

Skinker DeBaliviere Community Council (SDCC)

February 12, 2024 Meeting Minutes

Board Members Present: Tracy Granneman (President, Rosedale), Molly Rater (Secretary, Kingsbury Square), Yvette Kell (Treasurer, Washington Heights), Jim Holzer (Rosedale), AnnaMarie Bliss (at large), JoAnna Schooler (Washington University), Tim Woodcock (Rosedale) Karen Stokes (Grace Methodist), Nathaniel Rivers (Washington Heights), Mike Stephens (Parkview), Roger Harris (Washington Heights)

Not Present: Carl Merritt (Cote Brillante), John Wright (Parkview Agents), Kathryn Bulard (Busey Bank), Linda Cross (Rosedale)

Visitors: Marv Nodiff (HZC), NIS Sheree Hickman, Kaitlin Daniels (Dog Park), Nahuel Fefer (CDA), Marnita Spight (CDA), Collin Wettach (CDA), Pam Ollivierre (CDA), Katie Lawson (Wash U student), Nicole Blumner (Community Development), Michelle Davidson (5800 Pershing), Grady Vaughan (Security), Pascale Pochart (6100 Westminster), Gale Fitzpatrick (6100 Westminster), Mary and Bill Christman (6000 Kingsbury), Christina Kerr (6100 McPherson), Nick Stephani (6100 Washington)

Meeting was called to Order at 7:05 in the SDCC office. Quorum with 11/15 board members present

Katie Lawson, Wash U student and reporter, gave a quick introduction about a project she is working on for school about the SD Neighborhood. She lives on Waterman and wants to learn more about the neighborhood. She alerted us that she was recording our meeting and no one objected. Her contact information is 214-769-9446, Katielawson2020@gmail.com

Aldermanic Reports: Shameem reported that she was available for questions and would stay for the entire meeting. She is dealing with issues of derelict cars, alley clean ups. Aldermanic Board will be hosting meetings about how to best utilize Rams money. Meetings will be open to the public on Zoom.

Community Development Administration (CDA) Nahuel Fefer gave a presentation about CDA. 2024 Neighborhood Grants are being funded by HUD.

Available Funds and Priorities:

HOME-ARP Permanent Supportive Housing Available funds: 9,668,557 (HOME-ARP)

Affordable Housing Production. Available funds: 6,000,000 (CDBG/HOME)

Affordable Housing Production Vacant Unit Turns. Available funds: 2,500,000

Neighborhood Plan Implementation: Available funds 1,600,000 (ECO Dev Sales Tax)

Neighborhood Capacity Building (RFP): Available funds 400,000 (Eco Dev Sales Tax)

Community Development Grants Program Administration (RFP) 500,000 (CDBG)

To qualify for healthy homes repair program and flooding recovery funding applicants must be moderate to low income (56,000 or less per year for individual and 80,000 or less for family of four) Nahuel reported that they really need contractors. They are also taking applications for a Community Advisory Committee to help with long range planning. Mike Stephens requested that Home renovations be compliant with Historic Standards.

Bill Christman Studio: Joes Café has been open for 20 years and held >1000 musical events. They have also opened their doors for numerous fund raisers for non-profits without charge. Bill and Mary Christman are seeking a letter of support from SDCC to keep Joes Café open. The hearing at the Board of Adjustments will be 2/28. This is a zoning issue since only Joes café is graded for commercial and the yard is residential. They are not seeking to make this a money making endeavor and will not seek a liquor license. Several neighbors have already written letters of support. Joes Café was closed by Bill and Mary when an inspection revealed some deficiencies. They are actively working on getting these deficiency remedied. A motion was made by Mike Stephens to write a letter of support for Joes café and Jim seconded. All were in favor and the motion carried.

Financials: Yvette reported that financials from 2022 and 2023 were not reconciled and she wants to hire a bookkeeper to do the reconciliation. She wants a checks and balances system for accountability. Most of the accounting cost will be up front and will lessen over time. She reported that Wintermarkt made more than expected (4500). More fundraising will be needed as well as new grant proposals for SDCC to stay financially solvent. RAC grant may be able to be renewed for 2024. She proposed the 2024 budget. Mike Stephens made a motion to approve and Nathaniel seconded. The motion passed.

Mike Stephens made a motion to approve 5000 dollars to pay for audit of 2022/2023 finances. Tracy seconded and the motion passed.

Brasas Restaurant Letter of Approval: The Commercial Districts Committee has voted to recommend that the SDCC Board provide a letter of support to the Zoning Administrator for Andrew Cisneros of Brasas. The business is set to move in to the old Herban Eatery Space at 6138 Delmar. AnnaMarie made motion to offer letter of support and Mike Stephens seconded. JoAnna Schooler abstained. The motion carried.

Housing and Zoning: Committee has made several requests for Building Division to inspect property at 6137 Westminster. There has been no inspection and instead inspector had conversation with residents. Marvin reported that he had interviewed occupants and provided names, vehicles and license numbers. Inspector said hard to prove that the residents violated the no > 3 unrelated persons living in one residence and suggested that HZC provide Birth and Marriage Certificates of occupants.

Tracy wanted to know if there was a change in policy of how inspections were done and or if this inspector did not know the policy. Tracy requested that someone from the city zoning or building

division be invited so we can have a more comprehensive discussion about what seems to be the big issue - why the city is not following up on letters and suspicion of violations

Shameem will follow up with the building commissioner to see if they will speak to us and let us know.

Historic Committee: AnnaMarie reported that development at 6000 Washington had many violations and requested conditions were not met. She has asked for a stop work motion but has not been able to get a response from the CRO (Cultural Resources Office). She will follow up with the Building Division and copy Shameem on the email.

Community Comment: Neighbor Michelle Davidson asked about speed humps on Pershing and if anything could be done about the hole in the tree lawn at 5835 Pershing. Shameem will follow up. She asked what was happening with the building across from Grace Methodist. JoAnna Schooler said this was a Wash U building and will be renovated. Michelle expressed an interest in being on the SDCC board and Tracy affirmed that she could be a member for Washington Heights.

Motion made to adjourn the meeting at 8:30 pm

Minutes submitted by Molly Rater, SDCC Board Secretary, on 2/17/2024

Committee Reports

Beautification Committee:

We had an excellent Martin Luther King commemoration on Sunday Jan 14th at St Roch church with choirs from Grace United Methodist Church, St Roch, and New Cote Brillante Church of God. Our Keynote Speaker was Winnie Sullivan, CEO of PenUltimate Press and a neighbor of Skinker DeBaliviere. She was recruited by Mary Abkemeire of St Roch parish. Neighbor and St Roch parishioner Mary Pat O'Gorman did a wonderful job as emcee. Despite the single digit temperatures we had an impressive turnout of over 60 participants. We have not been able to do this event for about 5 years, and it had not been held at St Roch for many years. We are proud to bring it back into circulation.

The McPherson Community Garden annual meeting was Saturday Feb 3 and the spring workdays will be the first & third Saturdays of March and April.

Commercial Districts Committee

1) Opening – 3 MIN

- a) Meeting began at 12:02
- b) Attendees:
 - i) Tonnie Smith
 - ii) Kevin Flynn
 - iii) Miles Kirk
 - iv) Steve Condrin
 - v) JoAnna Schooler
 - vi) Greg Johnson
 - vii) David Whiteman
 - viii) Samantha Smugala
 - ix) Andrew Cisneros
 - x) April Walker
 - xi) Kaitlin Page
 - xii) Lisa Potts

2) BB60

- a) Samantha would like everyone know about Board Bill 60. This bill proposes to change the process of obtaining a liquor license and remove the plat and petition process. Please review and attend the meeting on Thursday the 8th at 3:30 if possible.
- b) [Link to meeting on Thursday](#)
- c) [Link to Board Bill](#)

3) Update on Committee Members – 2 MIN

- a) We have representation from all neighborhoods. List of Committee members below;
 - i) Skinker DeBaliviere
 - (1) Kaitlin Page
 - (2) Richard Bose
 - (3) Tracy Granneman *When available
 - (4) Nicole Blumner *When available
 - ii) Parkview
 - (1) David Whiteman
 - iii) DeBaliviere Place
 - (1) Miles Kirk
 - (2) Greg Johnson – Pastor
 - iv) West End
 - (1) Lisa Potts
 - (2) Treena Thompson
 - (3) Tonnie Smith – Delmar Main Street
 - (4) April Walker – DRC, WeCollab, WEN
 - (5) Jake Banton - DRC
 - v) East Loop
 - (1) Samantha Smugala
 - (2) Kevin Flynn
 - vi) Washington University
 - (1) Steve Condrin
 - (2) JoAnna Schooler

4) Presentation from Andrew Cisneros – 20 MIN *Record

- a) Brasas
 - i) Have had this recipe for four years
 - ii) Started at Publico
 - iii) delivered during the pandemic
- b) Hospitality group is family owned and ran
 - i) Other restaurant Jalea
 - ii) Andrew is Chef/Owner
- c) Brasas space is at 6138 Delmar Boulevard – Across from the Pageant.
- d) Family feel – welcomeing
- e) 20 seats
 - i) 8 at countertop
 - ii) Some 2 tops
 - iii) One 4 top
- f) Shot-gun style space
- g) Elevated casual
 - i) Lunch spot
 - ii) Date nights

5) Committee Questions

- a) Overall the committee is very excited
- b) Miles Kirk – What are hours of operation?
 - i) Lunch and dinner – Tuesday – Sunday
 - ii) Dinner until 9pm
- c) Samantha Smugala – Will you have outdoor Dining?
 - i) Yes
- d) Tonnie Smith – When are you opening?
 - i) Beginning operations April 1st
 - ii) Liquor License in Fall
 - (1) Will have small selection of wine and beers
- e) Staggering the application for conditional use and liquor license

6) Committee Discussion and Vote -15 MIN

- a) Steve Condrin abstains from vote do to being the property owner
- b) JoAnna Schooler abstains from vote do to being affiliated with property owner
- c) Unanimous decision to support from the committee

7) Next Steps – 5 MIN

- a) Miles to present to the Delmar Main Street EV Committee
- b) Samantha to draft letter of support
 - i) Letter of Support to include:
 - (1) Conditional Use Permit
 - (2) Liquor License
 - (3) Outdoor Seating
- c) Samantha to send letter template to SDCC, DMS, WEN

- d) Samantha to recommend Andrew applies for Liquor License at the same time of Conditional Use Permit

Security Committee:

SDCC Security Committee Meeting Minutes – 6 February 2024

Location: Zoom Attendees: Committee Members: Rob Huq, St. Louis Prosecuting Atty. Off. Sgt. Michael Gage, WUPD Grady Vaughan, Security Committee Chair JoAnna Schooler, WU & SDCC Board Arline Webb, Neighborhood Resident Other attendees: David Alvarado, Marlene Mestres, Neighborhood Residents

The meeting began at 5:35 PM.

1. Grady Vaughan noted that the draft meeting minutes from the last meeting were distributed to all attending committee members for comment, and the corrected minutes were uploaded to the website. It was also noted that the SDCC Board has requested that the Security Committee begin in-person meetings at the SDCC Office. None of the attendees at this meeting was in favor of that as it is much less convenient and with few people attending an in-person meeting at the SDCC Office in the evening, this is a potential personal safety risk.
2. SLMPD Report Officer Haman was unable to attend the meeting but forwarded the below Calls for Service list: Auto Theft 1 Attempt Burglary 1 Destruction of Property 1 Disturbance 14 Domestic Disturbance 4 Larceny 2 Prowler Attempting Entry 1 Shots Fired 1 Total 25 Total number of calls we down again this month. The summary spreadsheet has been updated and will be distributed to committee members and meeting attendees.
3. WUPD Report SDCC Security Committee Meeting Minutes 6 February 2024 Page 2 Sgt. Gage noted that Mardi Gras activities will be occurring this weekend but these are not really WU events. Security will still be around. WILD events will be coming up in the next couple of weeks.
4. Security Camera Discussions Grady Vaughan queried if anyone was familiar with the Skinker DeBaliviere Camera Registry that is advertised on the website. It was noted that this was something that Brandon Sterling, past Executive Director, was working on and there may be information there. The question was asked if the SLMPD had a camera registry like the University Police Department. Research to be done by next meeting.
5. St. Louis Circuit Attorney's Office Report Rob Huq reported that there was a string of burglaries in businesses on Delmar for which an individual was charged. Also, there was another individual who was charged but not yet apprehended for several burglaries from last summer through December.
6. Bi-State/MetroLink Representative was unable to attend. A request was made for updates on the security construction program at the MetroLink stations on the perimeter of the Skinker DeBaliviere neighborhood. Grady Vaughan to reach out to Bi-State for status. It was noted that parking has been restricted and barriers erected in the vicinity of Ocean Grille near the Forest Park Station which is causing unsafe conditions for pedestrians crossing DeBaliviere, especially when people are picking up orders at Ocean Grille. This needs to be reviewed by whomever installed the barriers or someone from public safety(?).

7. Neighborhood Stabilization Team Report Representative was unable to attend.
 8. Parkview Report Representative was unable to attend.
 9. East Loop CID Report • Representative was unable to attend.
 10. Other Business a. Loop Trolley concern at 5800 block Delmar No update. b. Speed Humps on Laurel Need update from NIS. c. Stoplight Active/Inactive Schedules A request was made to obtain the schedules for stoplights that go into flashing mode during off hours. This request was forwarded to the NIS liaison by the committee chair. Need response.
- Next Meeting of the SDCC Security Committee is scheduled for 5:30 PM Tuesday, March 5, 2024, on Zoom.
- The meeting was adjourned at 6:15 PM. Recorded by Grady Vaughn