

**TAX INCREMENT FINANCING (TIF) COMMISSION**  
**City of Richmond Heights, Missouri**  
**Meeting, June 2, 2011**

A meeting of the Tax Increment Financing Commission of the City of Richmond Heights, Missouri was held on Thursday, June 2, 2011, at 7:00 P.M. at Richmond Heights City Hall Council Chambers, 1330 S. Big Bend Boulevard. Present were TIF Commission members Michael Bardot, Mike Pratl, Susan Meyers, Nelson Mitten, Glenn Powers, Betty Humphrey, Margaret Hart-Mahon, Pam Reitz, and Lamar Agard. Michael Jones, Anne Klein, and Michele Kopolow were necessarily absent. Also present were: City Manager, Amy Hamilton; Ken Heinz, City Attorney; Mark Grimm, Gilmore & Bell.

Ms. Hamilton welcomed the TIF members and introductions of the TIF Commission members were made. Ms. Hamilton introduced Ken Heinz, City Attorney, and Mark Grimm of Gilmore & Bell as members of the City's development team.

Ms. Hamilton stated the Commissioners had received a packet of materials regarding the Hadley Township Redevelopment Area which included a map of the current redevelopment area and a map of the proposed redevelopment area and the amended Redevelopment Plan. The proposed amendment would remove certain parcels from the redevelopment area, update the blight study contained in the original Redevelopment Plan, revise the scope of the redevelopment project, and reduce the amount of available TIF assistance by \$2 million.

**PROJECT OVERVIEW**

Ms. Hamilton gave a brief history of the Hadley Township Area and the efforts the City has made to determine if the area was in need of redevelopment. Ms. Hamilton stated the current boundaries of the area are Hanley road on the West to I-64 north, along Dale Avenue along the north, to Laclede Station Road on the east to West Bruno which is the southern boundary.

Ms. Hamilton cited the 2003 Woolpert Study which concluded that a common vision by both residents of the City and the City Council must be developed. Ms. Hamilton stated that in 2003, an RFP was published and the City received only one response, but did not match the Council's vision of in-fill housing in the RFP. Ms. Hamilton stated the subsequent RFP in 2004, primarily asking for in-fill housing, received only one response, which was withdrawn. Ms. Hamilton stated that in 2005, after extensive Council review and citizen input, another RFP was released for the entire area, including property the City owned at the corner of Dale and Hanley. Ms. Hamilton stated we had received three proposals that met the City's criteria and selected Michelson Commercial Development.

Ms. Hamilton stated that in 2006 the TIF Commission convened and recommended against the proposed Michelson project but the Council approved the project in 2006, with RPA 1 and RPA 2 at that time.

Ms. Hamilton stated that in 2008, the developer was unable to move forward with his project and in 2009, the City issued a fourth RFP for another developer.

United Plaza was selected as developer, but was found to be financially unable to be successful in moving the project ahead and was terminated. Ms. Hamilton stated the City Council decided new options were to be explored; and after reaching out to the development community for their input and interest, no developers were interested in the current redevelopment area as proposed in the 2006 plan. Many respondents stated it was too large an area to be developed at one time, and too expensive in the economic and lending climate we are experiencing.

Ms. Hamilton stated the development team recommend to the City at a public meeting attended by residents, that the City consider reducing the redevelopment area in two ways; remove RPA 2, a more stable area of the entire redevelopment area and unlikely to be of development interest. Ms. Hamilton noted that there was never a plan under the Michelson development to develop RPA 2 area. Ms. Hamilton stated that another recommendation was to remove the 7900 block of Thomas and West Bruno because of the location next to the senior center (which was to remain outside any development project).

Ms. Hamilton stated the residents in RPA 2 supported this proposed change. Ms. Hamilton stated that initially Michelson had added an additional \$2 million to the original amount of TIF, and with this proposed amendment of reduction in size of the redevelopment area, it was felt that reducing the TIF amount from \$48 million to \$46 million was appropriate.

Mark Grimm, redevelopment counsel from Gilmore and Bell reviewed the TIF Statute that requires the Public Hearing if any substantial changes are made to the established TIF and explained why the City asked the TIF Commission be convened.

Mr. Grimm stated the TIF Commission had received the proposed amendment with its detailed explanation of the changes and status of the area, and comparisons with the original project and proposed changes.

Mr. Grimm stated the City does not have a specific developer at the present time, but would come back to the TIF Commission, hopefully in the near future, should a new development plan come about.

Ms. Hart-Mahon asked why ask for these changes now, and not wait until a proposal is presented.

Mr. Grimm stated that removing some of the area will encourage stability in the area, especially in the portions that we know would probably not be developed, and by removing this "cloud" from them, they could make their improvements and remove some of the uncertainty over their future in these homes. Mr. Grimm stated that by making the reduction in the area, and making it known the area is not as large, it would possibly encourage developers to pursue redevelopment/

Ms. Hamilton stated the areas proposed for removal; RPA 2 and 7900 Jones & W. Bruno were mostly owner-occupied and would remove the uncertainty of being in a development area. Ms. Hamilton stated there were obvious streets in the redevelopment area that still maintain the blight designation.

Ms. Hart-Mahon asked if Michelson had ever closed on any of these properties.

Ms. Hamilton stated out of 200 or so properties, perhaps only four or five, but noted there were some properties purchased by speculators and are non-owner occupied and have been that way for several years. Ms. Hamilton stated the City had just a few properties which were taken as part of condemnation process or some other reason.

Ms. Hart-McMahon asked if the TIF started in 2006 and collection PILOTS, would that be returned if the area was reduced.

Ms. Hamilton stated that RPA 2 area was never activated.

Ms. Hart-Mahon asked if the City considered starting the Clock over again.

Mr. Grimm stated the pros and cons of that had been discussed and with legal issues connected with properties acquired by condemnation, etc. would make this doubtful.

Ms. Hamilton stated there were approximately six properties that the City had taken ownership of, with some still in process with options, or not settled so the City was not looking at that option now.

Ms. Hamilton stated that this is not a finished process, and hoped the City could come back to the TIF Commission if a developer comes through.

Mr. Heinz stated there is a property on West Bruno which is a subject of a condemnation and the City has abandoned the condemnation. Mr. Heinz stated the Commission is likely to hear from the property owner.

Mr. Heinz described the general conditions of the area; describing areas where there are a high number of owner-occupied properties and good housing vs. areas within that have vacant homes or vacant lots with no redeemable future. Mr. Heinz stated that the area might be divided into three areas that might attract developers, for instance, Hanley Road, frontage and other areas which have potential, but development may still be tied to the economy. He said there other areas where development is doubtful due to expense and

undesirability. Mr. Heinz stated there was some of the area that had shown there would not be a possibility of being developed, and would be best removed.

### **ELECTION OF OFFICERS**

**Chairman**  
**Vice-Chairman**  
**Secretary**

Ms. Hamilton asked the Commission to nominate and select officers for the Commission.

Mr. Pratl moved, Ms. Reitz seconded a motion to elect Betty Humphrey, Chairperson. Carried unanimously.

Ms. Humphrey moved, Mr. Powers seconded, a motion to elect Mike Pratl, Vice Chairman. Carried unanimously.

Mr. Powers moved, Mr. Bardot seconded, a motion to elect Michele Kopolow, Secretary. Carried unanimously.

### **DATE OF PUBLIC HEARING**

Ms. Hamilton asked if the Commission would consider Wednesday, July 20, 2011 as the date for the TIF Commission Public Hearing. Ms. Hamilton stated the meeting would be held at The Heights Community Center, 8001 Dale Avenue.

Mr. Powers moved, Mr. Pratl seconded, a motion to set the Tax Increment Financing Commission Public Hearing for the Hadley Redevelopment Area, on Wednesday, July 20, 2011 at The Heights Community Center, 8001 Dale Avenue at 7:00 P.M. Ms. Humphrey asked for a vote of approval. Carried unanimously.

With no further business to come before the Commission, at approximately 7:35 p.m., Mr. Mitten moved, Mr. Pratl seconded, that the meeting be adjourned. Carried unanimously.

Ms. Humphrey declared the meeting, adjourned.

Respectfully submitted,

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Patricia S. Villmer  
Recording Secretary

7/20/11  
Approved