



2025
Annual
Report

South Grand Community Improvement District:

Who We Are

MISSION

To cultivate a robust and supportive business climate on South Grand in order to establish the Tower Grove community as the premiere urban lifestyle district in the Saint Louis Metropolitan area.

VISION STATEMENT

Further enhance the South Grand Community Improvement District to become a thriving self-sufficient vibrant community that emphasizes safety, cleanliness, promotions, quality tenant attraction and retention, and infrastructure improvements.

VALUES

COMMUNITY ENGAGEMENT

We believe it is our responsibility to engage our surrounding business districts and neighborhoods in order to foster a positive relationship to better serve the Tower Grove Community.

ECONOMIC DEVELOPMENT

We are committed to increase our foot traffic through economic development and through capital improvements in order to create a greater return to the property and business owners within the district.

PUBLIC SAFETY

We believe, that in order to create a robust business climate, it is our responsibility to foster a safe and inviting environment to those who live, work, and play within the district.

MAINTENANCE

We are committed to ensuring a clean environment through ongoing maintenance of the streetscape of the district as well as ensuring the cleanliness of the commercial buildings through programs and/or ordinances.

A Message from the President

South Grand Businesses, Property Owners, and Neighbors, A cityscape founded in tradition yet comfortable with change, South Grand is experiencing a bright transition. The district is coming together in strong support of our vision of an inclusive walkable district built to embrace the diverse community surrounding it. South Grand is powered by these strong communities, active boards and committed alliances that help us overcome the inevitable obstacles to making our vision a reality. We're confident of success because our community is engaged. The future of South Grand is indeed bright.

The South Grand Community Improvement District and the South Grand Cultural Alliance understands the responsibility that has been entrusted to us using the resources we have been provided to benefit the people, properties, and businesses of our district. This report presents the district's financial standing and operations for the **fiscal year ending**

June 30, 2025. We hope you find this report informative, and we welcome your comments and questions. Please feel free to contact the district office to discuss any aspect of this report.



Sincerely,
Natasha Bahrami
President

5 Year Vision Plan Objectives

1. Increase the number of customers frequenting businesses throughout the day
2. Understand short term-and long-term goals of property owners
3. Improve the appearance of the district
4. Improve street life
5. Improve the perception of the development of the Tower Grove Community



SGCID Accomplishments

July 2024-June 2025

- Phase 2 of our Uplighting Project locations have been chosen and cost for lights and installation has been provided.
- SWT Design completed landscape design. Phase 1 of the design was installed by Pretty City Gardens and Landscapes at Grand/Arsenal and Grand/Utah.
- Arcturus completed the wayfinding sign design. Fabrication and installation will be funded by Ward 6 Alderwoman Velazquez and Ward 7 Alderwoman Sonnier.
- Young Architects Forum of AIA created three designs for a shade structure for the Ritz Park (3147 South Grand Blvd). The community voted on their favorite. Grants research and applications have started.
- Grown Creative Agency completed the new brand identity and updated the South Grand website.
- Two professional architects surveyed the district's exterior and interior of the businesses to provide a scoring card on suggested improvements.
- Brightside Grant awarded plants for the South Grand parking lot. South Grand EcoCrew performed the installation.
- Ritz Park Kiosk was repaired and painted.
- William A Kerr Foundation gave a \$5,000 assistance grant for rain garden maintenance
- New Businesses:
 - Corner C7 Hookah
 - Leviathan Bookstore
 - Grand Bistro
 - The Forest

South Grand Community Improvement District

BOARD OF DIRECTORS

Natasha Bahrami
President
Salve Osteria
The Gin Room

Rachel Presley
Vice President
SF Shannon Real Estate

Kyla Pollard
Treasurer
Commerce Bank

Matt Gho
Secretary
The Crone Law Firm, PLC
GST Properties

DIRECTORS

Lorenzo Andrade
AH Realty Advisors

David Bailey
Rooster South Grand

Max McCreery
G&A STL Inc.

JoJo Prapaasilapa
Jay International

Bay Tran
Tree House Restaurant

EMERITUS

Timothy Boyle
City Property Company

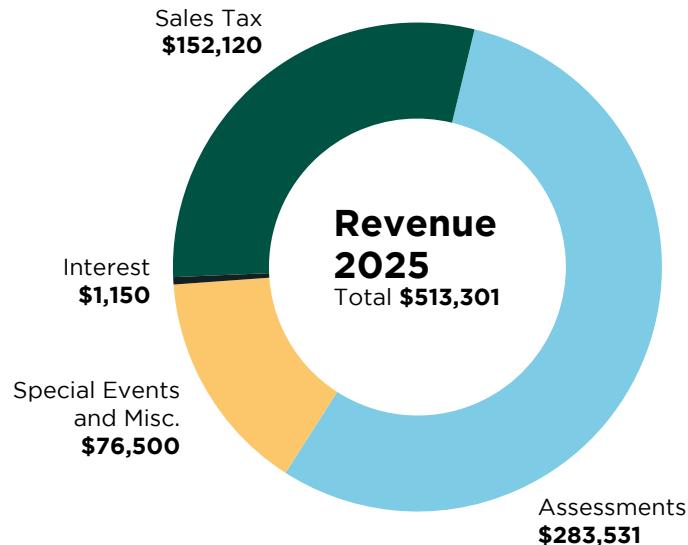
David McCreery
G&A STL Inc.

STAFF

Rachel Witt
Executive Director

South Grand 2025 at a Glance

Fiscal Year July 1, 2024 through June 30, 2025

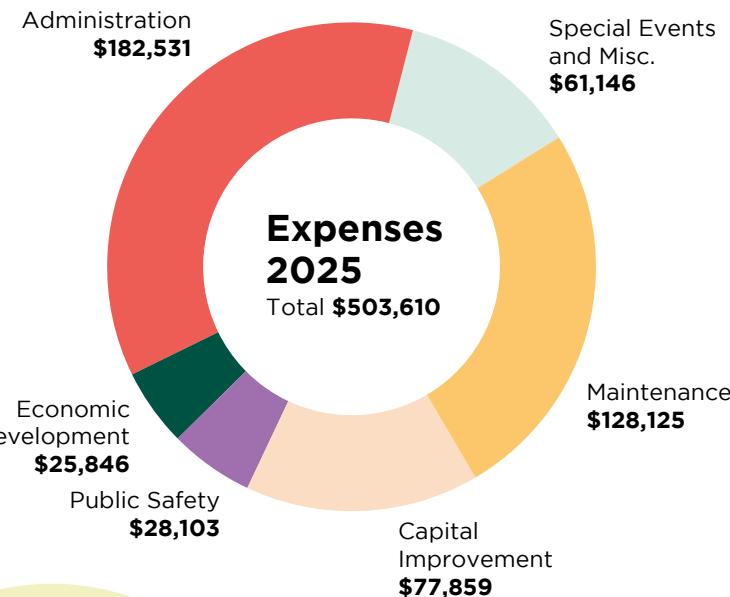


Where Does the Money Come From? (SGCID & SGCA)

Assessments: Assessed value assigned to each property within the boundaries of the district based on square feet: ground, first floor, second and above that is placed on the property owner's property tax bill and collected by the City of Saint Louis

Sales Tax: State of Missouri sales tax rate of 1/2 of \$0.01 per taxable sales tax dollar is collected by the Missouri Department of Revenue from the businesses within the boundaries of the district

Special Events and Misc.:
Grants and sponsorships



Where Does the Money Go? (SGCID & SGCA)

ADMINISTRATION:

- Professional fees
- Consultant
- Office rent
- Insurance
- Management fees
- Office supplies
- Other miscellaneous costs
- Membership
- Meetings/luncheons

MAINTENANCE:

- Sidewalk cleaning
- Snow removal: South Grand Parking Lot and Ritz Park
- Ironwork maintenance
- Street sweeping, trash and litter removal
- Landscaping of rain gardens, bump outs, tree wells, Ritz Park and parking lot and design
- Graffiti & poster removal
- Infrastructure repairs

ECONOMIC DEVELOPMENT:

- Events
- Advertising
- Website

PUBLIC SAFETY:

- Secondary Patrol
- Security cameras

SPECIAL EVENTS & MISC:

- South Grand events and Maker's Popups

CAPITAL IMPROVEMENTS:

- Utilities and maintenance of Ritz Park and parking lot
- Loans for Ritz Park and parking lot
- Street decorations
- Signage
- Business improvement grant

South Grand Cultural Alliance

Who We Are

MISSION STATEMENT

We are here to make our community an even better place to live, work, and play. Together, we are boosting our local businesses, encouraging community engagement, and sprucing up our district to create a warm, welcoming environment for everyone. Through unique community events and partnerships with our neighbors, we're not just transforming our area; we're building a close-knit community where everyone belongs.

VISION STATEMENT

We envision a thriving and inclusive community district where small businesses flourish, property owners find the support and resources they need to thrive, the streets are safe and alive with activity and art, and the community is recognized as a dynamic and desirable destination. Our commitment to creativity, sustainability, and unity will drive us to build a district that serves as a model for urban revitalization and community empowerment. Together, we will shape a brighter future for all who call our community home.

VALUES

Community-Centered We prioritize the interests and well-being of our community, striving to create an environment where all residents and businesses feel supported and included.

Sustainability We are committed to implementing sustainable practices that ensure the long-term health and vitality of our district, considering environmental, economic, and social impacts.

Collaboration We recognize the importance of cooperative efforts and partnerships, actively seeking collaboration with business owners, property owners, and the surrounding neighborhoods to fulfill our mission.

Inclusivity Inclusivity is at the heart of our community, where diversity is celebrated and respected. We believe that every individual, regardless of their background or identity, should have an equal opportunity to thrive, succeed, and contribute to the vibrant tapestry of our neighborhood.





SGCA

SGCA Accomplishments July 2024-June 2025

- Makers Pop Up in Ritz Park, July 20
- Makers Pop Up in Ritz Park, August 17
- South Grand Fall and Music Fest, September 21
- Grinchmas on Grand, December 7
- South Grand Cocktail Crawl, May 15
- Makers Pop Up in Ritz Park, May 17
- South Grand Dine Around: A Restaurant Crawl, June 19
- Makers Pop Up in Ritz Park, June 21
- AARP Grant: \$25,000. Bus shelter fabrication and installation completed.
- Sponsorship: \$21,783
- In-kind Donation: Grow Active Solutions sponsoring the headliner
- Missouri Arts Council Grant for the South Grand Fall and Music Fest: \$3,000

South Grand Cultural Alliance

BOARD OF DIRECTORS

Andrew Fair
President
Gelateria
South Grand Business Owner

Kevin Twellman
Vice President
Dunaway Books
South Grand Business Owner

Melissa Walthart
Treasurer
Compton Hill Reservoir Square, Resident

Sarah Conners
Secretary
Tower Grove Heights, Resident

DIRECTORS

Rukiya Anthony
Tower Grove South, Resident

Audrey Brown
Compton Heights, Resident

Dylan Dodson
Pizza Head
South Grand Business Owner

Tristan Mackenzie
Tower Grove East, Resident

Caroline May
Grown Agency
South Grand Business Owner

STAFF

Rachel Witt
Executive Director



ECLECTIC IS ELECTRIC

**SOUTH GRAND COMMUNITY
IMPROVEMENT DISTRICT**

SOUTH GRAND CULTURAL ALLIANCE

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