

City of St. Louis Downtown Development Authority

Minutes of Regular Meeting: February 20, 2020

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

Absent/Excused: Kubin, Bailey, Saurman, Worden

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

Kari Bradd of Frosty Cone feels she doesn't have the time to join the DDA Board at this point.

Board recommended Dan Eilts of 4Seasons Fitness be asked if he'd be interested.

Minutes of meeting of January 30, 2020 were reviewed.

Moved by Morrow, supported by Coty to approve the minutes of January 30, 2020 and place them on file. All Ayes/Motion Carried.

Financial statement presented through January 31, 2020.

Moved by Giles, supported by Morrow to approve the financials through January 31, 2020 and place them on file. All Ayes/Motion Carried.

Financial recommendations from City Finance Department Director Bobbie Marr were discussed.

Moved by Coty, supported by Near to instruct Finance Director Marr to pay off the remaining balance of the loan owed to the St. Louis Electric Department for the 111 North Mill Street project. All Ayes/Motion Carried.

Board reviewed and considered the Fund Balance Policy for the DDA, provided to Hansen by Marr. Board had several questions and requests and clarifications will be made between now and the next meeting. This will be on the March Agenda.

Hansen gave report on downtown properties and project activities:

220 West Washington Street – former Clark Gas Station

The EGLE (formerly MDEQ) will be meeting with us next month to go over requirements and methods for potential cleanup and reuse of this property.

111 North Mill Street – Clark Law Office

Coty was able to get one estimate for repair and painting of brick on second story storefront.

Waiting on one more, but it has been difficult to find people interested. Goal is to be able to have this done once weather gets nice enough to be able to paint.

116 North Mill Street – 4Seasons Gym continues to expand from 118 North Mill.

131 & 133 North Mill Street – Apartment Project

Gemini Capital Management will be creating five new apartments on the second story of these buildings as soon as they get some of their other projects completed. Project here will now also include renovation of the first floor storefronts, which is good news.

134 North Mill Street – Sweet Rickedy Redo's will be closing in mid-May; have had interest in the building already and are confident we can find a quality business to go into that space.

Properties available for purchase:

135 West Washington Street – former VCare Pharmacy
115 North Mill Street – China King Restaurant
202 North Mill Street – former Corner Market

Farmers Market Site Selection progress – Second meeting with Spicer yesterday and have gotten choices down to four potential spots. Conceptual drawings being made of these four locations and should be done in a few weeks. Process to make a final decision will continue from there. Though not a DDA project, certainly something that can benefit our downtown creating traffic.

DDA BOARD COMMITTEES – Hansen has forwarded e-mail addresses of all board members to everyone so they can connect that way. More progress with this planned soon. Groups are:

Promotion – Peterman, Saurman, Flegel
Physical Improvements – Worden, Giles, Near
Business Attraction – Coty, Bailey, McDaid
Sales/Events/Programs – Morrow, Kubin, Lewis

Hansen gave report on streetscape improvements/maintenance and signage:

Gratiot Downtown Art Expo banner project deadline for art submissions is March 1. 20 banners will be hung on North Mill Street prior to Memorial Day weekend.

DPW Director Mark Abbott working on a proposal for the Enhancement Grant area on M-46 that was done in 2003. Trees have pushed up the concrete in some areas and stamped concrete needs to be restored. Potential timeline is to have the trees removed in March/April and do the repair/restoration work in August/September. Not a DDA project but good that it has DDA support.

Hansen gave report on promotion/advertising and events:

Dueling Pianos – Saturday, March 7 – fundraiser by St. Louis Middle of the Mitten Association & Gratiot Area Chamber to raise funds for community events; many of which are held downtown

Easter Egg Scavenger Hunt Downtown – Saturday, April 11 – Parkside Assembly has committed to take the lead on this again this year along with other local churches; nice opportunity for downtown businesses to take part and have visitors in their stores that day

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; Hansen asked board members to brainstorm for any ideas on things that need to be cleaned up or fixed up downtown

Memorial Day Parade – Monday, May 25

Meeting adjourned at 1:00 PM

**NEXT REGULAR MEETING DATE IS
THURSDAY, MARCH 19, 2020
AT 12:15 PM IN COUNCIL CHAMBERS IN CITY HALL**