

# Financial Statement

## 2009 Old North St. Louis Restoration Group Income & Expenditures (unaudited totals)

Income	Total
<b>Grants</b>	
Community Development Admin.	56,432.58
Foundations/Corporate	313,437.00
<b>Earned Income</b>	
Sale of Property	0.00
Developer Fees	0.00
Membership Dues	1,576.00
<b>Fundraising</b>	
Individual & Corporate Contributions	15,001.66
Fundraising Events	10,438.92
Program Fees	1,900.50
<b>Other</b>	
Program Management	7,000.25
Interest Earned on Deposits	260.36
<b>TOTAL INCOME</b>	<b>406,047.27</b>
<b>Expense</b>	
Equipment rental & maintenance	4,699.04
Equipment & Tool Purchases	386.89
Food (for events, meetings, etc.)	1,097.42
Insurance	8,837.45
Membership Fees & Subscriptions	1,908.80
Miscellaneous	102.14
Office Supplies	2,356.63
Payroll & Benefits	178,065.81
Postage and Delivery	800.00
Printing and Reproduction	11,292.29
Professional Fees	20,967.50
Program Expense	
Community Building	134.34
Crown Village Gallery	731.43
Farmers Market	56,415.13
Food Co-op	8,718.25
House Tour	3,924.06
Landscaping	5,723.04
Marketing	2,847.58
2700 N. 14th – New Office Buildout	81,322.88
Public Relations	281.58
Office Rent	9,350.00
Training	797.50
Travel	150.07
Utilities	8,656.61
<b>Total Expense</b>	<b>409,566.44</b>
<b>Net Income</b>	<b>-3,519.17</b>



# OLD NORTH

• SAINT LOUIS RESTORATION GROUP •

*Building an Urban Village on the edge of Downtown*

## 2009 Annual Report

Old North Saint Louis Restoration Group is a neighborhood-based, not-for-profit community development corporation pursuing a mission to revitalize the physical & social dimensions of the Old North neighborhood in a manner that respects the community's historic, cultural, and urban character.





## Crown Square Project Nears Completion — Apartments Continue Lease-up & Commercial Spaces Welcome First Tenants

Old North St. Louis Restoration Group's partnership with the **Regional Housing & Community Development Alliance (RHCD)** to redevelop the former 14th Street Mall celebrated several major and visible accomplishments in 2009. The buildings themselves were basically finished with their historic rehabs by the end of 2009, and a significant amount of street work took place throughout the year. As the old street lights and fire hydrants were removed from the middle of the former mall, new water and sewer lines were installed in preparation for new pavement and sidewalks, which will allow the street to be re-opened to vehicular traffic.



While the continued construction work in the street in front of the buildings caused challenges for leasing the commercial spaces, most of the apartments have back or side entrances, which made it possible for leasing agents at Cohen-Esrey to begin renting the market-rate units facing the former mall.

For more information on what might still be available, contact the leasing and management agents at 314-588-7267, or by email at [crown-square@cohenesrey.com](mailto:crown-square@cohenesrey.com).

*The photos to the left show the progress in the course of a year at 2601-2609 N. 14th Street.*

## ONSLRG Moves Office to First Commercial Space at Crown Square

In November the Old North St. Louis Restoration Group moved the organization's office into the former Thomas Furniture Building at 2700 N. 14th, becoming the first commercial tenants at Crown Square. As partners in the development, the move allowed the organization to use its own offices as a demonstration of the type of revitalization through historic redevelopment that ONSLRG has been promoting for many years.

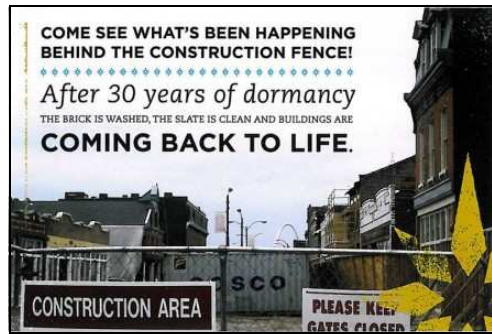
The new space also allows the community-based organization to host more events, activities, and programs that foster education and community-building among neighbors. Shortly after moving in, ONSLRG hosted a meeting with 5th District police regarding neighborhood watch training, while Bank of America contacted ONSLRG about co-hosting a financial management workshop, and another group held a fundraiser for historic preservation efforts at ONSLRG's new gallery.



*Contact information for Duffe Nuernberger Realty, the agents leasing the commercial spaces, is on the right.*

## Another Successful House Tour on May 9

The annual Old North St. Louis House & Community Tour was held on Saturday, May 9. Made possible by generous sponsorship from numerous local businesses and other organizations, the tour once again provided an opportunity to show off the progress being achieved throughout the neighborhood.



SATURDAY  
MAY 9  
OLD NORTH  
house & community  
TOUR  
WWW.ONSL.ORG

### 2009 Old North St. Louis House & Community Tour Major Sponsors

**Tour Sponsors:** Commerce Bank, E. M. Harris Construction, First Bank, UMB Bank  
**House Sponsors:** Bank of America, KDHX Community Radio, National City Bank, USBank

**Scenes from National Night Out, August 2** ONSLRG hosted the '09 National Night Out block party on North Market to make it more convenient for residents of the North Market Apartments and North Market Place Homes.



## Celebration of Community Life & Healthy Foods at Third Season of North City Farmers' Market

The North City Farmers' Market returned to the corner of N. 14th and St. Louis Avenue for a third season of good, farm-fresh food and a healthy serving of community-building, every Saturday morning from June through October. With generous financial support from the Missouri Foundation for Health, ONSLRG hosted 22 weeks of Saturday morning open-air farmers' markets, health screenings, nutritious cooking demonstrations, and live music (thanks to a partnership with KDHX and the Whitaker Foundation).

Coordinating efforts throughout the 2009 season were Project Coordinator Lucas Hudson, Market Master Sarah Pritchard, Nutrition Coordinator Euylan Welch, & 13th St. Garden Coordinator Veronica Holden (in the photo below).



## Community Supported Agriculture Brings Even More Healthy Food Options

ONSLRG partnered with farmer Rusty Lee & Family Harvest CSA to bring another option for residents of ONSL to get produce fresh from the farm. Subscribers to the Community Supported Agriculture program picked up weekly deliveries of boxes of produce throughout the growing and harvest season. Rusty also provided food for the North City Farmer's Market and assisted with the grocery co-op planning committee.



## *Quality of Life Meetings*



Strong and viable neighborhoods are ones where the residents work together to address common concerns. To ensure that this type of dialogue happens, Old North St. Louis Restoration Group established a Social Outreach Committee. Several times throughout the year, the Social Outreach Committee hosts Quality of Life meetings for residents to come together and share ideas about what it takes to maintain or improve the quality of life in the neighborhood, with occasional guest speakers and representatives from the local police districts, various city agencies, or other outside groups to address a range of community issues. Meetings in 2009 covered ONSLRG's healthy eating initiatives, tackling problem absentee-owned properties, and neighborhood safety.



## *Annual Meeting & Pot-Luck Supper*

On February 11, ONSLRG continued the community tradition of hosting a pot-luck supper to review and celebrate the successes of the past year and to present plans for the new year. In addition to the opportunity to taste some of the best recipes from other families' kitchens, the event gives community residents



a chance to catch up with each other and welcome new neighbors to Old North.

## *Celebrating the Arts as a Vehicle for Community-Building*

Although ONSLRG wasn't ready to host exhibits in its own gallery at the new office until November, that didn't put a halt to events and programs designed to bring neighbors together around the arts.



An exhibit on March 20 featured the work of Carmelita Nunez, Daniel Shown, and quilt artist Edna Patterson-Petty. The exhibit was held in the commercial space at the former Parks Drug Store Building, one of the Crown Square buildings not quite ready to be leased to a commercial tenant.



A classical string quartet enriched the experience of touring the future ONSLRG office at the 2009 Old North House & Community Tour, while residents and other customers at the North City Farmers' Market were able to enjoy the sounds of live music throughout the 2009 season.

ONSLRG received grants from the Regional Arts Commission and the Greater St. Louis Regional Empowerment Zone to support arts initiatives, in addition to a partnership with KDHX (made possible by support from the Whitaker Foundation) to provide music at some of the North City Farmers' Market.

## *Ongoing Preservation & Maintenance of the Mullanphy Emigrant Home Building*



As the photo at left from March of 2009 shows, the Mullanphy Emigrant Home has been stabilized, secured, and preserved for a future redevelopment.

With a significant amount of ONSLRG's own funds invested in the preservation of the building, along with loans and contributions from many other individuals and organizations (including Landmarks

Association and contractors from the Masonry Contractors Association), Old North St. Louis Restoration Group is continuing to seek support from preservation-minded individuals and foundations. In the meantime, ONSLRG And Hostelling International-Gateway Council are studying the feasibility of a redevelopment of the building into a world-class hostel.

## **Story of Old North's Revitalization Attracts Visitors From Near & Far**



Among the groups visiting Old North to learn more about ONSLRG's approach to community development were high school students from the Focus St. Louis Youth Leadership program in October (shown on the left), architecture students from Iowa State University, a delegation of community development professionals from Russia in May (shown on the right), and another delegation from Thailand in June.

## *Facilitating the Preservation & Development of Vacant Properties*

When the Old North St. Louis Restoration Group approached the Land Reutilization Authority (LRA) in 2005 with an offer to assist the agency with marketing its inventory of vacant and dilapidated properties in Old North, the goal was to get more of these neighborhood eyesores into the hands of rehabbers who would transform them into habitable and historically restored buildings.

While many vacant properties are still available for purchase from the city, ONSLRG's arrangement with LRA has helped make it possible for several crumbling and abandoned buildings throughout the northern portion of ONSL to be transformed into gems that showcase the beauty of Old North's historic architecture.

The 2009 Old North House & Community Tour put the spotlight on several of the properties ONSLRG had marketed successfully to prospective purchasers, including 3240 N. 19th Street (shown above in its before and after conditions), the front and back houses at 3243 N. 19th Street, and a home on the 1100 block of Hebert.

ONSLRG staff continue to maintain a list of available LRA and privately owned properties available for rehabbers and work closely with prospective purchasers to guide them through the acquisition process.



## *Partnership with Trailnet*

In 2009, ONSLRG worked closely with staff from Trailnet to bring residents together to explore strategies for making the neighborhood more walkable, bikeable, and transit-friendly. Trailnet staff, including Jennifer Allen in the photo at left, surveyed residents at various community events, such as the North City Farmers' Market.

## 2009 Board of Directors

President: Tino Ochoa  
 Vice President: John Burse  
 Secretary: Johnnie Owens  
 Treasurer: Ben Crowder

Emily Andrews  
 Kathryn Bentley  
 Gloria Bratkowski  
 David Eisenbraun  
 Graham Lane  
 Kathleen Parvis  
 Natasha Smith Ramey  
 Stefene Russell  
 Ben Sever  
 Nate Sprehe



## Committees

- Fundraising Committee
- Green Space Committee
- Marketing Committee
- Real Estate Committee
- Social Outreach Committee

## Staff

Executive Director: Sean Thomas  
 Real Estate Development Coordinator: Karen Heet (*through September*)  
 Office Manager: Jane Smith

## Neighborhood Beautification & Green Space Initiatives

ONSLRG has always maintained a commitment to keeping Old North attractive for the residents who have made the neighborhood their home. To implement these efforts, ONSLRG regularly recruits volunteers from within and outside the neighborhood and dedicates funding to pay for mowing and landscaping, including work on dozens of lots owned by the city or absentee-owners. ONSLRG also coordinated the annual neighborhood-wide spring clean-ups with Operation Brightside. In 2009, two clean-up days were scheduled for April 24 and May 2.



## Vacant Building Stabilization Initiative

In the first part of 2009, Old North St. Louis Restoration Group acquired 8 vacant and deteriorated buildings from the City's Land Reutilization Authority (thanks to support from Alderwoman April Ford Griffin) with the goal of stabilizing them so that they could survive long enough to be acquired and rehabbed by others. ONSLRG succeeded in selling two of these buildings to rehabbers. While the organization began making plans for redevelopment of two others, ONSLRG contracted with E.M. Harris Construction Company to carry out urgent stabilization work at the remaining four properties to repair damage that threatened the future viability of the properties. This work was paid for with funds committed by ONSLRG's board in 2008 and deposited into an account for Old North Rehab Properties, LLC, a wholly owned subsidiary of ONSLRG.



*The properties shown above are all available for purchase by individuals or businesses that can demonstrate a commitment to historic rehabilitation and financial capacity to implement full redevelopment.*