

West Pine Laclede Neighborhood Association
Northwest Coffee 7 PM
September 10th, 2024
General Assembly Meeting Minutes

CALL TO ORDER 7:01pm

President; Harold Karabell
karabell52@gmail.com

Review and approve August 2024 Minutes- The August minutes were posted online and sent out with the monthly announcements. Harold requested a motion be made to accept the minutes. Terry made the motion to accept the minutes, motion 2nd by Dug. All in favor. Motion passes unanimously.

Vice President; Dug Felch
bkmarionnettes@charteret

Treasurer; Terry Werner
terryfwerner@gmail.com

Secretary; Nicole Ewing
postonni@gmail.com

GUEST SPEAKERS

Jeff Winzerling

Neighbor; developer with Versa Development

- Plans for the Optimist Building on Lindell- Mr. Winzerling is proposing a development of a small boutique hotel to reinterpret the current Optimist building with historic preservation in mind, although his proposal will not qualify under NRHP guidelines for Historic tax credits.
- Proposal is for a hotel with approx. 129 guest rooms, a small terrace in the rear, and food and beverage service.
 - Plans do not include meeting/board rooms or a pool.
- Plans are to keep 2 lower floors of the original 1961 building and some of the 1979 additions.

- Proposal includes removing the current street façade and replacing with floor to ceiling glass. It is the plan to keep the columns, raised gravel, and some aspects of the original development from 1961.
 - Some of the façade of the glass does not currently meet the form-based code of the Board of Adjustment, but the developer communicates that he wants to create a smooth transition from the 1961 and 1979 renditions to the current, modern plans.
- Plans include some guest rooms on the Lindell side of the building with a small garage underneath.
- Plans include adding a vehicle arrival area with a curb cut on Taylor Ave very close to its intersection with Lindell.
- Mr. Winzerling is meeting with the Board of Adjustment to propose the development of the hotel.
- Tentative plans are for construction to begin after Jan 1st 2025, pending approval of the neighborhood organization, Alderman, and Board of Adjustment.
- Developer is requesting that the neighborhood organization support his appeal to the Board of Adjustment.
 - Neighbors in attendance at the meeting have some concerns about the glass facade, pavilion, and potential traffic congestion issues on Taylor Avenue with the arrival area.

*Harold asks for a vote of the neighborhood organization to approve ONLY the use of the building as a hotel. Harold communicates that this is NOT approval of the appeal to the Board of Adjustment, but only to approve the potential of the development of a hotel at this location. Vote to approve a potential hotel was taken, and all in attendance were in approval.

Yusef Scoggin

Board Member, Southeast Special Taxing District

ikazy@yahoo.com

- Communicated that from the most recent tax increase, all the new street light lights have been replaced. Our neighborhood has had many street improvements, and other city services improvements in the city and in our neighborhood. Look for additional improvements in the neighborhood in the coming year.

9th WARD ALDERMAN REPORT

Michael Browning

browningm@stlouis-mo.gov

- Unable to attend because of a prior commitment

NEIGHBORHOOD ORGANIZATION UPDATES

Treasurer

Terry Werner

Update on financials:

Checking \$1,633.66

Savings \$2,855.94

Time Deposit \$4,498.09

**If you are a neighbor interested in contributing to the neighborhood organization, please check with Terry to make sure you are up to date on your yearly dues.

NEW AND ON-GOING BUSINESS

- RecoVET has purchased the old Ronald MacDonald House on West Pine and is proposing the use of all three buildings to serve as a recovery/housing center serving military veterans with mental health diagnoses and substance abuse issues.
 - The RecoVET organization plans to attend the October neighborhood meeting to explain their work and to answer questions.

*While recognizing the importance of RecoVET's work and supporting its good mission, several neighbors in attendance expressed some concern about RecoVET because of the absence of a lengthy "track record," the organization being founded only in 2022.

COMMITTEE REPORTS

Beautification Committee Chair

Lorraine Simpson

lorraineline@msn.com

- Nothing new to report

Development Committee Chair

Dan Hellmuth

dhellmuth@hellmuth-bicknese.com

- Not in attendance, nothing new to report

Security Liaison

Open position

- Not in attendance, nothing new to report
- Alvin Ferguson 314-904-6979 can be reached for concerns with unhoused or other local disturbances and concerns.

Neighborhood Improvement Specialist

Ron Coleman

- National Night Out is Tues Oct 1st and Ron is encouraging neighbors to participate! The neighborhood organization has participated in years prior and can be organized how neighbors see fit. Contact Ron for more information or questions. You may reach out to your block captain if you want to help organize or participate!

Block Captains:

4100-4200 Laclede: Dug Feltch (314) 531-3313

4300 Laclede : Scott Gilbert (314) 406-3536

4100-4200 West Pine: **open position**

4300 West Pine: David Maltby (816) 516-9818

ANNOUNCEMENTS

Next General Meeting: October 8th, @7pm @Northwest Coffee
Meeting adjourned at 7:46 pm.