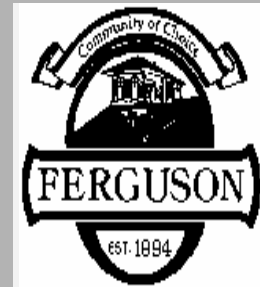


FERGUSON CITY COUNCIL

**Special Council Meeting
Saturday, March 11, 2006**

**SPECIAL COUNCIL MEETING
9:00 A.M.**

**CITY HALL
110 Church Street**



A special meeting of the Ferguson City Council was called to order at 9:00 a.m. on Saturday, March 11, 2006 by Mayor Brian P. Fletcher, in the Council Chamber of City Hall, 110 Church Street, Ferguson, Missouri. On roll call, the following Council members were present:

Mayor Brian P. Fletcher
John Corson
Keith Kallstrom
James W. Knowles III
James Hines
Peggy Faul
Tim Larson

Present were City Manager A.J. Krieger, Assistant City Manager De'Carlton Seewood and City Clerk Debbie Matthies. Ms. Matthies declared a quorum was present.

Also present were FSBD Members Joe Lonero, Shannon Howard and Richard Schaumberger.

Mayor Fletcher explained, at the Council's request, City staff has developed a range of potential downtown redevelopment incentive offerings. The special meeting is to discuss the proposed incentives.

Council reviewed and discussed the Memorandum from City Manager, A.J. Krieger which provided a menu of redevelopment incentives that can be tailored as necessary. City staff would perform all administrative functions and forward recommendations, when necessary, to the City Council. The City Council would provide the final approval for any necessary agreements.

Council discussed the following:

Redevelopment Agreements

City staff will continue to negotiate specific agreements to induce larger redevelopment projects. These agreements will primarily use existing or future incremental revenues, be performance based, include specific performance milestones for both the City and developer, require adherence to design guidelines and architectural standards, and will always be presented to the Council for final approval.

Council agreed.

Façade Easement Program

City staff recommends a matching grant program to assist building owners (not individual tenants) in making façade and other aesthetic improvements. The program would require an agreement between the building owner and the City providing an easement over the façade of the building. The duration of the easement could vary depending on the amount of the grant. The building owner would apply for a matching façade grant, submit drawings to the City showing the construction of approved architectural elements (materials, colors, windows, turrets, cornices, parapet walls, etc...), and receive the City's assistance in the form of a reimbursement after the project has been completed. During the term of the easement, the building's façade could only be altered with the expressed, written permission of the City.

Council agreed to match dollar to dollar up to \$25,000 in the form of a reimbursement. City staff will prepare the necessary ordinance.

Interest-Rate Buy-down

The City, in cooperation with a selected bank, would offer an interest rate subsidy for individual small businesses in selected business categories; i.e. restaurants, boutique type retailers, professional offices, etc... These interest rate subsidies would be primarily intended for small businesses and offered as a direct incentive to locate a new and/or expand an existing business, not as a form of underwriting; rather as a way to reduce overall interest expense. The Council would set the business categories and City staff would administer the program with the selected bank.

Council agreed to set business categories as Arts & Entertainment, Restaurants and Specialty Retail Shops. City staff would administer the program with the selected bank.

FSBD Grants

The City would initially capitalize a small grant fund to be administered by the FSBD. The purpose would be to help existing small businesses make necessary improvements, expand, and/or purchase new equipment, prepare architectural plans, etc... as a way of encouraging future adaptive reuse projects. The FSBD Board would receive the requests, administer the funds, and report to the City Council the program's activities.

FSBD Members Joe Lonero, Shannon Howard and Richard Schaumberger discussed the FSBD grants with Council. It was decided that FSBD does not want to administer the grant program.

Council concluded that at the Council's direction, City staff would prepare the necessary literature and/or ordinances to implement the Downtown Redevelopment Incentives.

ADJOURNMENT

There being no further business to discuss, Council Member Larson moved to adjourn, seconded. The meeting adjourned at 11:00 a.m.

Deborah L. Matthies, City Clerk