





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	
President	Paul Sableman	Welcome everyone! Regular Meeting Agenda - Government Officials - General Updates - Guest - 8th Ward Aldermanic Race Candidates - Guest - Heybet Sun, Cartopia Auto Sales - Committee Admin Updates McKinley Heights NH Association Website link: https://www.re	~ 10 minutes ~ 10 minutes ~ 30 minutes ~ 10 minutes ~ 10 minutes nckinleyheights.org/

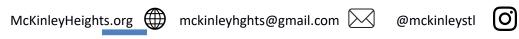
Government Official Updates

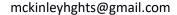
Office	Role	Who	What
SLMPD	Public Affairs Officer	Officer Kanisha Roberts	Crime stats City police updates General Q & A
Board of Aldermen	8th Ward Alderwoman or Rep	Dan Guenther	General Updates
Neighborhood Improvement Specialist	Representative from the city to help with NH issues	Alexander Weir	General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

MHNA Board Topics:

Role	Who/Chair	What
President and VP	Paul Sableman, Shedrick Kelley	 General Updates Board openings - unfilled positions of Secretary and Safety, Beautification & Branding Jack in the Box; working with owner and CSB to cover graffiti (again), owner working to rent Fiscal Year 2026 Membership - Please pay dues if you haven't already Volunteer Opportunities for Tornado Relief
Secretary	Paul Sableman (chair pending)	5/5/25 meeting minutes















Role	Who/Chair	What	
Treasurer	Dan Humphrey	Treasurer's Report - May	
Parliamentarian	Jim Sonnemaker	Updates as needed	
		Committee Updates	
McKinley Meadows	Bryan Dematteis - Chair	Next Garden Day - 6/7 - Saturday instead of Sunday to prep garden for party - 12:00 - 2:00	
Development	Jami Cox-Antwi - Chair	No neighborhood properties reviewed by preservation board last month	
Projects & Outreach	Alex Winters, - Chair Laura Silverberg	 Seeking approval for add'l \$300 membership drive party budget membership Party 6/7/25 Planning for a block party later this year - more to come 	
Block Captain Committee	Ben Kump - Chair	 Continue getting plan and communication ready to notify residents Will continue to look for new block captains as we evolve this committee 	
Vacant Properties	Billy Croghan - Chair	 Update on Geyer and MS property Meetings forthcoming on Waverly Place Associates properties 	
Safety, Beautification and Branding	Chair Pending	• TBD	
		Other Topics and/or Guests	
	8th Ward Aldermanic Candidates	 Each candidate will have 5 minutes to speak 10 minute Q&A to follow 	
	Heybet Sun of Cartopia Auto Sales	Detail on proposed plans for 2255 McNair	





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
- o 2 auto theft
- o 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 proparties**
 - 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

o Membership Drive: June 9th

Vacant Properties

- o 2000 Geyer: not yet served
- New updated property list
 - Gaine/Indiana/Shenandoah new focus

Block Captains

- o 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

- o 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















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 Cell: 314-477-0898	weira@stlouis-mo.gov
McKinley Heights Of	ficers and Committee Chairs - (the Ex	kecutive Board)		
MHNA	President	Paul Sableman		mckinleyhghts@gmail.com
MHNA	Vice President	Shedrick Kelley	(314) 435-6152	shedrickrkelley@gmail.com
MHNA	Parliamentarian	Jim Sonnemaker	(314) 560-4393	jsonnemaker@msn.com
MHNA	Secretary	open	-	
MHNA	Treasurer	Dan Humprhry	314.917.8492	dan.humphrey13@outlook.com
MHNA	Development - Chair	Paul Sableman	(314)-398-0818	paul.sableman@gmail.com
MHNA	Projects & Outreach - Alex Winters Chair	Alex Winters Laura Silverberg		lxwntrs@gmail.com laurasilverberg@gmail.com
MHNA	McKinley Meadows- Chair	Bryan Dematteis	-	mckinleymeadowsstl@gmail.com
MHNA	Vacant Properties Chair	Billy Croghan	(314) 640- 9381	billy@croghanhome.com
MHNA	Beautification, Safety and Branding	chair pending	tbd	tbc
MHNA	Block Captain Committee	Ben Klump		b.s.klump@gmail.com