

City of St. Louis Downtown Development Authority

Minutes of Regular Meeting: January 26, 2023

Present: Bailey, Coty, Eilts, Giles, Kubin, Peterman, Saurman also Hansen

Absent/Excused: Near, Flegel, Nannan, Lewis

Meeting called to order by Peterman at 12:15 p.m.

Election of officers was held.

Moved by Coty, supported by Giles that the following slate of officers be approved:
Chairperson – Peterman, Vice-Chair – Lewis, Secretary/Treasurer – Bailey.

All Ayes/Motion Carried.

Minutes of meeting of October 27, 2022 were reviewed.

Moved by Kubin, supported by Giles to approve the minutes of October 27, 2022 and place them on file. All Ayes/Motion Carried.

Financial statement presented through December 31, 2022.

Moved by Giles, supported by Bailey to approve the financials through December 31, 2022 and place them on file. All Ayes/Motion Carried.

Monthly Report from Hansen (attached) including Downtown Properties and Project Activities; Properties Available for Purchase/Rent; Streetscape Improvements/Maintenance and Signage; Promotion/Advertising and Events

Moved by Giles, supported by Kubin to accept the January 26 Monthly Report and place on file. All Ayes/Motion Carried.

DDA Façade Grant Program – have not had any recent applications; Hansen will send out an e-mail to downtown businesspeople reminding them of the program.

Planning for 2023

PROSPECTING – discussion was held; Hansen encouraged board members to keep their eyes and ears open for anyone they hear might be interested in having a business downtown; also discussed what type of businesses might work well or be needed in downtown

Hansen will put together a list of currently available properties to release to the public to recruit new businesses.

St. Louis Farmers Market support – the Market is looking for a new manager and is in need of funding to continue to operate; City Council in their goal setting session yesterday expressed their desire for the Market to continue and that the City and DDA should do what we can to make this happen

Moved by Coty, supported by Bailey for the DDA to make a \$5,000 donation to the Gratiot Area Chamber to help support the St. Louis Farmers Market for the upcoming year. All Ayes/Motion Carried.

Physical appearance of the downtown was discussed including signage, maintenance or replacement of street furniture on M-46, possible sites for picnic tables, banners, improvement of yellow bollards, fire hydrant painting, possibility of an entryway sign to North Mill Street on the

Commercial Bank corner that could also have flowers as part of it. Kubin mentioned he is considering replacing the sign on the west wall of his building and will coordinate with Hansen to use the Historic Downtown St. Louis logo.

Board would like to explore the idea of a small deck/pocket park in the area west of The Shop Graphics & Design. Thought it would liven up that area a bit and give people a place to sit and relax outdoors. This would also be a place where our Downtown WI-FI already reaches. Comment was made that it would be something that would need to be maintained, however.

Meeting adjourned at 1:02 PM.

**NEXT MEETING DATE IS
THURSDAY, APRIL 27, 2023
AT 12:15 PM IN COUNCIL CHAMBERS IN ST. LOUIS CITY HALL**

City of St. Louis Downtown Development Authority

MONTHLY REPORT: January 26, 2023

Downtown Properties and Project Activities:

Common Threads – 109 North Mill Street – plan is to do apartments upstairs and lease the first floor space for commercial/ retail

McDonald's – 115 West Washington Street – second drive through lane still being planned

Corner Market building – 202 North Mill Street – LINK Learning is up and running here as of last week; extensive interior and exterior renovations to the entire 6,000 square foot building

Former Clark Gas Station – 220 West Washington (M-46) – owner still intends to open it as a gas station; no confirmed timetable for completion but improvements continue to be made on the exterior

Former Uptown Treasures – 201 North Mill Street – Gemini Capital Management planning to do two upstairs apartments then rent the first floor commercial space upon completion of the apartment project; this project will no longer include a request for first floor apartments

Fas-Break Glass Company – Downtown St. Louis sign went up this fall on their north wall

Baptist Children's Home – 214 North Mill Street – The Snack Guys committed to renovations there which include some potential rental space, office in particular; progress has been slow on this so far

Health Central – 219 North Mill Street – have done a lot of interior renovations in their expanded space; very nice work

Properties Available for Purchase/Rent:

Former City Hall – 110 West Saginaw Street – space between The Shop and LEAN will have a new business; owner of the business is making progress but doesn't have set time to be open yet

Peters Hardware & Room132 Gifts – 128 North Mill Street – Room132 will be closing at the end of January and the buildings will be for sale

Former LINK Learning – 227 North Mill Street is now available for rent

Former Tony's Restaurant lot – 518 West Washington (M-46) – has been some interest lately; staying in communication with owner

Former Blue Moon Alterations – 124 North Mill Street, Suite B – small space available; Tammy Johnson is the contact person for this

Streetscape Improvements/Maintenance and Signage:

Saginaw Street Parking Lot – City-owned lot was repaved and relined late last fall, and has 15 public parking spaces available

Downtown St. Louis Signs – looking at the Mitten sign at the VFW west of town; Kubin has mentioned possibility for the side of his building too

Promotion/Advertising and Events:

UPCOMING EVENTS:

2023 Events List – has been distributed for the past few weeks; copies available for DDA Board at this meeting; additional events downtown will be our Cruise-Ins on the second Wednesday of the month for June, July and August

Gratiot Downtown Art Expo banner project – brochures and entry forms are now available for this annual project; 20 banners will be painted and hung on North Mill Street by Memorial Day weekend; deadline for art submissions is MARCH 1; thanks again to Jay Puffpaff at SLHS for all his help with this for the St. Louis portion of the project

Downtown Easter Egg Scavenger Hunt – Saturday, April 30 – day before Easter; Parkside Assembly is completely organizing and running this event

Fireworks Update – Saturday, July 15 has been confirmed as the fireworks date; availability of fireworks for July 1 is still uncertain, and we've had a lot of positive responses to having it in the middle of the month

RECENT EVENTS:

St. Louis Farmers Market/Downtown Trick or Treat – the Market's final day of the season on October 27 helped draw a huge crowd downtown for Trick or Treat; they had games for kids, face painting and a Pumpkin Carver; the Market is currently looking for a new Manager

Small Town Family Christmas – this year saw the most parade entries ever and a huge crowd along the parade route; the reception with Santa at the SLHS cafetorium was busy as well and things went smoothly

PROMO:

Community Guide from Gratiot Area Chamber – City again partnered with the St. Louis Public Schools to create an ad in this yearly publication; should be printed soon

St. Louis Promotional Brochures – work just beginning on this yearly project; usually May is the target date for printing; this will go on the City website as well as other places on the internet

Radio Advertising – the City and Chamber will continue this year to create radio ads for individual events, downtown in general, shopping local, etc.

City of St. Louis Website – reminder to promote www.stlouismi.com/local as it lists all St. Louis businesses, addresses, directions, Facebook pages, website links, etc.; all of us should be encouraging their customers and friends to SPEND LOCALLY; thanks again to Jessica Little at the Cutler Library for her hours of work on this!

St. Louis Constant Contact – keep encouraging people to sign up for our weekly e-newsletter; e-mail phansen@stlouismi.com to be added

St. Louis Facebook Page – remind people to connect to www.facebook.com/StLouisCityHall/