

**MONTHLY NEIGHBORHOOD MEETING - Monday 6/2/25 7:00 PM - 8:00****Refer to last page for contact information****Serbian Church/Four Seas - 1910 Serbian Drive**

| Role             | Who           | What   |
|------------------|---------------|--|
| <b>President</b> | Paul Sableman | <p><b>Welcome everyone!</b></p> <p><b>Regular Meeting Agenda</b></p> <ul style="list-style-type: none"> <li>- Government Officials ~ 10 minutes</li> <li>- General Updates ~ 10 minutes</li> <li>- Guest - 8th Ward Aldermanic Race Candidates ~ 30 minutes</li> <li>- Guest - Heybet Sun, Cartopia Auto Sales ~ 10 minutes</li> <li>- Committee Admin Updates ~ 10 minutes</li> </ul> <p><b>McKinley Heights NH Association Website link: <a href="https://www.mckinleyheights.org/">https://www.mckinleyheights.org/</a></b></p> |

**Government Official Updates**

| Office                                     | Role  | Who                     | What  |
|--|---|-------------------------|---|
| <b>SLMPD</b>                               | Public Affairs Officer                              | Officer Kanisha Roberts | Crime stats<br>City police updates<br>General Q & A |
| <b>Board of Aldermen</b>                   | 8th Ward Alderwoman or Rep                          | Dan Guenther            | General Updates                                     |
| <b>Neighborhood Improvement Specialist</b> | Representative from the city to help with NH issues | Alexander Weir          | General updates                                     |

**MHNA Board Topics:**

| Role                    | Who/Chair                      | What  |
|-------------------------|--------------------------------|---|
| <b>President and VP</b> | Paul Sableman, Shedrick Kelley | <p><b>General Updates</b></p> <ul style="list-style-type: none"> <li>• Board openings - unfilled positions of Secretary and Safety, Beautification &amp; Branding</li> <li>• <b>Jack in the Box;</b> working with owner and CSB to cover graffiti (again), owner working to rent</li> <li>• <b>Fiscal Year 2026 Membership - Please pay dues if you haven't already</b></li> <li>• <b>Volunteer Opportunities for Tornado Relief</b></li> </ul> |
| <b>Secretary</b>        | Paul Sableman (chair pending)  | <ul style="list-style-type: none"> <li>• 5/5/25 meeting minutes</li> </ul>  |



| Role                                       | Who/Chair                                 | What   |
|--|---|--|
| <b>Treasurer</b>                           | Dan Humphrey                              | <ul style="list-style-type: none"> <li>Treasurer's Report - May</li> </ul>   |
| <b>Parliamentarian</b>                     | Jim Sonnemaker                            | <ul style="list-style-type: none"> <li>Updates as needed</li> </ul>  |
| <b>Committee Updates</b>                   |   |  |
| <b>McKinley Meadows</b>                    | Bryan Dematteis - Chair                   | <ul style="list-style-type: none"> <li>Next Garden Day - 6/7 - Saturday instead of Sunday to prep garden for party - 12:00 - 2:00</li> </ul>   |
| <b>Development</b>                         | Jami Cox-Antwi - Chair                    | <ul style="list-style-type: none"> <li>No neighborhood properties reviewed by preservation board last month</li> </ul>   |
| <b>Projects &amp; Outreach</b>             | Alex Winters, - Chair<br>Laura Silverberg | <ul style="list-style-type: none"> <li>Seeking approval for add'l \$300 membership drive party budget</li> <li>membership Party 6/7/25</li> <li>Planning for a block party later this year - more to come</li> </ul> |
| <b>Block Captain Committee</b>             | Ben Kump - Chair                          | <ul style="list-style-type: none"> <li>Continue getting plan and communication ready to notify residents</li> <li>Will continue to look for new block captains as we evolve this committee</li> </ul>                |
| <b>Vacant Properties</b>                   | Billy Croghan - Chair                     | <ul style="list-style-type: none"> <li>Update on Geyer and MS property</li> <li>Meetings forthcoming on Waverly Place Associates properties</li> </ul>   |
| <b>Safety, Beautification and Branding</b> | Chair Pending                             | <ul style="list-style-type: none"> <li>TBD</li> </ul>  |
|  |   |  |
| <b>Other Topics and/or Guests</b>          |   |  |
|  | <b>8th Ward Aldermanic Candidates</b>     | <ul style="list-style-type: none"> <li>Each candidate will have 5 minutes to speak</li> <li>10 minute Q&amp;A to follow</li> </ul>   |
|  | <b>Heybet Sun of Cartopia Auto Sales</b>  | <ul style="list-style-type: none"> <li>Detail on proposed plans for 2255 McNair</li> </ul>   |



**Date:** 05/05/25

**Location:** Four Seas Banquet Hall

**Started:** 7:03p.m.

**Ended: Approx.** 8:19 pm

**Recorded by:** Alex Winters

**Welcome:** New President, Paul

### **City Officials**

- **Officer Roberts (District 3 Crime Report)**

- 8 aggregated assaults
- 2 auto theft
- 1 felony theft
- One additional SkyCop requested

- **Alex Wier**

- Abandoned vehicles
  - Newbdirectir and expect improved service
  - Down to two at 18th & Alex (down from 5); both ticketed
  - Keeping en eye on
    - Silver Santa Fe on Mississippi
    - Silver Dodge Durango on Mississippi
    - 2108 Geyer
    - Red Camry on Missouri
    - Neighbor voiced a concern that his vehicle was incorrectly tagged
      - Alex confirmed he'll double check the status in the system even after he made changes after last hearing from the neighbor in February
  - Derelict properties
    - 2000 Geyer
    - 2162 Geyer
      - Fully boarded
    - 2153 Geyer

### **Board Officers**

- **Paul - President**

- Previous meeting minutes approved
- Introduce new Board Members
  - Block captain head: Ben Klump
    - Open positions if you'd like to help
  - Vacant properties: Billy Croghan
  - Webmaster: Jason Antwi
  - Dev Chair: Jamie Cox
    - Supporting vacant properties and revamping the historic code
  - Treasurer: Dan Humphrey
  - Secretary Unfilled
  - Beautification: Unfilled
- Jack in the Box
  - Still pressing to cleanup graffiti
  - Negotiations with new tenant ongoing but nothing firm
- Dues reminder



- Honorary membership granted to Gregg Yaeger
- CarTopia
  - Desires to expand into vacant lot (McNair x Shenandoah)
  - Board consensus: write a letter in opposition of them rezoning residential to commercial
    - No opposition to letter from neighbors in attendance
  - Alex Weir said after a convo w owner that he intends to install a low brick wall and fence similar to that of Hodaks
- **Shedrick - Vice President**
- **Dan - Treasurer**
  - Reminder to signup
  - 120 brought in with only PayPal fees as expenses
  - Treasurers report approved
- **Parliamentarian - Jim**
  - No report

### Sean Ordway (Deputy Assessor)

- Reassessment history
- 2025 preliminary values
  - ~16% increase in residential assessed value YOY
- Reassessment process
  - 2-year
  - Must inspect if >15%
    - Owner also has a right to an interior inspection
    - Postcard was mailed
  - May 1st: started sending change of assessment notices
  - May - August: appeals process window
  - How is property values
    - Anything seen from the outside
    - Look at permits
    - Online listings
  - McKinley single family: 15.58%
    - Avg house value: 240k
  - McKinley multi family: 27.46%
  - What are the requirements
    - MO requires assessors have median ratio of 90-110%
    - Pre-2025: 70-80%
    - 2025: 90%
  - Important items and dates
    - If received a postcard, contact assessors office
    - 1st wk of May: postcards mailed
    - May & June: informal appeals w/ assessors office
    - July & August: board of equalization in session
  - Senior property tax freeze credit
    - 2024 was the first year
    - Only freezes govts tax rates
      - Does not include school, library, MSD, zoo, museum, etc
    - 6,600 homeowners qualified in 2024
    - Avg credit was \$10; max credit was \$33
    - Expected 2025 credit ~\$55



- MO circuit breaker tax credit still applies

## Committee Updates

- **McKinley Meadows**
  - Workday this summer
  - Look for schedule on instagram /facebook
  - Neighbor helped beautify Vacant lot on Jefferson
- **Development**
  - Historic code:
    - Last update in 2007
    - 2024 new strategic land use plan which means we can review ordinances and code
- **Projects and Outreach**
  - Membership Drive: June 9th
- **Vacant Properties**
  - 2000 Geyer: not yet served
  - New updated property list
    - Gaine/Indiana/Shenandoah new focus
- **Block Captains**
  - Goal: have representation at the MHNA meetings
  - Mapped 10 sections
    - 4 of 10 sections filled
  - Working on a flyer for new neighbors
- **Safety, Beautification, and Branding**
  - Many good ideas, but no chair yet
- **Webmaster**
  - First blog received
  - Info page for block captains
  - Updating business page

## General Convo

- Update on cafe at Russell and Mississippi
- New sidewalks: Will City backfill the remaining holes around the new sidewalk? We believe so
- Alderperson vote:
  - Filings close on May 30
  - July 1st vote
  - Look for a potential debate



McKinleyHeights.org



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@mckinleystl



### Membership (Fiscal year: April 2025 to May 2026)

|           | Person | Household |
|-----------|--------|-----------|
| Owner:    | \$20   | \$25      |
| Renter:   | \$15   | \$20      |
| Business: | \$35   |           |

### Contact Information

| Government Officials   |  |                                  |                                    |  |
|--|--|----------------------------------|------------------------------------|--|
| SLMPD  | Public Affairs Officer                   | Kanisha Roberts                  | (314) 444-2564                     | kdroberts@slmpd.org  |
| Board of Alderman  | 8th Ward Alderwoman                      | open                             |                                    |  |
| Board of Alderman  | 8th Ward - Legislative Asst.             | Dan Guenter                      | (314) 304-6797                     | guentherd@stlouis-mo.gov   |
| NBHD Stabilization   | Neighborhood Improvement Specialist      | Alexander Weir                   | 314-657-1379<br>Cell: 314-477-0898 | weira@stlouis-mo.gov   |
| McKinley Heights Officers and Committee Chairs - (the Executive Board) |  |                                  |                                    |  |
| MHNA   | President                                | Paul Sableman                    |                                    | mckinleyhghts@gmail.com  |
| MHNA   | Vice President                           | Shedrick Kelley                  | (314) 435-6152                     | shedrickkelley@gmail.com   |
| MHNA   | Parliamentarian                          | Jim Sonnemaker                   | (314) 560-4393                     | jsonnemaker@msn.com  |
| MHNA   | Secretary                                | open                             | -                                  |  |
| MHNA   | Treasurer                                | Dan Humphry                      | 314.917.8492                       | <a href="mailto:dan.humphrey13@outlook.com">dan.humphrey13@outlook.com</a>                           |
| MHNA   | Development - Chair                      | Paul Sableman                    | (314)-398-0818                     | paul.sableman@gmail.com  |
| MHNA   | Projects & Outreach - Alex Winters Chair | Alex Winters<br>Laura Silverberg |                                    | lxwntrs@gmail.com<br><b><a href="mailto:laurasilverberg@gmail.com">laurasilverberg@gmail.com</a></b> |
| MHNA   | McKinley Meadows- Chair                  | Bryan Dematteis                  | -                                  | mckinleymeadowsstl@gmail.com   |
| MHNA   | Vacant Properties Chair                  | Billy Croghan                    | (314) 640- 9381                    | <a href="mailto:billy@croghanhome.com">billy@croghanhome.com</a>                                     |
| MHNA   | Beautification, Safety and Branding      | chair pending                    | tbd                                | tbc  |
| MHNA   | Block Captain Committee                  | Ben Klump                        |                                    | b.s.klump@gmail.com  |