

**MINUTES OF THE BOARD OF DIRECTORS OF THE  
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT  
June 11, 2026**

**ATTENDANCE**

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

**1. Call to Order:** Presley called the meeting to order at 10:40am

**2. Minutes and Executive Director Report:** Lessentine moved to approve the minutes for April 8, 2026. Ghio seconded the motion. The board approved the minutes. Presley moved to approve the Executive Director's report. Andrade seconded the motion. The board approved the Executive Director's report.

**3. Treasurer's Report:** Witt reported as of June 11, 2026, \$220,381.46 is in the checking and money market accounts. Thus far collected in sales tax this year \$135,113.69 up 8.21% from last year at this time. \$118,680 is owed to the South Grand from 2022-2025. \$58,330 from 2025. Bahrami moved to approve the treasurer's report. Presley seconded the motion. The board approved the treasurer's report.

**4. Administration**

- A. SGCID Renewal Status:** Ghio moves to approve and impose a community improvement districtwide sales and use tax at the maximum rate of 0.5% for a period of 20 years from the date on which such tax is first imposed for the purpose of providing revenue of \$165,000 in the first year will be applied to administration, capital improvements, public safety, maintenance, and economic development. Bahrami seconded the motion. The board approved the resolution. When final resolution is received by Matthew McBride, lawyer for the SGCID renewal Witt will email for a final vote. Next steps will be to send a certified mail ballot for registered voters within the boundaries of the South Grand CID to cast their vote for the sales and use tax renewal.
- B. Resolution for Vendors:** Presley moves to approve the resolution of vendors for next fiscal year. Pollard seconded the motion. The board approved the resolution.
- C. South Grand Unpaid Assessments:** Witt reviewed with the board the \$118,680 unpaid assessments from 2022-Present. Ghio will reach out to Bailye's lawyer to see how Chapter 11 Rooster South Grand affects payments.
- D. Rachel Witt's Review:** Bay Tran and Natasha Bahrami will conduct Witt's review.

**5. Public Safety**

**A. Unhoused:** Witt will be meeting with SLU Hospital to learn more about programs and resources on how they can assist with the unhoused on South Grand. Also, Witt is working on learning more about an Exclusion Order Zone to be issued on Nicholas Owens who broke Steve's Hot Dogs windows, thus not being allowed on South Grand when and if he is released. Lessentine suggested that SGCID send a letter to the City of Saint Louis asking for clear direction on who to call when assistance is needed with the unhoused as well as the creation of the vandalism grant fund to assist small businesses when their windows are vandalized. Witt will ask surrounding special taxing districts to join the letter campaign.

**6. Maintenance**

- A. Ritz Park:** Witt received the balance of what is owed from the Treasurer's office. Ghio will draft an email back on a proposed sale amount.
- B. Ritz Park Maintenance:** Nick Taylor completed the repairs of the boards that were vandalized.

**7. Economic Development:**

**A. Tote Bags:** Grown Agency provided an in-kind donation of 500 tote bags to sell as a fundraiser for the South Grand Cultural Alliance.

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

**9. Adjournment** There being no further business, the meeting adjourned at 11:45am

Respectfully submitted,

Rachel Witt, Executive Director, South Grand CID