



**ACADEMY SHERMAN/PARK
DEVELOPMENT REVIEW COMMITTEE**

April 20, 2021

6:00 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Previous Meeting Minutes Approval**.....2 Minutes
3. **1327 Academy: Community Letter of Support to Purchase LRA Property**
 - Staff Presentation5 Minutes
 - Developer Presentation10 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **Public Comments:**
5. **Closed Session**10 Minutes

ZOOM MEETING INFORMATION

Meeting <https://zoom.us/j/92511855641?pwd=NGtodVdnVDI0MIZha1JHVkxIVGZxZz09&from=addon>

URL:

Meeting ID: 925 1185 5641

Passcode: 569012

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Meeting ID: 925 1185 5641

Passcode: 569012

ASP Development Review Committee

April 20 , 2021

Zoom

6:00 PM

1327 Academy



Property Owner: Nelux Development

Contact: Mick Frasier

Mailing Address: 4021 Laclede Ave, Box 23454
Saint Louis, MO 63108

Owners: Mic Frasier and Mu Bey

Relevant Experience: The developer stated they completed two projects in Washington DC and stabilized two home for the Prop NS program here in STL City

History of Site: The Site is the Location of the old St. Mark Church.

Project
Description

Project Information

Costs

- Acquisition: \$41,000
- Pre-development Soft Cost: \$150,000
- Construction Cost: \$2,300,000
- Total: \$2,491,000
- Project Sq. Ft : 28,400
- Financial incentives: None requested

Timeline

- Site Control: June 2021
- Construction Start: September 2021
- Construction Complete: July 2023
- Occupancy: Sept 2023

Project Information

- The Developer stated that they plan to build 20 units of affordable housing on the site. The project did not provide site plans, or renderings for the project.

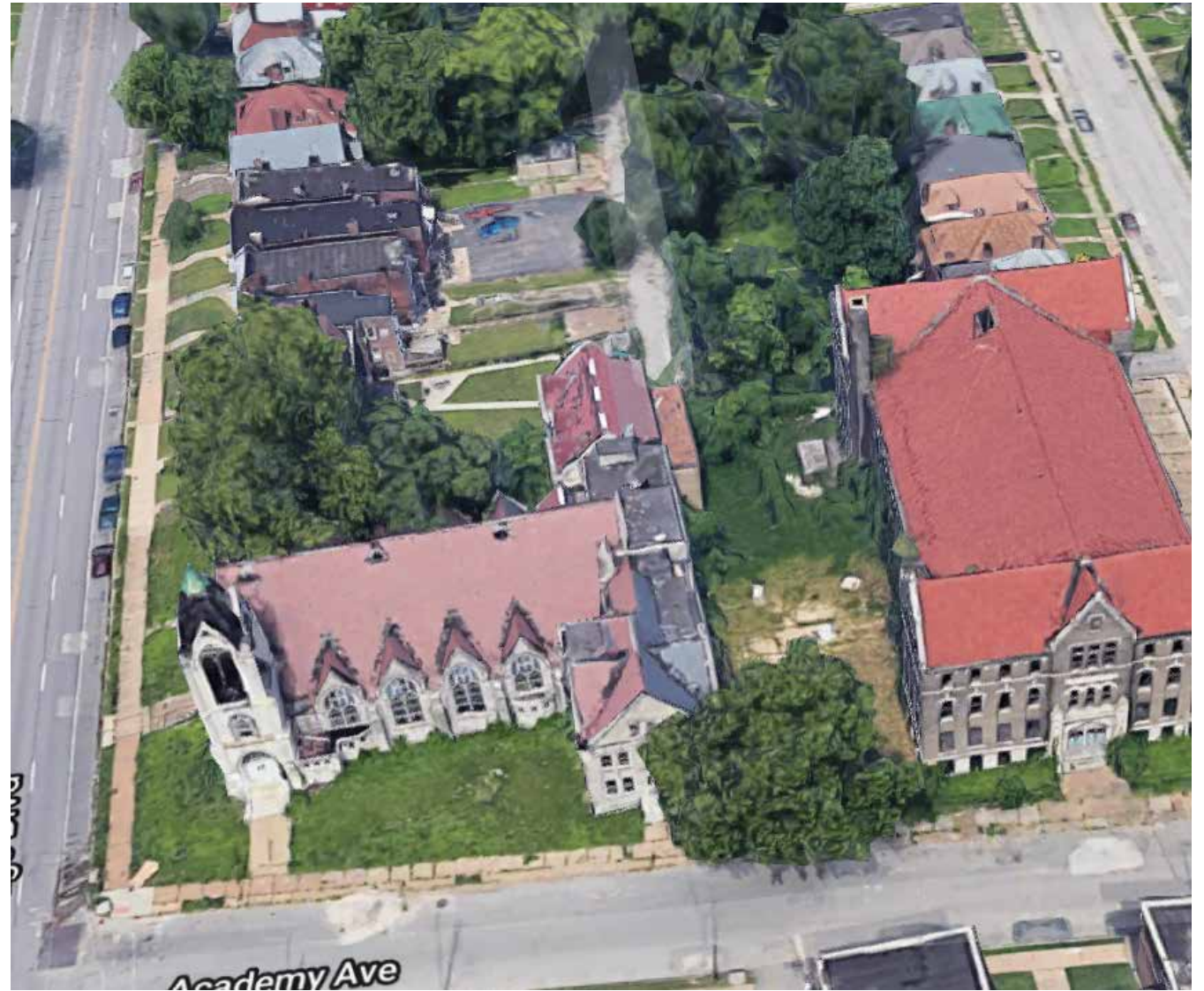
Requested Variances and Support

1. The project is requesting community support for the project for Purchasing LRA property.

Front Street View



Ariel View



Map View



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- Do not support the project or letter of support for LRA property for the project presented for the following reasons: The project has not offered enough detail regarding the project and layout. The developer has not given site plans or other project specifics, which should be developed if construction cost has been estimated based on the scope presented. The project also suggest cheap building material based on the cost per square foot. The project doesn't state the specific use in housing for the project i.e. boarding house, senior homes etc.
- The past projects in Washington DC listed on the developers application to the committee could not verified as of 4/20/21 nor the developer experience for a project of this size.
- Ask the developer to come back to the committee with a more vetted out project and project specifics.

Park Central Recommendation