



# South Grand 2021 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 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 and Property Owners,

This neighborhood is not just a business district to us. It encompasses our lives and the lives of our businesses and patrons. The past two years have been difficult for all of us. We are rebuilding, together, one day at a time.

We are proud to report a growing number of retail shops and restaurants on South Grand as the district continues to be a destination for entertainment, shopping and living for a growing demographic.

We are a community that strives to provide a safe, sustainable, and welcoming environment for all to enjoy. A strong community working hard to overcome our daily obstacles including those that are within our control and those that are not. The South Grand patrons, residents, and business owners are the core of the South Grand Community Improvement District, and your voices will always be included. Thank you all for the support in making South Grand a destination for tourists and locals alike.

From the diversity on South Grand to the comradery of our community, we are proud to call South Grand our home. It truly has a flavor all its own.

Sincerely,

**Natasha Bahrami**  
President-Elect



## 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 2020-June 2021

#### Beautification:

- Forestry planted five trees within the district
- Brightside Neighbors Naturescaping Grant: plants and landscaping supplies

#### Grants:

- \$5,000 from the Kerr Foundation for rain garden maintenance
- \$2,000 from SGCID awarded five restaurants Point of Sales grant
- SGCID Façade Grant awarded to Lemon Grass

#### New Businesses:

- |                                      |  |
|--------------------------------------|--|
| Lulu's Local Eatery<br>new ownership | Navin's BBQ<br>Circa: Now! Records<br>Terror Tacos |
|--------------------------------------|--|

#### Projects:

- Collaboration continues creating a special use district with the City of Saint Louis Planning & Urban Design Agency and the Zoning Department within the City of Saint Louis
- Commissioned an art Installation with Raven Fox with an LED Campfire installed in Ritz Park

## South Grand Community Improvement District

### BOARD OF DIRECTORS

#### Christopher Shearman

President  
Gelateria Del Leone

#### Rachel Presley

Vice President  
SF Shannon Real Estate

#### Phillip Benoist

Treasurer  
Commerce Bank

#### Matt Ghio

Secretary  
Ghio Law Firm LLC/ GST Properties

#### Lorenzo Andrade

AH Realty Advisors

#### Natasha Bahrami

Café Natasha

#### David Bailey

Rooster South Grand

#### Noy Liam

Jay International

#### David McCreery

Tower Grove Creamery/G&A of St L Inc

Emeritus

#### Timothy Boyle

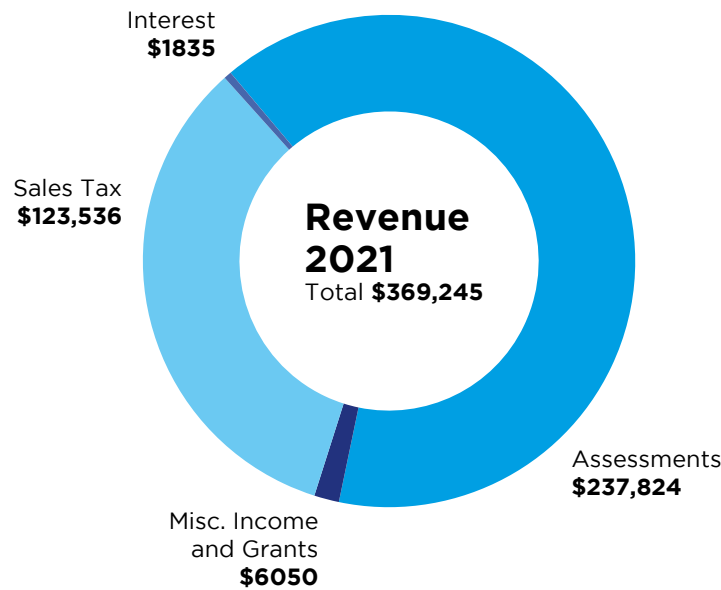
City Property Company

#### Rachel Witt

Executive Director

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

# South Grand 2021\* at a Glance

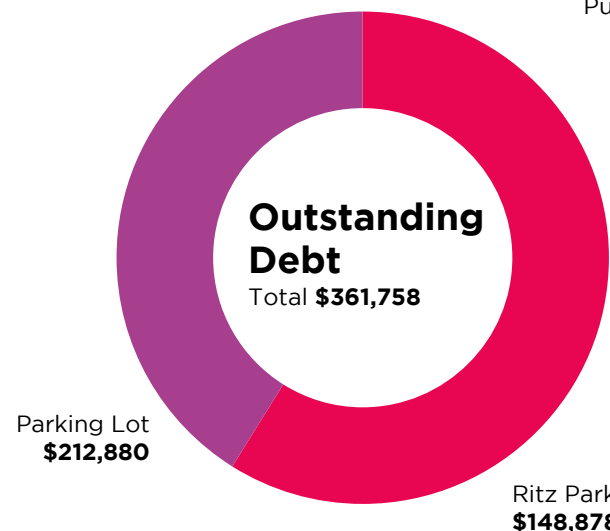
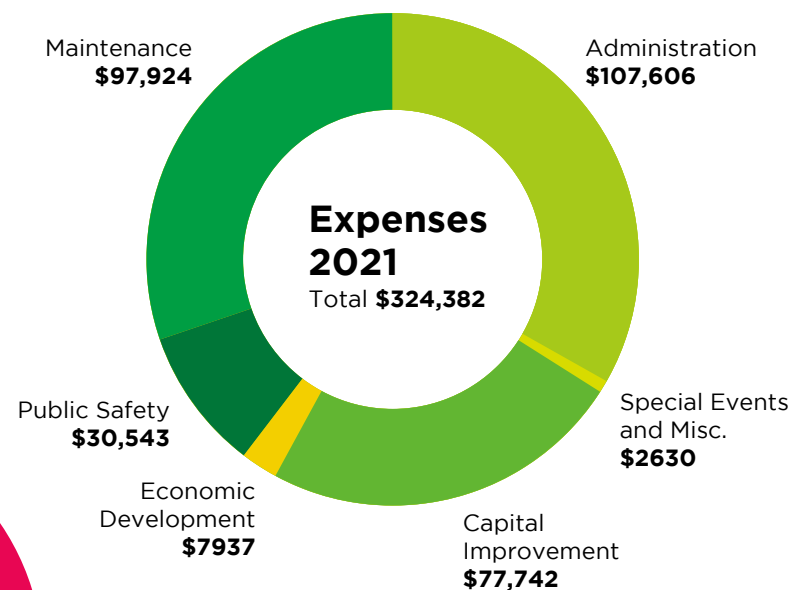


## Where Does the Money Come From? (SGCID & SGCA)

**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



## South Grand Cultural Alliance Who We Are

### MISSION STATEMENT

The South Grand Cultural Alliance connects the South Grand business district to the surrounding communities through the arts.

### VISION STATEMENT

South Grand is a regional destination known for being a vibrant and dynamic place to live, work and play. Residents and visitors alike enjoy that there's always something going on, be it amazing food and drink, entertainment, shopping or an event. South Grand is rooted in community, welcoming to everyone and has a flavor all its own.

### SGCA ACCOMPLISHMENTS

#### JULY 2020-JUNE 2021

- Facebook Ads granted to South Grand businesses to help with promotion
- Formed Retail Committee to plan events
- Board recruitment brought on four new board members starting September 2021

### SOUTH GRAND CULTURAL ALLIANCE BOARD OF DIRECTORS:

- Kit Jenkins**  
President  
Compton Hill Reservoir Square Resident
- Kevin Twellman**  
Vice President  
Dunaway Books  
South Grand Business Owner
- Leah Hofferkamp**  
Treasurer  
Compton Height Resident
- Erik Blomberg**  
Secretary  
Tower Grove East Resident
- Adrienne Ballew**  
Parsimonia  
South Grand Business Owner
- Erik Blomberg**  
Tower Grove East Resident
- Martin Casas**  
Apotheosis Comics and Lounge  
South Grand Business Owner
- Sarah Connors**  
Tower Grove Heights Resident
- Lawrence Johnson**  
Shaw Resident
- STAFF:**
- Rachel Witt**  
Executive Director

## Where Does the Money Go? (SGCID & SGCA)

### ADMINISTRATION:

- Professional fees
- Labor
- Office rent and utilities
- Insurance
- Management fees
- Office supplies
- Other miscellaneous costs

### PUBLIC SAFETY:

- Secondary Patrol
- Security cameras

### SPECIAL EVENTS & MISC:

Events were postponed due to COVID-19.

### MAINTENANCE:

- Sidewalk cleaning
- Snow removal: South Grand Parking Lot
- Ironwork maintenance
- Street sweeping, trash and litter removal
- Landscaping of rain gardens, bump outs, tree wells, Ritz Park and parking lot

### GRAFFITI & POSTER REMOVAL:

- Graffiti & poster removal
- Infrastructure repairs
- Irrigation system
- Other maintenance projects

### ECONOMIC DEVELOPMENT:

- Events
- Advertising
- Website

### CAPITAL IMPROVEMENTS:

- Utilities and maintenance of Pocket Park and parking lot
- Loans for Pocket Park and parking lot
- LEDs on buildings
- Signage
- Business improvement grant

\* Fiscal Year July 1, 2020 through June 30, 2021

