

Benton Park West Neighborhood Association

Board Meeting

July 13, 2020

Start at 6:37

- President – Scott McIntosh **Present**
- Vice President – Tim Thomas **Present**
- Secretary – Erin Godwin **Present**
- Treasurer – Linda Hennigh **Present**
- Member At-Large – Pam Welsh **Present**
- Member At-Large – Gwynn Jackson **Present**
- Membership – Rosie Jackson/Bill Byrd **Absent/ Present**
- Beautification – Stephanie McKinney **Present**
- Block Link – Chris Schmidt **Present**
- Communications – Scott McIntosh
- Community Garden – Linda Hennigh
- Our Neighborhood Garden – Scott McIntosh
- Dog Park – Jeni Poole **Absent**
- Facilities – Bill Byrd
- Fundraising – Vacant
- Housing + Development
- SLACO Committee – Linda Hennigh
- Quality of Life and Safety – Vacant
- Youth Outreach – Darren Young **Absent**

BPW Vacant Properties

Peter Hoffman, Staff Attorney for Legal Services of Eastern Missouri, presented to the Board about the neighborhood's options for addressing vacant property with absentee owners. The Board will draft a list of addresses of five or ten properties and engage Michael Sullivan, the board's new Housing Committee chairperson who is also putting together a draft proposal to make our neighborhood a local historic district. Buildings with issues like a back wall falling off are the highest priorities as they are in danger of just collapsing. The list will be sent to Legal Services to investigate ownership, citations, back taxes, etcetera. Next the Board writes the owner a warning letter noting any citations and back taxes and asking their intentions as it's been taking years. It may lead to a resolution; if not, it would be included in the documents if we take further steps. If a property is sold, the process starts over. This process applies only to vacant property owned by other individuals or corporations, not city owned parcels. Legal Services of Eastern Missouri will help check our bylaws to see if the BPWNA meets the criteria to be a party to litigation. We can do the letter process but must ensure our bylaws have the required clause to grant us standing if we end up proceeding to litigation.

3344 Ohio- Bridge Bread is going before the Board of Adjustment to request a variance to allow them to pave a portion of the parcel at 3344 Ohio. They want three parking spaces at the back of the lot where the two alleys intersect. They will keep the rest unpaved and preserve the

garden at the front of the parcel. Bill Byrd motioned to submit a letter of support; Chris Schmidt seconded the motion. The motion was approved.

3125 Cherokee- The owners of 3125 Cherokee are going before the Board of Adjustment to request a variance to allow outside storage of construction equipment and materials, an enclosed trailer and a Bobcat. It was noted the current storage was not attractive and that outside storage is not a desirable use at this location. Pam Welsh motioned to submit a letter of opposition, and Tim Thomas seconded the motion. The motion was approved.

Bill Byrd motioned to accept the **June Board Meeting Minutes**, and Stephanie McKinney seconded the motion. The motion was approved.

DeSales will be providing additional information about the revised proposal for the property at Jefferson and Arsenal. The previous round of state funding wasn't approved, so they are resubmitting in September and will present their revised proposal to the BPW board and general meetings.

The **2020 Budget, June Treasurer's Report, and July General Meeting Agenda** were each reviewed for corrections or needed changes.

At 7:48pm Bill Byrd motioned to adjourn, Stephanie McKinney seconded the motion, and the motion passed.