

# ECONOMIC DEVELOPMENT COMMITTEE

## CITY OF SUNSET HILLS

### A G E N D A

July 14, 2016

**6:00 P.M.**

A meeting of the Sunset Hills Economic Development Committee will be held in the Public Works Conference Room at City Hall, 3939 S. Lindbergh Blvd., on Thursday, July 14, 2016 at 6:00 p.m.

1. Approval of the minutes from the June 9, 2016 meeting
2. Discussion on Watson Road and Lindbergh Boulevard Commercial Corridors
3. Setting Goals for 2016
4. Other matters deemed appropriate
5. Adjournment

MINUTES OF THE REGULAR MEETING  
OF THE ECONOMIC DEVELOPMENT COMMITTEE  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON THURSDAY, JUNE 9, 2016

BE IT REMEMBERED that the Economic Development Committee of the City of Sunset Hills, Missouri met at City Hall, 3939 S. Lindbergh Blvd., in said City on June 9, 2016. The meeting convened at 6:00 p.m.

**ROLL CALL**

Present:

Dee Baebler	-Chairman
Pat Otto	-Member
Bill Taylor	-Member
Kurt Krueger	-Member
Jim Wilson	-Member
Bryson Baker	-City Engineer/Director of Public Works

Absent:

Rich Gau	-Member
Terry Beiter	-Member
Scott Haggerty	-Member

**Approval of the Minutes from November 4, 2015**

Copies of the Minutes of the November 4, 2015 Economic Development meeting were distributed to the members for their review. Alderman Krueger made a motion to approve the minutes as submitted. Member Otto seconded the motion, and it was unanimously approved.

**Guest Speaker**

Alderman Baebler introduced Mr. Pat Kelly who is President of Municipal League and former Mayor of Brentwood. Mr. Kelly's topic will be economic tools to use to improve economic development and redevelopment.

Mr. Kelly stated he was an elected officer for 22 years in the City of Brentwood. He stated that during his time in office they used every type of economic developmental tool that was available. Mr. Kelly asked what the status of Sunset Hills comprehensive plan was. Member Otto stated it was current as of this month. Mr. Kelly said the comprehensive plan is a good guide for the City to use.

Mr. Kelly's gave a general overview of the tools available. He began with TIF, explaining how a TIF (tax increment financing) works. First a TIF commission is established consisting of City, County, School district representatives, and elected officers, in which the Municipal League helps with appointing the officials. The TIF committee then makes a recommendation to the Board of Aldermen to approve or deny the request. The TIF amount is determined by the redevelopment agreement. Mr. Kelly explained that any existing sales tax within the TIF the taxing district still gets, and also the existing property tax for the life of the TIF. The statutory limit of a TIF is 23 years. Mr.

Kelly stated that the legislators this year changed the TIF law for St. Louis, Jefferson County and St. Charles. If a TIF commission recommends a negative recommendation to the Board of Aldermen and the Board has a super majority for the TIF; the TIF revenue will only be used for demolition and grading. Mr. Kelly stated this will be more difficult for municipalities to use and the Board would need to get St. Louis County onboard to get a TIF completed. Mr. Kelly stated that TIF's are primary used for retail developments because the sales tax is used to pay back bonds.

Mr. Kelly stated the next tool would be a transportation development district (TDD). A 1 cent sales tax increase on the development is required to pay back the bonds. This is a great tool to use because it can be used for intersection, curbs, sidewalks, and lighting. This is the second most used tool from a development standpoint.

Mr. Kelly indicated the third would be a community improvement district or special business district. The City would get business owners together and form a district. The improvements of the district could include handicapped ramp sidewalks, special lighting, landscaping throughout. A ballot would be sent out to all businesses in that specific district because the vote would impact the business. The businesses would have a tax increase on their property taxes or a special sales tax.

Ms. Otto asked if cities ever come together like Crestwood and Sunset Hills. Mr. Kelly replied yes they do. Mr. Kelly gave an example of when he worked with Gilmore & Bell and the surrounding areas of the Brentwood corridor to improve the area.

In closing Mr. Kelly stated that these are the tools that are out there but the process is slow and the biggest part is the comprehensive plan, which you have done.

Mr. Baker asked if eminent domain was used in the Promenade area. Mr. Kelly replied yes it was. Mr. Baker inquired about the Welcome to Brentwood sign North of Eager. Where did that come from; was that City funded or part of the TDD? Mr. Kelly replied it was from a TDD.

Chairman Baebler asked Mr. Kelly out of the five major development projects how many were successful. He stated all of them.

Chairman Baebler thanked Mr. Kelly for all of his ideas.

### **Setting Goals for 2016**

Chairman Baebler suggested an outline for the next year's meetings and subject matters. It would change depending on what is going on in the City such as a new development. She stated she would like to hear about the issues so that the committee could discuss them first. Chairman Baebler stated she will draw up an outline and send it to the committee members. She stated there has also been some interest regarding new committee members.

Next meeting will be July 14, 2016 at 6:00 pm and meetings will schedule them on the second Thursday of each month. Chairman Baebler mentioned that a meeting with the Crestwood/Sunset Hills Chamber was held earlier this week. It is a breakfast meeting held once a month and she invited any of the members of the Economic Development Committee to join her. The next one is June 27 at 9:00 am at the Barn in Crestwood. Chairman Baebler stated this meeting is to talk about retaining and keeping the businesses successful in both cities, and discussing possible new business coming into the cities. She stated a future date in September at Sunset Hills Country Club is to have a meeting with business owners and the economic development and P&Z committees.

**Other Matters Deemed Appropriate**

Mr. Baker stated an upcoming P&Z matter next month is the Circle K at Mauer Industrial Drive and Gravois Road.

**Adjournment**

Pat Otto made a motion to adjourn the meeting at 7:02 p.m. Alderman Krueger seconded the motion, and it was unanimously approved.

Dede Hendricks

A handwritten signature in cursive script that reads "Dede Hendricks".

Recording Secretary