

# Fanning School Redevelopment Approval Timeline

(from Fall 2020 to June 22, 2022)

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TGSNA Development Committee, chair

- **Fall 2020:** SLPS Announces that Fanning will be closed at the conclusion of the 2020-2021 Academic year
- **January 2021:** SLPS includes as a surplus property and requests proposals for redevelopment. List price: \$1,627,340
- **February 1, 2021:** Mark Abbott and committee member, Patrick Weber, meet with the SLPS property manager, Walker Gaffney, via zoom to discuss the status and condition of the building.
- **February 2, 2021??:** SLPS puts out of request for “best and highest” bids on Fanning
- **February 4, 2021:** Mark Abbott and committee members Patrick Weber, Whitney Kelly and Andrew Arkills meet with Ivan and Berto Garcia via zoom to discuss whether they would be interested in making a bid on the Fanning property. They are joined by Sean Spencer, executive director of Tower Grove South Community Development Corporation, and Alderperson Green.
- **Early March 2021:** Chair is contacted by an Atlanta developer requesting letter of support for a potential reuse of Fanning as artist housing/studio space. Developer informs chair that the period for submitting bids has probably lapsed. Chair notifies board president. No action taken.
- **March 26, 2021:** Alderperson Green emails Ivan and Berto Garcia (and copies those in attendance on February 4<sup>th</sup>) and inquires whether they had submitted a bid to SLPS. They inform her that they did not. They said that several offers were submitted and that they did not think that their bid would have been competitive.
- **April 22, 2021:** Alderperson Green notifies the chair that SLPS has the property under contract to *Screaming Eagle*, a local development company. Chair and committee member, Patrick Weber, join Alderperson Green, TGSNCDC executive director, Sean Spencer to tour Lyon school, a previous project of *Screaming Eagle*. Group was informed

that *Screaming Eagle* had yet to close on the property and was still working on architectural plans for the building as well as the *pro forma*.

- **April 23-December 9, 2021:** There is no interaction between the Development Committee and *Screaming Eagle* concerning Fanning project.
- **December 10, 2021:** The development committee meets with Mr. Masiel of *Screaming Eagle* and Alderperson Green in the studio of AESH Design. Mr. Masiel delivers a power point presentation that gives preliminary plans for the property. Mr. Masiel and Alderperson Green inform the committee that *Screaming Eagle* will be requesting a 1) zoning variance, 2) federal Low Income Housing Tax Credits (LITC), and 3) a tax abatement from the City. Because of their plans to apply for LITC in February, *Screaming Eagle* requests that TGSNA host a community presentation in January in order to expedite the process of obtaining a letter of support for the project. Chair informs Alderperson Green and Mr. Masiel that he will make a request to the TGSNA board that *Screaming Eagle* make a presentation concerning the project at the January TGSNA General Membership meeting. It is agreed that the presentation would be delivered via zoom and would be open to the public. (The next scheduled TGSNA membership meeting was December 15<sup>th</sup>. All in attendance agreed, that 5 days' notice was too short of a time period to adequately notify neighborhood stakeholders of the presentation.
- **December 2021:** Arrangements were made by the TGSNA board to host the presentation at the regularly scheduled general membership meeting date of Wednesday, January 19<sup>th</sup>. A follow-up meeting of the Development Committee was also scheduled for January 26<sup>th</sup> to take comments from neighborhood residents and to allow for deliberations by the Committee on whether to recommend the project to the board. It was further decided that the board would also have a special meeting the following evening of January 27<sup>th</sup> to make their decision on whether the Association would write the necessary letters of support (all meetings were scheduled to be held via zoom). To publicize the meetings, TGSNA notified its members and requested Alderperson Green to announce the presentation via her mailing list. The Development Committee chair also notified the presidents of Tower Grove Heights Neighborhood Association and the Tower Grove South Concerned Citizens Community Improvement District (CID) of the presentation and requested that they notify their residents as well.
- **January 19, 2022:** Mr. Masiel presented his plans for repurposing Fanning School as 62 1 and 2 BR rental apartments with sliding rents. The presentation was followed by a Q and A session. Afterwards, a digital survey, constructed by a member of the Development Committee with approval by Alderperson Green was distributed. The survey was shared by the TGSNA and Alderperson Green. Practicum students from Washington University under the supervision of Alderperson Green analyzed the survey data and shared the findings with the Development Committee. To solicit additional feedback, the Development Committee hosted a neighborhood open forum on the evening of January 26.

- **January 26, 2022:** After taking comments from the public and receiving the results of the survey, the committee voted to recommend the project to the board for its support.
- **January 27, 2022:** The board voted to notify the developer of the Association's willingness to write in support of the project pending the developer's agreeing to raise the percentage of affordable units and to set aside space for polling and community meetings.
- **February 4, 2022:** TGSNA board president emailed Mr. Masiel informing him of the Association's willingness to support Screaming Eagle's plans pending its acceptance of the Association's conditions.
- **February 16, 2022:** Alderperson Green emailed the chair notifying him that the developer was still finalizing its *pro forma* and probably would not formally request a letter of support until June.
- **Spring 2022:** Screaming Eagle submits plans to the City of St. Louis Planning Commission.
- **June 7, 2022:** The board president informed the chair that the Board of Adjustment hearing on the project was scheduled for June 22<sup>nd</sup> and that Screaming Eagle had formally requested a letter of support.
- **June 21, 2022:** The board president emailed Mr. Masiel the Association's letter of support for the zoning variance and the use of LITC.
- **June 22, 2022:** The Board of Adjustment approves Screaming Eagle's proposal.
- **November 2022:** The chair hears informally that Screaming Eagle's MHDC application for LITC has been denied.
- **December 28, 2022:** The chair emails Mr. Masiel of Screaming Eagle and asks him to confirm that his LITC application was denied and to indicate what their next steps might be. He replies the same day and states that: "We were not awarded an award on the 4% deal. We will look at options on how to get this deal approved and financed. We may not do the same 50% of the units affordable. I will look at funding alternatives. We would consider a fair amount of the units at 80% of ami. I have requested a meeting with Alderwoman Green to see what she would support." He concludes by saying that Alderperson had not responded as of yet.
- **December 29, 2022:** Chair responds to Mr. Masiel's email. He thanks him for his quick response and offers to facilitate future meetings with the neighborhood if he so desires.

- **December 29, 2022—January 14, 2022:** No additional interaction between the chair and other members of the Development Committee and Screaming Eagle.