

**Housing and Third Ward Revitalization Task Force  
Minutes  
December 5, 2022  
6:30 p.m.**

The Housing and Third Ward Revitalization Task Force held a meeting on Monday, December 5, 2022. Due to the flood, the meeting was held virtually. The meeting commenced at 6:31 p.m. and adjourned at 8:04 p.m.

**Voting Members Present:**

Byron Price – Chair  
Susan Murray  
Ariel Gardner  
Christina Dancy  
Patricia McQueen  
Linda Peoples-Jones  
Christopher Flood  
Craig Hughes

**Voting Members Absent:**

Mayela Zambrano

**Staff Present:**

Brooke A. Smith, Deputy City Manager/Dir. of Economic Development

**Others attending:**

None

*The recording was started at 6:37 p.m. during the public comment section. Items covered prior to the recording starting was the roll call, adoption of the agenda, and a portion of the public comment by Patrick Fox.*

**Adopt Agenda**

Motioned by Chris Flood, seconded by Christina Dancy and carried by voice vote to adopt the agenda.

**Minutes**

There were no minutes to approve.

**Public Comments**

**Patrick Fox, 1309 Purdue Avenue, U City, Missouri 63130**

*\*\* A portion of Mr. Fox's comments were not recorded. \*\**

Mr. Fox discussed the funds being used to improve the lives of the third ward residents and not to get guidance from professionals on how to do that. He expressed why he was concerns about this.

**Bwayne Smotherson, 1243 Purdue, U City, Missouri, 63130**

Councilmember Smotherson said he was planning to speak with Councilmember Clay to creating an anti-gentrification resolution, noting it will tie into the task force works. He discussed the reason for the resolution.

**Scope of Work for Consultant RFP/RFQ – Update**

Deputy City Manager Smith provided an update on this initiative. She referred to the finalized Scope of Work in the packet and explained the status of the RFP, noting a 2<sup>nd</sup> draft has been received but needed to be reviewed. She also noted that she has already received requests for the document, and she would distribute it once finalized.

Chair Price asked when the revised RFP would go out. Smith answered that it had never been submitted to the public, noting once the City Manager approved the revised RFP, it would be advertised and distributed.

Chair Price said based on his experience on the City Council, the task force has no authority to tell the City Manager who to hire. He asked the task force if there were specific items they would like to see recommended to the staff, to put that out there today for Deputy City Manager to record and pass on. Chair Price said his two things were: make sure the component of community focus groups are included in the RFP and to make sure the data gathered is aggregated in some fashion for the task force to understand. He explained his reasoning for both and noted that it may already be included in the draft.

Susan Murray asked where the RFP would be advertised. Smith said it would be on the website and she did speak with the City Manager about newspaper advertisements and was still awaiting approval. Smith also noted that there were some contacts that would receive the RFP directly and told the task force members to let her know if they know of any organizations and she will make sure they receive copies directly. Susan said she wanted to make a strong recommendation that it be advertised in the St. Louis American and explained why. Smith noted that she will be sure to get a quote from the American and advertise there.

Susan Murray said she thinks its important that the end product be action items and strategies, not graphs and graphics. She discussed this further, noting that this was missing from a previous plan and that was the biggest problem.

Susan Murray said she listed to the October Study Session, explaining her takeaways from that, and said she now feels that the consultant should be paid for from city funds and not Costco funds from the third ward because the task force is not the client of the consultant. She explained why.

Patricia McQueen said she agreed with a previous statement that Susan made about the consultant knowing about funding sources other than just local ones and said that should be in the RFP if it wasn't already there.

Chris Flood said he understands the Chair's point and he is sympathetic to trying to "massage" the RFP summary and he does not know how to do that. He explained why. Chair Price said he agreed with that and noted the task force can make a request, but

cannot get upset if the recommendations are not in the RFP. He explained why, noting that if the changes are in there, great, but if not, the task force has to move forward and cannot keep spinning in circles.

Patricia McQueen said for the Scope of Work for the consultant, she wanted to know if the City Manager made dramatic changes or if it something that would change the scope of work. Smith answered that the issue was an internal issue, noting that the staff member that prepared the RFP did not include the scope of work and was not in the proper format, so it was sent back.

Chair Price asked if the task force would get the revised copy, Smith answered yes.

### **Objectives of Task Force**

Chair Price opened this discussion by saying the purpose was to make sure the task force members were all on the same page. He asked the task force members what their objectives were. Each provided an answer.

Chair Price described the objectives as:

1. Stabilization of the Third Ward
2. Revitalization of the Third Ward
3. Housing component that comes from the third ward but can but used city-wide.

He emphasized that the focus is the third ward. He said there are certain housing initiatives that can go across wards. He explained why.

The task force members discussed the framework document and the purpose of that. They also discussed the importance of keeping everything organized in the dropbox. Discussion was had on this.

Chris Flood noted that he believes a lot of the confusion is that the resolution does not specifically define the tasks to be accomplished. He explained his position.

Deputy City Manager Smith referenced the cover form from the City Council meeting that provides more details.

Christina Dancy asked if it was the task force's job to define housing. She explained her position.

Deputy City Manager Smith said that this was the intent at the outset, that the task force would examine the issue and define it, explaining that this would be the goal of the community outreach to hear from the residents. She noted that it was left broad because all of that would come out during the focus groups, but the task force has not progressed to that point yet.

Patricia McQueen asked for clarification on the cover form. Discussion was had on the topic, with Smith distinguishing between the cover form and the Scope of Work documents that were presented.

Chair Price asked that the task force take its ideas and put them into the framework document and the dropbox files. He explained why this was important.

Chair Price informed the task force that his understanding is their focus is strictly in the third ward. As it relates to housing, if the task force comes up with a plan, and he provided an example, then the task force can asterisk that and say it is something that can be used across the wards. The task force will make a notation that it is something that can be done across the city. He noted that how the city would fund that, the TIF funds are earmarked for the third ward and the city would have to look at other funding sources for the other wards.

Patricia McQueen referenced the resolution and wanted it recorded that she noticed that it says the Mayor and Council may appoint a Council liaison and that it has not been done. Deputy City Manager Smith said that the resolution said the Council MAY appoint someone, but they are not required to. She also noted that a request has been submitted to serve as the liaison and that she assumed the Council was considering the request.

Chair Price suggested the task force members inform their Councilmembers if they would like a liaison appointed. He noted that he has not served on a task force like this without having one appointed. He asked Deputy City Manager if a recommendation was with the Council. Smith clarified that a Councilmember volunteered at a public meeting to serve as Council liaison but that she did not know the status of that.

Chair Price called for a motion to request a Council liaison be appointed.

Motioned by Patricia McQueen that the Housing and Third Ward Revitalization Task Force have a council liaison appointed to the task force. Seconded by Linda Peoples-Jones.

Chair Price Called for a roll call vote. Votes were as follows:

Christopher Flood - Y  
Susan Murray - Y  
Ariel Gardner - Y  
Craig Hughes - Y  
Christina Dancy - Y  
Patricia McQueen - Y  
Mayela Zambrano - Absent  
Linda Peoples-Jones - Y  
Byron Price – Chair – Y

Motioned passed.

Linda Peoples-Jones requested the Resolution be added to the DropBox. Smith stated that it was in the DropBox, but not in a folder.

### **Illustration of the Fund Breakdown**

Chair Price asked Deputy City Manager Smith to breakdown the TIF Funds and how they can be used. Smith provided the following breakdown:

- \$3 million received upon the sale of the land to Costco
- \$92,000 annually for 23 years from the CID
- \$108,000 annually for 23 years from the Pool Tax
- \$104,300 annually for 23 years from Park and Stormwater

Chair Price said his understanding for the park and stormwater, it does not have to be split 50/50. It could go all for parks.

Chair Price asked how much money total is received annually. Smith answered \$304,300 annually for 23 years.

Susan Murray said she understood the restricted funds and asked if the funds for the pool tax were restricted. Smith said she was unsure, but would follow up on this. Susan confirmed that this would be money from sales at Costco and other businesses in the development and that it could potentially be more since Costco has already exceeded its projections. Smith said yes, noting that taxes can vary based on the sales. Susan then asked how much of the money has already been spent on relocation and how much more is anticipated to be spent. Smith said she was unsure, noting that there was not a lot of funding spend on relocation and that she believed everyone that needed to be relocated has been, so she does not expect more to be spent on that.

### **Framework Document**

Chair Price asked if Linda Peoples-Jones and Christina Dancy had any additional comments on this topic. They said they did not have any additional comments.

Linda Peoples-Jones said there needs to be a way to jointly edit the document. Smith stated that the Google drive was created so everyone could make changes. She said if this does not work, then everyone would need to download it, make additions, and submit for her to combine.

Linda Peoples-Jones asked if \$10 million was the cap. Smith said that she believes it is an estimate, noting that it is based on performance of the businesses in the development because it is based on a sales tax. Further discussion was had on this topic.

### **Task Force Member Comments**

Chair Price called for Task Force Member Comments.

Susan Murray asked if the task force will be meeting with the 3<sup>rd</sup> Ward Councilmembers at their meetings. She also stated that she is disappointed that more 3<sup>rd</sup> Ward people were not hired by Costco and that her understanding was that it was not well publicized in the 3<sup>rd</sup> Ward. Further discussion was had on employment opportunities for businesses to be located in the development.

Linda Peoples-Jones asked if the task force members feel as though they have accomplished anything. Chair Price said yes. Further discussion was had on this topic.

Chris Flood asked what the task force might do while waiting for the consultant, referencing

the “Doing While Planning” discussions had previously. He asked if there were opportunities for this.

Deputy City Manger Smith responded that this was discussed in the past and that the task force can explore this. She gave examples and stated that she could prepare some information for the task force to consider for a recommendation. Further discussion was had on this topic.

Chris Flood asked if the task force could request proposals from potential partners for ideas and quick action items, mini-grants, or something to that effect to get a broader group of ideas and some leverage out of the money being spent. Smith said she would follow up on this and report back.

Chair Price noted that this is first body that he has sat on that has been started from scratch, so as the task force is building it, there will be some growing pains. He noted this would not happen in six months. Further discussion was had on this topic, noting his concern is if the task force starts to do things and spending money without hearing from the public what they would like to see done.

Smith noted that the “Doing While Planning” was set to come after there has been community engagement. She also noted that she could put together some ideas that would not necessary cost the city money, but would require some effort on the city’s part (i.e. engaging Ameren, community clean-ups). Further discussion was had on this topic.

Susan Murray said she does not think the money should be spent on streets or trees at this point. She said she thinks there are things that can be done that do not cost money or costs a small amount of money. She suggesting putting together a postcard announcing the job opportunities, promoting SHED, how to contact Ameren for the lights. She also mentioned U City in Bloom’s garden tour in the 3<sup>rd</sup> Ward and said the task force could convince them to do some plant workshops in the 3<sup>rd</sup> Ward if people were interested. She suggested pulling this together and putting it on a postcard for the 3<sup>rd</sup> Ward.

Chair Price suggested that the no cost, low hanging fruit, could be brought to the next meeting for discussion. He also suggested that if Linda and Christina say we are at the same place we are today with the framework document, then that is a problem. He suggested putting those ideas in this document. Further discussion was had on this topic.

### **Next Meeting – January 17, 2023**

### **Adjourn**

Motioned by Linda Peoples-Jones, seconded by Susan Murray to adjourn. Carried by voice vote.

Meeting adjourned at 8:04 p.m.