

SDCC BOARD MEETING MINUTES

MONDAY, MAY 13, 2019 7:00 P.M.
SDCC OFFICE, 6008 KINGSBURY AVE

ATTENDANCE:

BOARD MEMBERS PRESENT:

Jim Holzer, Molly Rater, Sheryl Davenport, Gene Gladstone, Joanna Schooler, Dave Mastin, Rachelle L'Ecuyer, Mickey Clarke, Dan Hudspeth, Mike Stephens

BOARD MEMBERS ABSENT:

Jessica Eiland, Repps Hudson, Kim Freter, Marnita Spight, Karla Carroll

STAFF:

Brandon Sterling

CALL TO ORDER:

President Molly Rater called the meeting to order at 7:00 pm

ALDERMANIC REPORTS:

SHAMEEM HUBBARD

Maxine Clarke gave a report on the Delmar Devine. 100% pre-leased with market rate yet affordable housing for students and social workers. A conversation was held on the "Save A Lot" property.

HEATHER NAVARRO

A multi-neighborhood regulation plan is currently under development in consultation with the City of St. Louis. This plan includes the Skinker-DeBaliviere neighborhood. The general purpose of this plan was presented and discussed.

MARCH BOARD MINUTES:

APPROVED

MARCH AND APRIL 2019 FINANCIALS:

(APPROVED)

CASH MANAGEMENT POLICY

The recommendations of the Finance Committee (attached) for establishing a cash management policy were presented and discussed. The Finance Committee recommends re-naming three accounts currently in existence to better reflect their purpose. The most notable of which is the Reserve and Investment account, which would hold the bulk of the Council's reserves in a high yield (2%) account. Dispersals for payments would be transferred from the Reserve and Investment account.

MOTION #1

Authorize the following actions:

1. Record balance of existing Reserve Account. Then Rename "Reserve Account" to "Investment Account" AND transfer balance of "Operating Account" minus \$11,550 to new "Investment Account". The current APY of this account is 2%.
2. Rename "West End Arts Council Account" to "Reserve Account" AND transfer old balance of "old Reserve Account" to new "Reserve Account". (By doing this, we avoid co-mingling of monies to be saved or used for emergencies vs. monies available for operations uses.) THIS IS ACCOUNT WITH .05% APY.

(APPROVED)

MOTION #2

The SDCC shall adopt the attached cash management / investment policy to maximize earnings potential.

(APPROVED)

BLOCK UNIT GARDEN AGREEMENT FOR REVIEW

The SDCC engaged an attorney to develop a Memorandum of Understanding for the use of 5834 and 5838 Westminster known as the Skinker Debaliviere Community Garden. Brandon and the Skinker DeBaliviere Housing Corporation met to collaborate on this document and develop a perpetually renewable agreement with the option of a 90-day termination for both sides. (Both documents are attached)

Motion to approve the Memorandum of Understanding for the Use of 5834-5838 Westminster.

APPROVED

COMMITTEE & COMMUNITY REPORTS SEE ATTACHED:

Breakfast Garden Tour – 21st Annual Tour. \$10 for breakfast and a tour of ten of the neighborhood’s finest gardens. Breakfast is served at the Community Garden.

Blitz Day for alley clean up was held on a cold and rainy Saturday, May 11.

Students have started moving out of neighborhood housing and trash in the alleys is becoming a problem.

Washington University is contributing to the physical removal of trash in the alleys during this time.

Electronics recycling day was held to great appreciation and success. Planting day was lightly attended due to poor weather.

The Times of Skinker DeBaliviere’s 50th Anniversary Celebration will be held at the gallery at Four Corners. The Times is the oldest neighborhood newspaper in St. Louis.

RESIDENTIAL AND ZONING:

Three different investors now own twelve single-family properties since our last report six months ago. The committee has created a letter for neighborhood listing real estate agents outlining the laws governing occupancy and rentals in the Skinker DeBaliviere neighborhood. Brandon indicated that if the SDCC can get two contractors to certify the abandoned house on DeGiverville can’t be developed then it must be demolished. This property will be offered at auction for taxes in August. People who don’t live in the neighborhood now own 101 single-family homes. (15%)

Short-term rentals continue to increase with occupancies of up to 16 people per night. Enforcement continues to be difficult. Short-term rentals refuse to enforce zoning laws with their constituents. The City of St. Louis now has a working group for the purpose of research and legislation regarding short-term rentals. Permitting, inspections, and occupancy enforcement are some of the topics addressed.

DELMAR LOOP REPORT:

The Delmar Link Project has constructed a temporary walkway to facilitate secure pedestrian space near construction. Delmar and Hamilton will be the location for the Loop Week Kick Off June 15th from noon to 5:00.

OLD BUSINESS:

Fundraising meeting is on the horizon and ideas are welcome and needed.

The possibility of an annual report meeting being held in August is under discussion.

NEW BUSINESS:

Underground parking will be open for commencement at Washington University and closed immediately afterward.

None

ADJOURNMENT

The meeting was adjourned at 8:13