

**MINUTES OF THE BOARD OF DIRECTORS OF THE  
SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT  
October 12, 2023**

ATTENDANCE

**BOARD MEMBERS PRESENT:** Bay Tran, David Bailey, Matt Ghio, Lorenzo Andrade, Natasha Bahrami, JoJo Prapaisilapa, David McCreery, Rachel Presley, Kyla Pollard, Max McCreery, and Tim Boyle **STAFF:** Rachel Witt **GUEST:** Amber Simms

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

**2. Minutes and Executive Director Report** Bahrami moved to approve the minutes for August 10, 2023, minutes Presley second the motion. The board approved the minutes. Bahrami moved to approve the Executive Director's report. Andrade second the motion. The board approved the Executive Director's report.

**3. Treasurer's Report:** Ms. Witt reported the balance sheet as of October 12, 2023, is \$350,432.66. Sales Tax collected total this fiscal year is \$25,998.31 down by 3.98% compared to this time last year. Outstanding assessments due to error from the Comptroller's office. Invoices have been sent out, but payment has not been received. The district is still owed over \$21,000. Bahrami moved to approve the treasurer's report. Ghio seconded to motion. The board approved the treasurer's report.

**4. Administration**

**A. Board Members Being Sworn In:** Ms. Simms, Register for the City of Saint Louis swore in the following board members via zoom. They will then need to schedule a time to sign the book at City Hall. Lorenzo Andrade, Natasha Bahrami, Bay Tran, David Bailey, Kyla Pollard, Rachel Presley and Max McCreery.

**B. 5 Year Plan:** Witt presented a few edits to the 5 Year Plan: South Grand Cultural Alliance (SGCA) board of directors provided spelling out RFP=Request for Proposal, do not state name of short-term rentals like AirBnb just state short term rental, and they provided an updated mission, vision and value statements. The South Grand CID board approved the SGCA edits. Bailey moved to approve and Prapaisilapa seconded the motion. The board approved the 5 Year Plan with the edits.

**C. Vacancies Update:** Grand/Arsenal McCreery has a letter of intent, Pawn Shop building sold, former Sno space on Juniata has been leased. Interest expressed for the former Jimmy Johns space as well as the former Navin's Space.

**D. South Grand Holiday Party:** The board approved to move forward to bring back the South Grand holiday party January 2024.

**5. Public Safety**

**A. Secondary:** Patrol is down citywide due to shortage of officers to work. A lot of the new recruits do not want to work secondary patrol only when mandatory.

**6. Maintenance**

**A. Uplighting Proposal:** Witt had the district's new lawyer provide lighting agreements to the six property owners. All property owners signed. Witt, Lighting Associates, Metro Lighting, and Reinhold Electric will be meeting with the six property owners: Victor Pham, David McCreery, Matt Ghio, Rachel Presley, Chris Shearman, and Josphe Fogarty on October 18 finalize the lumens and light array. After the group agrees the lights will be ordered and then installed.

**B. Landscape Architects Proposals:** Witt received proposals from SWT Design, DTLs, and Nafe & Associates. The board reviewed the proposals. Presley moved to approve SWT Design bid of \$17,000 not to exceed \$20,000. Ghio seconded the motion. The board approved SWT Design. The funds will come from the district's deferred revenue.

**7. Economic Development**

**A. AARP Grant:** Witt received an extension from AARP due to the edits to the design for the fabricator to engineer, fabricate and install at our budget of \$25,000. The shelter is to be installed no later than May 2024.

**B. Wayfinding:** Witt reached out to Ten8 Group who has previously provided wayfinding to the district on the cost to install metal signs to the light poles to help enhance and brand the corridor. The board agreed additional

signage will enhance the district. Witt will request two more proposals and provide them to the board at the December 2023 to review.

**C. Social Media:** Prapaisilapa, Tran, and Bahrami volunteered to be a focus group to discuss expectations and goals moving forward for 2024 calendar year for the district's social media presence. Witt will take the items to Jasper Paul Marketing.

8. Other Matters Appropriate to Come Before the Board

**9. Adjournment** There being no further business, the meeting adjourned at 12:50pm

Respectfully submitted,

Rachel Witt  
Executive Director  
South Grand CID