

City of St. Louis Downtown Development Authority

Minutes of Regular Meeting: October 27, 2022

Present: Bailey, Coty, Eilts, Lewis, Giles, Kubin also Hansen

Absent/Excused: Near, Peterman, Saurman, Flegel, Nannan

Meeting called to order by Lewis at 12:20 p.m.

Minutes of meeting of July 28, 2022 were reviewed.

Moved by Coty, supported by Bailey to approve the minutes of July 28, 2022 and place them on file. All Ayes/Motion Carried.

Financial statement presented through September 30, 2022.

Moved by Giles, supported by Coty to approve the financials through September 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 Kubin, supported by Bailey to accept the October 27 Monthly Report and place on file. All Ayes/Motion Carried.

DDA Façade Grant Program – only current project is Fas-Break painting their building exterior; need to continue to advertise and promote this

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; rough estimate for VFW location sign is \$2,350 and Fas-Break sign would be similar

Downtown St. Louis sign on US-127 Northbound remains in good shape; yearly fee will be paid November 1

Discussion on how to continue to improve physical appearance of the downtown in addition to signage. Topics included maintenance of street furniture on M-46, possible sites for picnic tables, banners, improvement of yellow bollards and fire hydrant painting. Hansen will also check with Mary Reed of the St. Louis Garden Club with the suggestion of replacing some of the flowers that we have in urns with small decorative trees. Suggestion of the possibility of an entryway sign to North Mill Street on the Commercial Bank corner that could also have flowers as part of it.

Rhonda Clark has been in communication about her desire to possibly purchase 111 North Mill Street from the DDA. Board discussed situation and the possibilities. Hansen will work with City Treasurer Bobbi Marr to answer some questions.

Meeting adjourned at 1:01 PM.

**NEXT MEETING DATE IS
THURSDAY, JANUARY 26, 2023
AT 12:15 PM IN COUNCIL CHAMBERS IN ST. LOUIS CITY HALL**

City of St. Louis Downtown Development Authority

MONTHLY REPORT: October 27, 2022

Downtown Properties and Project Activities:

Common Threads – 109 North Mill Street – buildings have been sold to an investor in the Detroit area; 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 being planned for this fall

Subway – 102 West Washington – used decorative window decals on west side of the building; entire building being used for Subway; electronic sign now operational; project has been completed

Corner Market building – 202 North Mill Street – LINK Learning is renovating the building and will be leasing it as their home base in mid-Michigan; tentative completion date is by January 1, 2023; current home of LINK at 227 North Mill Street will be available to rent after they depart

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 – business closed October 1; 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

GEM Theater – 205 North Mill Street – hoping to have performances starting up again in January

Fas-Break Glass Company – having their building exterior painted; took down old display sign on the north wall; willing to have a Welcome to Downtown St. Louis sign displayed once it's painted

Baptist Children's Home – 214 North Mill Street – sold to owners of The Snack Guys; intend to have renovations complete by December 31 which includes some potential rental space, office in particular

Tax Plus – has moved to 214 West Saginaw Street from 219 North Mill as they needed more space; just put up a new sign recently too

Health Central – has expanded their square footage by adding the south portion of 219 North Mill Street so they now occupy that entire space after Tax Plus leaving

Properties Available for Purchase/Rent:

Former City Hall – 110 West Saginaw Street – space available to rent between The Shop and LEAN Fitness; hoping to be able to finalize something soon

Peters Hardware – 128 North Mill Street – they are either looking for a buyer for the buildings or renters; Room132 Gifts remains open

Streetscape Improvements/Maintenance and Signage:

Saginaw Street Parking Lot – City-owned lot being repaved and relined and will have 15 public parking spaces available

M-46 Water Main Project – project was completed in September

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

Promotion/Advertising and Events:

UPCOMING EVENTS:

Downtown Trick or Treat – TODAY, Thursday, October 27 – almost 40 businesses and organizations signed up to hand out candy in and around downtown

Veterans Day – Friday, November 11 at 11 AM at the Civil War Statue next to Biggby

Small Town Family Christmas – Thursday, December 1 – 6 PM parade with 5:30 PM lineup; reception to follow at St. Louis HS Cafetorium

Fireworks Update – it is likely that we will go with Saturday, July 15 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; more information as we know it

RECENT EVENTS:

Downtown St. Louis Classic Car Cruise-Ins – final one in August drew 75+ cars

Old US-27 Motor Tour – another success as approximately 250 vehicles attended

Downtown Block Party – Saturday, October 15 – good turnout despite cool weather again; need to examine whether to do this a month earlier, or look at some other fall event

St. Louis Farmers Market – final day is TODAY with Trick or Treat, games for kids, face painting and a Pumpkin Carver; met with Linda Bader and her committee regarding the Market's future

W.T. Morris Memorial Swimming Pool – stayed open through mid-August, later than ever before; highest attendance in years; over 10 free-swims sponsored by a variety of groups over the summer

PROMO:

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.

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

Community Guide from Gratiot Area Chamber – planning to partner with the City and the St. Louis Public Schools to create an ad in this yearly publication