



# South Grand 2023 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



## 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.

## 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 2022-June 2023

- Exterior Camera Program awarded five grants
- Jasper Paul Marketing was hired to assist with the promotion of South Grand businesses and South Grand Events
- AARP Grant submitted for a bus shelter with the support of Metro Saint Louis
- Metro Lighting and Lighting Associates assisted on selection for uplighting project
- The Urban Land Institute was hired to conduct a Technical Assistance Panel on the exploratory redevelopment of the South Grand Parking lot
- Secured \$2500 Kerr Foundation Grant-assist on cost for rain garden maintenance
- South Grand Ironwork was painted
- Brightside Naturscaping Grant awarded
- 5 Year Anniversary of the South Grand EcoCrew
- New trash can liners and lids were purchased
- South Grand Traffic Signals were resynchronized to be more pedestrian friendly
- Hired KATSAM and Metro Main Haul to conduct sweeping and porter service for district
- La Crazy Margarita opened

## South Grand Community Improvement District

### BOARD OF DIRECTORS

#### **Natasha Bahrami**

President  
Salve Osteria

#### **Rachel Presley**

Vice President  
SF Shannon Real Estate

#### **Kyla Pollard**

Treasurer  
Commerce Bank

#### **Matt Ghio**

Secretary  
Ghio Law Firm LLC  
GST Properties

### DIRECTORS

#### **Lorenzo Andrade**

AH Realty Advisors

#### **David Bailey**

Rooster South Grand

#### **Max McCreery**

G&A STL Inc.

#### **JoJo Prapaisilapa**

Jay International

#### **Bay Tran**

Tree House Restaurant

### EMERITUS

#### **Timothy Boyle**

City Property Company

#### **David McCreery**

G&A STL Inc.

### STAFF

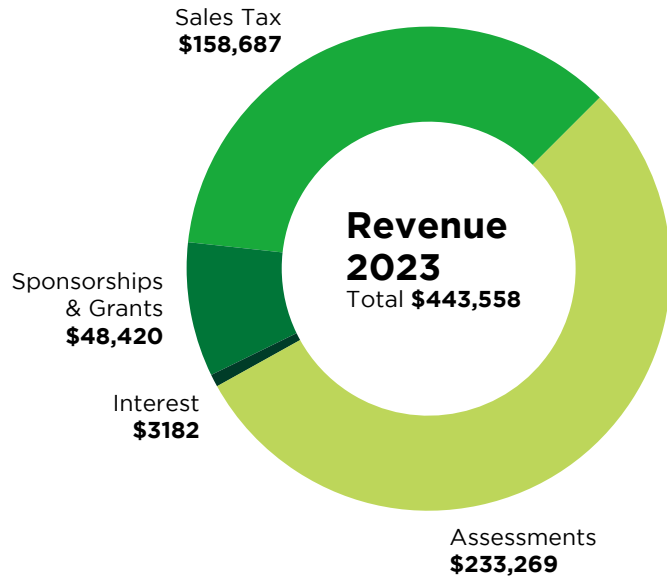
#### **Rachel Witt**

Executive Director

SGCID

# South Grand 2023 at a Glance

Fiscal Year July 1, 2022 through June 30, 2023

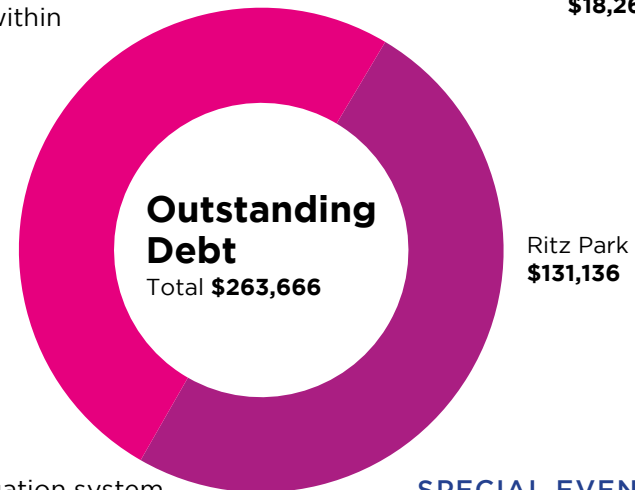
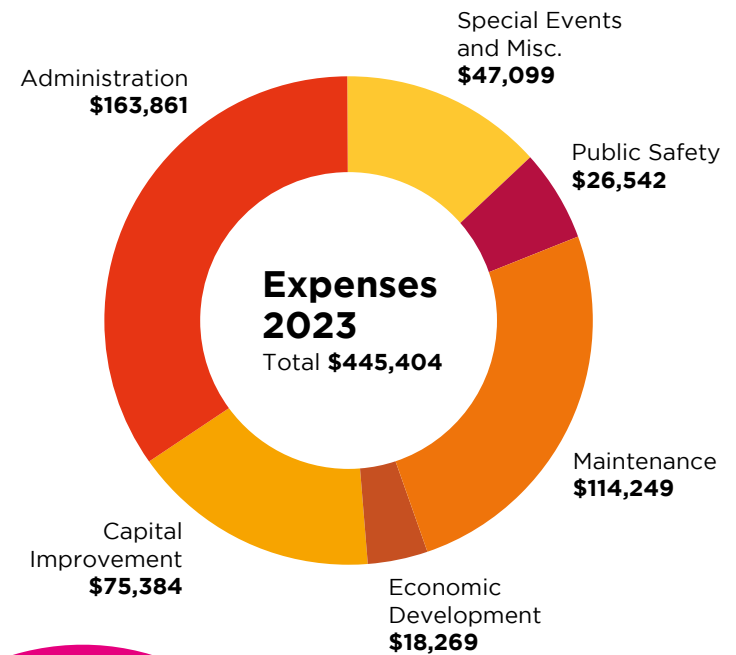


## Where Does the Money Come From? (SGCID & SGCA)

**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



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

### ADMINISTRATION:

- Professional fees
- Consultant
- Office rent
- Insurance
- Management fees
- Office supplies
- Other miscellaneous costs
- Membership
- Meetings/luncheons

### 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

### CAPITAL IMPROVEMENTS:

- Utilities and maintenance of Pocket Park and parking lot
- Loans for Pocket Park and parking lot
- Street decorations
- Signage
- Business improvement grant

# SGA

## South Grand Cultural Alliance Who We Are

### MISSION STATEMENT

We are here to make our community an even better place to live, work, and play. Together, we are boosting our local businesses, encouraging community engagement, and sprucing up our district to create a warm, welcoming environment for everyone. Through unique community events and partnerships with our neighbors, we're not just transforming our area; we're building a close-knit community where everyone belongs.

### VISION STATEMENT

We envision a thriving and inclusive community district where small businesses flourish, property owners find the support and resources they need to thrive, the streets are safe and alive with activity and art, and the community is recognized as a dynamic and desirable destination. Our commitment to creativity, sustainability, and unity will drive us to build a district that serves as a model for urban revitalization and community empowerment. Together, we will shape a brighter future for all who call our community home.

### VALUES

**Community-Centered** We prioritize the interests and well-being of our community, striving to create an environment where all residents and businesses feel supported and included.

**Sustainability** We are committed to implementing sustainable practices that ensure the long-term health and vitality of our district, considering environmental, economic, and social impacts.

**Collaboration** We recognize the importance of cooperative efforts and partnerships, actively seeking collaboration with business owners, property owners, and the surrounding neighborhoods to fulfill our mission.

**Inclusivity** Inclusivity is at the heart of our community, where diversity is celebrated and respected. We believe that every individual, regardless of their background or identity, should have an equal opportunity to thrive, succeed, and contribute to the vibrant tapestry of our neighborhood.





## SGCA Accomplishments July 2022-June 2023

### Events Planned and Hosted:

- South Grand Movie Night: Respect: Find Out What It Means (July 15)
- MO Coalition for the Environment (MCE): Documentary (August 19)
- South Grand Fall and Music Fest (September 17)
- South Grand Chalk Walk (October 8)
- South Grand After Dark (October 29)
- South Grand Tree Lighting (November 26)
- South Grand Grinchmas (December 3)
- South Grand Brew Hop (May 13)
- South Grand Dine Around (June 15)
- South Grand Maker's Pop Ups in the Ritz Park (May 20, June 17, and July 22)
- Sponsorship funds raised from 2022 and 2023 events totaled \$20,442.35
- AARP Grant received for South Grand Bus Shelter: \$25,000
- Missouri Arts Council \$1900 grant received for the South Grand Fall and Music Fest

## South Grand Cultural Alliance

### BOARD OF DIRECTORS

**Jen Kubiszweski**  
President  
Tower Grove East Resident

**Kevin Twellman**  
Vice President  
Dunaway Books  
South Grand Business  
Owner

**Melissa Walthart**  
Treasurer  
Compton Hill Reservoir  
Square Resident

**Sarah Conners**  
Secretary  
Tower Grove Heights  
Resident

### DIRECTORS

**Brynn Bachman**  
Steve's Hot Dogs

**Andrew Fair**  
Gelateria Coffee Co.

**Raquita Henderson**  
Shaw Resident

**Larry Koesterer**  
Compton Heights Resident

**Kathleen Witek**  
Garden District STL  
South Grand Business  
Owner

### STAFF

**Rachel Witt**  
Executive Director

SGCA



**SOUTH GRAND COMMUNITY  
IMPROVEMENT DISTRICT**

**SOUTH GRAND CULTURAL ALLIANCE**

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