

**Housing and Third Ward Revitalization Task Force  
Minutes  
December 4, 2023  
6:30 p.m.**

The Housing and Third Ward Revitalization Task Force held virtually on Monday, December 4, 2023 via Zoom. The meeting commenced at 6:32 p.m. and adjourned at 8:31 p.m.

**Voting Members Present:**

Byron Price – Chair  
Ariel Gardner  
Mayela Zambrano  
Christina Dancy  
Christopher Flood (*joined virtually*)  
Susan Murray

**Voting Members Absent:**

Craig Hughes  
Patricia McQueen  
Linda Peoples-Jones

**Staff Present:**

Brooke A. Smith, Deputy City Manager/Dir. of Economic Development  
Ed Sharrer, Yard & Co. attended virtually.

**Minutes**

Motioned by Ariel Gardner, seconded by Christina Dancy and carried by voice vote to approve the minutes from July 25, 2023 Brand Sub-Committee and July 31, 2023 Brand Sub-Committee.

**Public Comments**

There were no public comments.

**Yard & Co.**

Ed Sharrer of Yard & Co. presented on Phase 1 survey/participation results. He said he wanted to give a breakdown of the work the ambassadors had been doing of getting the word out and promoting the website. He said for the Comprehensive Plan, roughly 500 total surveys were completed with 130 being from third ward residents compared to 256 participants in the For the 3<sup>rd</sup> Ward Phase 1 survey. Further discussion was had on this topic. Ed noted that overall engagement with the Comprehensive Plan was 169 city-wide compared to For the 3<sup>rd</sup> Ward's initiative being at 314. Ed said he hoped this would give the task force confidence that the engagement was successful. Ed asked if the task force would be willing to vote to officially close Phase 1 and move forward to Phase 2.

Deputy City Manager Smith noted that Susan Murray joined the virtual meeting.

Christina Dancy asked if they wanted to close it now since it was already announced to the community that Phase 1 would continue until the end of the year. Ed stated that the task force could entertain a particular date to close Phase 1, noting that he would like to go into the new year with some clarity on the date the Phase 1 will close. Deputy City Manager Smith added that she did not think there would be any more new participants, noting that the Meet & Greet on December 2<sup>nd</sup> only yielded 2 new surveys. She said they've reached a

point where the same people that are involved are showing up and she doesn't think there are going to be many new participants. She stated that they are not likely to get the full population of the 3<sup>rd</sup> Ward. Smith provided info on the Meet and Greet held on December 2<sup>nd</sup>. Additional discussion was had.

Motioned by Chair Price, seconded by Ariel Garder to close the survey on December 31<sup>st</sup>. A roll call vote was taken:

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

The next agenda item was "Discussion and adoption of new project timeline."

Mayela Zambrano asked if there had been any response to the Spanish Surveys. Ed Sharrer answered that none had been received to date, noting that the Spanish survey had been out about 2 – 3 weeks.

Christina Dancy asked if there were statistics to go with that, noting that one of ambassadors noted there was a large Spanish-speaking population in the third ward. Ed stated that this data was not on hand at this time, but he could work to get it. Christina stated that it would not be necessary. Deputy City Manager Smith noted that it was the ambassadors that requested the survey in Spanish on one of the bi-weekly calls.

Ed Sharrer discussed the new project timeline. He said that as the time for surveys is extended to make sure everyone can respond, it has necessitated slowing the process down. He shared an updated timeline with the task force and asked that they vote on the new timeline which will be adopted in the Scope of Understanding. He explained that the Explore phase was extended through December. Phase 2, which would be the test phase, would begin in December and run through February. Phase 3, the Build phase, would begin in March and run through April. He offered explanations of what each phase would entail. Ed also discussed a community event to be held in February. Further discussion was had.

Task force members and representatives from Yard 7 Co. discussed the process and how to proceed moving forward. Discussions were held on data requests, the role of the task force, and how the consultant is working to obtain information requested by the task force members.

Ed agreed to share a link to the appendix folder with Deputy City Manager Smith so that she could forward it to the task force.

Susan Murray asked if it would interfere with the consultants work if the task force members continue to request information. Ed said that it would be a push pull as they balance requests for information with actually working on the plan. Discussion was had.

Chris Flood asked if the task force would consider a specific request for an interpretation of the Missouri TIF statute to understand if TIF funds can be used in flood plains and what the definition of a flood plain is. He said most of the money being discussed are TIF funds and that per the statute 99.847, as he reads it, seems to say TIF money cannot be used in a flood plain. He said it was written in a very complicated way to offer exceptions for certain communities but noted that University City was not listed. He noted that a large chunk of the third ward is in the flood plain and that if the money cannot be used in a flood plain, there will be parts of the geography that is off limits. Chair Price said he was familiar with the third ward and asked what “big chunks” Chris was referring to. Discussion was had on this topic.

Chair Price asked if the City Attorney could review this and Deputy City Manager Smith said he could. She noted that she was looking at the statute which states “no new TIF projects” and noted that this task force is not discussing a new TIF project, stating that the TIF process has already occurred. She said that would have needed to be considered when the TIF was created. She said she did not think it applied to what the task force is doing, but that she would still refer it to the City Attorney for review.

Motioned by Chris Flood, second by Ariel Gardner and carried by voice vote to ask for the City Attorney’s interpretation of Missouri Statute 99.847.

Ed noted that if the TIF funds could not be spent in designated flood plain areas, there would then be recommendations to use the funds in non-flood plain areas in the third ward.

Deputy City Manager asked the task force to circle back and vote on whether or not to accept the timeline.

Motioned by Christina Dancy, seconded by Byron Price to accept the updated timeline. A roll call vote was taken:

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

Deputy City Manager Smith said the next topic was discussion and adoption of the Summary of Understanding. Ed discussed the Summary of Understanding document, noting that the document contained links and he wanted to make sure the links were working. Discussion was had on the Summary of Understanding document. Ed noted that the SOU was kind of the opening bid and that the group could expand from there. Vice Chair Dancy noted that the SOU is a working document that will continue to evolve as the

group continues its work. Ed confirmed and said it was a snapshot of where the group is now. Discussion was had about the purpose as noted in the SOU.

Before accepting the SOU, Ed Sharrer noted that the data about surveys and the timeline would both be updated automatically. Deputy City Manager Smith noted that other task force members were not required to make a motion accepting the SOU with the proposed changes as stated by Chris Flood, nothing that Chris could choose to make a motion with his requested changes.

Motioned by Chris Flood, seconded by Mayela Zambrano to accept the Summary of Understand with changes to the timeline, survey date, change to the purpose on page 12 by adding a qualifier that it is the purpose as interpreted by Yard and Company.

Chair Price asked if the changes would affect anything. Ed said it would not slow the process down.

Vice Chair Christina Dancy said that she felt that adding a qualifier to the purpose would insinuate that Yard & Co. is on a different page than the task force and that would forever be documented. Chris and Christina discussed their respective positions further.

Chair Price said he is clear on the purpose of the task force; it is to hear from the public, discuss the information, and make recommendations to the City Council. Deputy City Manager Smith noted that the City Council established the purpose of the task force, which was to set the goals and priorities and noted that the task force does not get to decide what its purpose is. She elaborated on the City Council's purpose for the task force, referencing the resolution that created the task force.

Chair Price suggested that maybe the confusion comes in because this has never been done before. He also stated that his understanding was that once the assigned task was completed, the task force would be done. Deputy City Manager Smith confirmed that this was true, the work would be complete once the recommendations were adopted by Council, noting that the task force was not a permanent board or commission.

Christina Dancy noted that her only issue is with the qualifier that Chris added to the motion.

Chair Price asked if Chris would amend his motion. Chris said no.

Ariel Gardner asked if the task force voted to accept all of Chris's changes, could they discuss later to have the line removed from the SOU. Deputy City Manager Smith said no. Once the vote passes, the SOU is finalized.

Chair Price asked how this would affect Yard and Co.'s work. Ed said it does not affect what they need to do, he just needs to know if he needs to add the qualifier to page 12.

A roll call vote was taken:

Christopher Flood:	Y
Susan Murray:	Y
Ariel Gardner:	N
Craig Hughes:	Absent

Christina Dancy: N  
Patricia McQueen: Absent  
Maylea Zambrano: N  
Linda Peoples-Jones: Absent  
Chair Byron Price: N

Motion failed.

Chair Price called for a motion to accept the Summary of Understanding as drafted.

Motioned by Christina Dancy, seconded by Ariel Gardner to accept the Summary of Understanding with updates to the timeline and survey numbers.

A roll call vote was taken:

Christopher Flood: N  
Susan Murray: Abstain  
Ariel Gardner: Y  
Craig Hughes: Absent  
Christina Dancy: Y  
Patricia McQueen: Absent  
Maylea Zambrano: Y  
Linda Peoples-Jones: Absent  
Chair Byron Price: Y

Motioned carried.

## **2024 Meeting Calendar**

Deputy City Manager Smith reviewed the proposed 2024 meeting calendar with the task force. Motioned by Chris Flood, seconded by Mayela Zambrano and carried by voice vote to accept the 2024 meeting calendar as proposed.

Mayela Zambrano inquired about working groups in Phase II. Deputy City Manager Smith stated that she was looking to have an open forum 30 minutes to an hour before the start of the regular meeting, noting that she was looking for rules of engagement to govern those sessions.

## **Task Force Member Comments**

**Next Meeting – January 16, 2024 at 6:30 p.m.**

## **Adjourn**

Motioned by Chair Byron Price, seconded by Christina Dancy and carried by voice vote to adjourn the meeting.

Meeting adjourned at 8:31 p.m.