

**THE INDUSTRIAL DEVELOPMENT AUTHORITY OF  
THE CITY OF KIRKWOOD, MISSOURI  
Annual Meeting  
Wednesday, August 31, 2022, 8:00 a.m. - 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 31, 2022 at 8:00 am.

**Agenda Item 1.** The annual meeting of the IDA was called to order at 8:04 am. IDA Directors present included Brian Gill (President), Ryan Molen (Vice President), Ron Evens (Secretary), and John Bickel Jr. Scott Barthelmass (Treasurer) called into the meeting via conference phone, but did not participate in votes according to the by-laws. Also present was 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 September 1, 2021. A draft of the minutes was previously sent to IDA Directors. Mr. Gill made a motion for the approval of the September 1, 2021 minutes as drafted, seconded by Mr. Bickel. The four members in physical attendance voted in favor and the minutes were approved.

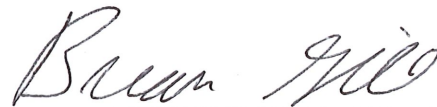
**Agenda Item 3.** The next order of business was the annual nomination and election of officers. Mr. Molen nominated the existing officers to remain in their positions. All officers accepted the nomination to continue their current positions. No other nominations were made; therefore, Mr. Gill was re-elected as President, Mr. Molen was re-elected as Vice President, Mr. Barthelmass was re-elected as Treasurer, and Mr. Evens was re-elected as Secretary.

**Agenda Item 4.** The next order of business was Board of Directors Reports/Discussion. Mr. Gill asked for an update on the Grant's Trail extension project. Mr. Raiche explained that the City did not receive the federal STP-S grant that was applied for in February, but that the City applied for the funding of phase 1 of the trail project through the recent TAP grant program through East West Gateway Council of Governments. The City intends to continue to pursue grant opportunities due to the high cost of the project. Mr. Gill also asked for an update about recent commercial market analyses. Mr. Raiche reported that the Downtown Commercial Market Analysis was the last one conducted. This analysis was completed in December of 2019, presented to the City Council and is used by Staff in discussions with property owners and developers. Mr. Evens referenced other potential sub-area studies from the City's Comprehensive Plan. Mr. Raiche explained that the next likely commercial study would be the Manchester Road corridor and that it is currently being proposed in the City's FY24 budget. Mr. Raiche acknowledged that if Staff identifies potential commercial studies that the IDA could fund with its current cash balance of approximately \$55,000, Staff would bring that to the IDA's attention. The board briefly discussed the ongoing construction projects occurring at the UMB and Commerce sites on Kirkwood Road along with the current mixed-use proposal on the remainder of the Commerce Bank site.

Mr. Evens suggested that the IDA would review and update the bylaws specifically in regards to the specificity of the required annual meeting date and time. Mr. Evens and Mr. Barthelmass volunteered to work with Staff to review the by-laws for potential updates. The board determined that this could likely be considered at the next annual meeting if changes are proposed.

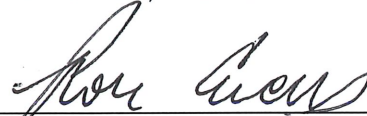
**Agenda Item 5.** There being no other business to discuss, a motion to adjourn was made by Mr. Gill and seconded by Mr. Bickel. The meeting was adjourned.

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



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Brian Gill, President



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Ron Evens, Secretary