

**Skinker DeBaliviere Community Council (SDCC)**

**March 11, 2024 Meeting Minutes**

*Board Members Present:* Tracy Granneman (President, Rosedale ), Molly Rater (Secretary, Kingsbury Square), Yvette Kell (Treasurer, Washington Heights)by Zoom, Jim Holzer (Rosedale), AnnaMarie Bliss (at large), JoAnna Schooler (Washington University), Karen and Jeff Stokes (Grace Methodist), Mike Stephens (Parkview), Roger Harris (Washington Heights) Kathryn Bulard (Busey Bank), Linda Cross (Rosedale)

*Not Present:* Carl Merritt (Cote Brillante), John Wright (Parkview Agents), Tim Woodcock (Rosedale), Nathaniel Rivers (Washington Heights)

*Visitors:* Marv Nodiff (HZC), NIS Sheree Hickman, Andy Cross (Beautification), Kaitlin Daniels (Dog Park), Michelle Davidson (5800 Pershing), Carynn Smith (Wash U student liaison), Brent Cowin, Alisa Munoz, Fausto Gonzalez, Ian Eaves, Stephen Kesel, Callie Kesel, Meredith Howard, Thomas Nicholson, Paul Nordmann, Sarah Christman

**Meeting was called to Order at 7:03 in the SDCC office. Quorum with 11/15 board members present**

**Guest Reports:** Brent Cowin attended meeting to respond to reports that he had misrepresented himself at a prior SDCC meeting (resulting in lack of support from SDCC and Alderwoman Hubbard). Brent wanted a chance to defend himself and stated that he had not misrepresented himself. He maintained that he lives in the neighborhood and did take care of vacant lot across from the property he was developing at 533 Des Peres. Neighbors Paul Nordmann and Sarah Christman, who live next to the vacant lot, refuted this and stated that they had maintained the lot. Brent stated that he was made an offer from the city to purchase the property. Paul and Sarah also had interest in the lot but were not able to reach anyone in the city to make an offer on the property. Brent stated that he had no plans for the property yet. Ald. Hubbard reported that at this point the sale is stalled at the Comptroller's office due to a staffing change. Brent stated that he lived on Waterman. Tracy asked that Brent show his driver's license to prove his address. No action needed or taken by the Board.

**Approval of Minutes:** January and February meeting minutes approved without corrections

**Grant Proposal:** Samantha and Nicole Blumner applied for a Neighborhood Plan Implementation Grant (700-900,000 dollars) as part of the CDA grants program presented at our last meeting. Grant partners are East Loop CID (Lead), SDCC (Applying Neighborhood) and WeCollab (Supporter)

Object is to use funds to design plan to make 5800-5900 blocks of Delmar more user-friendly aligning with the Master Plan and FBD. Benefits would be better connections for pedestrian access, improved safety and better usability of Lucier Park. Grant is due March 29<sup>th</sup>. This was informational only and no vote from board was necessary.

**Aldermanic Reports:** Shameem reported that she was available for questions and would stay for the entire meeting. She reported that her 1 on 1 meetings were held on the last Monday of the month at 6:30 pm at various locations. Request was made that locations be announced further in advance so they could be posted in the Times. St Louis City BOA is working on Property Tax credits for the elderly, changing petition process for entities like shelters. Committee meetings are open to public and hybrid. She emphasized that this is where citizen's voices can be best heard.

**Committee Reports:**

**Financials:** Yvette emailed the board the financial report before the meeting but this was not reviewed due to time constraints with a full agenda

- Operating Account Balance: 12,083.31
- Operations Saving Account Balance: 63,909.43
- CD 20,453.65

**Housing and Zoning: No report**

**Commercial Districts: No report**

**Community Development: No report**

**Porchfest Committee: No report but have started meeting and next meeting 3/18**

**Historic District:** No written report but AnnaMarie reported that they are dealing with non-compliant properties. Goal of committee is to educate residents on historical standards.

**Beautification:** Andy expressed how well the MLK event went and how glad he was that we had brought this event back. 60 people attended despite the cold weather. He also provided a written report:

We would like to schedule our annual Blitz Day alley cleanup on April 27 and our plant exchange/electronic recycling day on Saturday May 4 .

We had to delay the delivery of the SD Times because we did not want to stack all the newspapers in the SDCC office during the cleanup. We had them delivered to our house but it took a while to get the list of addresses for the neighbors who deliver the papers. It is very important that the next project manager knows the volunteers and communicates with them.

## Security

Location: Zoom Attendees: Committee Members: Amos Curlee, Parkview Liaison Samantha Smugala, East Loop CID Sgt. Michael Gage, WUPD Grady Vaughan, Security Committee Chair Officer Michael Haman, SLMPD Liaison Arline Webb, Neighborhood Resident Stephanie Lewis, Delmar Main Street Melissa Webb, Bi-State-Metro Transit Other attendees: Cpt. Christi Marks, SLMPD; Redell Hendricks, WU; Marlene Mestres, Neighborhood Resident

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 minutes were uploaded to the website.
2. SLMPD Report Officer Haman provided the below Calls for Service list for last month: Assault 1, Burglary 2, Destruction of Property 2, Disturbance 7, Domestic Disturbance 3, Fight 1, Strong-arm Robbery 1, Larceny 4, Larceny from a vehicle 3, Prowler Attempting Entry 1, Shooting 1, Shots Fired 1, Total 27. Total number of calls was lower than previous months again. Officer Haman had also forwarded an auto break-in incident report for an occurrence in the 6100 block of Delmar on March
3. WUPD Report Sgt. Gage noted that Spring Break would be occurring March 10-16.
4. Security Camera Discussions: Grady Vaughan noted that no action had occurred on the camera registry research.
5. St. Louis Circuit Attorney's Office Report Representative was unable to attend.
6. Bi-State/MetroLink Melissa Webb, Director of Security Media and Customer Engagement, provided a project status for the MetroLink Secure Platforms Project for the 3 stations adjacent to the Skinker DeBaliviere neighborhood. Delmar and DeBaliviere Stations: Scheduled for completion in June 2024 Skinker Station: Now at 95% design—Scheduled for completion Fall 2024
7. Neighborhood Stabilization Team Report Representative was unable to attend.
8. Parkview Report Amo Curlee noted that Parkview was relatively quiet. He noted that there was a homeless encampment adjacent to Parkview at Forest Park Parkway that probably should be checked on by Wash U or Bi-State as he was not sure whose property it is on. Melissa Webb (Bi-State) noted that she would follow up on this possibly with Chestnut Health personnel whom they have engaged for working with people on the transit system.
9. East Loop CID Report Samantha Smugala had the following report: • East Loop crime decreased significantly Nov-Jan, but now that the weather is changing we are working to prepare for an increase • East Loop is looking to double our security presence by shifting a portion of our investment from Secondary Police to Security Guards • We are working with GardaWorld to demo an ECam Camera system in the Loop Trolley Parking Lot. This system is monitored in real time • Michael was taken into custody last week for breaking his bond. He has since been released but has a court date tomorrow • The East Loop will begin a project this month to clean and level the sidewalk grates. Due to some trees growing in the grates, a handful of trees will be replaced to avoid tripping hazards.
10. Other Business: a. Loop Trolley concern at 5800 block Delmar Still a concern. Almost daily pickup of car parts from collisions. b. Speed Humps on Laurel Need update from Alderperson.

c. Stoplight Active/Inactive Schedules NIS representative noted that there is no schedule published for the stoplights that are deactivated during low traffic periods.

Next Meeting of the SDCC Security Committee is scheduled for 5:30 PM Tuesday, April 2, 2024, on Zoom. The meeting was adjourned at 6:15 PM. Recorded by Grady Vaughan

### **Neighborhood engagement:**

The Community Engagement Committee responded to a letter of concern from Sharon Neumeister, Block Captain for 6xxx Westminster Place, concerning an infestation of rats that has been growing over the past year. Reports to the CSB over that period yielded no effective response. Dozens of rats have been trapped/killed recently by multiple residents in the immediate area. We sent a letter to Alderperson Shameem Clark-Hubbard, our Neighborhood Improvement Specialist Sheree Hickman, and Stabilization Supervisor Karen Clifford. They responded immediately, investigating a property on 6xxx Kingsbury, across the alley from the concerned residents, which could be a nexus of the rodent problem.

Positive results, achieved in a matter of days, include the clearing from the back yard of the property of items which could shelter rodents, cutting back of plant overgrowth, and possibly removal of items from inside the house. It is a situation to watch for further progress. Rodents may also be lodging in vehicles that have been parked long-term in the area. City notices have been given for these and there have been prompt responses by some residents. Follow-up will be needed on the project along with efforts to learn of any widespread problem or of other havens for rodent breeding. The committee appreciates the responses by our Alderperson and our Stabilization Team, as well as by residents who are helping to eliminate the problem. The committee will soon be distributing flyers encouraging all residents in affected areas to examine their properties for conditions and outdoor items which may be supporting the growth of this rodent population.

Submitted: March 3, 2024, by June Vaughan, Chairperson, Community Engagement Committee

## **Housing Corporation**

Skinker DeBaliviere Community Housing Corporation Board Meeting January 17, 2024 Minutes  
Present: Directors; Paul Hohmann, Erich Friesen and Alice Stanley; Executive Director Gary Boehnke

The meeting began, at 6:37 p.m. by Zoom. Minutes from the November 15, 2023 meeting were read and approved.

Annual meeting minutes of December 6, 2023 were reviewed

Executive Director Report Project Report: Project Report was reviewed and the following noted:

#22001 Donation of 6001 Westminster – The donation of the lot did not happen in December as planned and is not going to happen. The Project is Closed. Late in December of 2023, after the Phase 1 environmental was done and the deed for transfer was ready for signature; Mr. Schesch asked that SDCHC also do a “hold harmless” agreement for him. Gary felt, and with advice of counsel, that we should not do that, because it could have SDCHC defending Schesch in perpetuity for any litigation on the lot.

Background : Dan Schesch came to SDCHC late in 2021 and asked if SDCHC would be a backup for the donation of his vacant (which is a “Brown Field”) at 6001-05 Westminster when it looked like the SDCC would not be taking the donation as had been planned. When he bought the lot from the City of St. Louis he had agreed to donate the lot to SDCC if he did not move forward developing the lot. SDCHC agreed that we would be open to being the backup nonprofit for him for the donation of 6001 Westminster. SDCC declined to take the donation of the lot sometime the first quarter of 2022. SDCHC waited until Mr. Schesch said he was ready to make the donation end of November 2023; we then moved to do a Phase 1 and have the deed for transfer drafted.

#23003 2023 Small Projects – The rear stairs at 6008-10 Kingsbury have been replaced at a cost of \$7,890. Project is complete.

#23007 5906 McPherson Loan Renewal – Busey Bank has the loan in underwriting. The bank wanted a property “value assessment” done and this is in process. We are looking at a ten-year loan with 7%+ interest rate. Gary has not yet received a term sheet. 2 of 2 Buildings and Projects

#23006 Alanson Exiting LIHTC Program 2024 – Gary said that he had underestimated the amount of time it was going to take to put the exit packet application together for MHDC. The work is going well to this point, and he believes he is about 70% done with the application packet. There is a section of the packet that is spreadsheets (preformatted with detailed instructions) to determine project value (a sales price) that MHDC says a CPA should complete; because the Alanson is a “small project” Gary is completing this section. He is 95% done with these spreadsheets but on hold waiting for an updated COLA chart from MHDC and a land & commercial appraised value from the City of St. Louis Assessor’s office. The detailed status report, on the process of completing the application, was shared and discussed. Gary highlighted two requirements that were not in or clear in the exit outline that the Board went through and discussed last summer when considering pursuing doing the early exit from the LIHTC program. Once the application has approved acceptance, MHDC has a full year to find a buyer that will continue the LIHTC program. There is a three-year monitoring period where MHDC makes sure that no one is forced out of their unit, without cause, and there is annual reporting with it, once the project is approved to leave the LIHTC program.

Other Business: 2024 SDCHC Board Meeting Schedule – The proposed 2024 meeting schedule was reviewed. Motion was made and seconded: to adopt the schedule as presented. Passed.

Resolution for 5906 McPherson Loan – A draft resolution was shared, authorize the signing of the Busey loan documents 5906 McPherson. Motion was made and seconded: to authorize the Executive Director Gary L. Boehnke or any SDCHC officer to sign all documents in relation to the renewal of the current property loan with Busey Bank for 5906 McPherson. Passed.

Meeting ended at 7:15 p.m.

**Washington University:** JoAnna Schooler introduced Carynn Smith as the new Wash U student liaison for SDCC. Molly invited her to the next Porchfest Meeting.

**Dog Park:** Kaitlin Daniels made presentation on Dog Park. She sent documents to the SDCC Board before this meeting.

3 objectives:

- Get vote of support from Board
- Streamline Operations
- Expansion of Committee Mandate

She reported that it was not financially feasible for them to buy their own insurance and requesting a surplus line on the SDCC existing policy. They have a quote of 2700 per year as a surplus line on our policy. They have not obtained quotes for their own policy but anticipate it would be a much higher cost. Marv Nodiff stated they could not obtain a quote without an established entity. Housing Corps will be their dedicated partner as owners of the lot. Housing Corps will provide water. DP Committee plans to keep grass as the surface of the park and it will need to be seeded twice per year. There will be wrought iron fencing on Des Peres and chain link fencing in less visible areas to keep costs down. The Dog Park will be developed in a phased fashion with a large dog area first and a small dog area coming later. Proposed budget is around 20,000 of which the fencing is the most expensive component. DP Committee has raised 17,000 dollars so far. One large donation of 10,000 dollars will be refunded if the Dog Park does not happen. Gary Boehnke of the Housing Corps wants 25,000-30,000 dollars raised before he gathers a project team. Housing Corps will not provide an easement for the property

Dog Park Committee commits to do maintenance and administrative work. Most cost will be for supplies

Sources of Revenue:

- Members: Estimate 3500 dollars per year (70 dogs at 50 dollars dues per dog/per year)
- Sponsorships
- Fundraising Events

The committee is requesting:

- Ability to have their own banking account
- Ability to have alcohol at their events in accordance with SDCC restrictions
- Ability to expand operating mandate

Multiple questions from the board were answered. Meeting was closed with Tracy saying that this was not an issue of whether one supports a dog park in general. Board will vote next month on the sustainability of the plan.

Meeting adjourned at 8:57 pm

Minutes submitted by Molly Rater, Board Secretary