

AGENDA

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

REGULAR MEETING- REGULAR SESSION VIA ZOOM AND VIA TELEPHONE

Wednesday, August 4, 2021 – 3:30 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#
Or Telephone:
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** – June 22, 2021
3. **RESOLUTION NO. 21-PIEA-489** - RESOLUTION APPROVING THE PLANNED INDUSTRIAL EXPANSION AUTHORITY BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE TO ST. LOUIS DEVELOPMENT CORPORATION FOR THE FISCAL YEAR ENDING JUNE 30, 2022 (Charles Hahn)
4. **OPEN AGENDA**
5. **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 to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or
- (C) 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 AUGUST 24, 2021**

7. **ADJOURNMENT**

MINUTES

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION VIA ZOOM MEETING AND VIA PHONE

Tuesday, June 22, 2021 - 3:00 pm

BOARD MEMBERS PRESENT: Sean Spencer, Chair
Matt McBride
Marvin Anderson
Kennard Jones (joined at 3:08pm)
One Vacancy

BOARD MEMBERS ABSENT: None

STAFF PRESENT: Dale Ruthsatz, Linda Criss, Zachary Wilson, Aminah Wright,
Jon Ferry, Jacob Narup, Charlie Hahn, Laura Costello,
James Morrow, Rob Orr, Sara Wessels, Amanda Bloomfield

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

GUESTS PRESENT: Steph Kukuljan – Post Dispatch
Gerry Connolly – Team TIF
Karen Buckley

CALL TO ORDER

A quorum being present, Chair Spencer called the meeting to order at 3:06pm.

APPROVAL OF MINUTES

Chair Spencer called for a motion to approve the minutes of May 25, 2021. A motion to approve the minutes was made by Commissioner Anderson, seconded by Commissioner McBride and the motion passed by roll call vote with all four (4) Commissioners present (Spencer, McBride, Anderson, Jones) voting aye.

RESOLUTION NO. 21-PIEA-488 - RESOLUTION APPOINTING NEAL RICHARDSON AS EXECUTIVE DIRECTOR, SECRETARY AND SIGNATORY FOR THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF THE CITY OF ST. LOUIS (Amanda Bloomfield)

Amanda Bloomfield presented the Resolution to the Board. Motion was made by Commissioner McBride, seconded by Commissioner Anderson and the motion passed by roll call vote with all four (4) Commissioners present (McBride, Anderson, Spencer, Jones) voting aye.

OPEN AGENDA

No items for open Agenda.

ADJOURNMENT

With no further business, a motion to adjourn was made by Commissioner Jones, seconded by Commissioner McBride, and the meeting was adjourned at 3:10pm.

NEXT MEETING

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

Sean Spencer, Chair

Executive Director

**RESOLUTION NO. 21-PIEA-489
PRESENTED TO THE BOARD AUGUST 4, 2021**

TO: PIEA BOARD OF COMMISSIONERS
NEAL RICHARDSON, EXECUTIVE DIRECTOR

FROM: CHARLES HAHN, CONTROLLER

RE: RESOLUTION APPROVING THE PLANNED INDUSTRIAL EXPANSION AUTHORITY BUDGET AND CONTAINING THE AMOUNT OF ANNUAL FEE PAYABLE TO ST. LOUIS DEVELOPMENT CORPORATION FOR THE FISCAL YEAR ENDING JUNE 30, 2022

EXECUTIVE SUMMARY:

The 2022 budget covering the period July 1, 2021 through June 30, 2022 for the Planned Industrial Expansion Authority of the City of St. Louis (PIEA) is attached and contains the annual appropriation to St. Louis Development Corporation (SLDC). In accordance with the Inter-Agency Administration Agreement between PIEA and SLDC, the staff is recommending that the appropriation payable to SLDC for the period July 1, 2021 through June 30, 2022 be One hundred thousand dollars (\$100,000), which shall be expended for the purposes set forth on the attached SLDC budget.

BACKGROUND:

On an annual basis, PIEA approves a budget for the ensuing fiscal year; incorporated in this budget is a payment to SLDC. PIEA and SLDC have entered into an Inter-Agency Administration Agreement whereby SLDC provides to PIEA office space, staff, professional services, and overhead for program administration. As part of their agreement, PIEA agrees to contribute funds in a mutually agreeable amount to SLDC on an annual basis to help defray the administrative cost.

REQUESTED ACTION:

Approval of this Resolution 21-PIEA-489.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Planned Industrial Expansion Authority of the City of St. Louis, that:

1. The PIEA budget for FY 2022 attached hereto is hereby approved. The amount of appropriation from the Planned Industrial Expansion Authority of the City of St. Louis (PIEA) to St. Louis Development Corporation (SLDC) for the period July 1, 2021 to June 30, 2022 shall be One hundred thousand dollars (\$100,000) in accordance with the attached PIEA budget.
2. The Executive Director is hereby authorized to incur expense and reallocate, as necessary, expenditure categories described on the attached PIEA budget.

3. The Executive Director, and/or his designee, is further authorized and directed to take all such steps as are necessary to implement this Resolution, including the designation of authorized signatories for Planned Industrial Expansion Authority bank transaction and contractual obligations.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 4th day of August, 2021.

(SEAL)

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF
THE CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

PLANNED INDUSTRIAL EXPANSION AUTHORITY
AGENCY BUDGET FY2022
 July 1, 2021-June 30, 2022

<u>REVENUES</u>	<u>Budget</u> <u>FY20</u>	<u>Actual</u> <u>FY20</u>	<u>Budget</u> <u>FY21</u>	<u>Projected</u> <u>FY21</u>	<u>Budget</u> <u>FY22</u>
Sale of Land	\$20,000	\$0	\$100,000	\$0	\$110,000
Option Income	\$0	\$98,500	\$0	\$0	\$0
Bond & Development fees	\$2,000	\$0	\$2,000	\$0	\$2,000
Rental Income	\$0	\$100	\$0	\$100	\$0
Interest	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Intergovernmental	<u>\$100,000</u>	<u>\$0</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$100,000</u>
TOTAL REVENUE	\$122,000	\$98,600	\$202,000	\$100	\$212,000
<u>EXPENSES</u>					
Program Expense	\$100,000	\$0	\$100,000	\$0	\$100,000
Property holding expense	\$10,000	\$6,119	\$10,000	\$7,000	\$7,000
Interest	\$0	\$190	\$0	\$300	\$0
Loss on disposition of property	\$0	\$0	\$0	\$0	\$0
Consultants	\$5,000	\$0	\$5,000	\$0	\$0
Appraisals, Surveys, Title	\$5,000	\$0	\$5,000	\$0	\$2,000
Other	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL EXPENSE	\$120,000	\$6,309	\$120,000	\$7,300	\$109,000
NET INCOME	\$2,000	\$92,291	\$82,000	(\$7,200)	\$103,000
FUND BALANCE (beginning)	\$907,157	\$1,034,854	\$1,077,054	\$1,077,145	\$1,019,945
Fund Balance Transfer (to SLDC)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$100,000)
Fund Balance Transfer (from Port)	\$0	\$0	\$0	\$0	\$0
Fund Balance Transfer (from LCRA)	\$0	\$0	\$0	\$0	\$0
FUND BALANCE (ending)	\$859,157	\$1,077,145	\$1,109,054	\$1,019,945	\$1,022,945

**ST. LOUIS DEVELOPMENT CORPORATION
COMPARATIVE ADMINISTRATION BUDGET**

Fiscal Year 2022

July 1, 2021 through June 30, 2022

DRAFT

<u>REVENUES</u>	<u>FY2021 Approved Total</u>	<u>FY2022 Requested Total</u>	<u>FY22 Request Over (Under) FY21 Approved</u>
CDBG			
(xx-90-90)/(xx-32-02) SLDC Admin/Major Projects	\$469,000	\$480,000	\$11,000
(xx-50-03) Commercial District Incentives (personnel portion)	\$305,000	\$0	(\$305,000)
(xx-70-35) SLDC Property Maintenance (personnel portion)	\$623,000	\$623,000	\$0
(xx-50-06) Business Development Support (personnel portion)	\$0	\$0	\$0
(xx-90-91) Capacity Building MBEs (personnel portion)	\$35,000	\$35,000	\$0
(xx-90-03) City Counselor Support for Economic Devel	<u>\$145,000</u>	<u>\$145,000</u>	<u>\$0</u>
Total CDBG	\$1,577,000	\$1,283,000	(\$294,000)
SLDC Agencies			
Port	\$875,000	\$975,000	\$100,000
LRA	\$300,000	\$300,000	\$0
PIE	\$50,000	\$100,000	\$50,000
IDA	\$150,000	\$50,000	(\$100,000)
LCRA	\$2,200,000	\$2,400,000	\$200,000
LDC	\$30,000	\$30,000	\$0
Unspecified	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Agency	\$3,605,000	\$3,855,000	\$250,000
General Revenue-unspecified	\$0	\$0	\$0
Other (includes sublease revenue and various fees)	<u>\$4,570,000</u>	<u>\$5,793,000</u>	<u>\$1,223,000</u>
TOTAL REVENUE	\$9,752,000	\$10,931,000	\$1,179,000
<u>EXPENSES</u>			
Personnel	\$6,322,000	\$7,109,000	\$787,000
Legal support (City Counselor's Office)	\$588,000	\$566,000	(\$22,000)
Contract Certification Support (Lambert Office)	\$138,000	\$140,000	\$2,000
Workforce Monitoring (SLATE+ software)	\$150,000	\$200,000	\$50,000
Business Development (SLEDP)	\$1,000,000	\$1,000,000	\$0
Travel/Training	\$37,000	\$50,000	\$13,000
Office Rent/Telephone	\$452,000	\$432,000	(\$20,000)
Supplies	\$94,000	\$130,000	\$36,000
Equipment Purchase	\$25,000	\$50,000	\$25,000
Office Contractual	\$246,000	\$246,000	\$0
Other (Dues, Insurance, Meeting expense, Sponsorships)	\$364,000	\$315,000	(\$49,000)
Consultants	\$136,000	\$493,000	\$357,000
Contingency	<u>\$200,000</u>	<u>\$200,000</u>	<u>\$0</u>
TOTAL EXPENSE	\$9,752,000	\$10,931,000	\$1,179,000
Surplus (shortfall) from normal operations	\$0	\$0	\$0
PROGRAM REVENUES (passthrough grants)	\$1,500,000	\$1,500,000	\$0
PROGRAM EXPENSES (passthrough grants)	\$1,500,000	\$1,500,000	\$0
GENERAL REVENUE REQUEST	\$0	\$0	\$0