

**Housing and Third Ward Revitalization Task Force  
Minutes  
January 17, 2023  
6:30 p.m.**

The Housing and Third Ward Revitalization Task Force held a virtual meeting on Tuesday, January 17, 2023. The meeting commenced at 6:30 p.m. and adjourned at 8:02 p.m.

**Voting Members Present:**

Byron Price – Chair  
Ariel Gardner  
Patricia McQueen  
Christopher Flood  
Mayela Zambrano  
Susan Murray  
Christina Dancy

**Voting Members Absent:**

Linda Peoples-Jones  
Craig Hughes

**Staff Present:**

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

**Others attending:**

Andre Shambley, TASG Development LLC

**Adopt Agenda**

Motioned by Christopher Flood, seconded by Ariel Gardner and carried by voice vote to adopt the agenda.

**Minutes – October 17, 2022**

Motioned by Patricia McQueen, seconded by Mayela Zambrano and carried by voice vote to approve the minutes from October 17, 2022.

**Public Comments**

Deputy City Manager Smith noted that no comments were made via email but noted that there was one attendee. She asked that person to raise their hand if they wished to comment. They did not.

**Guest – Andre Shambley – TASG Development, LLC**

Deputy City Manager Smith introduced Andre Shambley of TASG Development, LLC who has been doing some housing development in the third ward. Smith said she asked him to attend the meeting to offer his perspective of working in the third ward and answer the question of how the city can incentivize developers to do this type of work in the third ward.

Andre Shambley introduced himself and provided background information on his real estate career. He provided examples of the work he is doing in the area. Task Force members had the opportunity to ask Mr. Shambley questions after his presentation.

At the conclusion of Mr. Shambley's presentation, Chair Price asked if it would be feasible to have the Urban Land Institute come and speak to the task force. Discussion was had on this topic. Smith said she would just do some research on what they do and provide that information to the task force before extending an invitation.

Mayela Zambrano asked about making recommendations for various programs to the City Council. Smith provided details on how that process would work.

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

Deputy City Manager Smith provided an update on this topic. She noted that the proposals were due that day and two were received. She updated the task force on next steps. Smith added that there would be a joint meeting scheduled with the City Council.

### **3<sup>rd</sup> Ward Revitalization Survey**

Deputy City Manager Smith noted that City Manager Rose suggested the task force start to think about creating a survey for the 3<sup>rd</sup> Ward residents to identify the needs and priorities for the 3<sup>rd</sup> Ward. City Manager Rose recommended the task force form a sub-committee of 2 or more people to start discussing the questions to appear on that survey.

Christopher Flood asked if this would be part of the consultant's job, noting that it was included in the scope of work. Smith said yes, but noted the types of questions to be asked should come from the task force.

Chris said his assumption would be that the consultant would formulate that survey with input from the task force. Smith noted that the consultant would be part of the staff that will meet with the sub-committee, noting that ideally the sub-committee and staff would create a document to be reviewed and approved by the entire task force.

Chair Price asked for volunteers to serve on the sub-committee.

Susan Murray said she would be happy to be on the sub-committee and expressed the importance of the consultant to be involved in this. She explained the importance of it being coordinated. She said she would also like input from the University City Planning Department, noting that there are urban planners on staff.

Smith noted that if the body would like to recommend that the Senior Planner be a member of the sub-committee, she would take that recommendation back to the City Manager. Smith noted that the only goal for this meeting it to determine who from the task force will serve on the sub-committee. She reiterated that she was sure that "staff" would include the consultant.

Chair Price again called for two volunteers.

Ariel Gardner volunteered to serve.

Susan Murray volunteered to serve.

Patricia McQueen commented that it would be good to do the questions once the consultant is on board, noting that it is not always an easy thing to develop effective survey questions. Discussion was also had on the benefit of Mary Kennedy (Senior Planner) being part of the process.

Chair Price asked Patricia McQueen if she would be willing to serve. She said yes.

Chair Price asked that all the volunteers be named. Smith stated that Ariel Gardner, Susan Murray, Patricia McQueen, and Mayela Zambrano would serve on the sub-committee.

Christina Dancy asked if a survey was done during the Visioning process and if that data could be beneficial to the sub-committee. Smith answered yes, she did believe a survey was done, but she was not sure if it was broken down by ward.

Mayela Zambrano said she did go through the report and there were some useful questions, but they were not specific to what this task force wants to look at. She said the task force will need more specific questions to meet the task force's objectives.

Smith restated the volunteers for the committee and noted that for staff the task force was recommending that to include Brooke, the Senior Planner, and the consultant once on board.

Motioned by Susan Murray , seconded by Chair Byron Price to assign Ariel Gardner, Susan Murray, Patricia McQueen and Mayela Zambrano to a sub-committee to create a survey for the third ward residents with the help of staff, which should include Deputy City Manager Smith, the consultant, and the Senior Planner from Planning and Development.

Motioned carried by voice vote.

### **Next Meeting – February 21, 2023**

Deputy City Manager Smith noted the meeting for February was pushed to Tuesday, February 21<sup>st</sup> due to Monday, February 20<sup>th</sup> being President's Day. She offered to make herself available if the task force would prefer to keep their Monday meeting date. Smith also stated that she believes the task force can resume in person meetings in March.

### **Task Force Member Comments**

Susan Murray asked if the third ward councilmembers would be meeting with the task force. Chair Price responded that that could happen, and he would reach out to them to see about them attending next month's meeting. Susan also asked if the task force would get a Council Liaison, stating that it is her understanding that all boards and commissions have one except for the task force. Chair Price responded that this has been requested and he would follow-up with that, noting that the Mayor makes the appointment. Deputy City Manager Smith also pointed out that it is not a requirement, noting that the resolution says one may be appointed, but it is not mandatory.

Patricia McQueen said she wanted to follow up about the Urban Land Institute, informing the task force where to find information on their website. She shared more information from her research and a possible contact.

Chris Flood noted that he had three things. First, he noted that the minutes that were approved are not the minutes in the packet. He noted that the minutes were from September, but the agenda said they were approving October minutes. Smith confirmed that the minutes in the packet were not the correct minutes for approval. She said they will just void the approval of the minutes for this meeting. Chris next discussed the "Doing While Planning" initiative that had been discussed previously. Smith said she would pull together some options for the task force to review and decide if they would like to recommend any of them. Chris then mentioned SHED and said he believed they would be happy to present to the task force the work that is being done. Chair Price said he believed that would be a great idea.

Mayela Zambrano said she really liked what Andre discussed and that she was excited to hear that Deputy City Manager Smith had seen some of those programs in other cities. Smith said she would add that information in the drop box.

Susan Murray asked Chris if he has a specific suggestion the task force should be thinking of for "Doing While Planning." He said that he did not, only to structure it so that it is a fairly flexible request for proposals from other organizations already doing work in University City. Susan also asked Smith about money available now, what must it be spent on. Smith said she believed the initial \$3 million was unrestricted and the annual revenue will be restricted. She said she would confirm with the City Manager.

## **Adjourn**

Motioned by Chris Flood, seconded by Mayela Zambrano to adjourn. Carried by voice vote.

Meeting adjourned at 8:02 p.m.