

**MINUTES OF THE BOARD OF DIRECTORS OF THE  
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT  
December 11, 2025**

**ATTENDANCE**

**BOARD MEMBERS PRESENT:** Natasha Bahrami Brian Roach, Bobby Lessentine, Lorenzo Andrade, and Rachel Presley

**ABSENT:** Max McCreery, Kyla Pollard, Tim Boyle, David McCreery, Matt Ghio, and Bay Tran, **STAFF:** Rachel Witt

**GUEST:** Rick Gratz, Brianne Dellamano, and Harold Klees

**1. Call to Order:** Presley called the meeting to order at 3:035pm

**2. Minutes and Executive Director Report:** Andrade moved to approve the minutes for October 9, 2025. Lessentine seconded the motion. The board approved the minutes. Presley moved to approve the Executive Director's report. Andrade second the motion. The board approved the Executive Director's report.

**3. Treasurer's Report:** Witt reported as of October 2025 profit and loss report stating we are under budget due to secondary not being filled as well as holding off on repairs to the Ritz Park. Sales tax report is 9.88% below where we were at this time last year. Currently we have collected \$48,357.66 in sales and use tax funds this fiscal year. Balance Sheet as of December 11, 2025, \$128,324.37 in the checking and money market accounts. \$219,598 2025, is owed for the new assessment year and past due is still over \$53,000. Bahrami moved to approve the treasurer's report. Presley seconded the motion. The board approved the treasurer's report.

**4. Administration**

- A. Audit:** Dellamano and Gratz presented the FY25 Audit of the SGCID and SGCA. Journal entries were made to adjust the fund balance. In-kind donations were added to the SGCA for the entertainment value for the headliner band for Fall Fest. Expenses and revenue decreased due to a decrease in capital projects per the prior year of the uplighting that was added to the buildings.
- B. Board of Commissioners form:** Witt is still waiting for our alderwomen to approve the board of directors. When approved the slate will be presented at the board of aldermen meeting for approval.
- C. SGCID Renewal Status:** Witt has been working with our lawyer Matthew McBride. Per the timeline we can either keep at August 2026 reading or move up to April 2026 to play it safe for the requirements to report to the MO Department of Revenue to retain the sales tax collections. Bahrami moved to approve to move up the timeline to April 2026 reading. Presley seconded. The board approved to move up the timeline. Witt will reach out to McBride on the next steps.

**5. Public Safety**

**A. Chief of Police Meeting:** Witt will be meeting with the Chief of Police on Monday December 15. She will be discussing the increased unhoused, reckless driving, and delay of response with 911 calls.

**6. Maintenance**

- A. MO Department of Conservation Workshop:** MDC will be awarding a grant to the SGCID for phase 2-A of our landscaping upgrades. The Hartford intersection will be funded by MDC, Grow Native, and Kerr Foundation. MDC will host a workshop on the day of the plantings to be installed. Total value \$14,000

**7. Economic Development:**

**A. 2026 Events:** Witt reviewed the events for next year. The board liked the addition of the Soup Crawl, Restaurant Week, Digital Passport Coupon and taking a pause on the South Grand Fall and Music Fest.

**B. Ameren Grant:** Ameren agreed to our request to fund phase 2 of the uplighting. The funds will be divided with \$14,200 be awarded in 2025 and the difference awarded in 2026 to fund seven buildings to receive LED uplighting.

**8. Other Matters Appropriate to Come Before the Board:**

**A. Tower Grove East Newsletter:** Harold Klees, resident of Tower Grove East attended the board meeting. He will be writing articles to promote the South Grand businesses in their newsletter. Witt will meet with Klees to connect him to the businesses.

**9. Adjournment** There being no further business, the meeting adjourned at 4:10pm.

Respectfully submitted,

Rachel Witt, Executive Director, South Grand CID