South Grand
2022 Annual Report
A Message from the President

South Grand Businesses and Property Owners,
A cityscape founded in tradition yet comfortable with change, South Grand is experiencing a bright transition. The district is coming together in strong support of our vision of an inclusive walkable district built to embrace the diverse community surrounding it. South Grand is powered by these strong communities, active boards and committed alliances that help us overcome the inevitable obstacles to making our vision a reality. We expect the next five years will usher in significant changes and we’re working together now to build the strongest foundation for our next steps. We’re confident of success because our community is engaged. The future of South Grand is indeed bright.

Sincerely,
Natasha Bahrami
President

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

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, that in order 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.
South Grand 2022 at a Glance
Fiscal Year July 1, 2021 through June 30, 2022

Where Does the Money Go? (SGCID & SGCA)

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

**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
- Infrastructure repairs
- Irrigation system
- Other maintenance projects

**ECONOMIC DEVELOPMENT:**
- Events
- Advertising
- Website

**PUBLIC SAFETY:**
- Secondary Patrol
- Security cameras

**SPECIAL EVENTS & MISC.:**
- South Grand events and Maker's Popups

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

Expenses 2022
Total $364,752

- Administration $125,026
- Public Safety $26,558
- Maintenance $92,585
- Capital Improvement $80,381
- Economic Development $18,818
- Sponsorships & Grants $35,185
- Interest $184

Revenue 2022
Total $432,675

- Assessments $239,511
- Interest $184
- Sales Tax $157,795
- Parking Lot $173,707
- Ritz Park $140,202

Outstanding Debt
Total $313,909
SGCID Accomplishments
July 2021-June 2022

- South Grand’s Special Use District passed and became an ordinance
- Ritz Park Camera was repaired
- ADA crosswalks were repaired throughout the district
- Exterior Camera Grant Program was created, and the application was sent out
- Social Media Consultant was hired to assist with the promotion of South Grand businesses and South Grand Events
- SWT Design designed a sustainable bus shelter for one bus stop within the district pro bono.
- H2 LGT was hired to help design and provide layout for new LED lighting for the district
- Exploratory Committee was formed to discuss options in redevelopment for the South Grand Parking lot
- Secured $2500 Kerr Foundation Grant-assist on cost for rain garden maintenance
- Stormwater Protect was hired to power wash the district
- South Grand Brochure was updated and distributed
- South Grand Iron fences were repaired due to car accidents
- Two Façade Grants were awarded: Gelateria Coffee Company and CBGB
- New Businesses: Grand Spirits, Salve Osteria, Steve’s Hot Dogs, Padrino’s Mexican Restaurant, and Basil India

South Grand Community Improvement District

BOARD OF DIRECTORS
Natasha Bahrami
President
Salve Osteria
Rachel Presley
Vice President
SF Shannon Real Estate
Phillip Benoist
Treasurer
Commerce Bank
Matt Ghio
Secretary
Ghio Law Firm LLC/ GST Properties

DIRECTORS
Lorenzo Andrade
AH Realty Advisors
David Bailey
Rooster South Grand
JoJo Prapaisilapa
Jay International
David McCreery
Tower Grove Creamery/ G&A of St L Inc

EMERITUS
Timothy Boyle
City Property Company

STAFF
Rachel Witt
Executive Director
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
- Sponsorship funds raised for events in fiscal year 2021-2022 totaled $20,963
- The South Grand Retail Committee was formed and planned the following events:
  - Sidewalk Sales (July 18 and August 14) seven South Grand businesses participated
  - South Grand Maker’s Pop Up (September 12): 54 vendors participated
  - South Grand Art Walk (October 30): 15 Art Exhibits and entertainment in the Ritz Park
  - South Grand Tree Lighting (November 27) Ignite Theatre Company provided the Caroling
  - South Grand Grinchmas (December 4) raised $700 for the Shriner’s Children Hospital.
  - South Grand Dine Around (June 16) 319 people participated
  - South Grand Maker’s Pop Ups in the Ritz Park (May 22 and June 19)

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
- Jen Kubiszewski
  Secretary
  Tower Grove East Resident

DIRECTORS
- Martin Casas
  Apotheosis Comics and Lounge
  South Grand Business Owner
- Sarah Conners
  Tower Grove Heights Resident
- Danni Eickenhorst
  Steve’s Hot Dogs
  South Grand Business Owner
- Raquita Henderson
  Shaw Resident
- Kathleen Witek
  Garden District STL
  South Grand Business Owner

STAFF
- Rachel Witt
  Executive Director