

**MINUTES OF THE BOARD OF DIRECTORS OF THE
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT
August 14, 2025**

ATTENDANCE

BOARD MEMBERS PRESENT: Natasha Bahrami, Tim Boyle, Bobby Lessentine, Kyla Pollard, Bay Tran, Lorenzo Andrade, Rachel Presley, and Max McCreery **ABSENT:** David McCreery, Matt Ghio, and Brian Roach **STAFF:** Rachel Witt **GUEST:** Lisa Otke and Sherrick Young

1. Call to Order: Bahrami called the meeting to order at 3:05pm

2. Minutes and Executive Director Report: Presley moved to approve the minutes for June 12, 2025. Andrade seconded the motion. The board approved the minutes. Presley moved to approve the Executive Director's report. McCreery seconded the motion. The board approved the Executive Director's report.

3. Treasurer's Report: Witt reported on June 30, 2025, end of the fiscal year profit and loss statement over budget by \$20,380.23. This is due to unprotecting the sales tax revenue and property owners late paying their assessment. As of August 14, 2025, \$171,312.41 is in the checking and money market account. Total of 89,802.38 is past due is owed by four property owners. Bahrami moved to approve the treasurer's report. Tran second the motion. The board approved the treasurer's report.

4. Administration

- A. One pager:** Witt suggested before emailing out the one pager about the South Grand CID and process to report MO State Sales Tax to businesses to add the deadlines and amounts to pay annual, monthly, and quarterly. The board agreed.
- B. QuickBooks Policy for Bill Pay:** Andrade moved to approve Witt to pay via QuickBooks for approved vendors instead by check. The USPS has been late and has lost many of our checks to vendors. KEB reviewed the policy as well. Presley seconded the motion. The board approved the new policy to pay online for approved vendors.
- C. SGCID Renewal Process:** Witt provided to the board from our lawyer the timeline for the SGCID renewal. Witt will have the draft management plan to the board sometime next month.
- D. CPI Vote:** Presley moved to approve 2% increase to the assessment rate via the SGCID ordinance. Andrade seconded the motion. The board approved the increased rate.
- E. Board of Commissioners form:** Witt reminded the four board members to fill out and return the Board of Commissioners form for the mayor to review and approve their term on the SGCID board. After they are approved, they will go to the Register's office to be sworn into office.

5. Public Safety

A. Unhoused Update: Witt met with Dr. Gary from the City of Saint Louis Health Department. Their street team will start introducing themselves to the South Grand business owners. They will provide the process on how to report the unhoused to receive support from their department. The SGCID board will signoff on a letter to the Health Department on our concerns and outcomes.

6. Maintenance

- A. Ritz Park Improvements:** Witt will wait on making repairs to the fountain until next fiscal year. Until other concerns are addressed in the park, the fountain will remain off.

7. Economic Development:

- A. Shade Structure Status for Rita Park:** Bergess Foundation denied the SGCA for our grant application. Witt is still waiting to hear back from CDA on our beautification application. Expected date: October 2025 to be notified.
- B. Phase 2 Uplighting:** Witt will be touring the district with Ameren Missouri on August 25 to explore the opportunity to receive a grant for the uplighting and possibly three-phase electricity support.

8. Other Matters Appropriate to Come Before the Board:

9. Adjournment There being no further business, the meeting adjourned at 4:30pm.

Respectfully submitted,
Rachel Witt/Executive Director/South Grand CID