

**MINUTES**

**6300 CLAYTON AVE.  
TAX INCREMENT FINANCING COMMISSION  
OF THE CITY OF ST. LOUIS**

**ANNUAL MEETING - REGULAR SESSION  
1520 MARKET ST., STE. 2000  
BOARD ROOM  
Wednesday, April 12, 2017 @ 8:00 AM**

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**BOARD MEMBERS**

**PRESENT:**

Phillip Klevorn (Vice-Chair)  
Christina Bennett  
Gail Brown  
Sheila Hudson  
Dr. Douglass Petty Ph. D. (School Board)

**BOARD MEMBERS**

**ABSENT:**

David Newburger (Chair)  
Richard Goldbaum (Taxing Districts)  
Angela Banks (School Board)  
Eric Young

**STAFF PRESENT:**

Dale Ruthsatz, Michael Griffin, Bryan Robinson,  
Jo Ann LeGard, Zachary Wilson, Jonathan Ferry, Ivie  
Clay; Howard Hayes (M/WBE Compliance); Michelle  
Stuckey (SLEDP); Mark Spykerman (special counsel to  
SLDC); Don Roe, Emily Joy Lucas (Planning)

**MAYOR'S OFFICE:**

Otis Williams

**COMPTROLLER'S OFFICE:**

James Garavaglia, Michael Hernton, Lisa Harmon,  
Denise Peoples, Ryan Coleman, Karl Hlavaty

**SLATE:**

None

**COUNSEL PRESENT:**

David Meyer

**GUESTS PRESENT:**

David Richardson, Jeff Tegethoff, Patrick Eckelkamp,  
Jeff Zorn

**CALL TO ORDER**

A quorum being present, Vice-Chair Klevorn called the meeting to order at 9:50 a.m.

**RESOLUTION NO. 17-TIFC-391 - RESOLUTION AUTHORIZING THE ISSUANCE OF "NOTICE OF PUBLIC HEARING," TO BE HELD ON MAY 31, 2017 AT 10:00 AM FOR THE 6300 CLAYTON AVE. TAX INCREMENT REDEVELOPMENT PLAN (352-156) (Dale Ruthsatz)**

Dale Ruthsatz presented the mixed-use project and introduced David Richardson, who introduced Jeff Tegethoff and Jeff Zorn, of the development team. Mr. Richardson provided an overview of the present site conditions and the project. He reported on neighborhood support for the project and that at a meeting the vote ran at 2-1 in favor. He noted that previous proposals for this Dog town site had been challenged by parking limitations, and this project has plenty of subsurface parking as requested by the neighborhood. He noted a market study will be shared before the next commission hearing. He reviewed the financial plan and the expectation that revenue from the retail portion would help pay back the TIF. The contractor has not yet been determined. The developer has met with SLDC M/WBE compliance staff to discuss the project. SLATE cooperation for Workforce is also anticipated.

Commissioner Hudson asked about contractor prospects. Mr. Richardson responded that Paric, EM Harris, Ranieri and BSI have provided proposals, but a broader solicitation is anticipated. Commissioner Bennett inquired about the nature of the ownership of the developer. Mr. Richardson responded that the developer is assembling a group of investors, and it will not be a single equity fund.

Alderman Ogilvie spoke in favor of the project. He noted that the neighborhood concerns with parking will be addressed in this project, and that the blight does need to be remediated. No comments were made regarding workforce and M/WBE because no contractor has been selected.

Commissioner Bennett moved to approve the resolution seconded by Commissioner Hudson and the motion passed by roll call vote with all Commissioners present (Klevorn, Bennett, Hudson, Brown, Petty) voting aye.

**ADJOURNMENT**

With no further business, the Vice-Chair adjourned the meeting at 10:18 a.m.

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David Newburger, Chair

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Otis Williams, Executive Director

Executed version is kept on file at:  
St. Louis Development Corporation  
1520 Market St., Ste.# 2000  
St. Louis, MO 63103