

**City of St. Louis Downtown Development Authority**  
**Minutes of Regular Meeting: April 18, 2019**

Present: Giles, Morrow, Coty, Bailey, Peterman, McDaid, Near, Worden, Kubin also Hansen

Absent/Excused: Anderson, Saurman, Lewis

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

Moved by Coty, supported by Morrow for the slate of officers to be: Anderson/Chair, Peterman/Vice-Chair, Bailey/Secretary-Treasurer. All Ayes/Motion Carried.

Hansen reminded board that there is one open board position at this time with the resignation of Monica McCloskey.

Minutes of meeting of June 28, 2018 were reviewed. Moved by Kubin, supported by Giles to approve the minutes of June 28, 2018 and place them on file. All Ayes/Motion Carried.

Financial statement presented through March 31, 2019. Moved by Morrow, supported by Bailey to approve the financials through March 31, 2018 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 MDEQ Assessment Grant is ongoing by A KT Peerless Environmental; testing was done last week.

115 West Washington Street -McDonald's Renovations for six weeks, have been going on for two; drive-through will remain open.

135 West Washington Street-VCare Pharmacy closed this past week and sold prescriptions to Walgreens; St. Louis property will be for sale but not as a pharmacy; working on finding a prospect.

115 North Mill Street-China King Restaurant Business was closed recently and building and contents for sale; Century-21 is in charge; equipment is only 5-6 years old and is suitable for any kind of restaurant; this is a nice opportunity, and we'll work with the realtor as usual to help find a new owner

116 North Mill Street -4Seasons Gym and 4Seasons Tanning Dan & Evelyn Eilts (also owners of Dragonfly Escape) new owners of the gym and tanner; LOTS of improvements made recently and doing well

118 North Mill Street-Uptown Treasures Elizabeth Upton new owner, bought Blue Moon Boutique business from Kim Vliet; Kim has moved her alterations business back to 124 North Mill Street, Suite B

119 North Mill Street-Flegel Tech Repair Brandon Flegel bought building from Rich and Bev Apps; new signage, outdoor speakers, front facade lighting, etc.; very nice business!

131 & 133 North Mill Street-Apartment Project Gemini Capital Management creating five new apartments this summer/fall 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; Giles mentioned they still have one more approval they need from City Council before construction can begin

201 North Mill Street -The Bakers Dozen Closed recently; working with new building owner to find a prospect

202 North Mill Street -former Corner Market Continuing to work with current owner on possibly reopening in the spring

220 North Mill Street The building has been sold; have not been able to be in touch with the new owner yet, but they did close off front so that pigeons could no longer roost there; Coty mentioned there is a lot of refuse out back; Hansen will notify Dori Foster; also that plastic is not enough to keep out pigeons and the construction needs to be completed

223 North Mill Street -Blue Shamrock Pub for sale

400 North Mill Street-W.T. Morris Memorial Swimming Pool Renovations ongoing to pool house; lots of work done already, including some by our DPW, Water and Wastewater staff; targeting an opening date of June 15 once schools are out; flyers distributed for businesses to consider being a sponsor for the pool and its events this year

Hansen gave report on streetscape improvements/maintenance and signage:

New Garbage Cans -have been placed on North Mill Street; 14 of them; correctional facility recently took them back to reinforce them

Banners for M-46 Enhancement Area and Gratiot Downtown Art Expo banners - both planned to go up a week before Memorial Day by the St. Louis Electric Department

M-46 Trees & plan for Enhancement Area-working with DPW to decide what trees should be removed, costs for restoring some stamped concrete areas, etc.

North Mill Street road improvements-planning to resurface from M-46 to Electric Department entrance; early June is the target timeframe; more details hopefully very soon

Hansen gave report on promotion/advertising and events:

Easter Egg Walk-Saturday, April20-candy filled eggs donated by Masonic Pathways; ten businesses volunteered to be a stop on the trail

"I Love My City" day-Sunday, May 5 -local churches providing volunteers for cleanup and improvement projects around town; hoping that pool building can be one site

Memorial Day Parade-Monday, May 27-VFW and American Legion  
Middle of the Mitten Community Golf Outing -Thursday, June 6  
St. Louis Farmers Market-begins Thursday, June 6 -encouraged people to consider sponsorships  
Joe Scholtz Memorial Free Fishing Derby-Saturday, June 8  
W.T. Morris Swimming Pool-Opening Day Saturday, June 15  
4th of July activities-Saturday, July 6 -Free Swim, Fireworks, Clapp Park activities  
Downtown St. Louis Cruise-Ins-Wednesdays July 10 and August 14-5-8 PM  
St. Louis Blues Festival -not this year, because of increasing costs; looking at options  
Old US-27 Motor Tour-Thursday, August 22-3:15-5:15 PM  
St. Louis Promotional Brochures -planning to have them printed by late May

Brief discussion was held for potential DDA projects now that TIF money is again coming in without needing to go to the completed parking lot project. Items mentioned were: Façade Grant Program; painting the second story facade on 111 North Mill Street; signage, possibly on the corner of M-46 and North Mill Street; more garbage cans. Hansen will also check on interest costs and monthly payment amount to Electric Department on loan for 111 North Mill Street to see if paying that off is an option. Also, board would like to pursue selling that building.

With potential repaving of North Mill Street coming up, board mentioned the continuing issue of large trucks using North Mill Street. Suggestion to City Council to create a truck route that excludes large trucks from North Mill. Giles and Hansen will follow up with looking at an Ordinance for this.

Meeting adjourned at 1:05 PM

**City of St. Louis Downtown Development Authority**  
Minutes of Regular Meeting: May 23, 2019

Present: Coty, Bailey, Peterman, McDaid, Near, Worden, Kubin, Saurman, Lewis also Hansen and DPW Director Mark Abbott

Absent/Excused: Anderson, Giles, Morrow

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

Hansen reminded board that there is one open board position at this time.

Minutes of meeting of April 18, 2019 were reviewed.

Moved by Coty, supported by Worden to approve the minutes of April 18, 2019 and place them on file. All Ayes/Motion Carried.

Financial statement presented through April 30, 2019.

Moved by Kubin, supported by Lewis to approve the financials through April 30, 2019 and place them on file. All Ayes/Motion Carried.

**Hansen gave report on downtown properties and project activities:**

Letter attached was sent to the St. Louis City Council on behalf of the DDA requesting a truck route be established that prevents large trucks from using the 100 and 200 blocks of North Mill Street. Council discussed at a recent meeting and staff will study the best way to accomplish this.

220 West Washington Street – former Clark Gas Station

Report from AKT Peerless received yesterday through MDEQ Assessment Grant. MDEQ will recommend next steps to us soon.

115 West Washington Street – McDonald's

Renovations have been completed. New managers in place. Have been in contact with them and the owner to say thanks for their work here.

135 West Washington Street – VCare Pharmacy

St. Louis property will be for sale but not as a pharmacy; working on finding a prospect and trying to contact the owners.

115 North Mill Street – China King Restaurant

Building and contents for sale, listed by Century-21; have had two people interested mention it to me, and working with one more possibility.

131 & 133 North Mill Street – Apartment Project

Gemini Capital Management has submitted final OPRA paperwork. Assessor working on the final data needed to present to City Council. Construction planned for later this summer.

201 North Mill Street – The Bakers Dozen

Building for rent.

202 North Mill Street – former Corner Market

Continuing to work with current owner on reopening or selling building.

111 North Mill Street – Clark Law Office

Discussed loan amount owed to St. Louis Electric Department, interest totals; passed out information from Bobbie Marr; board agree the best route to take was to sell the building, but first to paint the second story of the storefront; Hansen will get estimates for the painting ASAP.

220 North Mill Street

have not been able to be in touch with the new owner yet.

223 North Mill Street – Blue Shamrock Pub has been sold; Jon Bos new owner/manager; met with him recently about plans for the future; lots of encouraging ideas including front façade work.

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

Renovations ongoing to pool house; opening date of June 15 once schools are out; curb, sidewalk and cement in front of pool house in progress; NEED TO COORDINATE so the pool can remain open during the North Mill Street paving project.

**Hansen gave report on streetscape improvements/maintenance and signage:**

North Mill Street road improvements – DPW Director Mark Abbott described the project; Central Asphalt will mill and resurface from M-46 to Electric Department entrance; week of June 17 is the planned date at this point, weather permitting and estimating 5-8 days total; have already talked to Frosty Cone and Commercial Bank about drive-throughs; encourage owners to part further away to leave closer spots for customers; remind people that City Hall parking lot is open and accessible on Center Street; Abbott will work on a parking/access map with Hansen; each business needs to tell Hansen and its customers HOW to access their business during the road closing; Abbott will get progress reports and any changes to Hansen as soon as he knows any and Hansen will communicate to business owners and the public; businesses need to use their e-mail lists, Facebook and social media pages, etc. to let the public know the information too; need to ask businesses if they might have any sales planned; what SIGNAGE can the City or DDA help provide; do some advertising on radio leading up to this

Banners for M-46 Enhancement Area and Gratiot Downtown Art Expo banners – both going up this week by the St. Louis Electric Department

Flower Urns – St. Louis Garden Club planted last weekend; St. Louis DPW placed them the past few days; contracting with Twin City Landscape to make sure watering is successful

M-46 Trees & plan for Enhancement Area – working with DPW to decide what trees should be removed, costs for restoring some stamped concrete areas, etc.

**Hansen gave report on promotion/advertising and events:**

Easter Egg Walk went well; the ten business owners that took part were happy with the results

“I Love My City” day – Sunday, May 5 – local churches got 250 volunteers that morning; cleanup and improvement projects around town; mulch spread; painting in pool house; raking

Memorial Day Parade – Monday, May 27 – VFW and American Legion; 9:30 AM lineup at SLHS with 10 AM parade start; no registration needed

Middle of the Mitten Community Golf Outing – Thursday, June 6 – Hole Sponsorships still accepted

St. Louis Farmers Market – begins Thursday, June 6 – encouraged people to consider sponsorships; received PRAC grant for music performances at the Market

Joe Scholtz Memorial Free Fishing Derby – Saturday, June 8

W.T. Morris Swimming Pool – Opening Day Saturday, June 15 – daily schedules and events schedules available; have gotten 18-20 sponsors so far

4<sup>th</sup> of July activities – Saturday, July 6 – Free Swim, Fireworks, Clapp Park activities

Downtown St. Louis Cruise-Ins – Wednesdays July 10 and August 14 – 5-8 PM; Woody Black will provide DJ music this year

St. Louis Blues Festival – not this year, because of increasing costs; looking at options possibly at Clapp Park

Old US-27 Motor Tour – Thursday, August 22 – 3:15-5:15 PM

St. Louis Promotional Brochures – at the printer and supposed to be done by May 31

Meeting adjourned at 1:00 PM

**City of St. Louis Downtown Development Authority**  
Minutes of Regular Meeting: June 27, 2019

Present: Coty, Bailey, Near, Worden, Lewis, Anderson, Giles, Ralph Echtenaw (St. Louis Sentinel) also Hansen

Absent/Excused: Peterman, McDaid, Kubin, Morrow, Saurman

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

Hansen reported that Brandon Flegel of Flegel Tech Repair at 119 North Mill Street has accepted the offer to join the DDA Board. A letter has been sent to City Council for approval, so Brandon's first meeting should be in July.

Minutes of meeting of May 23, 2019 were reviewed.

Moved by Worden, supported by Lewis to approve the minutes of May 23, 2019 and place them on file. All Ayes/Motion Carried.

Financial statement presented through May 31, 2019.

Moved by Giles, supported by Worden to approve the financials through May 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

Report from AKT Peerless has been received and was passed on to MDEQ. They are reviewing it and will advise us on the next steps toward possible remediation.

135 West Washington Street – former VCare Pharmacy

Contacted owners of the building recently. Property will be for sale but not as a pharmacy.

115 North Mill Street – China King Restaurant

Building and contents for sale, listed by Century-21. Worden mentioned that someone had done mowing/weed cutting recently but still might need some cleanup back by alley.

131 & 133 North Mill Street – Apartment Project

Gemini Capital Management has submitted final OPRA paperwork. Assessor working on the final data needed to present to City Council. Construction planned for later this summer.

201 North Mill Street – The Bakers Dozen

Building for rent.

202 North Mill Street – former Corner Market

Continuing to work with current owner on reopening or selling building.

111 North Mill Street – Clark Law Office

Hansen is waiting on price estimates to paint the second story of the storefront. Painters seem to be very busy and it may be awhile before work can be done.

220 North Mill Street

Have not gotten in touch with the new owner yet.

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

Renovations ongoing to pool house. Final inspections scheduled for this coming week. Giles mentioned that the Gleaners of Alma donated six very nice wooden benches for use on the deck.

MEDC/RRC Meeting – Giles and Hansen met with new RRC person from MEDC. Discussed current programs available and made progress on RRC Certification for St. Louis.

**Hansen gave report on streetscape improvements/maintenance and signage:**

North Mill Street road improvements – project was completed within five days. Barrels and signs should be picked up today by the company that brought them in. This was not a DPW item as the materials are not the City's. Board members were very happy with how the project went. Hansen complimented the planning and coordination that DPW Superintendent Mark Abbott provided.

M-46 Trees & plan for Enhancement Area – working with DPW to decide what trees should be removed, costs for restoring some stamped concrete areas, etc.

**Hansen gave report on promotion/advertising and events:**

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

St. Louis Farmers Market – runs through Thursday, October 31 – study hopefully to be performed to determine the best permanent site for the Market; should get word on grant application soon

4<sup>th</sup> of July activities – Saturday, July 6 – Free Swim, Fireworks, Clapp Park activities, activities at Historical Society Depot, City-Wide Garage Sales

Downtown St. Louis Cruise-Ins – Wednesdays July 10 and August 14 – 5-8 PM; Woody Black will provide DJ music this year

St. Louis Blues Festival – not this year because of costs; looking at options possibly at Clapp Park

Old US-27 Motor Tour – Thursday, August 22 – 3:15-5:15 PM

St. Louis Promotional Brochures – have been distributing them for the past month

Began committee discussions:

Promotion:	Peterman, Saurman, Flegel
Physical Improvements/Ordinances:	Giles/Risdon, Near, Worden
Business Attraction:	Coty, Bailey, McDaid
Sales:	Morrow, Kubin, Lewis, Anderson

Meeting adjourned at 12:55 PM