

MINUTES

NORTHGATE

**TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

**REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM**

Wednesday, November 16, 2016
8:00 am

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
Gail Brown
David Jackson, School Board
Phillip Klevorn
Eric Young (via telephone)
Marion Gee, Taxing District Representative

BOARD MEMBERS

ABSENT:

Christina Bennett
Sheila Hudson
One Vacancy

STAFF PRESENT:

Dale Ruthsatz, Michael Griffin, Zachary Wilson, Bryan Robinson, Jo Ann LeGard, Sara Wessels, Ivie Clay, Jon Ferry, Bill Seddon, Melanie Pelletier; Michelle Stuckey (SLEDP); Howard Hayes, Vladimir Monroe (M/WBE Compliance); Mark Grimm, Mark Spykerman (special counsel to Commission)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Tom Ray, Jim Garavaglia, Denise Peeples, Ryan Coleman, Michael Hernton

SLATE:

Michael Holmes, CJ Wen, Stacey Fowler

COUNSEL PRESENT:

David Meyer, Leslye Mitchell Yancey

GUESTS PRESENT:

Rob Sherwood, Steve Heitz, David Richardson, Patrick Eckelcamp, Matt Ahlers, Scott Wilson, David Donald (Assessor's office), Jacob Barker

CALL TO ORDER

A quorum being present, Chairman Newburger called the meeting to order at 8:04 AM.

APPROVAL OF MINUTES

A motion to approve the minutes from November 2, 2016 (City Foundry) was made by Chair Newberger

and seconded by Commissioner Gee, and the motion passed by roll call vote with all Commissioners present (Newberger, Klevorn, Young, Brown, Jackson, Gee) voting yes.

A motion to approve the minutes from November 2, 2016 (St. Louis Innovation District/Cortex) was made by Chair Newberger and seconded by Commissioner Brown, and the motion passed by roll call vote with all Commissioners present (Newberger, Klevorn, Young, Brown, Jackson, Gee) voting yes.

RESOLUTION NO. 16-TIFC-382 – RESOLUTION AUTHORIZING ISSUANCE OF A "NOTICE OF PUBLIC HEARING," TO BE HELD JANUARY 4, 2017 AT 8:00 A.M., FOR THE NORTHGATE TAX INCREMENT REDEVELOPMENT PLAN (352-153)

Dale Ruthsatz presented the resolution to the board and introduced Rob Sherwood and Steve Heitz from Pace Properties, the prospective redeveloper, who provided an overview of the project. David Richardson, counsel for the redeveloper, also provided additional details.

The Commissioners requested a review of the redeveloper's history pertaining to diversity and inclusion. Mr. Sherwood indicated that the redeveloper plans to use a single general contractor who considers M/WBE status. Commissioner Jackson indicated he would like to know the racial makeup of the properties Pace manages and Pace Properties itself. Commissioner Klevorn questioned whether a Walgreens-style operation would require TIF financing by itself. Mr. Sherwood replied that the requirements of the site – and neighborhood plans, requests and requirements, as well as requirements for financial viability – call for a mixed use building with approximately 50,000 square feet of office space and only 11,000 square feet for a drug store, so the store portion was proportionately minor. Further detail regarding the developer fee was requested, and Mr. Richardson replied that it would be an owner contingency and would offset cost overruns like a contractor contingency.

Mr. Richardson noted that the Remediation Action Plan would be reviewed by the developer for remediation of the gas station site, but two parcels presently owned by Washington University are included in the plan as well.

Scott Wilson of S.M. Wilson is presently the construction advisor for the project. It was noted that first time redevelopers tend to be unsuccessful in compliance with M/WBE and workforce compliance. Mr. Richardson noted that there have already been substantial internal discussions regarding compliance.

The financial data provided with the application was briefly reviewed.

Chairman Newburger moved to approve the Resolution and Commissioner Jackson seconded. The motion passed by roll call vote with all Commissioners present (Newburger, Brown, Gee, Klevorn, Jackson, Young) voting aye.

NEXT MEETING

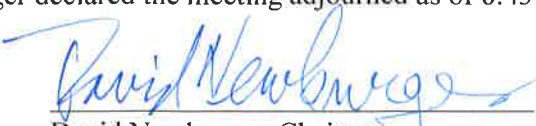
The next meeting is scheduled for December 14, 2016 at 8:00 A.M.

ADJOURNMENT

With no further items to discuss, Chairman Newburger declared the meeting adjourned as of 8:43 AM.



Otis Williams, Executive Director



David Newburger, Chairman

MINUTES

THE ARMORY DISTRICT

**TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

**REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM**

**Wednesday, November 16, 2016
8:00 am**

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
Gail Brown
David Jackson, School Board
Phillip Klevorn
Eric Young (via telephone)
Marion Gee, Taxing District Representative

BOARD MEMBERS

ABSENT:

Christina Bennett
Sheila Hudson
One Vacancy

STAFF PRESENT:

Dale Ruthsatz, Michael Griffin, Zachary Wilson, Bryan Robinson, Jo Ann LeGard, Sara Wessels, Ivie Clay, Jon Ferry, Bill Seddon, Melanie Pelletier; Michelle Stuckey (SLEDP); Howard Hayes, Vladimir Monroe (M/WBE Compliance); Mark Grimm, Mark Spykerman (special counsel to Commission)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Tom Ray, Jim Garavaglia, Denise Peoples, Ryan Coleman, Michael Hernton

SLATE:

Michael Holmes, CJ Wen, Stacey Fowler

COUNSEL PRESENT:

David Meyer, Leslye Mitchell Yancey

GUESTS PRESENT:

Brian Pratt, Phil Hulse, Chalegne O'Brien, Nicole Blunner, David Donald (Assessor's office), Jacob Barker, Ald. Scott Ogilvie, David Sweeney

CALL TO ORDER

A quorum being present, Chairman Newburger called the meeting to order at 8:43 AM.

RESOLUTION NO. 16 - TIFC -383-RESOLUTION AUTHORIZING ISSUANCE OF A "NOTICE OF PUBLIC HEARING," TO BE HELD JANUARY 4, 2017 AT 8:00 A.M., FOR THE ARMORY DISTRICT TAX INCREMENT REDEVELOPMENT PLAN (352-154)

Dale Ruthsatz presented the resolution to the board and introduced Brian Pratt from Green Street Development Group LLC to provide further details about the project. He mentioned that a \$1 per square foot special assessment would be tied to a 15-year tax abatement being proposed under the St. Louis Midtown 353 Redevelopment Plan currently under consideration by the Board of Aldermen. He also noted that Brinkman has been serving as consultant for construction to date. Mr. Pratt provided an overview of the infrastructure needs and indicated that the redeveloper is still in the process of negotiating for tenants, including the development of a letter of intent for a food producer and user. He discussed the interaction of the RPAs, which will be activated simultaneously but could actually develop separately based on availability of project financing and tenancy.

Vladmir Monroe on behalf of SLDC's M/WBE Compliance department explained he was monitoring Green Street as redeveloper on a number of projects, and that it had been close to or exceeded the desired participation on MBE and had exceeded WBE participation on most projects.

CJ Wen on behalf of SLATE provided a brief overview of Green Street's workforce compliance to date.

Following the presentation, Chair Newburger opened the floor for Commissioner discussion. Commissioner Jackson announced that the School District does not approve of tax abatement in conjunction with TIF projects, and questioned the need for ten years of tax abatement at 100% and an additional term at 50% abatement. for this project. Mr. Pratt responded that the development requires tax abatement because the first generation of tenants will be looking at other properties elsewhere and the taxes will need to be competitive with other sites. Commissioner Jackson indicated he would prefer to see a larger TIF request rather than the abatement. Additional discussion of Community Improvement District and Transportation Development District (to support the parking structure) financing components also took place.

On behalf of the Mayor's office, Otis Williams recommended the project proceed to public hearing.

On behalf of the Comptroller, Tom Ray recommended the project proceed to public hearing.

Chairman Newburger moved to approve the Resolution and Commissioner Brown seconded. The motion passed by roll call vote with all Commissioners present (Newburger, Brown, Gee, Klevorn, Jackson, Young) voting aye.

NEXT MEETING


The next meeting is scheduled for December 14, 2016 at 8:00 A.M.

ADJOURNMENT

With no further items to discuss, Chairman Newburger declared the meeting adjourned as of 9:35 AM.



Otis Williams, Executive Director



David Newburger, Chairman

MINUTES

JEFFERSON ARMS

TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS

REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM

Wednesday, November 16, 2016
8:00 am

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
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Marion Gee, Taxing District Representative

BOARD MEMBERS

ABSENT:

Christina Bennett
Sheila Hudson
One Vacancy

STAFF PRESENT:

Dale Ruthsatz, Michael Griffin, Zachary Wilson, Bryan Robinson, Jo Ann LeGard, Sara Wessels, Ivie Clay, Jon Ferry, Bill Seddon, Melanie Pelletier; Michelle Stuckey (SLEDP); Howard Hayes, Vladimir Monroe (M/WBE Compliance); Mark Grimm, Mark Spykerman (special counsel to Commission)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Tom Ray, Jim Garavaglia, Denise Peeples, Ryan Coleman, Michael Hernton

SLATE:

Michael Holmes, CJ Wen, Stacey Fowler

COUNSEL PRESENT:

David Meyer, Leslye Mitchell Yancey

GUESTS PRESENT:

Mike Sarimsakci, Jose Quesada, David Richardson, Patrick Eckelcamp, Matt Ahlers, David Donald (Assessor's office), Ald. Scott Ogilvie, Jacob Barker

CALL TO ORDER

A quorum being present, Chairman Newburger called the meeting to order at 9:35 AM.

RESOLUTION NO. 16-TIFC-384 - RESOLUTION AUTHORIZING ISSUANCE OF A "NOTICE OF PUBLIC HEARING," TO BE HELD JANUARY 4, 2017 AT 8:00 A.M., FOR THE JEFFERSON ARMS TAX INCREMENT REDEVELOPMENT PLAN (352-154)

Dale Ruthsatz introduced the project and Mike Sarimsakci, President of Alterra International, accompanied by Jose Quesada, Director of Investments and Development, presented an overview of the project and proposal. The hotel will most likely be a Marriott brand such as AC or Autograph Collection. He also described the proposed retail uses and the wide variety of amenities that would be provided for the residents. He discussed his company's history of reaching out to develop a diverse base of employees on past projects, and noted that the numbers he had provided only pertained to Alterra's direct employees and hotel employees, and did not include tenant employees. He described the relationship his company is developing with Kwame Building Group as construction manager.

Otis Williams on behalf of the Mayor's office and Tom Ray on behalf of the Comptroller recommended proceeding to a public hearing.

Chairman Newburger moved to approve the Resolution and Commissioner Brown seconded. The motion passed by roll call vote with all Commissioners present (Newburger, Brown, Gee, Klevorn, Jackson, Young) voting aye.

NEXT MEETING

The next meeting is scheduled for December 14, 2016 at 8:00 A.M.

ADJOURNMENT

With no further items to discuss, Chairman Newburger declared the meeting adjourned as of 10:08 A.M.


David Newburger, Chairman



Otis Williams, Executive Director