

West Pine Laclede Neighborhood Association
Northwest Coffee 7 PM
November 12th, 2024
General Assembly Meeting Minutes

CALL TO ORDER 7:09 pm

Treasurer; Terry Werner
terryfwerner@gmail.com

*Terry is filling in to run the meeting in Harold's absence.

Vice President: Dug Feltch
bkmarionnettes@charter.net

Treasurer: Terry Werner
terryfwerner@gmail.com

Secretary: Nicole Ewing
postonni@gmail.com

GUEST SPEAKER

Nick Hartzler & Claire Lucas
Red Cross building redevelopment
nick@steadfastcity.com

Sr. Project Manager; Steadfast City

Nick and Claire work for Steadfast City Economic and Community Partners. They came to update the neighborhood organization on the redevelopment and new construction of the American Red Cross building at 4050 Lindell. The building has been vacant since the Red Cross left in May of 2023. The new development by the Sansone Group proposes to redevelop the current building into multifamily apartments with improvements to the parking garage.

All units will be market rate with an average of \$2.80 per sq ft and \$2,119 per unit. The units are designed to attract higher income renters, young professionals, students, single people, and couples who are looking for modern amenities in a high-demand neighborhood and conveniently located in the heart of the Central West End. The plan includes a total of 2.5 million dollars in improvements to the parking garage.

The anticipated timeline for completion on this project is Fall of 2027.

The proposal includes:

- Turning the current 275 multifamily apartments into 109 residential units
- New construction on the two surface parking lots into 166 multifamily apartments
- Turning the current parking lot into redeveloped parking for the newly renovated apartment building

Neighbors asked questions or had concerns about adequate parking, development construction, and aesthetics such as matching the brick color of the old building, lighting, current curb cuts into the new parking lot, and ensuring the façade of the building on Lindell is aesthetically pleasing. Some neighbors also asked questions about new and current demand for additional residential housing and if this housing is marketed for singles, families, or students.

Review and approve October 2024 Minutes- The October minutes were posted online and sent out with the monthly announcement. Terry asked the organization to make a motion to pass the minutes, a motion was made by a resident in attendance and seconded by Douglas to accept the minutes as written. All in favor. Motion passed unanimously.

9th WARD ALDERMAN REPORT

Michael Browning

browningm@stlouis-mo.gov

There is a traffic study being performed on Lindell from Vandeventer to Kingshighway. This study is being conducted to assess traffic and is looking at a lane reduction to make Lindell easier and safer to cross. There are a couple of dangerous intersections at Lindell and Kingshighway & Lindell and Whittier that will be redeveloped in 2025. There is a project to repave, reduce lanes, and restripe Lindell coming after construction of the above-named intersections are complete.

There is another bill at City Hall in progress for the city to be more efficient in coordinating with utility companies such as Spire or Ameren when tearing up the street to complete maintenance. The bill would increase communication between the city and these utility companies to have appropriate planning and repair to the road in place when utility work is being done.

Proposition T passed and will create a St Louis City Department of Transportation!

NEIGHBORHOOD ORGANIZATION UPDATES

Treasurer

Terry Werner

Update on financials:

Checking: \$259.08
Savings : \$2,857.50
Time Deposit: \$4,504.31

NEW AND ON-GOING BUSINESS

COMMITTEE REPORTS

Beautification Committee Chair

Lorraine Simpson

lorraineline@msn.com

- Lorraine mentioned that there is a large wall across from the Shriner's building that has been graffiti spray painted and inquired about how to remove the graffiti. Ron Coleman mentioned that this report can be made to the CSB, (Citizen's Service Breau) and those requests can be forwarded onto Brightside St. Louis that can help to remove the spray paint.
- Lorraine also mentions what appears to be an entire family living in a makeshift tent at the onramp to highway 40 at Papin St. Alderman Browning informs the organization that Neighborhood Security Initiative (NSI) should be contacted if you see unhoused, and to file a report. The NSI has resources available and will reach out to these unhoused individuals and families to offer support. You can reach Alvin Ferguson at the NSI at 314-904-6879.

Development Committee Chair

Dan Hellmuth

dhellmuth@hellmuth-bicknese.com

- Not in attendance, nothing new to report

Neighborhood Improvement Specialist

Ron Coleman

colemanron@stlouis-mo.gov

- Communicates to report any non-working Street lights cars and/or abandoned cars to the CSB.
- Please report an instance of unhoused to Alvin Ferguson NSI at 314-904-6879

Security Liaison

Open position

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

Terry announced he has the last 3 bottles of honey for sale.

A neighbor wanted to give a shout out to Harold for captaining the Bellefontaine tour, and that he did an excellent job! Thank you, Harold!!

Next General Meeting: December 10th @7pm @Northwest Coffee

Meeting adjourned at 8:05 pm.