

**MINUTES OF THE BOARD OF DIRECTORS OF THE  
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT**

**August 8, 2019**

**ATTENDANCE**

**BOARD MEMBERS PRESENT:** David McCreery and Christopher Shearman, Noy Liam, Matt Ghio, Natasha Bahrami and Lorenzo Andrade **STAFF:** Rachel Witt **ABSENT:** Rachel Presley, Phil Benoist, David Bailey and Tim Boyle

**GUEST:** Hamish Bahrami, Victor Pham, Alexia Anderson, Bret Narayan and Chris Chesney

**1. Call to Order:** Mr. Shearman called the meeting to order at 1:05 PM

**2. Minutes & Executive Director's Report:** Ms. Bahrami moved to approve the minutes for June 13, 2019 & the Executive Director's report. Mr. Andrade seconded the motion. The board approved the minutes & Executive Director's report.

**3. Treasurer's Report:** n/a Ms. Witt was unable to complete. She is waiting on a few invoices for the month of July. When received she will email the profit and loss statement to the board. Ms. Witt did recap the end of the fiscal year on income and expenses. The district was under budget but over in maintenance due to the amount of snow we had this winter.

**4. Administration**

**A. Board Nomination:** Lorenzo Andrade, Mr. McCreery and Rachel Presley will continue on the board. Fran Fanara will be replaced by Philip B. Natasha Bahrami pending.

**B. Medical Marijuana Dispensary Presentation:** Mr. Narayan and Mr. Chesney are interested to open a dispensary in the former pawn shop building with a lease to own agreement. They are working with Starbuds as a consultant to make sure they are compliant with regulations on security, layout and internal logistics. They are looking to have a team made up of a pharmacist and nurse practitioner. They are estimating 2% adoption rate thru physicians in the area to certify patients to be given prescription for marijuana use. There will be a one to one ratio with staff and customer to prevent theft which is highly regulated practice for all dispensaries. They are looking to have a two-year lease to purchase with construction of \$300,000 into the building. They want a clean sleek look for the appearance and are looking to open the 2<sup>nd</sup> quarter of 2020. Licenses will be issued January 1<sup>st</sup> or as early as December. Security Plan: will be hiring a company that designs plans for jewelry companies and are working with a bank to eliminate the use of cash. Hours will be 8AM-7PM or 8AM-8PM expecting \$3Million in taxable a year. They will hire a security guard the first year and then determine the need later. They will have cameras throughout the dispensary.

Victor Pham's property that is vacant has an interest in opening a dispensary. They will be coming to the SGCID Executive Board meeting next month. Concerns are customers leaving dispensary on how they remain safe walking to their car. The state will determine who will be issued a license. The state has a point system on how the 24 facilities will be awarded in Saint Louis. A letter of support will help in the point system.

**C. Task Force with TGNCCDC:** The Executive Board will compile scope of work to provide to TGNCCDC on collaboration of Executive Director managing CIDs in CDCs boundaries.

**5. Public Safety**

**A. Cameras out to Bid:** Proposals are due on Monday August 19<sup>th</sup> for four cameras to be placed on two buildings in the alley from Lemon Grass to the Gelateria. One camera will be placed on the garage of CBGB and three cameras on SF Shannon Real Estate to cover the entire alley as well as camera on Connecticut where a few robberies has happened.

**B. Youth Panhandling:** Youth panhandling is back, and they are being very aggressive. The police were called when the youth harassed a customer on the Vine Café patio. They made threats to her life. PO Slade is working to locate the youth.

**6. Maintenance & Capital Improvements**

**A. Signage & Zoning Committee Update:** Ms. Witt met with Dylan Mosier, Plan Examiner and Cecilia Dvorak, Senior Planner today. They reviewed the feedback from the focus group. The final draft will be sent out to the board, aldermen and focus group shortly. A sign survey is being created to be sent to the focus group due to lack of time at meeting.

**B. Musical Flowers for Ritz Park and Shade Structure:** flowers arrived today. Shade structure design changes are complete; waiting on Lawrence Fabric and design on the cost.

**6. Other Matter to come Before the Board**

**7. Adjournment** There being no further business, the meeting adjourned at 2:40PM

Respectfully submitted,

Matt Ghio, Secretary, South Grand CID