



FOREST PARK SOUTHEAST NEIGHBORHOOD ASSOCIATION
JUNE 2019 MINUTES

18 JUNE 2019 / 6:45 PM / Missouri Foundation for Health

MINUTES

6:47 - 6:46 pm Meeting Called to order(Vincent Chewning)

Neighborhood Association Updates

6:47 - 6:48 pm Treasurer's Report (Adelina Mart)

- Paid \$100 refundable deposit to use Missouri Foundation for Health building

6:48 - 6:49 pm PCD Development Committee Liaison

- Not present

6:50 - 7:51 pm PCD Infrastructure Committee Liaison

- Meeting was canceled
- Awaiting new exercise equipment at Chouteau Park

STL City Government Reports

6:51 - 7:05 pm Crime and Safety Report (Ed Slade, SLMPD Liaison)

- High festivities in the area in the coming weekends (June 22, June 29)
 - Conclusion of June: Pride Parade downtown and high expectation of migration from downtown and TGP. Manchester is expected to be closed from Sarah to Taylor
 - Have put together a detailed plan to include a contingency of officers to meet headcounts of the crowd
 - Parking on Manchester is expected to be difficult
- 4 - 5 at gunpoint robberies in the past few weeks
 - Cameras in the area have provided good descriptions.
 - Most happened late a night, except for one at Manchester and Newstead
 - Others were people walking to the cars after businesses have closed between 3 - 4am in the morning
 - If you see something or having a problem, call 911.
- On The City's Finest
 - Main purpose is visibility and working in the heavy areas and times and along the outer areas of the neighborhood to thwart suspicious activities

7:05 - 7:08 pm Neighborhood Update (Ron Coleman, NIS)

- CID decides hours of when The City's Finest will be out, based on crime data. They are police officers working second shifts.
- Have good camera images of suspects and want to get the images out there
- Requested FPSENA post a link to crime stoppers



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- New: An active 311 number to contact City's Service Bureau and dispatch any of the cities departments. Use this as your rolodex city hall number.

Guest Speakers and Discussion

7:08 – 7:20 pm Neighborhood Assistance Committee (NAC)

- Charter is still in process and has not been officially approved. The NA board has asked they provide their revisions for the board to approve.
- General Member is against PCD receiving home development funds as it is seen as a conflict of interest
- NAC wants to participate in the criteria and selection of who receives the funds
- Has requested to see the grants
- Will set up a meeting to allow the neighborhood people to participate and hopes to get back to us on what is said
- Passed out a paper "On Liberalism" attached below.
 - Wants open communication among all groups within the neighborhood
- Wants a grievance reconciliation process and work with Ron Coleman's office
- Reach out to Dan Scott if you have a question about the committee and to attend committee meetings. You can call: 314-614-7576

7:20 – 7:40 pm STL City Assessor's Office and Q&A (Caroline Brethauer)

- City's Assessor's Office strives to value all property in a fair and uniform manner and to accurately identify, list and appraise all taxable property, including:
 - Personal property
 - Records and mapping
 - Real property
- Every two years they reassess property and look at:
 - Lot size, property improvements, house age, wall material, condition of house, livable square footage, garage, number of bathrooms, finished basements, pulled permits
- Estimated value of your house is compared to neighborhood sales to align reviewed property with the market
- The appeal process: You should have received a notification to appeal if your property value went up. You will not have received one if the value of you home property went down. Appeals process: Board of Equalization -> state tax commission -> circuit court
- Exempt properties come from the state law level that are in-use properties of 501c3 nonprofits
- (map doesn't include abated properties)



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- (Coleman) [Geo St. Louis](#) (a guide to geospatial data in the City of St. Louis) was last updated in 2015 and they're working on updating that information. Information collected comes from:
- Sites that were discussed:
 - [City Tax Abated Properties map](#)
 - [City Tax Abatement Webpage](#)
 - [Address and Property Search](#)
- You can find the City Assessor's presentation at the end of the Minutes.

7:40 – 8:03 pm Possible Kingshighway Dev. Neighbor Group Update (M. Browning)

- Browning provided a transcript and powerpoint of his presentation, which is included at the end the Minutes.
- Micheal would have liked to see PCD at tonight's meeting to speak about the meetings between the group and PCD.
- Michael passed out cards to members to write their questions. Cards will be collected by the FPSENA and sent to the appropriate properties.
- Wants to reform the current development process to make it better, stronger
- Coleman: Fines are applied to buildings that violate codes
- General Member wonders if a CBA would be possible. Michael notes that any CBA agreements
- Third party intermediaries: Both parties have provided their recommendations but PCD is looking at either InvestSTL or Rise. Intermediaries are expensive. Both parties must agree to have one. Would consider fundraising to hire an intermediary, but not at the moment.
- Have been in communication with Alderman Roddy and has been helpful and forthcoming about what he knows and guiding us on some of the process.
- Decision about development must be a community decision, not one by a few residents.
- Going through the mechanisms and being diplomatic about how to go through this process
- In conversations with WashU - he's interested in good development and there's isn't malicious intent to go through with a bad development
- A third party facilitator would help ensure greater community participation; it's why the group is working hard on this
- Any developer that is selected "needs to engage the neighborhood" and would invite the develop to participate and observe in community meetings
- You can email questions to stlbrowning@gmail.com

7:55 – 8:00 pm Open Forum (FPSE NA, Community)

- Chewing:
 - Ice Cream Social was a success



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- National Night Out is August 6th.
- We will not have an August meeting.
- Next FPSENA meeting will be July 16
- Dan Scott:
 - Wants to responsibly close the Workhouse
 - Shared a handout: “The Story of the Workhouse” which is provided below.
- Adelina Mart:
 - Raffle off 10 Munny tickets tonight. You can pick up tickets from PCD the day of.

8:00 – 8:05 pm Adjournment (Vincent Chewing)

FOREST PARK SOUTHEAST EVENTS:

National Night Out: August 6, 2019

Grovefest: October 5, 2019

Forest Park Southeast Halloween Carnival: October 26, 2019

Events in The Grove: calendar.thegrovestl.com

ADDITIONAL FOREST PARK SOUTHEAST ORGANIZATIONAL MEETINGS:

Grove CID : 2nd Monday of every month @ 11:00AM at the PCD Office

FPSE Development Committee: 4th Tues. of the month @ 5:30PM at the PCD Office



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“Hello,

My name is Michael Browning. I am a part of a small group of neighborhood residents who became concerned about the development activity occurring on the northwest edge of our neighborhood. Specifically, we were concerned about the properties owned by the Drury Corporation, and the land that was owned by MODOT but is now owned by Washington University’s development corporation, WUMCRC, or Forest West Properties. You can see the properties in question on the maps that we have handed out. Drury in blue, WUMCRC in green.

First, to catch everyone up on where we are, a quick history of these properties:

- Starting over a decade ago in 2007, Drury Corporation began acquiring properties along Kingshighway and in the 4500 blocks of Arco, Gibson, and Chouteau Avenues.
- Their intention was to build one of their Drury branded hotels.
- A two-tower plan was presented to the neighborhood in 2008.
- Since that time, they have continued acquiring properties in that area, including several parcels purchased in the past few months.
- Many of their properties have been boarded up and left in various states of decay as part of a strategy of demolition by neglect.
- In March 2019, a six-family structure at 4559 Oakland succumbed to decay and collapsed, and the Drury Corporation tore it down.
- As recently as 2017, they have stated that they do not want to renovate their other properties because they might demolish those properties later.
- Last month, Landmarks Association conducted a survey of the buildings owned by Drury. 11 of their 26 properties are uninhabitable. 3 more are unoccupied.

As for the land owned by WUMCRC:

- This parcel of land was a mixture of Forest Park land and residential properties taken via eminent domain in the 1930s to create a parkway.
- It eventually came to be owned by MODOT when the parkway turned into a state highway.
- A large portion of the land became obsolete for MODOT with the removal of the cloverleaf exchange.
- WUMCRC purchased this land in September 2018.
- In June 2018, WUMCRC issued a Request for Qualifications to developers regarding this parcel.
- In March 2019, rumors started to spread that WUMCRC was in negotiations with the Drury Corporation.

Knowing Drury’s history in the neighborhood, and concerned for this large, extremely visible and representative area of FPSE, a number of residents started working together to gain more information about what was happening.

- We spoke with Alderman Roddy who recommended we speak with Hank Webber at WashU.



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- We met with Hank Webber of WashU and Brian Phillips, of WUMCRC.
- They declined to share the proposals that they have received in response to the RFQ.
- They told us they have not yet selected a developer for their land.
- They confirmed that Drury Corporation is a finalist, and is one of ‘less than three’ viable proposals that they received.
- WUMCRC also listened to our suggestion that there should be a larger community engagement process than normal, due to the size of this land and its impact on the people of this neighborhood.
- They agreed, in principle, that there should be a “robust community engagement” process.
- WUMCRC referred us to Park Central Development to inquire about this process.
- A couple of residents met with Abdul of Park Central Development to make the case for a thoughtful, thorough neighborhood feedback process. That conversation is still ongoing.

The residents involved have been advocating for:

- A multi-part process to inform the development of this land.
- Ideally, there would be feedback from the community before Washington University selects a developer for this land.
- This would let WashU know a broader concept of what kind of development would be beneficial to the neighborhood, and would give a developer a chance to make a plan that would be agreeable to a majority of neighbors.
- After WashU has selected a developer, plans should be presented to the neighborhood and residents should have a chance to give feedback on specifics.
- Preferably this process would be facilitated by a third party to ensure impartiality. This would be similar to the process used to develop the neighborhood Form Based Code. Additionally, a third-party facilitator would be properly staffed and trained to handle neighborhood engagement in a way that reaches all interested residents in this neighborhood.

We want to see the neighborhood have a voice in this. We believe that the neighborhood should not be left in the dark when it comes to such a large development, one that impacts how we access Forest Park, the Central West End, the MetroLink, and serves as one of the most visible faces of our neighborhood. We think that the neighborhood deserves to have its voice heard, and that any developer should engage with the residents here and do its best to listen.

We’ve distributed cards for you to write questions or thoughts in case you don’t get a chance to speak. The neighborhood association has agreed to collect questions or concerns you might have and forward them to the appropriate people. We will also revisit this topic in coming meetings.

For now, if you have any questions that I can answer, I’m happy to do my best.”



ON LIBERALISM

Liberalism rejects honest and open struggle and fosters unprincipled peace. It gives rise to a backwards attitude and brings about degeneration in groups.

Liberalism appears in these basic ways:

1. To let things slide for the sake of peace and friendship when a person has clearly gone wrong, and refrain from principled argument because that person is a friend, a relative, a schoolmate, or love one. Or to touch on a matter lightly instead of going into it thoroughly so as to keep on good terms. The result is that both the organization and the individual is harmed.
2. To indulge in irresponsible criticism in private instead of actively putting forward one's suggestion to the group. To say nothing to people to their faces but to gossip behind their backs, or to say nothing at a meeting but to gossip afterwards. To show no regard for collective life but to follow one's own desires.
3. To let things drift if they do not affect one personally; to say as little as possible while knowing perfectly well what is wrong, to play it safe and try only to avoid blame.
4. Not to carry out the collective's decision but to give a high place to one's own opinions. To demand special consideration from the group but to reject its discipline.
5. To indulge in personal attacks, pick quarrels vent personal spite or seek revenge instead of entering into an discussion and struggling against incorrect ideas for the sake of unity.
6. To hear incorrect views without rebutting them and take them calmly like nothing was said.
7. To be among the people and fail to educate or speak out at meetings, and instead show indifference for their well-being, forgetting your commitment to the struggle of your people.
8. To see some harming the interest of our people and yet not feel indignant; to not stop and educate or struggle with that person.
9. To work half-heartedly without a definite plan or direction; to work in an unconcerned and superficial way.
10. To regard oneself as having rendered great service to the Liberation Struggle and think one is too good for minor assignments or "dirty work".
11. To be aware of one's own mistakes or shortcomings and make no attempt to correct them.

Liberalism is extremely harmful in a progressive organization. It is a corrosive that eats away unity, destroys cohesion, causes apathy and creates dissension. It robs the group of organization and discipline, prevents the work from being carried out and puts a strain between the group and the community it serves. **IT IS AN EXTREMELY NEGATIVE TENDENCY!**

COMBAT LIBERALISM! COMBAT LIBERALISM! COMBAT LIBERALISM!

OBS/89



Edmundson suit over parking lot may affect party who is now official

Role of alderman is called a conflict of interest by some

BY LINDA M. BILLINGSLEY
Special to the Post-Dispatch

The outcome of a lawsuit about a parking lot in Edmundson may affect Alderman Mike Williams, 1st Ward.

City Attorney Frank Vatterott says the suit was filed late in 1998 by 17 or 18 people who live near the new parking lot in the area bordered by Edmundson Road and Natural Bridge Road. One of the parties is Williams, who was elected alderman last April. The parking lot was approved by the council in March, roughly one month before Williams was elected.

The suit is before St. Louis County Circuit Court Judge Pat-

rick Clifford, and Vatterott says it may be tried late this year. Vatterott said the residents were seeking damages because they allege that construction of the lot had devalued their property. Vatterott said the suit also included allegations that Edmundson officials did not properly follow administrative procedures in approving the lot.

The issue began when Drury Development Corp. bought 26 houses, demolished them and sold the land to Avis Rent-A-Car. The rental company wanted the land to build the parking lot. The suit names both Avis and Edmundson as defendants.

Vatterott said no specific monetary amounts were requested. The judge can award amounts if the plaintiffs prevail in court. The fact that Williams is a party to the suit has some people saying it is a conflict of interest for him to serve as an alderman.

Williams said there was no conflict because no issues related to the parking area had come for a vote while he had been alderman. He added that the remaining residents did not want to be bought

out. He said he and his neighbors hoped to stop the construction of the parking lot if they prevailed in court.

Williams said the lawsuit was to fight what he called "commercial encroachment." He says his residential area is surrounded by unfinished commercial development. "It started in the early 1990s when Drury monopolized the area with vacant, run-down slums," Williams said. "They bought out property, keeping other developers out. And the residents have been forced to live with it. The lawsuit is fighting the principal of the matter and if we win, the project stops."

Tim Drury, president of Drury Development, says the property values of the remaining residents is higher now because of the commercial zoning surrounding them. And he said his company was not leaving any dilapidated housing.

"All the empty houses have been renovated and some of them are rented," Drury said. "We've done landscaping and made those houses some of the nicest ones in Edmundson. We've been spending money in the interim to keep our houses up."