



## BOARD OF EDUCATION OF THE CITY OF SAINT LOUIS

Real Estate Committee Meeting –MINUTES

June 8, 2023

The Real Estate Committee meeting was called to order pursuant to RSMO §610.020 (2) in closed session on the above date at 2:07 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. A request from Bermuda Investments, LLC (Jermal Seward) for a 6-month Option to purchase the Langston school at 5511 Wabada Ave. (listed at \$582,648) for \$250,000. Bermuda has partnered with Family and Workforce Centers of America and its subsidiary, Phoenix Residential, to renovate Langston into a community amenity providing supportive services like job training, financial counseling, and short-term housing for men and women re-entering society from the prison system.
- B. A request from Screaming Eagle Development, the purchaser of the Fanning school, for two 6-month closing extensions. The current contract closing date is 6/30/23. Each 6-month extension will require a \$5,000 payment that is non-refundable but applicable the \$1.5 million purchase price at closing.
- C. Per the attached Exhibit B provided by our parking management vendor, St. Louis Parking, the 911 garage is forecast to produce a ~\$20,000 loss for 2023. Based on this analysis, and to achieve break-even, HR should increase the monthly payroll deduction (rate) for a parking spot in the 911 garage by \$8.70. For SLPS employees the rate would increase from \$25/mo. to \$33.70/mo. Further, rates for non-SLPS monthly parking spaces (e.g. United Way, Sachs Electric staff) should also be increased by \$10/mo. The rate for SLPS staffers has not increased in over 10 years and are well below the current market rate for parking in the area, which ranges between \$70/mo for surface lots and \$120/mo for covered parking.
- D. Request for approval to issue an RFP seeking to engage a Community Engagement Consultant for up to 3 years to support efforts around the repurposing of closed schools. Proposal criteria to include a suite of capacities including (but not limited to):
  - 5 years of experience
  - staff to identify certified neighborhood organizations in areas with closed schools
  - staff to attend all neighborhood meetings on behalf of the district
  - staff to develop a website aggregating stakeholder feedback on closed schools
  - staff to explore forms of Community Benefit Agreements
- E. Request from Starwood Holdings (John Berglund) for the BOE to appoint a representative to an Advisory Committee to Starwood which seeks to purchase from the city the remaining parcels of InterCo Plaza park not already owned by Starwood. The goal is to renovate and secure the plaza, which will be open to the public and provide a variety of programs in the tech/geospatial space,

including SLPS students and staff and their families as well as the larger downtown community. St. Patrick's Center will also provide an advisory board member. There will be no cost or liability to the district.

**1. Discussion items/Recommendations:**

- A. SLU at Clay update—drafting new Use Agreement
- B. SLDC at Sumner Annex update—seeking Amendment to add service providers
- C. Updated closed schools spreadsheet attached as Exhibit A
- D. Sold schools update:
  - 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. However, a recent building tour has led to an expression of interest, despite the rapid recent deterioration of the school due to several areas of failure in the roof system.
  - 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. The request is due to a need to pivot from conventional bank financing to HUD 221D4 financing because of several Fed rate increases.
  - 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:**

- E. 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

- F. 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.

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