

CITY OF SHREWSBURY, MISSOURI

Tax Increment Financing Commission Meeting Kenrick Plaza Redevelopment Project September 14th, 2011

A Tax Increment Financing Commission Meeting was held at 6:30 p.m. on September 14, 2011 in the Board of Aldermen chambers of the Shrewsbury City Center.

Commissioners from the County in attendance:

Margaret Hart-Mahon..... St. Louis Co. Counselor's Office
Glenn Powers..... St. Louis Co. Department of Planning
Anne Klein..... Director of Energy Sustainability
Pam Reitz.....St. Louis Co. Department of Administration

Commissioners appointed by cities in the County that have TIF districts in attendance:

Dan Lowery.....Chairman of TIF Commission
Tim Geraghty.....Vice Chairman of TIF Commission
Jim Brady..... TIF Commissioner

Commissioners appointed by school districts in the County in attendance:

Michael McNeil..... President Affton School District Board of Education/Secretary of TIF
Commission
John Brazeal..... Chief Financial Officer for Affton School District

Commissioners from other affected Taxing Districts in attendance:

Patrick Dougherty..... Metropolitan Zoological Park Museum District

Commissioners from the County not in attendance:

Michael Bardot.....St. Louis Co. Department of Highway & Traffic
Michael W. Jones.....Senior Policy Advisor to the County Executive

Present from the City (Shrewsbury) in attendance:

Mayor Felicity Buckley.....Mayor
Jonathan Greever.....Director of Administration
Mark Grimm.....City Special Counsel
Joy Howard.....City Financial Consultant
John Brancaglione.....PGAV-Vice President (Planning and Land Use consultants)
Andy Struckhoff..... PGAV-Project Manager
Andrew Murray.....PGAV-Project Planner

Present from the Developer (G. J. Grewe, Inc.) in attendance:

Gary Grewe..... President of G.J. Grewe Inc., Commercial Real Estate
Bill Appelbaum.....Financial Director, G.J. Grewe
Rich Obertino.....TRI Architects
Jim Mello.....Armstrong Teasdale, Developer TIF Counsel

Roll Call

Chairman Lowery opened the meeting and commenced with the roll call. A quorum was present.

Approval of Minutes

Chairman Lowery announced that the first item on the agenda was the approval of minutes of the August 17th, 2011 meeting of the Tax Increment Financing Commission of the City of Shrewsbury, Missouri. He opened the floor for discussion. There being no discussion, a motion was made by Commissioner Brazeal to pass the minutes of August 17th, 2011 as submitted. Commissioner Brady seconded the motion and it was unanimously approved.

Secretary McNeil asked Chairman Lowery if he could take the floor. He then stated that he and Commissioner Brazeal needed to participate that evening at a building unveiling of the Affton School District's Early Childhood Center. Secretary McNeil further stated that after the TIF Commission's last meeting, he and Commissioner Brazeal had requested that the Commission change the next scheduled meeting time to prevent an undue burden to the Affton School District. He went on to advise that this request had been rebuffed by the Commission. Secretary McNeil ended by asking the Commission to strive to resolve all future requests so that each commission member would have the opportunity to fulfill their duty.

Chairman Lowery then took the floor to explain why the request from the Affton School District Commissioners had been denied. He stated that he had been uncomfortable modifying a Commission decision made in a meeting via email, particularly in light of sunshine law provisions. Chairman Lowery ended with saying that there was still time to reschedule this meeting if the TIF Commission members wanted to support the Affton School District Commissioners.

Adjournment

Secretary McNeil made a motion to adjourn the TIF Commission meeting. Commissioner Brazeal seconded the motion and it was passed with a 7-3 approval (Chairman Lowery, Vice Chairman Geraghty and Mr. Brady opposed).

Commissioner Klein asked Director Greever to send, within the next week, an email to all the members of the TIF Commission three date choices to reschedule that evening's meeting.

Commissioner Powers made a motion to reconsider the adjournment of that evening's meeting for the purpose of setting a TIF Public Hearing date. Commissioner Jim Brady seconded the motion and it was passed with a 9-1 approval (Commissioner Brazeal opposed).

Chairman Lowery then suggested November 2nd for the TIF Public Hearing date. Mr. Mark Grimm advised the Commission to keep in mind that the earliest possible date to schedule the TIF Public Hearing was October 31st and the latest was November 28th. He further advised that the City staff was recommending for consideration the dates of November 2nd, November 9th, or November 16th.

Commissioner Powers made a motion to hold the TIF Public Hearing at the Shrewsbury City Center on November 9th, 2011 at 6:30 p.m. Commissioner Brady seconded the motion and it was unanimously approved.

Adjournment

Commissioner Reitz made a motion to adjourn the TIF Commission meeting. Secretary McNeil seconded the motion and it was unanimously passed. The TIF Commission meeting adjourned at 6:40 p.m.

Respectfully submitted,

Jonathan D. Greever,
Director of Administration/City Clerk

ATTEST:

Michael McNeil
TIF Commission Secretary