

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF
THE CITY OF KIRKWOOD, MISSOURI**

Wednesday, August 26, 2020 - Meeting Minutes

The meeting of the Board of Directors of the Industrial Development Authority of the City of Kirkwood, Missouri (the "IDA") was held on Wednesday, August 26, 2020 at 6:00 pm, and was held via Zoom due to the ongoing COVID-19 pandemic. As stated in the posted agenda, the Board of Directors chose to participate remotely for the public health and safety of each other and the general public as permitted under Section 610.015 of the Missouri Sunshine Law.

Agenda Item 1. Meeting was called to order at approximately 6:00pm. IDA Directors present included Brian Gill, Ron Evens, and Ryan Molen. Directors John Bickel Jr. and Scott Barthelmass were absent and their absence was excused. Also present were City Councilmember Zimmer (Council liaison) and Planning and Development Services Director, Jonathan Raiche.

Agenda Item 2. The first order of business was the approval of the minutes of the IDA meeting on July 17, 2019. A draft of the minutes was previously sent to IDA Directors. Mr. Gill made a motion for the approval of the July 17, 2019 minutes, seconded by Mr. Molen. All members present voted in favor. Motion carried and the minutes were approved.

Agenda Item 3. Mr. Gill requested that the election of officers be addressed first and the agenda was amended to accommodate this request. Mr. Gill was nominated for office of President and accepted the nomination. No other nominations were made therefore Mr. Gill was elected as President. Mr. Molen was nominated for office of Vice-President and accepted the nomination. No other nominations were made therefore Mr. Molen was elected as Vice-President. Mr. Evens was nominated for office of Secretary and accepted the nomination. No other nominations were made therefore Mr. Evens was elected as Secretary. Mr. Barthelmass was nominated for office of Treasurer and accepted the nomination (via email on August 27, 2020). No other nominations were made therefore Mr. Barthelmass was elected as Treasurer.

Agenda Item 4. The next order of business was an update from City Staff on the status of recent economic plans/studies that the IDA participated in. This includes the 2018 Downtown Master Plan & Parking Study by DPZ Partners and the 2019 Downtown Commercial Market Analysis by PGAV. Since the last IDA meeting, the market analysis by PGAV was conducted and the findings were presented at a City Council work session in January of 2020. Mr. Raiche stated that the findings provided a more detailed look at the economic status of Downtown Kirkwood including but not limited to: an analysis of the balance of commercial uses (retail vs. non-retail), a day-time/night-time activity analysis, an economic feasibility analysis of a downtown hotel, and 3-d modeling of potential infill development on underutilized properties. Mr. Raiche stated that this information has been helpful for Staff to reference with potential developers and will continue to assist the City in its efforts to attract redevelopment. Some of the

information in the analysis has already been referenced in developments that have been proposed by developers in 2019/2020.

Mr. Molen asked Mr. Raiche if he felt the Downtown Master Plan & Parking Study was still being productive and actively referenced by the Planning & Zoning Commission and City Council. Mr. Raiche responded that, since its completion in 2018, the Downtown Master Plan & Parking Study has been a major driver in many of the City's code amendment efforts. Many of the recommendations of the study were aimed at revising the City's regulations in a way that would not preclude the style of development that is envisioned in the plan and rather would encourage the desired development. The City has made many code revisions in this effort already and many other recommendations were incorporated into the comprehensive code review project, Kirkwood By Design, which occurred in 2019-2020. Unfortunately, the final adoption of the proposed code that was recommended in the Kirkwood By Design project was scheduled to occur in mid-March and has been delayed due to COVID-19.

Mr. Raiche also added that the City has received and is reviewing multiple redevelopment proposals for the downtown area currently and that all of these proposals have strongly referenced the Downtown Master Plan & Parking Study. Recommendations from the study that have been incorporated into proposals include, but are not limited to: increasing multi-family options downtown, increasing housing options for elderly residents, providing mid-block pedestrian paths through larger blocks, providing active public plazas, providing enhanced pedestrian facilities and streetscapes, and providing additional mixed-use development. The current proposals area all still under review and have received a great deal of scrutiny; however, the Downtown Master Plan & Parking Study has provided a great deal of guidance and influence on these projects. Mr. Raiche clarified that while the proposals have integrated many recommendations from the plan, these active proposals have forced more detailed discussions about topics like building height and residential density. While the Downtown Master Plan & Parking Study advocated for certain things, it did not attempt to dictate the exact building height or residential density that the City should pursue. Discussions on these specific topics have been on-going, both since and prior to the Downtown Master Plan & Parking Study.

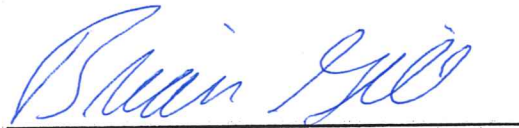
One clarification that Mr. Raiche mentioned was an unfortunate misconception that the recommendation for "missing-middle" housing in the downtown plan implied that the City should only allow small-scale multi-family housing. Mr. Raiche stated that this misconception was confirmed when DPZ Partners provided a "refresher" presentation in January of 2020 and highlighted the proposals for two multi-family developments with a total of approximately 300 units as a successful implementation of the plan. While the plan made recommendations to encourage "missing-middle" housing, it was never intended to preclude larger-scale mixed use developments. Mr. Raiche concluded by stating that these recent studies that were supported by the IDA have been crucial in the past two years and will continue to provide valuable guidance into the future. Mr. Evens added that he also serves on the City's Planning & Zoning Commission and he confirmed that the Downtown Master Plan & Parking Study has been a large focus of the Commission and provided a great deal of guidance as development proposals are reviewed. He stated that the Commission has focused on incorporating

recommendations from the plan whenever possible to provide quality re-development of downtown.

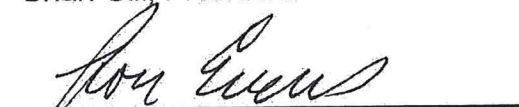
Agenda Item 5. In response to an earlier reference to the IDA bylaws and the fact that this meeting was serving as the required annual meeting, Mr. Gill volunteered to review the bylaws with a goal of making recommendations to modernize and to identify potential additional efforts that the IDA may choose to pursue. Mr. Raiche stated that he would provide copies of the current by-laws to all Directors and would gladly accept any recommendations. The recommendations would be reviewed by Staff and the City Attorney to ensure continued compliance with Missouri State Statute.

Agenda Item 6. There being no other business to discuss, a motion to adjourn was made by Mr. Molen and seconded by Mr. Evens. The meeting was adjourned.

Upon request, these minutes can be made available within one working day in an alternative format, such as audiotape, by calling 822-5802.



Brian Gill, President



Ron Evens, Secretary