

WEST PINE / LACLEDE NEIGHBORHOOD ASSOCIATION

Minutes: 6.8.10

After introductions of all present, a quorum, President Harold Karabell explained that we would juggle the usual order of business in order to hear from Sid Chakraverty of Aspirent Properties.

Special Request and Presentation

Sid Chakraverty of Aspirent presented his company's plan to purchase 3960—3962 West Pine, as well as 4049 West Pine. These properties need extensive and expensive renovation, and have been owned by an absentee landlord who has neglected proper maintenance; and in addition, the 3960-62 site has drug dealing, a murder at that site three years ago, and has a high frequency of calls to the police. Sid also explained that some of the current tenants are not problems. His firm has a history of buying problem properties and has "turned them around," and he gave specifics regarding the process of the project.

The purpose of his visit was then detailed: Aspirent is seeking our Association's endorsement on the proposal to receive a 10 yr abatement of the current tax rate. In effect, the current tax rate would be frozen for the length of the abatement if approved by City Hall.

After Mr Chakraverty left, the members discussed the request, and Dan Krasnoff had more background on how problematic the 3960-62 location was and how one property on that block can impede other desired development.

Harold took general "sense of the members" and most were in favor of supporting a five year abatement of property taxes. A motion then was made to endorse the abatement proposal for a six year period. Then, in response to some concerns about the actual renovations to the sites, it was agreed by all to refer the matter to the Development Committee which could obtain additional details regarding the concrete improvements which Aspirent plans. It was hoped that the Committee would make this determination in the next 10 days or so, in order to provide input for City Hall's decision which will be in the next 2-3 weeks.

Usual Business

The minutes from the 5.11.10 meeting were approved. Terry Werner, Treasurer, reported \$1424.25 in the checking account, with the CD remaining \$8356.79.

Deep appreciation was given to Liz Wright and her team, as well as the 17th Ward for funding, who have made the Community Garden (Laclede/Boyle) a reality. The water supply has been ordered from the City by the way.

Update regarding the former Doctor's Bldg (Euclid/ West Pine). Bruce Mills, the developer has agreed to drain the pond and remove weeds. Dan Krasnoff suggested/ urged fencing as well and that remains pending. The financing for the project is not in place, so Dan will continue to work to improve how it looks as an interim measure.

Sumbitted,
Tom Fox, Sec'y (leonfox@sbcglobal.net)

FYI regarding the garden: <https://sites.google.com/site/boylelacledecommunitygarden/> or Lwrightenator@gmail.com or mewsgarden@gmail.com