

**MINUTES OF THE BOARD OF DIRECTORS OF THE
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT
April 11, 2019**

ATTENDANCE

BOARD MEMBERS PRESENT:, Rachel Presley, Fran Fanara Tim Boyle, Natasha Bahrami, Lorenzo Andrade and David McCreery **STAFF:** Rachel Witt **ABSENT:** David Bailey, Noy Liam, Matt Ghio and Christopher Shearman

GUEST: Matt Bauer and Phil Benoist

1. Call to Order: Ms. Presley called the meeting to order at 1:05 PM

2. Minutes and Executive Director's Report: Ms. Bahrami moved to approve the amended minutes for February 14, 2019. Ms. Presley seconded the motion. The board approved the minutes. Ms. Presley moved to approve the Executive Director's report. Ms. Bahrami seconded the motion. The board approved the Executive Director's report.

3. Treasurer's Report: Mr. Fanara reported \$292,930.18 total checking and savings as of March 31, 2019. \$14,758.56 received in March sales and use tax. This fiscal year thus far has an increase in sales tax revenue by 4.56%. Mr. Andrade moved to approve the treasurer's report. Ms. Presley seconded the motion. The board approved the treasurer's report.

4. Administration

- A. South Grand Budget:** Mr. McCreery moved to approve the next fiscal year budget July 1, 2019-June 30, 2020. Mr. Andrade seconded the motion. The board approved the budget for next fiscal year.
- B. Expansion of District:** Mr. Boyle reached out to Steve and Michelle Bross. Ms. Witt is working on scheduling a meeting with Mr. and Mrs. Bross and Mr. Boyle.
- C. Rachel Witt's review:** Ms. Witt informed the board that her review is to be conducted next month. Two board members are to conduct the review. No response yet on who will be conducting the review.

5. Public Safety

A. Parking Lot Cars: four cars are currently parked in the lot for a few weeks. Ms. Witt placed letters on the cars to move them by April 18th if not the car will be towed. Ms. Witt will have Dales Signs create additional signage for the parking lot to be more visible on cars will be towed over 24 hours. (see attached)

B. Aggressive Panhandling and Indecent Exposure: Hamish Bahrami called 911 for indecent exposure for urinating on the post office building in front of customers on Pizza Head's patio. The police officers did not issue a summons nor a ticket to the individual. Natasha Bahrami called the patrol station to make a complaint. A sergeant came out to talk to them but was extremely rude and condescending. The board of directors requested Ms. Witt to contact Captain Deeba on how the district should handle such a situation. Ms. Witt will also contact Department of Human Services. The most concerning part of the indecent exposure the gentleman's face was covered with a mask over his eyes and mouth.

6. Maintenance & Capital Improvements

A. Signage & Zoning Committee Update: Ms. Witt and Mr. Bauer will present at the June 13, 2019 board meeting. After approval by the board a focus group will be formed. Ms. Hart-Burton, Director of Zoning will attend the meetings. Earliest these two documents can be approved by the Board of Aldermen will be September 2019.

B. Retail Leakage: Mr. Bauer, SLDC reported on South Grand's retail leakage. In order to obtain retail cluster spaces will be the most optimal. There is still potential for increase number of restaurants. Retailers are looking for modern spaces. The older spaces will need to be modernized in order to attract retail. How is the district being marketed to tenants? Who should we take? Retail strategy as a district, what are we looking for? Mr. Lorenzo requested a document of the current vacancies along with the retail leakage report to send to brokers.

C. Project Clear Grant: denied assistance to replace pervious product with another pervious product. Ms. Witt will look into other possibilities on how the pervious concrete can be replaced when the time is needed.

D. Ritz Park: Ms. Witt acquired pricing for an art installation and musical instruments to be installed in the Ritz Park. The board requested a sample of the product. Also, does each flower play a different note? The funds to pay for the installation will come from the Grand Tower Grove Local Development Account. Ms. Witt will send dimensions to Jacobs in order to get their opinion of the product for placement within the Ritz Park as well as placement around the future shade structure.

6. Other Matter to come Before the Board

7. Adjournment There being no further business, the meeting adjourned at 2:40PM

Respectfully submitted,

Matt Ghio
Secretary, South Grand CID