

## Benton Park West Board Meeting

October 12, 2021

### **Board members present:**

Erin Godwin, President

Linda Hennigh, Treasurer

ChrisSchmidt, Secretary

The meeting was called to order at 7:07pm.

There were several guests with us this evening. *Iman Young* returned to talk about her planned co-working and private social club space at 2701 S. Jefferson. Her target group will be remote workers who need a local space when they come to town. We talked about local competition and made sure that she knows that if things don't work out and she needs to change her business plan she will need to come back to us. We gave tentative approval for a letter of support and will take a poll of Board Members online to confirm. She needs the letter by October 21, so we'll get on it as soon as possible.

*Nancy Alexander Garcia-Mendez* is the owner of GM Auto Service at 3300 Utah. (Molly Nunez, her realtor, joined her to be sure that we understand the issue.) She wants to add additional spaces for more vehicles. The lot CAN fit about 20 vehicles, but they currently only use 5 spaces. They currently have cars in the street and a recycling dumpster in the street and have had cars stolen from the street. They have just purchased the property behind them in hopes of adding additional parking. Erin recommended that they go to the Zoning section to get guidelines on parking layouts to see what would actually be feasible. The Board of Adjustment requires a letter of support from the neighborhood before they will hear their appeal to add more parking. Erin has concerns regarding whether they know and are following the conditions of their current occupancy permit; it would be good to clarify that before allowing the business to expand further. There is no question about the fact that they need more parking spaces. We asked that they confirm their current occupancy permit's conditions and return to us.

*David Rothschild* is interested in creating an event space and mixed-use offices at 2929 Jefferson. There is already a commercial kitchen which will be used for small daytime and evening events. There is a bakery named De'Lish Emporium ready to

use the kitchen as well. There may be some weekend markets in the parking lot. He currently has a city occupancy permit for the offices to be used long term as well as for co-op spaces, and some are already rented. Most of the space is pretty much ready to go. There are 24-25 spots in the parking lot. Currently he needs a permit for the kitchen, and is looking for a letter of support. Erin asked that he send a brief write up of what he needs for the city so that we can move forward with a letter of support. We can give tentative support determined by a poll of board members.

*Brennan, Ashley and Sirriah England* were present to talk about their Haunted Yard Halloween event at 3145 Oregon. It's a full-scale haunted house spreading through 3 neighboring backyards. This is the second year of this event gathering the neighborhood safely. Last year they had about 150 visitors. The word is out, and they expect many more this year. They use Covid Safe protocols. They are working on costuming, design work, insurance and feeding their staff of 9 actors. They buy props second hand or make them at home. It is getting expensive so they're asking for \$600 to help with expenses. They need these funds by the end of next week to get things wrapped up. We will take a poll of the board to see how much we are willing to give. (The neighborhood cancelled our Halloween event and combined our Easter event with Gravois Park this year.)

**Meeting Minutes** The September meeting minutes were skipped because we didn't have enough members present to approve them.

**Treasurer's Report** We didn't review it in depth but confirmed that we are able to give cash to the Englands for their Haunted Yards from savings. Next year we will include this in the budget.

**Membership** Current membership is 25.

**Dog Park** Sarah is planning a Howl-O-Ween event on October 24 from 3-6pm.

**Drive In Movie Night** In September we had about 40 people at movie night to watch Coco. The box of concession supplies has been stored in the basement of the Salvation Army. Chris will keep the signs to change the start time of the movie on them.

ChrisSchmidt made a motion to adjourn. Linda seconded. The meeting was adjourned at 8:33.