1. **Introductions** .................................................................5 Minutes

2. **Minutes from January 25, 2020** ........................................2 Minutes

3. **1417-33 Tower Grove: Community Letter of Support and request for Variances**
   - Staff Presentation ..........................................................5 Minutes
   - Developer Presentation .....................................................10 Minutes
   - Public Comments...............................................................5 Minutes
   - Committee Comments......................................................5 Minutes

4. **4440 Manchester: Parking Update**
   - Developer Presentation .....................................................15 Minutes
   - Public Comments...............................................................5 Minutes
   - Committee Comments......................................................5 Minutes

5. **Public Comments:**

6. **Closed Session** ...............................................................15 Minutes
Committee members in attendance: John Boldt, Brian Phillips, Tom Ernst, Mark Mangapora, Patrick Brown, Meredith Jones
Committee members not present: David Wolfe, Kasan Moorehead, Guy Slay, Patrice Willis, Sharon Blaine

Staff in attendance: Abdul Abdullah, Annette Pendilton,
Others in attendance: Ron Coleman, Sarah Mangapora, Keara Anderson, Kevin Brennan, Tom O’Conner, Shaun Bailey, Alicia Early, Susan Rooker

1. Call to Order:
   J. Boldt called the meeting to order at 5:44 pm.

2. Minutes from September 24, 2019
   B. Phillips motioned to approve minutes for September 24, 2019 with amendments. P. Brown seconded. Motion passes – 6-0-0

3. 4300 Gibson: Request for community support and Variances

   A.Abdullah read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

   Park Central Development recommends support of the project with the following conditions:
   1. Any additional changes in the specified use, or any additional changes to the project requiring a variance, should be brought before the FPSE Development Committee for review.
   2. Enter into Parking Agreements with a Property owner with parking lots for use by the developer.
   3. Integrate External Cameras into the FPSE Camera Network and work with NSI to determine external camera locations.
   4. Sign the Grove Good Neighbor Agreement

   Presenter: Kevin Brennan and Tim O’Conner

4. Ronald McDonald House: Update of Site Plans and Renderings

   Presenters: Shaun Bailey, Alicia Early, Susan Rooker
5. **Other:**
John Boldt discussed a meeting that he, Abdul Abdullah and Alderman Roddy had with the Forest Park Southeast Neighborhood Association and they proposed some changes to Ald. Roddy for the FPSE Dev Committee:
   - For developers to make their plans more transparent to the FPSENA
   - The minutes for the FPSE Dev Committee reflect any conflicts of interest to/from committee members during deliberations or vote.
Currently in the minutes when a board member recuses themselves from a vote they are included in the minutes. Maybe in addition to the minutes if the member states why, it will also be recorded.
   - FPSENA would like the FPSE Dev Committee to consider making the vote and deliberations open to the public.

The committee views:
1) Making the close session open to the public will cause for the public commenting during board deliberations may cause issues.
2) Having it open to the public; the developers will have the option to stay and make comments.
3) Committee will not be able to talk candidly and freely during deliberations and voting
4) Committee suggested to have a member from the FPSENA a seat on the FPSE Dev Committee

Abdul Abdullah announced that a medical marijuana license has been approved in the neighborhood.

6. **Closed Session**
   **4300 Gibson** – Request for community support and variances
   B. Phillips motioned to support and Conditional Use with the following conditions:
   1. Any additional changes in the specified use, or any additional changes to the project requiring a variance, should be brought before the FPSE Development Committee for review.
   2. Enter into Parking Agreements with a Property owner with parking lots for use by the developer.
   3. Integrate External Cameras into the FPSE Camera Network and work with NSI to determine external camera locations.
   4. Sign the Grove Good Neighbor Agreement.
   P. Brown second. Motion passes – 6-0-0

   **5. Meeting adjourned at 6:57 pm.**
Property Owner: 1417-33 Tower Grove LLC
Contact Person(s): Leslie Johnson, Jarrad Holst
Mailing Address: 2021 Rutger St., St. Louis, MO 63104
Owners: Leslie Johnson, Jarrad Holst, Scott Jantho, Todd Patrick

Relevant Experience: This group has extensive experience in full-scale renovations including gut renovation of over 70 projects in the city of St. Louis. In addition, they own and manage over 200 rental units in St. Louis City and County.

History of Site: The Building was constructed in 1915. The property was originally owned by Charles T. Heil. The architect/contractor was George P. Zeller. Businesses in the building have included in 1921 a billiards hall, dry goods store, Kroger Grocery & Baking Co., newspaper business – possibly a and tavern.
Costs
- Acquisition: $495,000
- Pre-development Soft Cost: $24,197
- Construction Cost: $1,037,245
- Total: $1,556,442
- Financial incentives: Tax abatement of 75% for 5 years

Timeline
- Site Control: Aug 2019
- Construction Start: March 2020
- Construction Complete: December 2020
- Occupancy: January 2021
The project calls for a complete renovation of the building, including a new roof, windows, tuckpointing, complete replacement of systems including plumbing, electrical and HVAC, replacement of all interior finishes, and replacement of dilapidated rear patios. The project proposes to transform the vacant, eyesore building into ten market-rate apartments. Finishes used on the outside of the building will, to the extent possible, resemble the store front spaces that once existed on ground level. The storefront windows pay homage to the commercial businesses that occupied the property beginning in the 1920s. This project will maintain these elements and will restore the original look and feel of the site.

Inside the building, the units will feature modern amenities including large eat-in kitchens, granite countertops, stainless appliances, wood floors and in-unit washers and dryers.
Committee Request:

Request is for community support of the rehab project and proposed tax abatement proposed by SLDC.
Support for the owner’s request for community support with the following conditions:

- Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

- Integrate External Cameras into the FPSE Camera Network and work with the NSI to determine external camera locations
4440 Manchester Ave. Grove Lofts
1114-24 Newstead
28 surface parking spots under construction

Grove Lofts (4428-4440 Manchester)
30 Covered parking Spaces

4439, 4443-45, 4447-49 Swan
10 parking Spots

4427 Swan
1 parking Spots

4413-17 Swan
7 parking Spots

4419-23 Swan
7 parking Spots

4500-4508 Manchester
10 parking Spots

4559 & 4461 Swan
4 parking Spots

30 Covered parking Spaces