# CITY OF CREVE COEUR
# MEETING NOTICE

**AGENDA**

Creve Coeur Economic Development Commission
Tuesday, June 15, 1999
5:00 p.m.
Creve Coeur Government Center

The purpose of the meeting will be:

1) Continued discussion on the City's pursuit on obtaining detailed sales tax information - Status. *The City has not received the reports from STL County as of this date.*

2) Economic Development Commission Focus Groups – Discussion

3) Urban Redevelopment Corporation ("353" Program) – Discussion
*attachments: 1) 353 Program Brochure; 2) Urban Redevelopment Corporation Draft Ordinance*

4) Subcommittee Reports - Update

   a) Business Retention (Ramon Gallardo, Adele Schenberg, John Noce, Richard Wolkowitz).

   b) Business Development and Long Range Issues (Michael Wack, Bob Haddenhorst, Tom Stern).

Please call Nancy O'Loughlin at 872-2511 if you are unable to attend.

Scott Haley
Director of Community Development

cc: Mayor Annette Kolis Mandel
Council Member David Kreuter
Council Member Judy Pass
Mark Perkins, City Administrator
Jeff Steiner, Finance Director

Celebrating
Fifty Years of Heart
1949 - 1999

city of CREVE COEUR
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**Meeting Summary**

**Economic Development Commission**
**June 15, 1999**
**5:00 p.m.**

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**Present:** Alan Steinberg (Chair), Tom Stern, Michael Wack, Ramon Gallardo

**Others:** Larry Kaplan (Bridge Information Systems), Harold Burroughs (Bryan Cave)

**Staff:** Mark Perkins, Scott Haley, Carlos Trejo

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1) Discussion – "353" Redevelopment Corporations

Larry Kaplan was invited to discuss 353 Corporations and how the City of Creve Coeur may benefit from its implementation. Mr. Kaplan believes the incentives allowed in the 353 Statutes are one way for Creve Coeur to accomplish a variety of positive objectives within limited areas of the City. Also discussed were the potential possibilities on how this "redevelopment structure" could be utilized.

Mr. Kaplan stated that for 353 or similar programs to succeed the School Districts must understand and support the efforts. It was noted that the City's property tax rate is so insignificant that the City's portion of the property tax alone may not be enough for developers to pursue such redevelopment projects.

Harold Burroughs, attorney for Bridge, provided a little history and background on Missouri's 353 law. He indicated "353 Corporations" are not TIFs; however, certain similarities do exist, such as determining areas as "blighted". He added that the definition of "blight" is more than what most people perceive what that term means. It was added that satisfying the "but for" provisions, as required in TIF proposals, is not needed in 353 proposals.

Under 353, the City may use its power of eminent domain or delegate it to the Redevelopment Corporation for other purposes than just providing public facilities. It may be used to assembly properties for redevelopment.

Discussion by the Commission followed. No redevelopment area boundaries have been identified at this time. The EDC's discussion today is to further understand the pros and cons of 353 Corporations. It was reiterated that 353 Corporations and their powers can only function within the defined redevelopment area. Areas not declared blighted will not be impacted.

The draft ordinance [attached to the EDC Agenda] only establishes the legal mechanism for this to occur in the City. Mr. Burroughs noted that Clayton, Ferguson, and Richmond Heights have all adopted similar ordinances that establish the 353 mechanism.

The EDC indicated it generally agrees with the concept and believes pursuing "353" and redevelopment efforts are in the City's long-term best interest. The Commission strongly suggests the City seek representation from a law firm that specializes in real estate and redevelopment procedures such as this.

2) Sales Tax Reports

Saint Louis County Department of Revenue has indicated to the City that the reports should be completed within the next couple of weeks. The City expressed its frustration on the length of time that this has taken.

3) EDC Focus Groups --- No discussion.

4) Subcommittee Reports --- No reports.

Respectfully Submitted,
Scott Haley