



**Board of Aldermen Public Hearing Minutes
Monday, December 2, 2019 at 6:30 p.m.**

Mayor Blum called the Public Hearing to order at 6:32 p.m.

Present were Mayor Blum, Administrator Dierker, Alderman Art Viehland, Alderman Janet Viehland, Alderman Jamie Frossard, Alderman Amanda Sikes and Attorney Voss.

Mayor Blum announced that this is a Public Hearing in regard to the requirements of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800-865 of the Revised Statutes of Missouri, as amended (the "TIF ACT"), regarding the TIF redevelopment plan entitled Redevelopment Plan I-44 East Redevelopment Area, which was approved by the Board on December 7, 2009, pursuant to Ordinance No. 1565. An amendment regarding said TIF redevelopment plan was approved by the Board on February 16, 2016, pursuant to Ordinance No. 1840 & 1841.

1. Administrator Dierker explained and reviewed since the TIF Commission held a public hearing and voted on the I-44 East TIF Redevelopment Plan in October 2009, the following tasks have been completed:
 - a. The City passed Ordinance No. 1565 on December 7, 2009 to approve the Redevelopment Plan and designate the I-44 East TIF Redevelopment Area
 - b. The City solicited and received a proposal for a developer to undertake a TIF project within the Redevelopment Area
 - c. A developer was selected to undertake a TIF Project within the Redevelopment Area
 - d. The City negotiated a redevelopment agreement with the selected developer to govern the completion of the TIF Project
 - e. The development agreement was amended in 2016 to provide a new deadline for obtaining a Certificate of Occupancy (December 31, 2020) and to add a condition that all occupied buildings of the development are to be located within the corporate boundaries of the City.
 - f. The airport received conditional final approval of closure from the FAA on September 19, 2017 and was officially closed November 17, 2017.
2. Tax Increment Financing has not yet been adopted (no TIF 'redevelopment project' has been formally approved) so the clock has not yet started on the time period during which TIF revenue may be collected and used for TIF projects (no TIF 'increment' is being collected at this time)
3. The developer has indicated he has been actively working on the project by speaking to different businesses to find the right mix and work on getting commitments for development. So far, no construction has begun or been announced. The 2016 amendment to the Development Agreement provided that a certificate of occupancy for all 60,000 square feet was required by December 31, 2020.
4. Because no Tax Increment Financing has been adopted, the risk of undertaking the TIF Project as identified in the Redevelopment Agreement is still entirely on the Developer.

Mayor Blum opened this item up for public participation. No comments were made at that time.

Alderman Art Viehland asked if this extends this another five years. Mayor Blum said what happened last time was there was an agreement to provide a certain amount of square footage by December 2016 and the airport had not been closed at that time. The developer asked to extend that deadline another four years to 2020. Mayor Blum said we did receive closure of the airport in 2017 and in that timeframe, retail has taken a bit of a backwards step as far as brick and mortars go. They are looking at different scenarios because of the development costs to develop this particular property and want to make sure there are enough revenues to pay this infrastructure cost off. Mayor Blum said they did pay a large sum of money

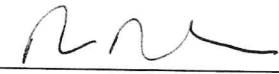


to extend this redevelopment. Mayor Blum said he has not heard anything from the developer as far as making another commitment to extend another four years, but he has until December 2020 to make that decision. Alderman Janet Viehland asked if nothing happens within that time period, does his obligations just go away? Administrator Dierker said the obligation goes away and he loses out any money he has paid out to the city thus far with regards to that.

Pat Wilson, 907 Q Avenue, St. Clair, MO asked who the developer is. Mayor Blum said the developer is Raven Development and they have other companies also, but it is Bob Garner's company out of St. Louis. Ms. Wilson asked if they are known for commercial work. Mayor Blum said yes, they were involved in the transformation of the Noah's Ark, Northwest Plaza, facility and they developed a portion of that.

The Mayor and the Board of Aldermen hereby find and determine that TIF projects related to the I-44 East TIF Redevelopment Plan are making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects.

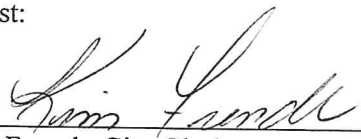
Mayor Blum closed this Public Hearing at 6:45 p.m.



Ron Blum, Mayor

Date Approved: 12-19-19

Attest:



Kim French, City Clerk

