

AGENDA

PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS

REGULAR MEETING- REGULAR SESSION

1520 MARKET STREET, SUITE 2000 - BOARD ROOM
VIA ZOOM AND VIA TELEPHONE

Tuesday, April 27, 2021 – 3:00 pm

Due to the current COVID-19 pandemic and the Health Commissioner's Orders, this meeting will be conducted electronically.

In order to ensure all Commissioners and the public are able to connect successfully, we recommend that you call or join via Zoom (for video) starting at 2:45 PM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3708 for assistance.

The public will be able to access the meeting in two ways:

1. Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85253982100?pwd=NUxmT0cvbG56QWliUElXbkhsVWVQUT09>
Passcode: 732818
2. Or iPhone one-tap :
US: +19292056099,,85253982100# or +13017158592,,85253982100#
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Dial(for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 852 5398 2100

People who need accommodations relating to accessibility should contact Amanda Bloomfield at bloomfielda@stlouis-mo.gov or by phone at (314) 657-3708 or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES** – March 23, 2021
3. **OPEN AGENDA** – Proclamation for Wendy Timm
4. **ROLL CALL VOTE** in open session to hold a closed meeting pursuant to the following:
 - (A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(17) RSMo.;
 - (B) Proceedings involving hiring, firing, disciplining or promotion of personnel, as provided by Section 610.021(3) RSMo., or individually identifiable personnel records,

The Official Agenda was posted on the bulletin board on the first-floor lobby of 1520 Market Street on April 23, 2021 prior to 3:00 pm and items may be withdrawn or modified during the public meeting at the discretion of the Board.

performance ratings, or records pertaining to employees or applicants for employment, as provided by Section 610.021(13) RSMo.;

- (C) Proceedings to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or
- (D) Proceedings regarding sealed bids and proposals and related documents, or documents related to a negotiated contract, as provided by Section 610.021(12) RSMo.

6. **NEXT REGULAR BOARD MEETING – SCHEDULED FOR MAY 25, 2021**

7. **ADJOURNMENT**

MINUTES

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

ANNUAL MEETING – REGULAR SESSION VIA ZOOM MEETING AND VIA PHONE

Tuesday, March 23, 2021 – 3:00 pm

BOARD MEMBERS PRESENT: Matthew McBride (Vice Chair)
Kennard Jones
Sean Spencer

BOARD MEMBERS ABSENT: Marvin Anderson

STAFF PRESENT: Otis Williams, Dale Ruthsatz, Linda Criss,
Zachary Wilson, Aminah Wright, Jon Ferry,
Jacob Narup, James Morrow, Charlie Hahn, Sara Wessels,
Lisa Otke, Amanda Bloomfield, Susan Taylor, John Parker,
Ivie Clay, Vladimir Monroe, Rodney Crim (SLEDP),
Michelle Stuckey (SLEDP), Alexa Seda (PDA)

COUNSEL PRESENT: David Meyer
Mark Spykerman (Gilmore & Bell, Special Counsel to SLDC)

GUESTS PRESENT: Brian Pratt – Green Street
Nicole Blumner – Green Street
Ryan Boatright
Fernando Cepeda
Adolphus Pruitt
Mark Daly
Bill Remis
Jonathan Roper
Jacob Barker (STLDP)
Steph Kukuljan (STLBJ)
Gerry Connolly – Team TIF

CALL TO ORDER

A quorum being present, Chair Timm called the meeting to order at 3:15pm.

APPROVAL OF MINUTES

Vice Chair McBride called for a motion to approve the minutes of June 23, 2020. A motion to approve the minutes was made by Commissioner Spencer, seconded by Commissioner Jones and the motion passed by roll call vote with all three (3) Commissioners present (McBride, Jones, Spencer) voting aye.

RESOLUTION NO. 21-PIEA-482 - APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS (Dale Ruthsatz)

Dale Ruthsatz presented the Resolution to the Board and listed the present officers with recommending Linda Criss as Assistant Secretary. Vice Chair McBride then called for a motion to approve the following slate: *Sean Spencer*, Chair, *Matt McBride*, Vice Chair, *Marvin Anderson*, Treasurer, *Otis Williams*, Secretary, *Dale Ruthsatz*, Assistant Secretary, *Zachary Wilson*, Assistant Secretary and *Linda Criss*, Assistant Secretary. Motion was made by Commissioner Jones, seconded by Commissioner Spencer and the motion was passed by roll call vote with all three (3) Commissioners present (Spencer, McBride, Jones) voting aye.

RESOLUTION NO. 21-PIEA-483 - RESOLUTION AUTHORIZING MODIFICATIONS TO LOAN TO GREEN PARK BROADWAY INVESTORS, LLC IN THE GREATER ST. LOUIS REGIONAL EMPOWERMENT ZONE (Dale Ruthsatz)

Dale Ruthsatz presented the Resolution to the Board. David Meyer, Attorney for SLDC, explained the details of the resolution to the Board. Brian Pratt, Green Street, provided the history of projects completed by Green Street. Nicole Blumner, Green Street, provided additional details of the resolution to the Board. Commissioner McBride asked if there were projects in the works to complete. Ms. Blumner responded that there was the Carrie/Broadway/Adelaide project that will hopefully start construction this fall, the 19 acres behind the Carrie Ave. Phase 2, and regarding the Bulwer Site, there is a company that is interested. After discussion, a motion to approve Resolution No. 21-PIEA-483 was made by Commissioner McBride, seconded by Commissioner Jones with previous roll and the motion passed with all three (3) Commissioners present (Spencer, McBride, Jones) voting aye.

RESOLUTION NO. 21-PIEA-484 - RESOLUTION ACCEPTING AN AMENDED DEVELOPMENT PROPOSAL, DESIGNATING A DEVELOPER AND STATING THE INTENT OF THE PLANNED AUTHORITY OF THE CITY OF ST. LOUIS TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE MAXIMUM PRINCIPAL AMOUNT OF \$20,000,000 IN FURTHERANCE OF A PROJECT IN THE N. BROADWAY/CARRIE AVE./BULWER AVE./HARRIS AVE. AREA (5110p1)

Dale Ruthsatz presented the Resolution to the Board. Nicole Blumner, Green Street, provided further details of the resolution to the Board. After discussion, a motion to approve Resolution No. 21-PIEA-484 was made by Commissioner Jones, seconded by Commissioner McBride with previous roll and the motion passed with all three (3) Commissioners present (Spencer, McBride, Jones) voting aye.

OPEN AGENDA

No items for open Agenda.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner McBride, seconded by Commissioner Jones and the meeting was adjourned at 3:38pm.

NEXT MEETING

The next PIEA Board meeting is scheduled for April 27, 2021.

Sean Spencer, Chair

Otis Williams, Executive Director