



**Hyde Park Community Meeting
Most Holy Trinity Campus
3519 N. 14th Street
Saturday, July 18, 2026
11:00 am - 1:00 pm
Minutes**

List of attendee board members

- 1. Fatimah Muhammad**
- 2. Father Mitch Doyen**
- 3. Jazell Thomas**
- 4. Matt Fritts**

The meeting was called to order by **Fatimah Muhammad**, who welcomed attendees and reviewed the meeting agenda.

Agenda Items

1. Community and City Updates

The meeting began with community updates and discussion regarding ongoing neighborhood initiatives. Several agenda speakers listed as tentative were unavailable to attend, allowing additional time for discussion on development proposals and community input.

Alderman Rasheen Aldridge provided updates on current City of St. Louis initiatives and projects affecting the Hyde Park neighborhood. His remarks included ongoing efforts related to neighborhood development, city services, and community priorities. Residents were encouraged to remain engaged with city initiatives and continue communicating neighborhood concerns through the Alderman's office.

2. LRA/HPNA Committee Update

Doug Eller, Chair of the HPNA Land Reutilization Authority (LRA), explained the committee's role in reviewing proposed purchases of LRA-owned properties within Hyde Park. He emphasized that the committee evaluates proposals to discourage speculation and encourage responsible redevelopment that benefits the neighborhood.

3. AWS Development Proposal (Barbara Manazara & Arthur "Bud" Sullivan)

Barbara Manazara and developer Arthur ("Bud") Sullivan presented a redevelopment proposal for properties located primarily between Branch Street and Palm Street.

Proposal Overview

The developers proposed:

- Purchasing approximately two dozen non-buildable LRA lots for immediate cleanup.
- Investing approximately **\$500,000** in clearing overgrown lots, illegal dumping, abandoned vehicles, encampments, and other blighted conditions.
- Preserving mature trees where possible while improving neighborhood appearance.
- Returning later with a second proposal seeking options on additional buildable lots for future residential construction.
- Constructing approximately 50 market-rate single-family homes over time if the project advances.
- Working without public subsidies or Low-Income Housing Tax Credits for the initial phases of the project.
- Supporting the long-term goals outlined in the Hyde Park Neighborhood Plan by improving the Branch Street corridor and creating residential redevelopment opportunities.

4. Community Discussion

Residents engaged in an extensive discussion regarding the proposal.

Questions and Concerns Raised

Residents expressed concerns regarding:

- Lack of a detailed development plan before property acquisition.
- Long-term ownership and maintenance responsibilities for non-buildable green spaces.
- Whether future development would complement Hyde Park's historic architectural character.
- Project timeline and implementation schedule.
- Community engagement requirements throughout future project phases.
- Lessons learned from previous large-scale developments, particularly concerns stemming from past redevelopment efforts associated with Paul McKee.

- Potential displacement of crime versus long-term neighborhood improvement.
- The voting process and whether residents should have additional time to review proposals before casting votes.

Developer Responses

Barbara Manazara and Bud Sullivan responded that:

- Phase One is intended solely for neighborhood cleanup and stabilization.
- A separate approval process would be required before any residential construction begins.
- Additional neighborhood engagement would occur before requesting approval for buildable lots.
- Community feedback would continue to shape future development plans.
- Local contractors, minority-owned businesses, women-owned businesses, and neighborhood labor would continue to be prioritized whenever possible.

5. Community Vote

Following discussion, Hyde Park residents present at the meeting voted on **Phase One** of the proposal.

Motion

To support the Phase One request allowing AWS Development to purchase the initial group of non-buildable LRA properties for neighborhood cleanup.

Voting Result

- Majority (14) voted **Yes (in favor)**
- **4 residents voted No**
- **1 neutral**
- The motion **passed** and neighborhood support for Phase One was approved.

Following the vote, several residents recommended that future neighborhood votes be conducted over multiple meetings to allow additional research and broader resident participation before decisions are made. The Chair acknowledged these concerns for future consideration.

6. Announcements

The Chair announced:

- No community meetings will be held during **August or September**.
- Regular meetings will resume on **October 17**.
- Community office hours at Most Holy Trinity Campus will continue every other Thursday (9:00 a.m.–5:00 p.m.) and Saturdays (10:00 a.m.–2:00 p.m.).
- Residents were encouraged to attend the **Office of Violence Prevention "OVC Kick Back, Sunshine & Safe Spaces"** event scheduled for later that afternoon.

Major Decisions & Meeting Outcomes

Decisions

- HPNA members approved support for **Phase One** of the AWS Development proposal involving acquisition and cleanup of non-buildable LRA properties.
- The association recognized that **Phase Two**, involving residential construction, would require additional community engagement and future review before proceeding.

Key Conclusions

- Residents generally supported neighborhood revitalization while emphasizing the need for transparency, detailed planning, and continued community involvement.
- There was broad agreement that redevelopment should align with Hyde Park's long-term neighborhood plan and preserve community interests.
- Residents requested improvements to future voting procedures to allow more time for review before major decisions are made.