

# ***City of St. Louis Downtown Development Authority***

Minutes of Regular Meeting: January 30, 2020

Present: Coty, Bailey, Near, Worden, Lewis, Flegel, Giles, Peterman, McDaid, Morrow, Saurman also Hansen

Absent/Excused: Kubin

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

Board welcomed new member Brandon Flegel of Flegel Tech Repair at 119 North Mill Street.

Board accepted with regrets the resignation of Mary Anderson of Anderson Custom Carpeting from the DDA Board. Mary's reason was that the business was extremely busy, and she needed to focus her efforts there.

Board requested Hansen to ask Kari Bradd of Frosty Cone to see if she is interested in a position on the DDA Board.

Election of officers was held.

Moved by Coty, supported by Giles that the following slate of officers be approved:

Chairperson – Peterman, Vice-Chair Morrow, Secretary/Treasurer Bailey.

All Ayes/Motion Carried.

Minutes of meeting of June 27, 2019 were reviewed.

Moved by Giles, supported by Worden to approve the minutes of June 27, 2019 and place them on file. All Ayes/Motion Carried.

Financial statement presented through December 31, 2019.

Moved by Lewis, supported by Morrow to approve the financials through December 31, 2019 and place them on file. All Ayes/Motion Carried.

Hansen gave report on downtown properties and project activities:

220 West Washington Street – former Clark Gas Station

The EGLE (formerly MDEQ) Assessment Grant testing work has been completed by AKT Peerless Environmental. Working on finding a project that would work here. Has been some interest.

135 West Washington Street – former VCare Pharmacy

Property continues to be for sale but cannot be a pharmacy. Have had some interest in the property within the past month.

111 North Mill Street – Clark Law Office

Were not able to get price estimates to paint the second story of the storefront last fall. Painters seem to be very busy. Coty will work on getting estimates for this. Board also expressed its desire to again look into selling the building.

113 North Mill Street – HairWorx Plus has moved to Jim's Barber Shop and Hair We 'R has moved to 113 North Mill Street. Lisa Erickson, Rhonda Borushko, Kelly Maxwell and Kari Morehead.

#### 115 North Mill Street – China King Restaurant

Building and contents continue to be for sale. The equipment is only around 5-6 years old and we're told is suitable for any kind of restaurant, other than a pizza place.

#### 131 & 133 North Mill Street – Apartment Project

Gemini Capital Management will be creating five new apartments on the second story of the buildings next to the Old Bank Building. This will be a large investment and a nice addition to our downtown, bringing more residents that will hopefully patronize our local businesses. Timeline has been pushed back, as MEDC is now requiring that projects be done one at a time, and the developers has others already underway that he must complete first.

201 North Mill Street – former Bakers Dozen building is now occupied by Uptown Treasures owned and operated by Liz Upton.

#### 202 North Mill Street – former Corner Market

Continuing to work with current owner on sale of the building.

#### 220 North Mill Street

The building to the south of Dr. Zia's Delta Family Chiropractic Center still requires repairs.

#### 400 North Mill Street – W.T. Morris Memorial Swimming Pool

Renovation project was mostly complete before last year's swimming season, but City received an additional grant of \$22,500 from the W.T. Morris Foundation that is being used to restore the front sign and add a small private change room for parents who bring small children with them.

**OUTDOOR SEATING POLICIES** – Discussion was held on how something like this could be done here in St. Louis. Reviewed the program that Downtown Mt. Pleasant has in place. Our sidewalks are approximately 12' wide. Need to review the rules on what would currently be allowed. Several members expressed concern of using up parking spaces for restaurant seating. Mentioned that Shepherd allowed two person tables on the sidewalk near their buildings. Lakeview was also mentioned as a place to look at

**DDA BOARD COMMITTEES** – board members agreed to work in the following groups:

Promotion – Peterman, Saurman, Flegel

Physical Improvements – Worden, Giles, Near

Business Attraction – Coty, Bailey, McDaid

Sales/Events/Programs – Morrow, Kubin, Lewis

Hansen will forward everyone lists of ideas for each of these groups and make sure everyone has all the e-mail addresses of the DDA Board.

Hansen gave report on streetscape improvements/maintenance and signage:

The Gratiot Downtown Art Expo banner project has just begun. Deadline for art submissions is March 1. Brochures/entry forms handed out. 20 banners will be hung on North Mill Street prior to Memorial Day weekend.

DPW Director Mark Abbott is working on a proposal to address the Enhancement Grant area on M-46 that was done in 2003. Trees are beginning to push up the concrete in some areas and stamped concrete needs to be restored too. More information on this as it become available.

Hansen gave report on promotion/advertising and events:

Easter Egg Walk Downtown – Saturday, April 11 – Parkside Assembly has committed to take the lead on this again this year

I Love My City Day – Sunday, April 26 – local churches planning their second annual cleanup day around the city; last year had over 250 volunteers

Memorial Day Parade – Monday, May 25

St. Louis Campground – continue to encourage businesses to drop off promotional items there

St. Louis Farmers Market – runs June 4 through Thursday, October 29 – study being performed to determine the best permanent site for the Market

W.T. Morris Memorial Swimming Pool – Opening Day tentatively Saturday, June 6

Downtown St. Louis Cruise-Ins – Wednesdays June 10, July 18 and August 12 – 5-8 PM; Woody Black will provide DJ music this year

4<sup>th</sup> of July activities – Saturday, July 4 – Free Swim, Fireworks, Clapp Park activities, activities at Historical Society Depot, City-Wide Garage Sales

Old US-27 Motor Tour – Thursday, August 20 – 3:15-5:15 PM

St. Louis Promotional Brochures – preparing to have them completed by May

Hansen also took a few minutes to discuss his job description, emphasizing that it is not his job to promote individual businesses. Thanked the DDA Board for all their support and excellent work.

Meeting adjourned at 12:55 PM

**NEXT REGULAR MEETING DATE IS  
THURSDAY, FEBRUARY 20, 2020  
AT 12:15 PM IN COUNCIL CHAMBERS IN CITY HALL**