



TGSNA Board of Directors Special Meeting  
January 27, 2022  
6:30 pm  
Virtual Meeting, Via Zoom

In Attendance (Presence indicated by ☑ - Absence indicated by ☐):

- ☑ Tony Parise (President)
- ☐ Deborah Pratt (Vice President)
- ☑ Robert Boggs (Treasurer)
- ☐ Rose Moller-Jacobs (Corresponding Secretary)
- ☑ Leah Sweetman (Reporting Secretary)
- ☑ Adam Mizes (Northwest Quadrant Director)
- ☐ Thomas Pratt (Northeast Quadrant Director)
- ☑ Mark Abbott (Northeast Quadrant Director)
- ☐ William Fogus (Southeast Quadrant Director)
- ☐ Rene Vega (Southeast Quadrant Director)
- ☑ Liz Tegart (Southwest Quadrant Director)

President Tony Parise called the meeting to order at 6:36 pm.

**Development Committee:** Mark explained that Screaming Eagle, the developer of the Fanning Middle School redevelopment proposal is requesting letters of support from the TGSNA. One letter is for a zoning variance from the City of St. Louis for the increased residential density.

Screaming Eagle is also requesting a letter to support their application to HUD for a Low-Income Housing Tax Credit application (LIHTC) for the development of rental housing. With the proposed LIHTC project, they propose setting aside 20% (13 units) as affordable, or 50% AMI (Area median income). We will request that Screaming Eagle increases the percentage of proposed units that are set aside for residents earning 50% or less of AMI from 20% to 30%.

They will need a variance approved before they approach HUD for LIHTC.

Alderwoman Megan Green suggested that the Board request that the developer include community space in their project to be used for a local polling place and neighborhood meetings.

They will also need a letter of support if they request tax abatement from the St. Louis Development Corporation (SLDC), but they have not submitted their pro forma financial projections yet.

If they get their financing in place, the project will likely close at the beginning of 2023.

One of the concerns raised through our feedback survey, the TGSNA January general meeting, the follow-up open forum hosted by the Development Committee included property management. Screaming Eagle indicated that they would work with the Sandstone Group to manage the property. We can monitor that.

Another concern is the taxes that would be paid to the Special Business District (SPD), the Tower Grove South Concerned Citizens (TGSCC). Megan is following up but has stated that even if the project were tax abated that local property taxes for the SPD would be assessed.

Mark will draft an email to Screaming Eagle offering letters of support but will request the use of community space and the increase in affordable (50% AMI) units from 20% to 30% of the total number of apartments. The Board can then vote by email to submit the letters of support before our next Board meeting.

Tony adjourned the meeting at 7:08 pm.

Submitted by Leah Sweetman, Reporting Secretary