

**MINUTES OF THE BOARD OF DIRECTORS OF THE
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT
June 8, 2023**

ATTENDANCE

BOARD MEMBERS PRESENT: JoJo Prapaisilapa, David Bailey, David McCreery, Bay Tran, Rachel Presley, Phil Benoist, Tim Boyle, and Matt Ghio, **STAFF:** Rachel Witt **ABSENT:** Lorenzo Andrade and Natasha Bahrami, **GUEST:** Lisa Otke and Max McCreery

1. Call to Order: Ms. Bahrami called the meeting to order at 11:05am

2. Minutes and Executive Director Report Presley moved to approve the minutes for April 13, 2023 minutes and Executive Director's report. Benoist second the motion. The board approved the minutes and Executive Director's report.

3. Treasurer's Report: Ms. Witt reported the balance sheet as of May 31, 2023, is \$457,886.40. Three outstanding property owners still owe their assessment to the South Grand CID. Under budget in public safety. Witt will investigate the availability of hiring a secondary company to help fill the schedule as well as add extra days. Presley moved to approve the treasurer's report. Ghio seconded the motion. The board approved the treasurer's report.

4. Administration

A. South Grand 5 Year Plan: Witt will be sending out a redline draft for the board to approve for the August board meeting.

B. Ritz Park Loan: Ghio has been talking with the treasurer's office on getting an option to renegotiate our loan to pay off by 2027 or keep as is to pay off during the renewal of the SGCID timeline.

C. Board Terms: Ghio moved to approve the new slate of board of directors to serve from July 2023-June 2027: Max McCreery, Kyla Pollard, Lorenzo Andrade, Rachel Presley, and Natasha Bahrami. Prapaisilapa seconded the motion. The board approved the new board of directors to serve.

D. Rachel Witt's Review: Witt will excuse herself at the end of the meeting for the board of directors to discuss her performance and salary.

5. Public Safety

A. Crosswalks: Witt is looking into the cost for thermoplastic crosswalks for the district. The City of Saint Louis will be repaving in 2024. The city of Saint Louis approved the thermoplastic crosswalks as well as art components. She will be reaching out to our Alderwomen to assist with the cost when she has all the details.

B. Unhoused: The number of unhoused is growing with mental health, drug, and alcohol addiction throughout South Grand. Witt will reach out to House Everyone STL for support. Also, the board of directors will write a letter to send to Mayor Jones, President Green, Comptroller Green requesting a meeting to discuss their unhoused policy as well as their juvenile car theft policy.

C. Cameras: Witt provided Lulu's application for the exterior camera grant program to the board. Witt will be cutting a check to her next week. Also, the nodes for the cameras in the parking lot are no longer working. The cost will be \$2,823.54, Witt wanted to provide the cost because it exceeds \$2500 and will need a second signature when the check is cut.

6. Maintenance

A. LEDs on Building: Witt provided Lighting Associates proposal for the uplighting. Witt will ask how long the lights expectancy will be as well as send it out to the six property owners to review. Witt will reach out to Reinhold Electric for installation cost and will report back to the board in August with the cost for product and installation to review.

Backflows: Our backflows were stolen. Byrd Plumbing are making the repairs and should be completed by Monday. The cost will be \$8100. Our insurance company Secura will be covering \$6500 of the cost. Metal bars have been fabricated and will be installed to help prevent future theft.

7. Economic Development

A. AARP Grant: South Grand received the grant. Witt will sign the MOU after the liability insurance policy is worked out between South Grand, AARP and our broker with Daniel and Henry. The project will be announced at the end of June to the public.

8. Adjournment There being no further business, the meeting adjourned at 12:05pm

Respectfully submitted,

Matt Ghio, Secretary
South Grand CID