

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

April 8, 2026

ATTENDANCE

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

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

2. Minutes and Executive Director Report: Ghio moved to approve the minutes for February 12, 2026, Tran 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 as of March 31, 2026, \$247,293.69 is in the checking and money market accounts. Thus far collected in sales tax this year \$100,712.99 up 1.44% from last year at this time. \$125,000 is owed to the South Grand from 2022-2025. \$65,000 from 2025. Presley moved to approve the treasurer's report. Ghio seconded the motion. The board approved the treasurer's report.

4. Administration

- A. Board Meetings Date and Time Change:** Witt brought up Wednesdays no longer work for Kyla Pollard. The board meetings will be moved back to the second Thursday of the month at 10:30am instead of 3pm.
- B. SGCID Renewal Status:** Witt will be dropping off the signatures to the Assessor's office tomorrow. Per Witt's numbers we have 77% of the total number of property owners signed. 80% total assessed value.
- C. Budget:** Andrade moved to approve the amended budget to change legal to \$2,000 and infrastructure to \$0 and street cleaning to \$13,000. Witt will move ahead with the vacuuming of the pervious concrete when Spire is done. Witt will wait to have the district power washed due to the street being repaved. Power washing will occur after the repaving. Bahrami seconded the motion. The board approved the amended budget.
- D. Composting Bins:** Witt will reach out to New Earth Farm to ty out a trial period with the composting bins to be placed at the back of the parking lot. Witt will inquire how often the bins are picked up.
- E. Rachel Witt's Review:** Bay Tran and Natasha Bahrami will conduct Witt's review.

5. Public Safety

A. Secondary: SLMPD Police Commissioners voted and approved the South Grand CID amended contract to a flat rate of \$60/hour. Bahrami signed the contract at the board meeting. Witt will return to Tim Sullivan, with the SLMPD.

6. Maintenance

- A. Ritz Park:** Witt met with Adam Layne, Treasurer. He agreed to get the lot appraised and put it out to bid for development. Layne also informed Witt that the Treasurer's office will be conducting a parking study to evaluate all public and private parking lots and how much of the lots are being used. This could be a game changer for developers for number of parking spaces required for development projects. Layne and Witt will meet again when the lot is appraised, and value is determined for sale. AHARA, Lorenzo Andrade will attend the meeting.
- B. Ritz Park Maintenance:** The board approved Nick Taylor's bid to fix the broken boards at the front of the Ritz Park that were vandalized.
- C. Street Cleaning:** Witt presented Stormwater Protect STL bid for the vacuuming and power washing of the district. One contactor passed on bidding and the other was \$38,000 just to power wash.

7. Economic Development:

A. Sponsorship Events: Witt asked for assistance in finding possible sponsors for the district's events.

8. Other Matters Appropriate to Come Before the Board: storefront windows. Witt will reach out again to see if they will create a coming soon or under construction signs. Counter Public Art Exhibition will be September 12-December 12, 2026. South Grand businesses will be showcased.

9. Adjournment There being no further business, the meeting adjourned at 4:20pm.

Respectfully submitted,

Rachel Witt, Executive Director, South Grand CID