

Benton Park West Neighborhood Association

Board Meeting Minutes

Tuesday, August 13th, 2019

Submitted by: John Simons

Call to order - 6:39 pm

Attendance - Roll Call

- President - Scott McIntosh - **Present**
- Vice President (Interim) - Alison Hillman - Absent
- Secretary - John Simons - **Present**
- Treasurer - Linda Hennigh - **Present**
- Member At-Large - Ashtyn Baldas - **Present**
- Member At-Large - Tim Thomas - **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 - **Present**
- Fundraising - **Vacant**
- Housing Committee - Scott McIntosh
- SLACO Committee - Linda Hennigh
- Membership – Bill Byrd (Rosie Jackson may be interested)
- Quality of Life and Safety - **Vacant**
- Youth Outreach - Darren Young - Absent
- Cherokee Street Liaison - **Vacant**

Agenda

Notes

1. Guests
 - a. John Van De Plume
 - b. Erin Godwin
 - c. Joe Rashid
 - d. Al Neil
 - e. Karen
 - f. Additional members of the neighborhood

2. John Van De Plume

- a. Propose building a used car lot at vacant lot Iowa and Gravois
- b. Address 2750 Gravois
- c. Currently zoned commercial
- d. Formerly a tow company attempted lot and was denied
- e. Feels this site is unsuitable for another type of business.
- f. City formerly owned
- g. Joe Rashid bought lot today
 - i. Family has a dealership in St Louis now Car City Finance Dale & Manchester, and Gravois & Chippewa
- h. Plans to place 35-50 cars on the lot
 - i. This may not be allowed for as many of the example businesses on Gravois were grandfathered
 - ii. Board of adjustment puts many restrictions on new lots
- i. Stated that neighbors has signed a petition will send Scott the signatures

3. David Eschback Spirit One Auto Group

- a. Returning sSeeking support outside overnight storage
- b. Plans to apply for full outdoor storage
- c. Can currently fit 6 cars in the building
- d. Primary vehicle would be shuttle van
- e. Believes that they would be able to park 10 cars outside

4. Tom Pickel and Becky Reinhart, DeSales Community Development

- a. Background
 - i. 2835 Ohio was the most recent development
 - ii. 100% occupancy last fall
 - iii. utilize low income housing tax credit
 - iv. Recently involved project in Fox Park
 - v. 2717 Sidney worked with Rung and Cristner
- b. Jefferson and Arsenal site is an interest to them
 - i. Planning 3 story senior housing 40 units ~42,000 sqft
 - ii. MHDC has not provided credit at state level for several years
 1. Unlikely to be restored prior to January
 2. MHDC application deadline will be the end of September
 3. Will know about funding by December, would likely relinquish option if MHDC funding is not awarded
 - iii. Gravois Jefferson development plan
 - iv. ~1000 sqft retail in 1st floor
 - v. Would seek to relocate community garden to nearby lot
 - vi. Would have this upgrade built into the project
 - vii. Working with Architect Nathan Rowe
 - viii. Restricting plan for current development to a single building on the corner
 - ix. Has an option with LRA to purchase

- x. Fox Grove management (DeSales) would manage the housing
 - xi. Desire to partner with 5 star
 - xii. Plan to target for 55 and over
 - xiii. Planning for Apartments with potential to be condominiums at a later time
 - xiv. Would be built to universal design standards
- c. Preservation board is reviewing standards for new housing in historic districts
- 5. Erin Godwin - Volunteer Tree Care
 - a. Care for young trees to develop canopies in neighborhoods
 - b. Tree inventory/census would be one of the items the group would provide
 - c. Young - watering
 - d. Older - pruning
 - e. 8/27 event currently on Facebook 6:30-7 meetup at Earthbound
 - f. STL TreeLC
 - g. Forest Relief Provides training for pruning
 - h. Jessica at Flowers and Weeds may be an ally as she is part of the Cherokee St beautification
- 6. Discussion to provide a letter of support for Spirit One Auto
 - a. Bill moves that a letter of support be supplied with the petitioners limitations, Ashtyn seconds. motion passes
- 7. Review July Board Meeting Minutes
 - a. Tim thomas motions to accept, Linda seconds, motion passes
- 8. Treasurer's Report
 - a. No comments or corrections
 - b. Fair St Louis Deposit needs to be returned
 - c. St Wenceslaus Fall bulletin \$60
 - i. Bills Moves that we post an add, Chris seconds, motion passes
- 9. Fanning Back to School Recap
 - a. Good weather, rain held off
 - b. 3 people from the neighborhood
 - c. Several volunteers from young life
- 10. Board election nomination are due in September for October's meeting vote
- 11. WashU volunteers will be working in neighborhood garden on 8/24
- 12. Meeting Adjourned - 8:23 PM
 - a. Stephanie Moves, Chris Seconds, motion passes

Action Items

-

Next Meeting Agenda Items

- Next Board meeting Tuesday 9/10