:

Additional Trash receptacles to be provided by Republic Waste Services.

Earth Day STL has been hired to assist throughout the event with trash & recycling.

Please see Site Map for receptacle locations.

Attach Safety & Security Plan:

Event Security to be provided by GoldShield Security

Overnight Security to be provided by

SLMPD has been notified of the event and given contact information for reporting

How will the event benefit the Grove CID?

Urban Chestnut's Annual Oktoberfest celebration has become a fixture in St. Louis's festival rotation. The event has always been a success that draws thousands of visitors and we are excited to bring our celebration to the Grove for the first time ever. This is an opportunity for individuals and families who already plan to attend our celebration, to come visit us in the Grove. Because the event takes place in the street, individuals will have the opportunity to walk around and visit the many other businesses located in the Grove.

Have you received Grove CID Special event funding in the past? No

What research do you have regarding the demographics of your attendees?

Based on observations made in the Oktoberfest events of years past, we have noted that Oktoberfest draws a diverse crowd. Attracting all ages, races, and life stages.

How do you measure the success of your event?

A successful event will:

- Draw first time attendees
- Show to be profitable & attract new UCBC Customers
- Be executed as planned with minimal unexpected hurdles

How do you measure the effectiveness of your promotion?

Our Social Media Manager can see the level of engagement with our social media & email messaging. We will look to the level of engagement, as compared to years past, to see if we are reaching and attracting a broader audience.

Completed Special Event Grant Application



THE GROVE COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR 2021

SPECIAL EVENT GRANT APPLICATION

1. NAME OF EVENT/PROJECT: Oktoberfest St. Louis
2. DATE OF EVENT/PROJECT: 10/15/21 - 10/16/21
3. LOCATION OF EVENT/PROJECT (address and/or specific location where event/project will take place):
Address: 4465 Manchester Ave
City, State, Zip: St. Louis, MO 63110
4. NAME OF APPLICANT/HOST ORGANIZATION:
Legal Name: Urban Chestnut Brewing Co., inc
Address: 4465 Manchester Ave
City State Zip: St. Louis, MO 63110
5. CONTACT PERSON/TITLE:
Name: Michael Tessier
Title: Director of Finance
Telephone No. (314) 222-0143 ⁴²¹ Fax No. (314) 200-4085
E-mail: mtessier @ urbanchestnut.com
6. TYPE OF ORGANIZATION - IRS STATUS (TAX ID NO.)
If applicable, attach Articles of Incorporation, Bylaws.
FID NO. 27-1324055
Below items included in sponsorship report
7. ATTACH A LIST OF MEMBERS OF THE ORGANIZATION'S BOARD OF DIRECTORS
8. ATTACH A LIST OF ORGANIZATIONAL AND EVENT STAFF OF THE ORGANIZATION.
9. ATTACH MOST RECENT ANNUAL FINANCIAL REPORT FOR ORGANIZATION AND BUDGET FOR THE UPCOMING YEAR.
10. ATTACH PROOF OF GOOD CORPORATE STANDING (IF APPLICABLE)
11. ATTACH PROOF OF CITY OF TAXES PAID IN CITY OF ST. LOUIS & GROVE CID (IF APPLICABLE)
12. ATTACH A DESCRIPTION OF EVENT/PROJECT.
13. ANTICIPATED NUMBER OF EVENT ATTENDEES: _____



Below items included in sponsorship report:

14. ANTICIPATED NUMBER OF EVENT VENDORS: _____
14. LIABILITY/MEDICAL INSURANCE? No Yes
If Yes, indicate insurance carrier, contact and telephone number: _____
(Grove CID must be named additionally insured and be provided a COI)
15. HAS VENUE/FACILITY BEEN SECURED? No Yes
If Yes, indicate location, contact and telephone number: _____
16. IS EVENT ACCESSIBLE TO THE PUBLIC AND DISABLED PERSONS? No Yes
17. ATTACH EVENT/PROJECT BUDGET WITH ITEMIZED CATEGORIES OF REVENUE AND EXPENSES.
18. AMOUNT OF FUNDING REQUESTED: \$ _____
19. INTENDED USE OF THE FUNDS: _____
20. ATTACH PROOF OF MATCHING FUNDS (EQUAL OR GREATER THAN AMOUNT REQUEST FROM THE GROVE CID)
21. ATTACH MARKETING AND ADVERTISING PLAN.
22. ATTACH TRASH RECYCLING PLAN.
23. ATTACH SAFETY & SECURITY PLAN.
22. HOW WILL THE EVENT/PROJECT BENEFIT THE GROVE CID?
23. HAVE YOU RECEIVED GROVE CID SPECIAL EVENT FUNDING IN THE PAST? No Yes
If Yes, indicate name and date of event/project and amount received.
24. IF YOU HAVE RECEIVED PREVIOUS GROVE CID EVENT FUNDING, PLEASE PROVIDE PRELIMINARY & FINAL ATTENDANCE FIGURES AND FINAL REPORT. ALSO, PLEASE PROVIDE COPIES OF ALL EVENT PROMOTIONAL MATERIALS, INCLUDING RADIO OR TELEVISION SCRIPTS, BILLBOARD COPY, PRINTED FLIERS, ADS, OR OTHER MATERIAL YOU PURCHASED WITH GROVE CID MONEY. (ONLY PROVIDE MATERIAL ON THE MOST RECENT YEAR SPECIAL EVENT MONEY WAS RECEIVED.)
25. WHAT RESEARCH DO YOU HAVE REGARDING THE DEMOGRAPHICS OF YOUR ATTENDEES? HOW DO YOU MEASURE THE SUCCESS OF YOUR EVENT? HOW DO YOU MEASURE THE EFFECTIVENESS OF YOUR PROMOTION?



VERIFICATION OFFICIAL WITH CONTRACTING AUTHORITY FOR THE ORGANIZATION

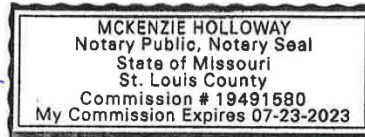
I HEREBY CERTIFY that I have read the foregoing application and that the facts stated herein are true and correct to the best of my knowledge and belief. I have read the Special Event Policies and Procedures and agree to comply with the policies and procedures therein as a condition of receiving grant funds.

Official's Signature: _____

Official's Name & Title (Typed): _____

ON This 13th day of 2021, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared David Wate, to me known to be the person named in and who executed the foregoing document.

Notary Public: _____
My Commission Expires: 07-23-2023



CONTACT PERSON AS LISTED ON PAGE ONE OF APPLICATION

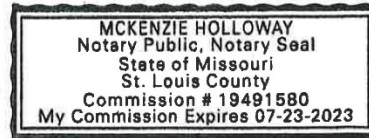
I HEREBY CERTIFY that I have read the foregoing application and that the facts stated herein are true and correct to the best of my knowledge and belief. I have read the Special Event Policies and Procedures and agree to comply with the policies and procedures therein as a condition of receiving grant funds.

Official's Signature: _____

Official's Name & Title (Typed): Michael Tessier, Director

ON This 13th day of 2021, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared Michael Tessier, to me known to be the person named in and who executed the foregoing document.

Notary Public: _____
My Commission Expires: 07-23-2023



Preliminary Status Report: Questions & Answers



Preliminary Status Report

EVENT NAME: Oktoberfest St. Louis
REPORT DATE: 9/13/21
ORGANIZATION: Urban Chestnut Brewing Co. TITLE: Director of Finance
CONTACT PERSON: Michael Tessier
ADDRESS: 4465 Manchester Ave
PHONE: 314-222-0143 x:131 FAX: 314-200-4085

On an attached sheet, answer the following questions and attach it to your application.

PRELIMINARY INFORMATION: Questions & Answers addressed in sponsorship report

1. Is this a first time event? _____
2. If not, how many times has this event taken place?
3. What is the estimated revenue generated by this event?
4. What is the estimated number of participants expected at this event?
5. If event planning is in progress, what has been done, what remains to be done, and are there any problems?
6. If the event planning has not been started, why?
7. List the advertising, marketing, and/or public relations that have been contracted or placed to date?


- 1. Is this a first time event?**
 - i. This year will be the 11th annual Oktoberfest held by Urban Chestnut Brewing Co. This will, however, be the first year the event will take place in the Grove.
- 2. If not, how many years has this taken place?**
 - i. 10
- 3. What is the estimated revenue generated by this event?**
 - i. 75,000
- 4. What is the estimated number of participants at this event?**
 - i. 1000-3000
- 5. If event planning is in progress, what has been done, what remains to be done, and are there any problems?**
 - i. Starting in July, we have held weekly meetings to review event plans and update department heads on event planning developments
 - ii. We have submitted all necessary permits
 - iii. We have initiated contracts for power, waste services, ATMs, Porta-Potties, promotional materials, supplemental staffing, security
 - iv. While vendors and entertainment have been secured, we still need to finalize the run of show timeline for the weekend.
 - v. The most prominent problem we must remain aware of is the changing state of the Coronavirus Pandemic. We must remain aware of changing guidelines, and best practices to keep our guests safe.
- 6. List the advertising, marketing, and/or public relations that have been contracted or placed to date?**
 - i. (Pictured above) We have contracted and paid for marketing materials such as a poster and Instagram square for the event. We are currently working on a geo-filter for the event as well.

Supplemental Materials

Proof of Good Corporate Standing

9/13/21, 1:38 PM

Missouri Business Filings



John R. Ashcroft
Missouri Secretary of State

MISSOURI ONLINE BUSINESS FILING

- [MY ACCOUNT](#)
[HOME](#)
[SEARCH](#)
[MISC INFO](#)
[UCC FILING](#)

Help

Gen. Business - For Profit Details as of 9/13/2021

Required Field

File Documents - select the filing from the "Filing Type" drop-down list, then click FILE ONLINE.

File Registration Reports - click FILE REGISTRATION REPORT.

Copies or Certificates - click FILE COPIES/CERTIFICATES.

[RETURN TO SEARCH RESULTS](#)

Create Filing

Acceptance of a General Business to a Non Profit

[FILE ONLINE](#)

[ORDER COPIES/CERTIFICATES](#)

General Information	Filings	Principal Office Address	Contact(s)
Name(s)	URBAN CHESTNUT BREWING COMPANY, INC.	Principal Office Address	3229 Washington Avenue Saint Louis, MO 63103
Type	Gen. Business - For Profit	Charter No.	01007062
Domesticity	Domestic	Home State	MO
Registered Agent	Rubin Esq, Mark S 231 S. Bemiston Avenue, Suite 1111 Clayton, MO 63105	Status	Good Standing
Date Formed	10/29/2009		
Duration	Perpetual		
Renewal Month	October		
Report Due	1/31/2022		

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Hey there! I am an A.I. chatbot, let's talk.



Proof of City Taxes Paid in City of St. Louis & Grove CID

TAXATION DIVISION
PO BOX 3666
JEFFERSON CITY, MO 65105-3666



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-9268
Fax: 573-522-1265
E-mail: taxclearance@dor.mo.gov

URBAN CHESTNUT BREWING COMPANY INC
4465 MANCHESTER AVE
SAINT LOUIS, MO 63110-2113

DATE: 08/27/2021
VALID THROUGH: 11/29/2021
ST LOUIS

CERTIFICATE OF NO TAX DUE

MISSOURI ID: 20926529
Notice Number 2023311181

To Whom It May Concern: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales or withholding tax due, including penalties and interest, and does not owe any sales and withholding tax, as of August 26, 2021. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This statement only applies to sales and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

Certificate of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/25/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

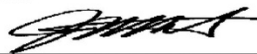
PRODUCER AssuredPartners of Missouri, LLC 11975 Westline Industrial Dr St Louis MO 63146		CONTACT NAME: Conner Barile PHONE (A/C, No, Ext): (314) 523-8800 FAX (A/C, No): (314) 453-7555 E-MAIL ADDRESS: CBarile@APMissouri.com	
INSURED Urban Chestnut Brewing Co Inc 4465 Manchester Avenue St Louis MO 63110		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Casualty Company NAIC # 28665 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 21/22: All Lines **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability \$1,000,000 / \$2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input checked="" type="checkbox"/> LOC OTHER:			ETD0427051	02/27/2021	02/27/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ETD0427051	02/27/2021	02/27/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			ETD0427051	02/27/2021	02/27/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Employment Practices Liability - \$1,000,000 Limit / \$10,000 Deductible
 Ocean Cargo - \$150,000 Shipment Limit

CERTIFICATE HOLDER For Information Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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URBACHE-01

CNAZARUK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/6/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Daniel and Henry Co. 1001 Highlands Plaza Drive West Suite 500 Saint Louis, MO 63110	CONTACT NAME: PHONE (A/C, No, Ext): (314) 421-1525 E-MAIL ADDRESS: info@danielandhenry.com FAX (A/C, No): (314) 444-1990
INSURER(S) AFFORDING COVERAGE	
INSURER A : AmTrust Insurance Company of Kansas INSURER B : Beazley Insurance Company Inc INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 15954 37540
INSURED Urban Chestnut Brewing Company 465 Manchester Avenue Saint Louis, MO 63110	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB OCCUR <input type="checkbox"/> EXCESS LIAB CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N X N N/A		TWC3962151	2/27/2021	2/27/2022	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Cyber Liability		V26351210301	2/27/2021	2/27/2022	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

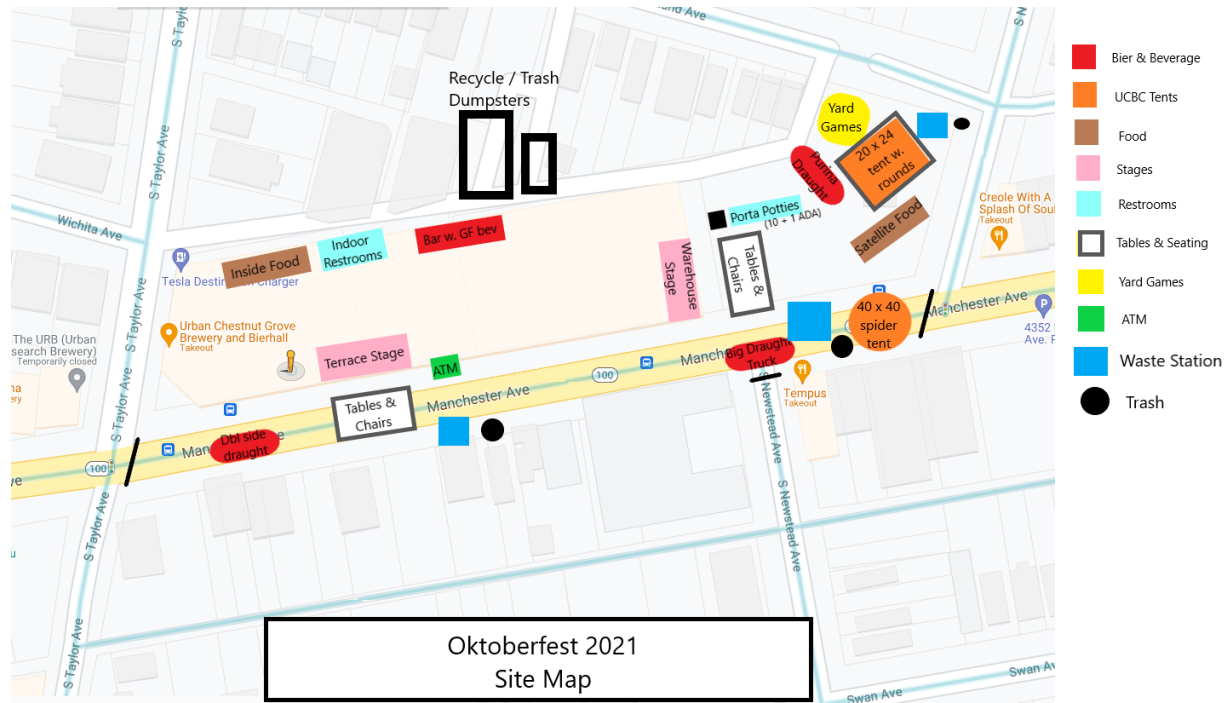
Urban Chestnut Brewing Company 4665 Manchester Road Saint Louis, MO 63110	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Event Site Map



List of UCBC employees, Including Ownership

9/9/21, 5:11 PM

UCBC - Employees



UCBC // Employees







Employees


Upcoming Birthdays:

- Stephen Todd - 09-11
- Paul Altnether - 09-12
- Rainer Kraft - 09-13
- Christian Green - 09-18

Brewery

	First Name	Last Name	Position	Joined UCBC
	Florian	Kuplent	Brewmaster	2010-01-26
	Paul	Altnether	Lead Brewer	2016-06-27
	Brent	Tellor	Lead Brewer	2015-12-02
	Josh	Gool	Brewer	2015-09-17
	Stephen	Todd	Assistant Brewer	2019-09-04

Co-Founders

	First Name	Last Name	Position	Joined UCBC
	Florian	Kuplent	Co-Founder	2010-01-26
	David	Wolfe	Co-Founder	2010-01-26

Finance











	First Name	Last Name	Position	Joined UCBC
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<https://portal.urbanchestnut.com/employees>

1/6

	Michael Tessier	Director of Finance	2016-06-13
	Kayla Compton	Office Manager Accounting Coordinator	2015-06-11

Kitchen

	First Name	Last Name	Position	Joined UCBC
	Steven	Kelly	Sous Chef	2016-12-26
	Tyronn	Rush	Sous Chef	2016-10-24
	Darius	Wright	Sous Chef	2019-05-08
	Dontrez	Banks	Line Cook	2019-11-20
	DaVonte	Cretter	Line Cook	2019-01-09
	Christian	Shank	Line Cook	2018-10-29
	Wayne	Vaughn	Line Cook	
	Harold	Birkenbach	Pizza Cook	2019-06-29
	Christian	Green	Pizza Cook	2020-02-27
	Jacob	Schutz	Pizza Cook	2018-10-04

Maintenance

	First Name	Last Name	Position	Joined UCBC
	Pat	Pat	Equipment Maintenance Coordinator	2015-01-02

	Jack	Petrovic	Facilities Maintenance Gardener	2015-12-07
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Marketing

	First Name	Last Name	Position	Joined UCBC
	McKenzie	Holloway	Marketing and Communications Manager	2021-06-28

Operations


	First Name	Last Name	Position	Joined UCBC
	Amy	Stacy	Production Manager	2014-10-22
	Nate	Brinson	Training Coordinator	2014-08-18
	Trey	Hughes	Warehouse Operator	2017-05-09
	Michael	Mangan	Warehouse Operator	2014-02-13

Packaging

	First Name	Last Name	Position	Joined UCBC
	Jordan	Stretch	Packaging Manager	2020-01-27
	Andrew	Haare	Packaging Operator	2019-10-28
	Joey	Reinhart	Packaging Operator	
	Melaku	Yimenu	Packaging Operator	2014-04-01

Quality Assurance

	First Name	Last Name	Position	Joined UCBC
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	First Name	Last Name	Position	Joined UCBC
	Kurt	Driesner	Quality Assurance Manager	2013-01-14








Retail
















	First Name	Last Name	Position	Joined UCBC
	Adam	McBrady	Retail Manager	2013-09-14
	Lauren	Rivard	Retail Attendant	2016-06-16

Sales

	First Name	Last Name	Position	Joined UCBC
	Matt	Schoemehl	Key Account Manager – STL City	2013-06-26
	Jon	Shine	Wholesale Sales Manager	2011-01-16
	Chris	Gorman	St. Louis MCA Sales Manager	2015-05-11

Taste Room

	First Name	Last Name	Position	Joined UCBC
	Izzy	Bond	Lead Steward	2018-08-19
	Jestin	Jacob	Lead Steward	2018-05-11
	David	Jones	Lead Steward	2017-01-10
	Nathaniel	Jones	Lead Steward	2016-07-28
	Chad	Kitchen	Lead Steward	2019-04-24
	First Name	Last Name	Position	Joined UCBC

	Jacob	Speed	Lead Steward	2019-05-17
	Evan	Bachert	Steward	2019-07-11
	Ethan	Cantrell	Steward	2021-08-21
	Brian	Dewald	Steward	2014-02-13
	Josh	Esterley	Steward	
	Katherine	Garrity	Steward	2021-08-26
	Britta	Glasl	Steward	2021-08-26
	Natasha	Grill	Steward	
	Lauren	Knicl	Steward	
	Josh	Lewis	Steward	2017-03-14
	Nicholas	Muro	Steward	2015-04-20
	Alex	Telfer	Steward	
	Bess	Weis	Steward	
	Stephen	Zenishek	Steward	
	Cory	Gool	Taste Room GM	2013-08-15

Hallertauer Brauerei

	First Name	Last Name	Position	Joined UCBC
	Andreas	Weber	Braumeister	2015-08-01
	Rainer	Kraft	Head of Sales	2015-04-29

Green Curbside Hop

To celebrate the Grove CID becoming the newest Green Dining District, Earthday365 is hosting a Green Curbside Hop for all of the participating Green Dining Certified businesses in the Grove. They are requesting a small sponsorship: \$500, \$1,000, or \$3,000. Below is the press release.

FOR IMMEDIATE RELEASE

Media Contact:

Brooke Foster

314.660.3066 // brooke@wearenovella.com

Celebrate Sustainability on Saturday, October 23, at the Green Curbside Hop

*earthday365 honors The Grove as St. Louis' fourth Green Dining District,
welcomes guests to enjoy food and beverages*

St. Louis, MO (October 5, 2021) – The sustainability nonprofit earthday365 is delighted to announce The Grove as St. Louis' newest Green Dining District! In celebration of The Grove Community Improvement District's commitment to planet-friendly practices, earthday365 is hosting its second Green Curbside Hop on Saturday, October 23, from 4 p.m. to 8 p.m. At the Hop, guests can enjoy food and beverages from a wide variety of Green Dining Alliance-certified restaurants and bars.

The Grove Community Improvement District and Park Central Development were both instrumental in helping earthday365 launch this new Green Dining District. When announcing the designation, earthday365 Executive Director Dr. Jess Watson said, "We are so thrilled to be welcoming The Grove as our fourth Green Dining District. One of the key goals of the Green Dining Alliance is to encourage a culture-shift toward sustainability, and so many restaurant and bar owners in The Grove have demonstrated an enthusiastic commitment to that goal."

Urban Chestnut Brewing Company and Gezellig will provide pours from their excellent selection of draft beers, Grace Meat + Three will serve up delicious chicken nuggets with dipping sauce, and Pie Guy STL will offer their amazing garlic and vegan knots. Confluence Kombucha, The Gramophone, Rise Coffee, and other Grove spots will have specials, as well.

Guests can follow their “scavenger hunt” map to each establishment to pick up their food and drink samples, then head over to the earthday365 booth to pick up a sustainable bonus gift. Additionally, each Green Curbside Hop ticketholder is automatically entered to win amazing prizes, including a bicycle and a Green Dining Alliance Gift Basket that includes gift cards to restaurants such as Three Kings, Llewelyn’s Pub, Crushed Red, and more (plus a stainless-steel pint glass and bamboo cutlery).

Tickets for the Hop are \$35 (\$30 for members), and all proceeds benefit earthday365 and the Green Dining Alliance, as they work to support restaurants with strong sustainability goals. The Grove joins The Loop, Maplewood, and South Grand as the fourth Green Dining District. The event is generously sponsored by the Missouri Department of Natural Resources, the St. Louis-Jefferson Solid Waste Management District, Sauce Magazine, and Blackrock Consulting. To purchase tickets, [please visit this link](#).

###

Emergency Email Vote

Wholesale Affidavits

*Additional Affidavit from Christopher
Custom Cabinets*

AFFIDAVIT OF

(Insert Name of Person Making Affidavit)

COMES NOW JEROME V. BAUMGARTNER, of lawful age and
(Insert Name of Person Making Affidavit)
duly sworn upon his/her oath and states as follows:

1. I am of sound mind, have never been convicted of a felony or crime involving moral turpitude, and am fully competent to make this Affidavit.

2. This Affidavit is made upon my personal knowledge, information, and belief. The facts stated in this Affidavit are true and correct.

3. I am the OWNER for TOMCRAFT CO.
(Insert Position and/or Title) (Insert Name of Business Operated on Parcel of Property)

4. JEROME V. BAUMGARTNER owns the parcel of property located at
(Insert Name of Owner of Parcel of Property)
4356-58 MANCHESTER AVE. in the City of St. Louis.
(Insert Address of Parcel of Property)

5. A business does now operate and did operate during the past calendar year which occupied fifty percent (50%) or more of the total square footage of the ground floor of all the buildings located on the parcel at
4356-58 MANCHESTER AVE. in the City of St. Louis.
(Insert Address of Parcel of Property)

6. During the past calendar year, thirty percent (30%) or more of
TOMCRAFT COMPANY's annual sales were made at wholesale
(Insert Name of Business Operated on Parcel of Property)
(goods for resale) and such sales were not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended.

Further, Affiant sayeth not.

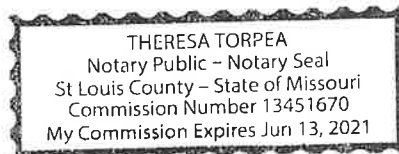
Jerome V. Baumgartner
(Name of Person Making Affidavit)

Subscribed and sworn to before me this 12th day of MAY, 2021,
2019.

[Signature]
Notary Public

My commission expires:

6/13/2021



AFFIDAVIT OF

KELLY KENTER

(Insert Name of Person Making Affidavit)

COMES NOW KELLY KENTER, of lawful age and
(Insert Name of Person Making Affidavit)
duly sworn upon his/her oath and states as follows:

1. I am of sound mind, have never been convicted of a felony or crime involving moral turpitude, and am fully competent to make this Affidavit.

2. This Affidavit is made upon my personal knowledge, information, and belief. The facts stated in this Affidavit are true and correct.

3. I am the PRESIDENT for CHRISTOPHER CUSTOM CABINETS, LLC.
(Insert Position and/or Title) (Insert Name of Business Operated on Parcel of Property)

4. _____ owns the parcel of property located at
(Insert Name of Owner of Parcel of Property)
4530 MANCHESTER AVENUE, LLC in the City of St. Louis.
(Insert Address of Parcel of Property)

5. A business does now operate and did operate during the past calendar year which occupied fifty percent (50%) or more of the total square footage of the ground floor of all the buildings located on the parcel at
4530 MANCHESTER AVENUE in the City of St. Louis.
(Insert Address of Parcel of Property)

6. During the past calendar year, thirty percent (30%) or more of
CHRISTOPHER CUSOTM CABNIETS, LLC 's annual sales were made at wholesale
(Insert Name of Business Operated on Parcel of Property)
(goods for resale) and such sales were not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended.

Further, Affiant sayeth not.

[Handwritten Signature]

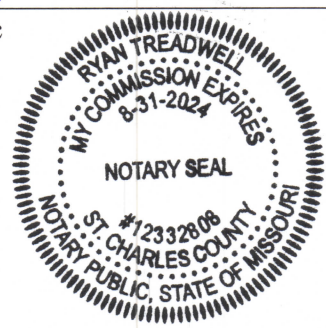
(Name of Person Making Affidavit)

Subscribed and sworn to before me this 29th day of September 2021
~~2019.~~

[Handwritten Signature]

Notary Public

My commission expires: 08-31-2024



AFFIDAVIT OF

(Insert Name of Person Making Affidavit)

COMES NOW Kyle A Howerton, of lawful age and
(Insert Name of Person Making Affidavit)
duly sworn upon his/her oath and states as follows:

1. I am of sound mind, have never been convicted of a felony or crime involving moral turpitude, and am fully competent to make this Affidavit.

2. This Affidavit is made upon my personal knowledge, information, and belief. The facts stated in this Affidavit are true and correct.

3. I am the Member + Authorized Signer for 4465 Manchester, LLC
(Insert Position and/or Title) (Insert Name of Business Operated on Parcel of Property)

4. 4465 Manchester, LLC owns the parcel of property located at
(Insert Name of Owner of Parcel of Property)
4401-4465 Manchester Ave in the City of St. Louis.
(Insert Address of Parcel of Property)

5. A business does now operate and did operate during the past calendar year which occupied fifty percent (50%) or more of the total square footage of the ground floor of all the buildings located on the parcel at
4465 Manchester Ave in the City of St. Louis.
(Insert Address of Parcel of Property)

6. During the past calendar year, thirty percent (30%) or more of
Urban Chestnut Brewing Co.'s annual sales were made at wholesale
(Insert Name of Business Operated on Parcel of Property)
(goods for resale) and such sales were not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended.

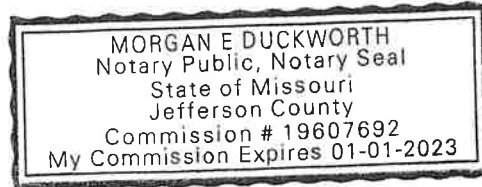
Further, Affiant sayeth not.

[Signature]
(Name of Person Making Affidavit)

Subscribed and sworn to before me this 4th day of May, 2019.

Morgan E Duckworth
Notary Public

My commission expires: 01.01.2023



AFFIDAVIT OF

Michael Kampe

(Insert Name of Person Making Affidavit)

COMES NOW Michael Kampe / Kampe Supply of lawful age and
(Insert Name of Person Making Affidavit)
duly sworn upon his/her oath and states as follows:

1. I am of sound mind, have never been convicted of a felony or crime involving moral turpitude, and am fully competent to make this Affidavit.
2. This Affidavit is made upon my personal knowledge, information, and belief. The facts stated in this Affidavit are true and correct.
3. I am the President for Kampe Supply Co Inc.
(Insert Position and/or Title) (Insert Name of Business Operated on Parcel of Property)
4. Michael Kampe owns the parcel of property located at
(Insert Name of Owner of Parcel of Property)
4360 Manchester Ave in the City of St. Louis.
(Insert Address of Parcel of Property)
5. A business does now operate and did operate during the past calendar year which occupied fifty percent (50%) or more of the total square footage of the ground floor of all the buildings located on the parcel at
4360 Manchester Ave in the City of St. Louis.
(Insert Address of Parcel of Property)
6. During the past calendar year, thirty percent (30%) or more of
Kampe Supply Co Inc.'s annual sales were made at wholesale
(Insert Name of Business Operated on Parcel of Property)
(goods for resale) and such sales were not subject to the sales and use tax pursuant to Chapter 144 of the Revised Statutes of Missouri, as amended.

Further, Affiant sayeth not.

Michael Kampe
(Name of Person Making Affidavit)

Subscribed and sworn to before me this 20 day of May,
2019: 2021

Lindsay Mott
Notary Public

My commission expires: July 20 2021





MISSOURI DEPARTMENT OF REVENUE

2020 Sales Tax Returns Single Location Voucher

Filing Frequency:

QUARTERLY

The Department of Revenue offers three alternative payment methods. See Page 9 for more details and other payment options.

Note: A sales tax return must be filed even if taxable sales and gross receipts are zero.

Electronic Filing: Access our website at https://mytax.mo.gov/rptg/portal/home/fileandpaybusinessstaxonline to file your return electronically.

When do I need a new voucher book? Visit http://dor.mo.gov/vouchers/ for details.



+ 0383253 000014123 51L01 0060973 2L



KAMPE SUPPLY CO INC
KAMPE SUPPLY CO INC
4360 MANCHESTER AVE
SAINT LOUIS MO 63110-2188

Table with 2 columns: PIN (9745) and Contents (Instructions, Sales Tax Returns, Address Change, Final Sales Tax Information, Mailing Labels)

Form 2760 (Revised 12-2019)

As You Can See By The Record Of Sales Tax Paid Below, Our Sales (Retail/Taxable) Are Well Below The 30% Limit Req'd To Be Eligible For The "Wholesale" Classification. If You Have Any Questions, Feel Free To Contact Me @ The Number Below.

Mike Kampe 314-531-9672

Payment Record Of Sales Tax

Table with 9 columns: Month, Gross Receipts, Adjustments, Taxable Sales, Amount Of Tax, 2% Timely Payment, Interest And Penalty, Credits, Total Tax Paid. Includes handwritten data for months from January to December.

Vertical text on the left margin: + 0383253 000014123 51L01 0060973

From: [Guy Slay](#)
To: [Alayna Graham](#)
Cc: [Joel Oliver](#); [Kelly Spencer](#); [Fahime Mohammad](#); [Ashley Johnson](#); [Jessie Mueller](#); chip@atomic-cowboy.com; dbellon@sbcglobal.net; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 9:02:08 AM

Yes

Sent from my iPad

On Sep 30, 2021, at 8:50 AM, Alayna Graham <Alayna@pcd-stl.org> wrote:

Hi everyone,

We have a last minute approval because of problems with USPS. Attached is the Affidavit of Kelly Kenter for 4530 Manchester Ave.

*Please **reply all** with a vote of YES or NO for approval of this affidavit. Voting will close by 5pm today or with majority consensus.*

Thanks for your patience on this. Please note, this is separate from the other vote. If you already voted yes for the other affidavits, that does not count for this one.

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

From: Joel Oliver <joel@greenstreetstl.com>

Sent: Wednesday, September 29, 2021 7:22 AM

To: Kelly Spencer <kelly@thesocialaffairstl.com>; Fahime Mohammad <fahimem@yahoo.com>

Cc: Alayna Graham <Alayna@pcd-stl.org>; Ashley Johnson <Ashley@pcd-stl.org>; Jessie Mueller <jessie@risecoffeestl.com>; chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com

Subject: Re: Grove CID Wholesale

Yes

JOEL OLIVER
MANAGING DIRECTOR & SVP
DEVELOPMENT
O: [314-726-2500](tel:314-726-2500)
C: [314-495-9884](tel:314-495-9884)
F: [314-726-2725](tel:314-726-2725)

From: Kelly Spencer <kelly@thesocialaffairstl.com>
Date: Tuesday, September 28, 2021 at 7:45 PM
To: Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>, Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, chip@atomic-cowboy.com <chip@atomic-cowboy.com>, dbellon@sbcglobal.net <dbellon@sbcglobal.net>, guy@mangrovestl.com <guy@mangrovestl.com>, ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>, Joel Oliver <joel@greenstreetstl.com>, kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>, neal@greaterstlinc.com <neal@greaterstlinc.com>, tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>
Subject: Re: Grove CID Wholesale

Yes. Thanks

On Tue, Sep 28, 2021 at 6:40 PM Fahime Mohammad <fahimem@yahoo.com> wrote:

Yes

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
[4176 Manchester Avenue | STL 63110](https://www.risecoffeestl.com)
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>

Sent: Tuesday, September 28, 2021 5:38:09 PM

To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>;
fahimem@yahoo.com <fahimem@yahoo.com>; Jessie Mueller
<jessie@risecoffeestl.com>; neal@greaterstlinc.com
<neal@greaterstlinc.com>; ilovecityboutique@gmail.com
<ilovecityboutique@gmail.com>; dbellon@sbcglobal.net
<dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com
<tatyana.telnikova@gmail.com>; joel@greenstreetstl.com
<joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>;
guy@mangrovestl.com <guy@mangrovestl.com>

Cc: Ashley Johnson <Ashley@pcd-stl.org>

Subject: Grove CID Wholesale

Good afternoon Grove Board of Directors,

My apologies, but the Grove CID Wholesale submission date slipped off my radar. We need to have this approved by the Board and sent in by this Friday, October 1st, 2021, so we need to do an emergency vote to approve these wholesale rates. For those of you who might be unfamiliar, the tax rate was set last year for three years. Because of the different rates for wholesale businesses, we need to let the City know who owns wholesale property and the rate they should be taxed at. In March, I sent out affidavits to all property owners in the District and these 3 PDFs are the ones that were sent back signed.

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Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

--

Kelly Spencer

Founder



www.thesocialaffairstl.com

www.thedogwoodstl.com

@thesocialaffairstl

o. 314-349-1242

c. 314-583-9435

Office Hours: Tues.-Thurs. 10 a.m. to 5:30 p.m.

Closed Sunday and Monday.

Due to our busy events calendar, we have limited access to email on Fridays and Saturdays as we are making Extraordinary happen!



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2019 The Knot ~ Best of Weddings Award

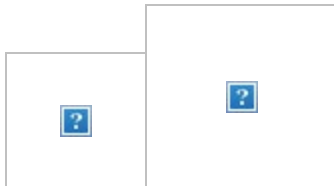
2019 St. Louis Business Journal Top 25 Largest Caterers

2020 St. Louis Business Journal Top 25 Largest Caterers

2020 The Knot ~ Best of Weddings Award

2021 The Knot ~ Best of Weddings Award

2021 The Knot Hall of Fame



<Kelly.Kenter Affidavit.pdf>

From: [Joel Oliver](#)
To: [Alayna Graham](#)
Cc: [Kelly Spencer](#); [Fahime Mohammad](#); [Ashley Johnson](#); [Jessie Mueller](#); chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 9:22:52 AM
Attachments: [Kelly.Kenter Affidavit.pdf](#)

Yes

Joel Oliver
Managing Director & SVP
Green Street Development
314-495-9884 (cell)
Sent from my iPhone

On Sep 30, 2021, at 8:50 AM, Alayna Graham <Alayna@pcd-stl.org> wrote:

Hi everyone,

We have a last minute approval because of problems with USPS. Attached is the Affidavit of Kelly Kenter for 4530 Manchester Ave.

*Please **reply all** with a vote of YES or NO for approval of this affidavit. Voting will close by 5pm today or with majority consensus.*

Thanks for your patience on this. Please note, this is separate from the other vote. If you already voted yes for the other affidavits, that does not count for this one.

Alayna Graham (she/her)
Park Central Development
Project Manager, Special Taxing Districts and Planning
Office: 314-535-5311 | Cell: 217-371-1257

From: Joel Oliver <joel@greenstreetstl.com>
Sent: Wednesday, September 29, 2021 7:22 AM
To: Kelly Spencer <kelly@thesocialaffairstl.com>; Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>; Ashley Johnson <Ashley@pcd-stl.org>; Jessie Mueller <jessie@risecoffeestl.com>; chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com;

kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com

Subject: Re: Grove CID Wholesale

Yes

JOEL OLIVER
MANAGING DIRECTOR & SVP
DEVELOPMENT
O: [314-726-2500](tel:314-726-2500)
C: [314-495-9884](tel:314-495-9884)
F: [314-726-2725](tel:314-726-2725)

From: Kelly Spencer <kelly@thesocialaffairstl.com>
Date: Tuesday, September 28, 2021 at 7:45 PM
To: Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>, Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, chip@atomic-cowboy.com <chip@atomic-cowboy.com>, dbellon@sbcglobal.net <dbellon@sbcglobal.net>, guy@mangrovestl.com <guy@mangrovestl.com>, ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>, Joel Oliver <joel@greenstreetstl.com>, kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>, neal@greaterstlinc.com <neal@greaterstlinc.com>, tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>
Subject: Re: Grove CID Wholesale

Yes. Thanks

On Tue, Sep 28, 2021 at 6:40 PM Fahime Mohammad <fahimem@yahoo.com> wrote:

Yes

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
[4176 Manchester Avenue | STL 63110](https://www.risecoffeestl.com)
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>;
fahimem@yahoo.com <fahimem@yahoo.com>; Jessie Mueller
<jessie@risecoffeestl.com>; neal@greaterstlinc.com
<neal@greaterstlinc.com>; ilovecityboutique@gmail.com
<ilovecityboutique@gmail.com>; dbellon@sbcglobal.net
<dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com
<tatyana.telnikova@gmail.com>; joel@greenstreetstl.com
<joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>;
guy@mangrovestl.com <guy@mangrovestl.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>
Subject: Grove CID Wholesale

Good afternoon Grove Board of Directors,

My apologies, but the Grove CID Wholesale submission date slipped off my radar. We need to have this approved by the Board and sent in by this Friday, October 1st, 2021, so we need to do an emergency vote to approve these wholesale rates. For those of you who might be unfamiliar, the tax rate was set last year for three years. Because of the different rates for wholesale businesses, we need to let the City know who owns wholesale property and the rate they should be taxed at. In March, I sent out affidavits to all property owners in the District and these 3 PDFs are the ones that were sent back signed.

Voting is now open: If you would like to approve these property owners for the wholesale rate, please **reply all** with **YES**. If you do not approve, please **reply all** with **NO**. Voting will close at 5pm on Thursday, September 30th or by majority consensus. If you do not approve, the City will just use the rates from last year.

Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

--

Kelly Spencer

Founder



www.thesocialaffairstl.com

www.thedogwoodstl.com

@thesocialaffairstl

o. 314-349-1242

c. 314-583-9435

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2020 St. Louis Business Journal Top 25 Largest Caterers

2020 The Knot ~ Best of Weddings Award

2021 The Knot ~ Best of Weddings Award

2021 The Knot Hall of Fame



From: [Chip Schloss](#)
To: [Alayna Graham](#); [Joel Oliver](#); [Kelly Spencer](#); [Fahime Mohammad](#)
Cc: [Ashley Johnson](#); [Jessie Mueller](#); [dbellon@sbcglobal.net](#); [guy@mangrovestl.com](#); [ilovecityboutique@gmail.com](#); [kkenter@sitelinesinc.com](#); [neal@greaterstlinc.com](#); [tatyana.telnikova@gmail.com](#)
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 10:30:32 AM

yes

From: Alayna Graham <Alayna@pcd-stl.org>
Date: Thursday, September 30, 2021 at 6:50 AM
To: Joel Oliver <joel@greenstreetstl.com>, Kelly Spencer <kelly@thesocialaffairstl.com>, Fahime Mohammad <fahimem@yahoo.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, Chip <chip@atomic-cowboy.com>, Don Bellon <dbellon@sbcglobal.net>, "guy@mangrovestl.com" <guy@mangrovestl.com>, "ilovecityboutique@gmail.com" <ilovecityboutique@gmail.com>, Kelly Kenter <kkenter@sitelinesinc.com>, "neal@greaterstlinc.com" <neal@greaterstlinc.com>, "tatyana.telnikova@gmail.com" <tatyana.telnikova@gmail.com>
Subject: RE: Grove CID Wholesale

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Alayna Graham (she/her)
Park Central Development
Project Manager, Special Taxing Districts and Planning
Office: 314-535-5311 | Cell: 217-371-1257

From: Joel Oliver <joel@greenstreetstl.com>
Sent: Wednesday, September 29, 2021 7:22 AM
To: Kelly Spencer <kelly@thesocialaffairstl.com>; Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>; Ashley Johnson <Ashley@pcd-stl.org>; Jessie Mueller <jessie@risecoffeestl.com>; chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com;

neal@greaterstlinc.com; tatyana.telnikova@gmail.com

Subject: Re: Grove CID Wholesale

Yes

JOEL OLIVER
MANAGING DIRECTOR & SVP
DEVELOPMENT
O: [314-726-2500](tel:314-726-2500)
C: [314-495-9884](tel:314-495-9884)
F: [314-726-2725](tel:314-726-2725)

From: Kelly Spencer <kelly@thesocialaffairstl.com>

Date: Tuesday, September 28, 2021 at 7:45 PM

To: Fahime Mohammad <fahimem@yahoo.com>

Cc: Alayna Graham <Alayna@pcd-stl.org>, Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, chip@atomic-cowboy.com <chip@atomic-cowboy.com>, dbellon@sbcglobal.net <dbellon@sbcglobal.net>, guy@mangrovestl.com <guy@mangrovestl.com>, ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>, Joel Oliver <joel@greenstreetstl.com>, kcenter@sitelinesinc.com <kcenter@sitelinesinc.com>, neal@greaterstlinc.com <neal@greaterstlinc.com>, tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>

Subject: Re: Grove CID Wholesale

Yes. Thanks

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[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
[4176 Manchester Avenue | STL 63110](https://www.risecoffeestl.com)
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com
<fahimem@yahoo.com>; Jessie Mueller <jessie@risecoffeestl.com>;
neal@greaterstlinc.com <neal@greaterstlinc.com>; ilovecityboutique@gmail.com
<ilovecityboutique@gmail.com>; dbellon@sbcglobal.net <dbellon@sbcglobal.net>;
tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>;
joel@greenstreetstl.com <joel@greenstreetstl.com>; chip@atomic-cowboy.com
<chip@atomic-cowboy.com>; guy@mangrovestl.com <guy@mangrovestl.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>
Subject: Grove CID Wholesale

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Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

--

Kelly Spencer

Founder



www.thesocialaffairstl.com

www.thedogwoodstl.com

@thesocialaffairstl

o. 314-349-1242

c. 314-583-9435

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2020 St. Louis Business Journal Top 25 Largest Caterers

2020 The Knot ~ Best of Weddings Award

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From: [Jessie Mueller](#)
To: [Alayna Graham](#); [Joel Oliver](#); [Kelly Spencer](#); [Fahime Mohammad](#)
Cc: [Ashley Johnson](#); chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 11:27:21 AM

Yes

Jessie Mueller (she/her)
Rise Coffee House
4176 Manchester Avenue | STL 63110
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Thursday, September 30, 2021 8:50:31 AM
To: Joel Oliver <joel@greenstreetstl.com>; Kelly Spencer <kelly@thesocialaffairstl.com>; Fahime Mohammad <fahimem@yahoo.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>; Jessie Mueller <jessie@risecoffeestl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>; dbellon@sbcglobal.net <dbellon@sbcglobal.net>; guy@mangrovestl.com <guy@mangrovestl.com>; ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>; kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>; neal@greaterstlinc.com <neal@greaterstlinc.com>; tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>
Subject: RE: Grove CID Wholesale

Hi everyone,

We have a last minute approval because of problems with USPS. Attached is the Affidavit of Kelly Kenter for 4530 Manchester Ave.

Please **reply all** with a vote of YES or NO for approval of this affidavit. Voting will close by 5pm today or with majority consensus.

Thanks for your patience on this. Please note, this is separate from the other vote. If you already voted yes for the other affidavits, that does not count for this one.

Alayna Graham (she/her)
Park Central Development
Project Manager, Special Taxing Districts and Planning
Office: 314-535-5311 | Cell: 217-371-1257

From: Joel Oliver <joel@greenstreetstl.com>
Sent: Wednesday, September 29, 2021 7:22 AM
To: Kelly Spencer <kelly@thesocialaffairstl.com>; Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>; Ashley Johnson <Ashley@pcd-stl.org>; Jessie Mueller <jessie@risecoffeestl.com>; chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com
Subject: Re: Grove CID Wholesale

Yes

JOEL OLIVER
MANAGING DIRECTOR & SVP
DEVELOPMENT
O: [314-726-2500](tel:314-726-2500)
C: [314-495-9884](tel:314-495-9884)
F: [314-726-2725](tel:314-726-2725)

From: Kelly Spencer <kelly@thesocialaffairstl.com>
Date: Tuesday, September 28, 2021 at 7:45 PM
To: Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>, Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, chip@atomic-cowboy.com <chip@atomic-cowboy.com>, dbellon@sbcglobal.net <dbellon@sbcglobal.net>, guy@mangrovestl.com <guy@mangrovestl.com>, ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>, Joel Oliver <joel@greenstreetstl.com>, kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>, neal@greaterstlinc.com <neal@greaterstlinc.com>, tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>
Subject: Re: Grove CID Wholesale

Yes. Thanks

On Tue, Sep 28, 2021 at 6:40 PM Fahime Mohammad <fahimem@yahoo.com> wrote:

Yes

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
[4176 Manchester Avenue | STL 63110](https://www.risecoffeestl.com)
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com
<fahimem@yahoo.com>; Jessie Mueller <jessie@risecoffeestl.com>;
neal@greaterstlinc.com <neal@greaterstlinc.com>; ilovecityboutique@gmail.com
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<chip@atomic-cowboy.com>; guy@mangrovestl.com <guy@mangrovestl.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>
Subject: Grove CID Wholesale

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Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

--

Kelly Spencer

Founder



www.thesocialaffairstl.com
www.thedogwoodstl.com
[@thesocialaffairstl](https://www.instagram.com/thesocialaffairstl)
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2021 The Knot Hall of Fame



From: [Jessie Mueller](#)
To: [Alayna Graham](#); kkenter@sitelinesinc.com; kelly@thesocialaffairstl.com; fahimem@yahoo.com; neal@greaterstlinc.com; ilovecityboutique@gmail.com; dbellon@sbcglobal.net; tatyana.telnikova@gmail.com; joel@greenstreetstl.com; chip@atomic-cowboy.com; guy@mangrovestl.com
Cc: [Ashley Johnson](#)
Subject: Re: Grove CID Wholesale
Date: Tuesday, September 28, 2021 6:13:36 PM

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
4176 Manchester Avenue | STL 63110
c: 314-761-4864 | IG: @risecoffeestl
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>; kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com <fahimem@yahoo.com>; jessie@risecoffeestl.com <jessie@risecoffeestl.com>; neal@greaterstlinc.com <neal@greaterstlinc.com>; ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>; dbellon@sbcglobal.net <dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>; joel@greenstreetstl.com <joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>; guy@mangrovestl.com <guy@mangrovestl.com>
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Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

From: [Fahime Mohammad](#)
To: [Jessie Mueller](#); [Alayna Graham](#); kkenter@sitelinesinc.com; kelly@thesocialaffairstl.com; neal@greaterstlinc.com; ilovecityboutique@gmail.com; dbellon@sbcglobal.net; tatyana.telnikova@gmail.com; joel@greenstreetstl.com; chip@atomic-cowboy.com; guy@mangrovestl.com
Cc: [Ashley Johnson](#)
Subject: Re: Grove CID Wholesale
Date: Tuesday, September 28, 2021 6:40:13 PM

Yes

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
4176 Manchester Avenue | STL 63110
c: 314-761-4864 | IG: [@risecoffeestl](#)
www.risecoffeestl.com

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To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>; kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com <fahimem@yahoo.com>; Jessie Mueller <jessie@risecoffeestl.com>; neal@greaterstlinc.com <neal@greaterstlinc.com>; ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>; dbellon@sbcglobal.net <dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>; joel@greenstreetstl.com <joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>; guy@mangrovestl.com <guy@mangrovestl.com>
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Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

From: [Chip Schloss](#)
To: [Alayna Graham](#)
Subject: Re: Grove CID Wholesale
Date: Tuesday, September 28, 2021 7:05:13 PM

Yes

From: Alayna Graham <Alayna@pcd-stl.org>
Date: Tuesday, September 28, 2021 at 3:38 PM
To: Kelly Kenter <kkenter@sitelinesinc.com>, "kelly@thesocialaffairstl.com" <kelly@thesocialaffairstl.com>, "fahimem@yahoo.com" <fahimem@yahoo.com>, "jessie@risecoffeestl.com" <jessie@risecoffeestl.com>, "neal@greaterstlinc.com" <neal@greaterstlinc.com>, "ilovecityboutique@gmail.com" <ilovecityboutique@gmail.com>, Don Bellon <dbellon@sbcglobal.net>, "tatyana.telnikova@gmail.com" <tatyana.telnikova@gmail.com>, "joel@greenstreetstl.com" <joel@greenstreetstl.com>, Chip <chip@atomic-cowboy.com>, "guy@mangrovestl.com" <guy@mangrovestl.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>
Subject: Grove CID Wholesale

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Alayna Graham (she/her)
Park Central Development
Project Manager, Special Taxing Districts and Planning
Office: 314-535-5311 | Cell: 217-371-1257

From: [Kelly Spencer](#)
To: [Fahime Mohammad](#)
Cc: [Alayna Graham](#); [Ashley Johnson](#); [Jessie Mueller](#); [chip@atomic-cowboy.com](#); [dbellon@sbcglobal.net](#); [guy@mangrovestl.com](#); [ilovecityboutique@gmail.com](#); [joel@greenstreetstl.com](#); [kkenter@sitelinesinc.com](#); [neal@greaterstlinc.com](#); [tatyana.telnikova@gmail.com](#)
Subject: Re: Grove CID Wholesale
Date: Tuesday, September 28, 2021 7:45:58 PM

Yes. Thanks

On Tue, Sep 28, 2021 at 6:40 PM Fahime Mohammad <fahimem@yahoo.com> wrote:
Yes

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, September 28, 2021, 6:13 PM, Jessie Mueller <jessie@risecoffeestl.com> wrote:

Yes. Thanks Alayna!

Jessie Mueller (she/her)
Rise Coffee House
[4176 Manchester Avenue | STL 63110](#)
c: 314-761-4864 | IG: [@risecoffeestl](#)
www.risecoffeestl.com

From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>; kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com <fahimem@yahoo.com>; Jessie Mueller <jessie@risecoffeestl.com>; neal@greaterstlinc.com <neal@greaterstlinc.com>; ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>; dbellon@sbcglobal.net <dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>; joel@greenstreetstl.com <joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>; guy@mangrovestl.com <guy@mangrovestl.com>
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Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

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--

Kelly Spencer
Founder



www.thesocialaffairstl.com
www.thedogwoodstl.com
@thesocialaffairstl
o. 314-349-1242
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2021 The Knot ~ Best of Weddings Award

2021 The Knot Hall of Fame



From: [Joel Oliver](#)
To: [Kelly Spencer](#); [Fahime Mohammad](#)
Cc: [Alayna Graham](#); [Ashley Johnson](#); [Jessie Mueller](#); chip@atomic-cowboy.com; dbellon@sbcglobal.net; guy@mangrovestl.com; ilovecityboutique@gmail.com; kkenter@sitelinesinc.com; neal@greaterstlinc.com; tatyana.telnikova@gmail.com
Subject: Re: Grove CID Wholesale
Date: Wednesday, September 29, 2021 7:22:09 AM

Yes

JOEL OLIVER
MANAGING DIRECTOR & SVP
DEVELOPMENT
O: [314-726-2500](tel:314-726-2500)
C: [314-495-9884](tel:314-495-9884)
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Date: Tuesday, September 28, 2021 at 7:45 PM
To: Fahime Mohammad <fahimem@yahoo.com>
Cc: Alayna Graham <Alayna@pcd-stl.org>, Ashley Johnson <Ashley@pcd-stl.org>, Jessie Mueller <jessie@risecoffeestl.com>, chip@atomic-cowboy.com <chip@atomic-cowboy.com>, dbellon@sbcglobal.net <dbellon@sbcglobal.net>, guy@mangrovestl.com <guy@mangrovestl.com>, ilovecityboutique@gmail.com <ilovecityboutique@gmail.com>, Joel Oliver <joel@greenstreetstl.com>, kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>, neal@greaterstlinc.com <neal@greaterstlinc.com>, tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>
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Yes

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From: Alayna Graham <Alayna@pcd-stl.org>
Sent: Tuesday, September 28, 2021 5:38:09 PM
To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>; fahimem@yahoo.com
<fahimem@yahoo.com>; Jessie Mueller <jessie@risecoffeestl.com>;
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tatyana.telnikova@gmail.com <tatyana.telnikova@gmail.com>;
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Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

--

Kelly Spencer

Founder



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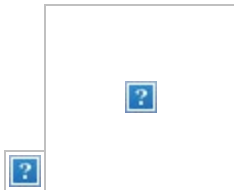
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2021 The Knot ~ Best of Weddings Award

2021 The Knot Hall of Fame



From: [Don Bellon](#)
To: [Alayna Graham](#)
Subject: Re: Grove CID Wholesale
Date: Wednesday, September 29, 2021 10:44:00 AM

yes

On Tuesday, September 28, 2021, 05:38:14 PM CDT, Alayna Graham <alayna@pcd-stl.org> wrote:

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Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

From: [Guy Slay](#)
To: [Joel Oliver](#)
Cc: [Kelly Spencer](#); [Fahime Mohammad](#); [Alayna Graham](#); [Ashley Johnson](#); [Jessie Mueller](#); [chip@atomic-cowboy.com](#); [dbellon@sbcglobal.net](#); [ilovecityboutique@gmail.com](#); [kkenter@sitelinesinc.com](#); [neal@greaterstlinc.com](#); [tatyana.telnikova@gmail.com](#)
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 9:07:24 AM

Yes

Guy Slay (He/His/Him)
MANGROVE
"Restoring community...One historic building at a time"
[314-223-6001](tel:314-223-6001) (cell)
www.mangrovestl.com
[4268 Manchester Avenue](#), Floor 2
St. Louis, MO 63110

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JOEL OLIVER
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To: kkenter@sitelinesinc.com <kkenter@sitelinesinc.com>;
kelly@thesocialaffairstl.com <kelly@thesocialaffairstl.com>;
fahimem@yahoo.com <fahimem@yahoo.com>; Jessie Mueller
<jessie@risecoffeestl.com>; neal@greaterstlinc.com
<neal@greaterstlinc.com>; ilovecityboutique@gmail.com
<ilovecityboutique@gmail.com>; dbellon@sbcglobal.net
<dbellon@sbcglobal.net>; tatyana.telnikova@gmail.com
<tatyana.telnikova@gmail.com>; joel@greenstreetstl.com
<joel@greenstreetstl.com>; chip@atomic-cowboy.com <chip@atomic-cowboy.com>;
guy@mangrovestl.com <guy@mangrovestl.com>
Cc: Ashley Johnson <Ashley@pcd-stl.org>
Subject: Grove CID Wholesale

Good afternoon Grove Board of Directors,

My apologies, but the Grove CID Wholesale submission date slipped off my radar. We need to have this approved by the Board and sent in by this Friday, October 1st, 2021, so we need to do an emergency vote to approve these wholesale rates. For those of you who might be unfamiliar, the tax rate was set last year for three years. Because of the different rates for wholesale businesses, we

need to let the City know who owns wholesale property and the rate they should be taxed at. In March, I sent out affidavits to all property owners in the District and these 3 PDFs are the ones that were sent back signed.

Voting is now open: If you would like to approve these property owners for the wholesale rate, please **reply all** with **YES**. If you do not approve, please **reply all** with **NO**. Voting will close at 5pm on Thursday, September 30th or by majority consensus. If you do not approve, the City will just use the rates from last year.

Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

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Kelly Spencer
Founder



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Office Hours: Tues.-Thurs. 10 a.m. to 5:30 p.m.

Closed Sunday and Monday.

Due to our busy events calendar, we have limited access to email on Fridays and Saturdays as we are making Extraordinary happen!



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2019 The Knot ~ Best of Weddings Award
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2020 St. Louis Business Journal Top 25 Largest Caterers
2020 The Knot ~ Best of Weddings Award
2021 The Knot ~ Best of Weddings Award
2021 The Knot Hall of Fame



From: [Tatyana Telnikova](#)
To: [Alayna Graham](#)
Subject: Re: Grove CID Wholesale
Date: Thursday, September 30, 2021 11:30:47 AM

Yes

On Tue, Sep 28, 2021 at 5:38 PM Alayna Graham <Alayna@pcd-stl.org> wrote:

Good afternoon Grove Board of Directors,

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Thank you,

Alayna

Alayna Graham (she/her)

Park Central Development

Project Manager, Special Taxing Districts and Planning

Office: 314-535-5311 | Cell: 217-371-1257

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Cheers!

Tatyana Telnikova
HandleBarStl.com