

**BOARD OF ALDERMEN SPECIAL MEETING -
WORK SESSION MINUTES
DECEMBER 19, 2018**

1. CALL TO ORDER

A. Call To Order

Mayor Christopher Thornton called the meeting to order at 8:06 PM.

Present:

Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent:

Alderman David Dimmitt, Alderwoman Sunny Sims

Members present constituted a quorum.

Staff and Counsel Present:

City Administrator Bola Akande and 353 Counsel Mark Murray, Armstrong Teasdale

2. CLOSED SESSION

A. Legal - RSMo 610.021 (1)

Motion to enter Executive session pursuant to Legal – RSMo 610.021 (1) and Real Estate – RSMo 610.021 (2) matters at 8:08 PM.

Motion by Alderman Andy Leahy, second by Alderman David Plufka.

Motion Passed

Yea: Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent: Alderman David Dimmitt, Alderwoman Sunny Sims

Motion to go out of Executive session at 8:40 PM.

Motion by Alderwoman Kathy O'Neill, second by Alderman David Plufka.

Motion Passed

Yea: Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent: Alderman David Dimmitt, Alderwoman Sunny Sims

B. Real Estate - RSMo 610.021 (2)

Motion to enter Executive session pursuant to Legal – RSMo 610.021 (1) and Real Estate – RSMo 610.021 (2) matters at 8:08 PM.

Motion by Alderman Andy Leahy, second by Alderman David Plufka.

Motion Passed

Yea: Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent: Alderman David Dimmitt, Alderwoman Sunny Sims

Motion to go out of Executive session at 8:40 PM.

Motion by Alderwoman Kathy O'Neill, second by Alderman David Plufka.

Motion Passed

Yea: Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent: Alderman David Dimmitt, Alderwoman Sunny Sims

3. NEW BUSINESS

A. Brentwood Bound Financing Discussion

Mayor Thornton gave a presentation that covered Tax and Finance of the Brentwood Bound and his presentation covered three major areas:

1) Brentwood Bound Project Area Current Tax Revenue

a. Entire Brentwood Bound Project Area

b. Acquired Properties – Revenues generated by properties = Lost revenues to the meeting agenda GR, RET, PPT Sales tax

c. Redevelopment Area

d. Impact on acquiring these properties – vehicles fees, City's General Fund, City, Library, Pension Fund and School District

- 2) Brentwood Bound Redevelopment Area Conceptual Plan North and South side of Manchester Road
 - a. Potential Sales Tax Revenue
 - b. Potential Property Tax Revenue
 - c. Other Revenue, Gross Receipts Tax, Real Estate Tax and Personal Property Tax
 - d. Intangible Benefits
- 3) Sales Tax Analysis
 - a. Base Sales Tax Analysis
 - b. Special Taxing District
 - c. Projected Economic Development Sales Tax
 - d. Use of Funds

Manchester Planning Advisory Committee (MPAC) refined zoning district draft describes the types of uses Entertainment District Corporate Campus, Restaurant and Multiple Food lines are drawn to the current depth on the North side as stated in the Comprehensive Plan.

Mayor Thornton presented an early draft and the conceivable layout of the new zoning district – Reference the square footage resulting from Revenue Generated 8 years build out from \$57,494,919 - 2020 and 100% leased out.

- 4) Overview of Transportation Development District and Community Improvement District

Mayor Thornton's presentation will be presented again at the January 7, 2019 Board of Aldermen meeting.

4. ADJOURNMENT

A. Adjourn Meeting

Motion to adjourn the meeting at 10:19 PM.

Approved by acclamation. Motion passed.

Motion by Alderman Andy Leahy, second by Alderwoman Kathy O'Neill.

Yea: Alderman Thomas Kramer, Alderman Andy Leahy, Alderman Steve Lochmoeller, Alderwoman Kathy O'Neill, Alderman David Plufka, Alderman Brandon Wegge

Absent: Alderman David Dimmitt, Alderwoman Sunny Sims

ATTEST:

Christopher A. Thornton, Mayor

Shelly Todd, Deputy City Clerk