



**SOUTH**  
*grand*

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.
- Arcturis 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 Ghio

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 Prapaisilapa

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

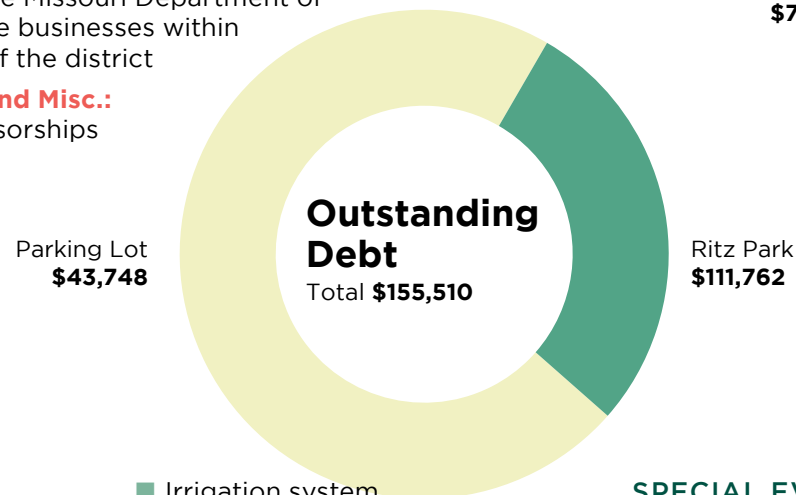
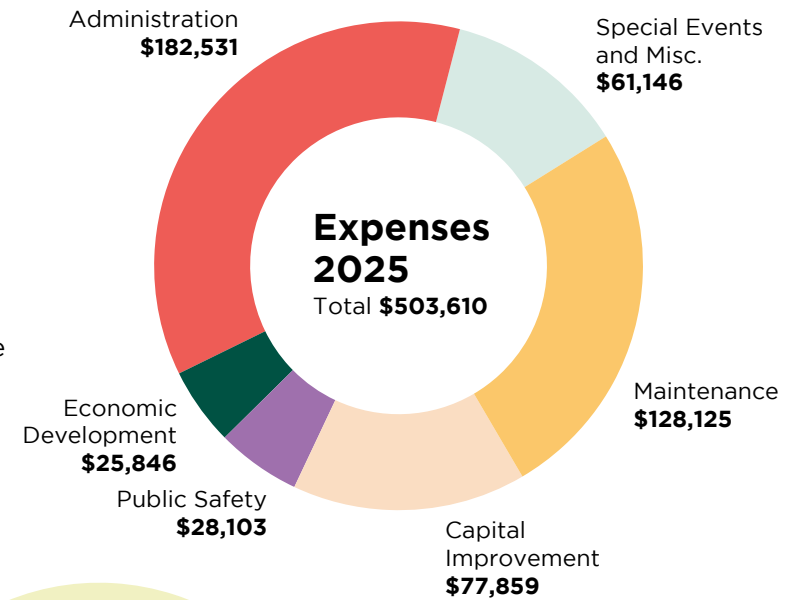
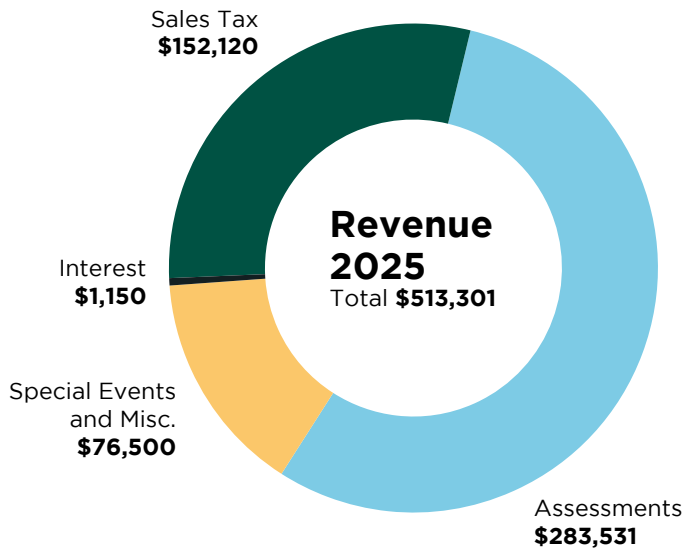
Fiscal Year July 1, 2024 through June 30, 2025

## 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

### IRRIGATION SYSTEM:

- Other maintenance projects

### 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 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 Connors**  
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

SGCA



ECLECTIC IS ELECTRIC

**SOUTH GRAND COMMUNITY  
IMPROVEMENT DISTRICT**

**SOUTH GRAND CULTURAL ALLIANCE**

3115 South Grand Blvd. Suite 350B St. Louis MO 63118

314-772-5750

[scoop@southgrand.org](mailto:scoop@southgrand.org)

**[SOUTHGRAND.ORG](http://SOUTHGRAND.ORG)**

