

## **SDCC Board Meeting Minutes**

**Monday, December 9, 2019**

**SDCC Office, 6008 Kingsbury Ave.**

### **Present:**

Brandon Sterling, Molly Rater, Rachelle L'Ecuyer, Dave Mastin, Jim Holzer, Mickey Clarke, Sheryl Davenport, Dan Hudspeth, Kim Freter, Mike Kaufmann

### **Absent:**

Kathryn Bullard, Joanna Schooler, Marnita Spight, Mike Stephens, Gene Gladstone (minutes taken by Kim Freter)

### **Guests:**

Deonte Cannon, Allie Halbert, Zach Romo, Andy Cross, Alderwoman Shameem Clark Hubbard

**The meeting began at 7:00 pm.**

## **Introductions and Community Announcements**

### **Aldermanic Reports**

Aldersperson Shameem Clark Hubbard presented report regarding the City's sale of 6001 Westminster to Mr. Daniel Schesch anticipated on December 14, 2019.

Additionally, SDCC sent letter to Pearl Companies requesting that Pearl add affordable workforce housing that in this case would not be Section 8. Pearl believes affordable workforce housing will not work. A Community Benefits Agreement has been requested at the TIFF hearing and Pearl had initially declined but there have been indications of a "verbal commitment."

### **Review of October Minutes – Approved.**

### **Review of October Financials – Approved.**

\$13,187.24 was raised for "Homecoming." Line will be changed to "Fall Fundraiser" for 2020. November Financials include \$67,628.23 in assets. Last Year \$76,682.15. SDCC will have to raise and additional \$10,000 or will have a budget deficit.

The Finance Committee is working to have a more specific and improved budget going forward. Savings account and interest are doing well, \$451.00 is almost a half of a percent.

### **Discussion Regarding 2020 Board Nominations**

Vote on Sharon Neumeiser.

Vacancy in Secretary Position. Position requires attending executive committee meetings and taking notes of all meetings for both regular Board and Executive Committee.

Ms. Marnita Spight will stay on the Board in the future.

### **Proposed Westminster Senior Housing Project**

Motion was passed to continue to support the housing project. After sale of lot, still needs to go through Ways and Means Committee. SDCC Committee recommended only that the process statement be amended; other positions were substantially unchanged.

### **DeBaliviere TOD Update – Community Benefits Agreement**

SDCC proposing to have assistance with property taxes/rent/utilities/home repairs. Asked developers to become more involved with SDCC. Letter sent two days before hearing on TIFF. Requested \$150,000. Chair of SDCC Community Development Committee, Ms. Nicole Blunner, has been involved in the process.

Mr. Sterling indicated that we are still working on developing a “Form Based Code.” Mr. Sterling is seeking to have Form Based Code incorporated as part of “Community Benefits Agreement” related to this project. Most impact from CBA would be for residents who live in a 4-block radius of the development.

Mr. Sterling indicated that the “demographics” for the neighborhood are that 30% of the residents that are over 60 years of age are living on \$19,000 or less. There are concerns about a rise in property taxes due to increased “expensive” development projects. Mr. Sterling indicated that there was “less enthusiasm” for rent support rather than another way to support fixed income neighbors. “Financial literacy” classes can be an option as well.

### **Committee Reports:**

#### **Andy Cross**

Beautification Committee:

The greening class with the fig trees went well. On October 24, 2019, planted all 640 bulbs in the planters in the Parkway. Ms. Mary Lou Green, Mr. Brandon Sterling, and Alderperson Heather Navarro assisted with daffodils and tulips.

Bermuda grass was removed. Planter is still getting repairs and hopefully will be in good shape by spring. Mr. Cross installed more reflectors.

Wintermarket went well. There was a midday crowd and the vendors seemed happy.

#### **Brandon Sterling**

Community Development Committee:

The letter to Pearl stands as the report. Also presented to East Loop CID, Cornerstone and West End Neighbors. December 12, 2019 is the scheduled DPA meeting requesting that they add financial support to the DeBaliviere TOD project.

Still waiting on Bi-State and the City regarding the Planning Department and the Form Based Code. City is enthusiastic to have it completed. Tally for donations so far includes \$1,000 from Cornerstone, SDCC and SBD. Washington University has pledged \$15,000 and the CID \$5,000.

The Park Central Executive Director has spoken with Mr. Sterling as well. A total of \$30,000 is needed.

**Rachelle L'Ecuyer**

Commercial Districts Development Committee:

Ms. L'Ecuyer has been nominated to chair the Commercial Districts and Development Committee. The President can appoint chairs to the committee without a vote. Mr. Randy Vines has moved out of the neighborhood and the membership of this committee is being made more current. Committee will try to have meetings at least one time per quarter rather than just when a conditional use permit is being applied for; things to be more formalized so that other relevant issues, including security, can be addressed.

**Meeting Adjourned at 8:05 p.m.**