

**MINUTES OF THE BOARD OF DIRECTORS OF THE  
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT  
June 10, 2021**

**ATTENDANCE**

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

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

**2. Minutes & Executive Director's Report:** Mr. McCreery moved to approve the minutes for April 8, 2021 and the Executive Director's report. Mr. Andrade seconded the motion. The board approved the minutes & Executive Director's report.

**3. Treasurer's Report:** Ms. Witt reported as of May 31, 2021, profit and loss statement. Balance sheet as of May 31, 2021, \$382,460.14. \$0 outstanding from property owners from assessment. Sales tax \$97,875.81 as of May 31, 2021. We have collected \$35,875.81 more than expected. Ms. Witt projected less due to the pandemic and not knowing what the outcome would be for sales. As of today, we are down 5.78% from last fiscal year, we may even surpass last year's collections. Ms. Presley moved to approve the treasurer's report. Mr. Liam seconded the motion. The board approved the treasurer's report.

**4. Administration**

**A. Board Nominations:** Mr. Andrade moved to approve the nominations for board of directors of Mary Hennesy, JoJo Prapaisilapa, Matt Ghio and David Bailey. Ms. Presley seconded the motion. The board approved the board of directors' nominations to join the board. Mr. Benoist nominated Ms. Bahrami as board President. Mr. Presley seconded the motion. The board approved Ms. Bahrami as board president. Ms. Witt will send the board of directors to the Register's office for approval and to be sworn in as board of directors.

**B. Board Meetings in Person:** The board all agreed to start meeting in person. The next SGCID Board Meeting will be August 12, 2021, at 1pm. to be held at Commerce Bank on South Grand in their conference room.

**5. Public Safety**

**A. Accidents on South Grand:** Since January 2020 there as been over 70 car accidents that have occurred in our 6.5 block business district. A traffic study is needed from I-44 to Meramec to help assess the issue. Ms. Witt has been working with Alderwomen Rice and Green. A new Streets Director should be appointed shortly. Ms. Witt will be meeting with the new director along with our alderwomen to discuss the problems.

**6. Capital Improvements**

**A. South Grand Exploratory Committee:** the committee met and walked the lot. The committee agreed if redeveloped we should keep a portion of the lot for future parking needs. Mr. Shearman recommended to meet with a broker to get the value as well as to get a full appraisal of the lot. The board agreed we should wait to develop the lot until it is time to renew the CID, which will be in 2027 for the new CID to be in place. The board agreed to research and talk to potential developers at this time is good to have when renewing the CID.

**7. Economic Development**

**A. Exterior Façade Grant Application(s):** The Gelateria Del Leone and Olivia Bour owner of the building where CBGB's resides both applied for the grant. Mr. Shearman excused himself from the remainder of the meeting due to his application being submitted. Mr. Andrade moved to approve the Gelateria for 50% of their request granting them \$2,025 for assistance as well as for Ms. Bour in the amount of \$1,415. Ms. Bahrami seconded the motion. The board approved the amounts for the Exterior Façade Grant. The funds will be allocated when the projects are completed. The funds will also be provided starting our new fiscal year which is July 1, 2021.

**B. South Grand Retail Committee Update:** Ms. Witt met with South Grand retailers. Events will be scheduled from July-December which will consist of sidewalk sales, maker's event, possible Halloween Candy Crawl as well as small business Saturday in November and ending with the tree lighting in the Ritz Park. All events cost will be minimal. Ms. Witt will be meeting with the South Grand Cultural Alliance board shortly to start planning 2022 events.

**8. Adjournment** There being no further business, the meeting adjourned at 2:15PM

Respectfully submitted, Matt Ghio, Secretary, South Grand CID