

**CITY OF FERGUSON, MISSOURI
CITY COUNCIL SPECIAL MEETING MINUTES
MARCH 3, 2022**

Due to the COVID-19 pandemic the Council meeting is being conducted through the use of a Webinar invite in which all members of the City Council, staff and citizens are participating in the meeting remotely. Section 610.015 of the Mo. Sunshine Law provides that members of the Council who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. Thus, these minutes reflect that the U.S., and the world, is in a state of emergency due to the Coronavirus—COVID-19. The Missouri Governor and the County Executive have issued Orders limiting meetings and gatherings sizes. These Orders are intended to avoid the spread of the Coronavirus. Therefore, all members of the City Council, and staff, are participating in this meeting electronically as matter of public health and safety for each other and the general public.

Mayor Ella M. Jones called the meeting to order at 7:00p.m.

ROLL CALL

Councilwoman Naquittia Noah	Present	Mayor Ella M. Jones	Present
Councilwoman Fran Griffin	Present	Councilwoman Linda Lipka	Present
Councilwoman J. Toni Burrow	Present	Councilwoman Phedra Nelson	Present
Councilwoman Heather Robinett	Present		

A quorum was declared. Also present were City Manager Eric Osterberg, Plan Director Elliot Liebson, and City Clerk Octavia Pittman.

DISCUSSION REGARDING SENIOR REDEVELOPMENT PROJECT

City Manager Osterberg recalled that as a result of the presentation at the previous meeting regarding the senior redevelopment project and specific requests by Lewis McKinney, Council requested additional information regarding the project proposal along with anticipated figures and the historical use of redevelopment incentives. He provided an overview of the types of redevelopment incentives and the purpose to promote economic development. Director Liebson explained previous uses with varying incentives. He again presented the developer's request and along with the city's proposed counter recommendation to offer \$100,000 EDST forgivable loan, waiver of permit fees and city share of property taxes through 2033 in addition to the city acquiring the property post 3rd and enter into a quit claim deed. A motion was made by Councilwoman Nelson and seconded by Councilwoman Griffin to accept staff recommendations and go into contract negotiations with LMAC Holdings. Discussion ensued regarding the process. **ROLL CALL:** Councilwoman Noah – aye; Councilwoman Griffin – aye; Councilwoman Burrow – nay; Councilwoman Robinett – nay; Mayor Jones – aye; Councilwoman Lipka – nay; Councilwoman Nelson – aye; **MOTION PASSED.** Councilwoman Lipka clarified that she is not against staff's recommendation, she voted nay because she wanted to have the closed session first.

CLOSED SESSION

RSMo 610.021(12)

Motion was made by Councilwoman Lipka and seconded by Councilwoman Nelson to enter into closed session at 7:43p.m. to discuss and contractual negotiations pursuant to RSMo 610.021(12). **ROLL CALL:** Councilwoman Noah – aye; Councilwoman Griffin – aye;

Councilwoman Burrow – aye; Councilwoman Robinett – aye; Mayor Jones – aye; Councilwoman Lipka – aye; Councilwoman Nelson – aye. **MOTION PASSED.**

ADJOURNMENT

Having no further business, a motion was made by Councilwoman Lipka and seconded by Councilwoman Nelson to adjourn the meeting at 8:25p.m. Unanimous vote in favor taken; **MOTION PASSED.**

Approved on the 10th day of May , 2022.

ATTEST:

Ella M. Jones, Mayor

Octavia Pittman, City Clerk