

WEST PINE/LACLEDE NEIGHBORHOOD ASSOC.

Minutes: 1/13/15

Harold Karabell opened the meeting at 7:05 PM at NW Coffee

No Treasurer's report and Secretary, Tom Fox, is ill and absent.

Minutes from Nov. 11 meeting accepted as written.

SECURITY:

In the absence of a Security Committee, the floor was opened to discussion of security issues:

- Thomas Jackson is in custody and is charged with 6 armed car-jackings in the CWE
- Brooks Goedeker said that there had been 2 armed robberies on Euclid Avenue, both after 12AM, and the suspects were caught on camera but have yet to be apprehended. Security cameras are being installed in the Euclid area.
- The President of the 48 unit Manhattan Townhouses attended the meeting and reported that they had had some "smash & grab" incidents in the eastern parking lot (on the alley). They installed security cameras; they have not had any incidents in awhile
- There was an expression of interest in Jim White, of the CWE Security Initiative, to attend an association meeting. Both Harold and Ron Coleman had made several attempts to get Mr. White to attend a meeting and he has been unresponsive re: this. Ron Coleman will make another attempt and will invite Mr. White to attend the February or March meeting. It was the general opinion that a periodic report by Mr. White, either quarterly or semi-annually, would be very beneficial.

DEVELOPMENT:

Brooks Goedeker:

- The Independence Center is not moving to the Laclede/Sarah site; our objection was not the only reason they decided against it. They are still looking for a site in our general area. Brooks has contacted other developers re: this 34,000 sq. ft. mixed-use project (with tax abatement and taxing of only \$3000/yr.) Parking is a particular issue with this project. Some developers worry about the financial feasibility of first-floor retail on Sarah but there is consideration of trying to tie it into a shopping district affiliated with Ikea's inclusion in the neighborhood. The entire Community Improvement District south of Lindell could be branded.
- Re: REJIS: developers spoke with REJIS re: the availability of the parking lot property but REJIS wanted to have someone get an appraisal of the real value and also to provide 60 parking spaces for REJIS employees.
- 4245 West Pine (next to REJIS) will undergo a full historic rehab as a 24 unit apartment building
- 4100 Lindell: work to start Mar.1 and finish October 2015
- 4242 Lindell: Steven Levin of Helix plans on 21 one & two bedroom apartments
- Gerald Manufacturing site: developer is planning student housing with a dog park behind the building and an attached pet-friendly restaurant

Joe Roddy:

- If we get the Vandeventer/Choteau redevelopment (where Commerce Bank was) we're in good shape. This Greenstreet Development project encompasses 70 - 80,000 sq.ft of retail, including ample parking. Forest Park SE is currently developing a form-based code and this site already meets it.
- Joe is trying to speak with Red Cross re: sharing parking (they have 110,000 sq.ft. first floor parking) but no one will respond to his calls, despite many attempts. He asked that any of us who might know someone in Red Cross administration ask them to call Joe re: this. Joe pointed out that shared parking is a "best practice" in urban planning. Red Cross says they need their parking but Joe has observed that it is lightly used.
- Shared parking enables us to attract development as developers may not be required to provide as much parking.
- A question was raised re: the empty lot across from the Oldham Post Office. Per Joe, Cortex owns that property and had been planning its use but are now giving more attention to the US Metals building. Joe will follow-up with Cortex to see whether they can at least clean & improve the site.
- Re: US Metals: Cortex is trying to find an anchor tenant for the potential 1 million sq.ft. of space with 3,000-4,000 employees. Harold Karabell asked whether they will save the US Metals office on the corner; Joe replied that this is a 353 project so this is not in our control.
- Joe also mentioned that the Brauer Supply building will probably be demolished as Cortex wants to build an "innovators' tech shop" in that space (it will have equipment such as 3-D printers so entrepreneurs will be able to make models of ideas). Joe called it an "entrepreneurs' play shop". Cortex intends to have 5 innovation centers within their area and Joe believes this will attract a lot of interest.
- When will Boyle open? Cortex is pretty disgusted with the street department but the projected opening is currently March. They have finished Duncan and it is usable.

Nabeel announced another concert at the CAM on Sunday, Jan. 18 at 4PM

Meeting adjourned at 7:45