

ECONOMIC DEVELOPMENT MEETING MINUTES OF OCTOBER 1, 2019



MEETING MINUTES

City of Berkeley Economic Development Commission

Wednesday, October 1, 2019

6:00 P.M.

Council Chambers, 8425 Airport Road, St. Louis, MO 63134

Note: The agenda for this meeting was posted on the bulletin board at the City Hall complex, 8425 Airport Road and is in compliance with the Open Meetings Law.

Members Present: Laura Modrusic, Jack Thomas Jr, and John Sides

Staff present: Kimberly Smith- Drake, Economic Development Coordinator and Keidra King, Finance Director

CALL TO ORDER / DECLARATION OF QUORUM

With a quorum established, Kimberly Smith-Drake called the meeting to order at 6:08 pm.

It should be noted that this a special meeting night for the Economic Development members. The members of the board will not meet on its regular scheduled meeting date October 16, 2019.

INTRODUCTION of COMMISSION MEMBERS and STAFF

Kimberly Smith-Drake began the introduction by welcoming and thanking the members for attending the meeting. Mrs. Kimberly Smith- Drake is the Economic Development Coordinator and she has been with the City of Berkeley since April 1st, 2019. She is a St. Louis native and has earned her degree from Lindenwood University. Ms. Drake was also the Director of the Economic Development for the City of Jennings. John Sides is a Berkeley resident with previous experience in Planning and Zoning and feels he can be a great asset to the Economic Development board in the City of Berkeley. Member Jack Thomas Jr. introduced himself as the Chief Diversity Officer for St. Louis County. Board member Laura Modrusic introduced herself as the Chief Financial Officer for the Ferguson Florissant school district.

Operating Rules of the Board:

Ms. Kimberly Smith-Drake provided all members with copies of the Economic Development Sales Tax Ordinance (Ord. 3854) and the Economic Development Sales Tax Fund and Commission Ordinance (Ord. 3873). The purpose of the review of Operating Rules of the Economic Development Board was to bring new and old members to the same place in understanding the role of this Commission.

It should be noted that the sales tax generated annually is estimated at \$600,000 to \$750,000 which was provided by the Finance Director, Keidra King.

MINUTES

With no minutes to approve, Kimberly Smith-Drake moved on to the next item on the agenda.

OLD BUSINESS

The members of the board revisited Case No. ED19-01 A request from Plumbers Supply Inc. for a ten year tax abatement at 9151 Latty, in the City of Berkeley. It should be noted that Case No. ED19-01 has been approved by City Council with Ordinance 4528.

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Case No 19-02 A request for the City of Berkeley to purchase real estate at 8410 Airport Road and the buyout of properties on Alder and Evergreen in the City of Berkeley. Case No. 19-02 was approved by City Council with Ordinance #4556. Kimberly Smith-Drake attended the St. Louis County Tax Sale on August 26, 2019 and secured a bid purchase for \$8,055. The collector's deed process is underway currently.

The buyout of properties within the Frostwood Plat subdivision, 8404-8428 Alder and 6401 for the purpose of securing land to be utilized for the development of a new community center for the City of Berkeley. The City Council has approved and the City has closed on the purchases of 8408, 8418, 8422, and 8428. 8412 Alder and 6410 Evergreen are in the process of closing.

NEW BUSINESS:

Case No. ED 19-03 - A request to approve an ordinance for adoption of the City of Berkeley Dollar Home Program in the City of Berkeley, St. Louis County, MO.

Kimberly Smith-Drake presented this case to the board per her request. The City of Berkeley Dollar Home Program would be beneficial to the city as it will help rehab abandoned housing units in the area that the City currently has boarded up due to nuisance complaints. The houses are a hazard and eyesore to the residents. In the staff report provided by Kimberly Smith-Drake the city will purchase the housing units and resell at below market price. The guidelines require home owner occupancy and proof of funding to bring the property into compliance with the city codes. The purchaser will sign an agreement with the city to occupy the home for a minimum of five years before the home can be sold to another homeowner occupant. The program is a great start for first time homeowners, will increase affordable housing stock in accordance with the comprehensive plan and will increase land utilization. There were questions regarding the funding for this program regarding the City providing funding for repairs. Kimberly Smith-Drake stated that the city will not provide funds for repairs but, will provide other resources to support individuals who want to purchase. The City will also work with non-profit organizations who want to redevelop the houses for home ownership opportunities. All members of the board agreed to move forward with the request and it shall be presented at the next Public Hearing on October 21, 2019.

Case No. 19-04- A request to approve an ordinance for adoption of the City of Berkeley Mow and Own Program in the City of Berkeley.

Kimberly Smith-Drake began the discussion with a brief recap of the staff report presented to the members of the board. This program will allow homeowner occupant residents to purchase lots that are adjacent to their homes. The purchaser must maintain the lot within city codes and be in compliance with their current home. They must also provide the City with a planned intentional use for the lot whether it be to expand their yards, add-on to their homes, or plant gardens. This program will allow residents to consolidate their lots, at no fee assessment from the City, decrease illegal dumping in the area, overall just for beautification. This is another great opportunity for residents to own land and for the City to initialize purposeful land use. The members of the board agreed to the request presented by Kimberly Smith-Drake. Before moving forward with the request it shall be discussed with the Council members at the next Public Hearing on October 21, 2019.

The next meeting Kimberly Smith-Drake will discuss the budget for the Economic Development board. Also a Chairperson and Co-Chairperson will be selected for the board.

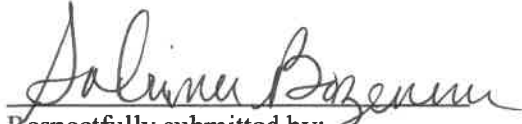
CONCLUDED

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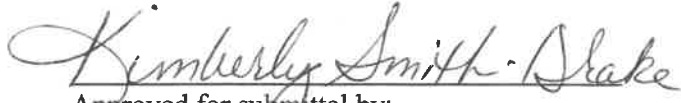
That the next regularly scheduled meeting of the Economic Development is held on **Wednesday, November 6, 2019 at 6:00 p.m.** and that consideration of the dates and times of future Committee meetings be deferred to this meeting.

ADJOURNMENT

There being no further business to come before the Commission, Economic Development Coordinator Kimberly-Smith-Drake adjourned the meeting for a second time at 7:15 p.m.



Respectfully submitted by:
Sabrina Bozeman Public Works Secretary
Recording Secretary



Approved for submittal by:
Kimberly Smith- Drake, Economic Development
Coordinator

These minutes are subject to the Economic Development approval at their next scheduled meeting.