

City of St. Louis Downtown Development Authority

Minutes of Regular Meeting: July 28, 2022

Present: Bailey, Lewis, Giles, Coty, Kubin, Peterman, Nannan also Hansen

Absent/Excused: Flegel, Eilts, Near, Saurman

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

Minutes of meeting of March 24, 2022 were reviewed.

Moved by Coty, supported by Bailey to approve the minutes of March 24, 2022 and place them on file. All Ayes/Motion Carried.

Financial statement presented through June 30, 2022.

Moved by Lewis, supported by Giles to approve the financials through June 30, 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 Coty to accept the July 28 Monthly Report and place on file. All Ayes/Motion Carried.

DDA Façade Grant Program – discussion was held about the program and its procedures, as well as the amount of funding for the program.

Moved by Bailey, supported by Kubin to allot \$5,000 for Façade Grants for the 2022-2023 Fiscal Year and to authorize Hansen to approve applications that fit the existing criteria. All Ayes/Motion Carried

Downtown Apartment Projects & OPRA Approval – board discussed downtown apartment projects in general and the methods used to spur this type of investment, in particular the OPRA program.

Moved by Coty, supported by Giles that the DDA support the OPRA program to be used on qualified projects to develop apartments downtown. All Ayes/Motion Carried.

Discussion was held regarding allowing first floor apartments in the DDA area. Apartments would have to be at the back of first floor businesses on North Mill Street. Board members had questions about adequate parking but agreed that it would be good to have some apartments like this that were handicapped-accessible. Board also seemed to agree that buildings in the DDA area that are not on North Mill Street should probably be eligible for first floor apartments.

Moved by Kubin, supported by Nannan to ask the Planning Commission and City Council to study the topic of first floor apartments in the C-1 district and that the DDA is in support of allowing them if certain conditions are followed.

Signage – Hansen is working on the VFW Mitten sign and the M-46 wall of Fas-Break. Board members wondered about a possible spot on M-46 on the east side of town possibly Anderson Carpeting area. Hansen will let board know any price estimates he gets.

Meeting adjourned at 12:55 PM.

**NEXT MEETING DATE IS
THURSDAY, OCTOBER 27, 2022
AT 12:15 PM IN COUNCIL CHAMBERS IN ST. LOUIS CITY HALL**

City of St. Louis Downtown Development Authority

MONTHLY REPORT: July 28, 2022

Downtown Properties and Project Activities:

Former Paint Pantry building – 319 North Mill Street – has been rented to Custom Coatings by Weller, LLC; recently opened; displayed samples of what they can do at July 16 event

Former Dalis to the Rescue Location – 317 North Mill Street – has been rented to Amanda Alward Photography; work continues here prior to their opening

Common Threads – 109 North Mill Street – buildings have been sold to an investor in the Detroit area; beginning to clean out and placing dumpster out back; plan is to do apartments upstairs and lease the first floor space for commercial/ retail

Biggby Coffee – 135 West Washington Street – have been in business for about three months and doing well

McDonald's – 115 West Washington Street – second drive through lane being planned for this fall

Subway – 102 West Washington – using decorative window decals on west side of the building; entire building will be used for Subway; recently did signage/stickers on the east side of their storefront

Corner Market building – 202 North Mill Street – rental agreement has been signed and City has received plans for major renovation of this building

Peters Hardware – 128 North Mill Street – recently announced that they are looking for a buyer or likely having to close after Tom Morrow's passing

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

Uptown Treasures – 201 North Mill Street – will be closing this fall; building owner considering putting in apartments at that point

Fas-Break Glass Company – in the process of having their building exterior painted; also took down old display sign that was on the north side of the building

Woody's Music – 217 North Mill Street – has expressed an interest in having his storefront painted and is getting estimates; possible Façade Grant

Properties Available for Purchase/Rent:

Baptist Children's Home – 214 North Mill Street – realtor informed us that an offer is in place but no more details available

Former City Hall – 110 West Saginaw Street – space available to rent where New To You resale was; has been some interest recently

Streetscape Improvements/Maintenance and Signage:

M-46 Water Main Project – scheduled for completion in later August; intersection closures will continue to be announced as we know them; while existing line is under the M-46 roadway, the new one will be under the sidewalk; lots of new sidewalk will be installed because of this

Downtown St. Louis Signs – looking at the Mitten sign at the VFW west of town and possibly the north wall of Fas-Break Glass Company; Kubin has mentioned possibility for the side of his building too

USA Flags – the St. Louis VFW, as promised, put up 20 flags around Downtown St. Louis; have had to do some replacement and repairs but seem to have things looking good now; Coty reported that the downtown he visited did not have flags on their buildings after all, but were on lamp posts like ours

Promotion/Advertising and Events:

St. Louis Promotional Brochures – have been being distributed since early June; more available for whoever wants more to hand out at their business; online version is also on City of St. Louis website

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

Downtown WIFI – program continues allowing free public access on North Mill Street from M-46 to the pool; thanks again to Flegel Tech Repair for their work on this program

City of St. Louis Website – just a reminder that Jessica Little at the library has created a wonderful section on the site that lists all St. Louis businesses, their addresses, directions, Facebook pages, website links, etc.; the address is <https://www.stlouismi.com/local/> so please bookmark this and pass it along to your customers as a great way to SPEND LOCALLY

St. Louis Farmers Market – open through October; would still like ideas to do some things together with the downtown businesses

W.T. Morris Memorial Swimming Pool – has been fully staffed and is open more than ever; outstanding support from area businesses and individuals sponsoring Free Swims; daily attendance and use has been extremely high

Downtown St. Louis Classic Car Cruise-Ins – July event attracted over 60 cars and went well; final one is Wednesday, August 10 from 5-8 PM

Old US-27 Motor Tour – St. Louis has been on the tour every year since its inception, and this year the time will be 2-4 PM; flyer has been posted and copies available

Downtown Block Party – Saturday, October 15 – in the planning stages; was successful last year considering we did not have a lot of lead time to put it together