



BOARD OF EDUCATION OF THE CITY OF SAINT LOUIS

Real Estate Committee Meeting –MINUTES

April 10, 2023

The Real Estate Committee meeting was called to order pursuant to RSMO §610.020 (2) in closed session on the above date at 3:37 PM.

PRESENT: Square Watson, Angie Banks, Dr. Claire Crapo, Toni Cousins,
Donna Jones, Walker Gaffney

ABSENT: None

The following matter(s) were discussed for possible consideration by the Board.

- A. Recommendation to list Jackson School at 1632 Hogan Street for \$10.00/sf or \$520,850. The school closed in 2003 but has never been listed.
- B. Request from Fleur de Lis Development (FDL aka Laura Hughes) for a 9-month closing extension to the current contract on Simmons School at 4318 St. Louis Avenue. This would extend closing from 5/15/23 to 2/15/24. In return, FDL shall pay SLPS an additional \$7,500 in non-refundable (but applicable to the \$500,000 purchase price) Earnest Deposit. FDL put Simmons under contract on 4/13/21 and has \$31,500 in Earnest Deposits with SLPS.
- C. Approve amendment to Use Agreement between SLPS and SLDC at Sumner dated 8/25/22 and terminating on 12/31/24. The amendment is attached as Exhibit A.

Discussion:

- A. Changes to the Real Estate Department are underway, especially concerning the processes around the repurposing of closed school sites. Under consideration:

Creating an RFP for a Community Engagement consultant to develop a plan for gathering neighborhood input and vetting purchase offers on closed schools

Creating a Community Benefits Agreement between SLPS, buyers, and the registered neighborhood association(s) of areas impacted by closed schools

Creating an inspection schedule and site visit protocol for closed schools

Engaging with city agencies that are involved in outcomes for closed schools, including SLDC, Affordable Housing Commission, Cultural Resource Office, Brightside, CDA, Forestry Division, and Building Division

- B. Sold schools update:

-Eliot sold 7/19/22: Currently undergoing internal demolition/clean-out

-Old Central sold 11/12/21: Perimeter construction fence in place. The owner is in discussions with the Cultural Resource Office regarding a demo of newer additions

-Banneker sold 11/15/22: Preconstruction planning, permitting

-Ashland branch sold 6/17/20: Owner is not performing

Adjournment:

Walker Gaffney moved to adjourn the real estate committee meeting at 4:35 PM, seconded by Square Watson.

Aye: Walker Gaffney, Angie Banks, Square Watson, Toni Cousins, Donna Jones

Nay: None

Absent: Dr. Williams

The motion passed.

Exhibit A

Programs and Activities

The following programs and activities will be provided by St. Louis Development Corporation (SLDC).

- SLDC will offer a business assistance hub to furnish technical assistance, capital, back-office support services, training, workshops, and educational and resources opportunities to St. Louis residents and local businesses.
- SLDC, in partnership with the Small Business Empowerment Center, will offer a summer youth entrepreneurship bootcamp to Sumner students, which will be hosted in SLDC space at the Property or in other Sumner facilities as may be agreed upon between SLDC, the District, and the Small Business Empowerment Center.
- SLDC would like to use the main auditorium of Sumner High School for public events (lectures, panels, guest speakers, etc.). Access will be requested in advance and coordinated with Sumner administration. Such auditorium use will not interfere with school operations.

Additionally, SLDC may contract with other parties to allow them access to the Property under SLDC's footprint, including contracting with the Divided City Initiative Studio Lab by Washington University Center for Humanities; Invest STL; and the City of St. Louis' Office of Violence Prevention. SLDC will not contract with entities other than the above-named parties to occupy space at the Property without the District's prior approval. SLDC shall exercise its respective rights of access to the Property in such a manner that does not materially interfere with the District's ownership of the Property. The District shall retain all rights and privileges of ownership, including occupancy of the building footprint not shared with SLDC per this Agreement.

