

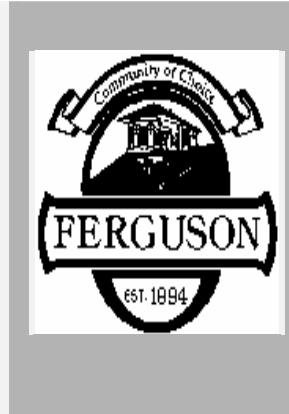
Approved 7/25/06

FERGUSON CITY COUNCIL

**Special Council Meeting
July 18, 2006**

COUNCIL MEETING 7:00 P.M.

**CITY HALL
110 Church Street**



A special meeting of the Ferguson City Council was called to order at 7:00 p.m. on July 18, 2006 by Mayor Brian P. Fletcher, in the Council Chamber of City Hall, 110 Church Street, Ferguson, Missouri. Mayor Fletcher requested that everyone stand for a moment of silent prayer, after which the Pledge of Allegiance was recited. On roll call, the following Council members were present:

Mayor Brian P. Fletcher
John Corson
Michael Salant
James W. Knowles III - ABSENT
James Hines
Peggy Faul
Tim Larson

Also present were City Manager A.J. Krieger and City Clerk Debbie Matthies. Mrs. Matthies declared a quorum was present.

Mayor Fletcher welcomed all present and explained under the Business Portion this special meeting was for the second readings of Bill No. 6751 and Bill No. 6752. Council Member Larson requested adding a Miscellaneous section before the Adjournment.

BUSINESS PORTION
MINUTES

Council Meeting Minutes – June 27, 2006. A motion was made by Council Member Larson, seconded by Council Member Hines and carried to approve the Council Meeting Minutes of June 27, 2006 and file as appropriate.

BILLS REQUIRING SECOND READING

BILL NO. 6751 AN ORDINANCE AMENDING ORDINANCE 2004-3211 AND THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND JOE LONERO RELATIVE TO THE PROPERTY AT 252 FLORISSANT ROAD. Introduced by Council as a whole and read the first time.

A motion to read Bill No. 6751 a second time and place it upon its passage was made by Council Member Larson, seconded by Council Member Hines.

Mr. Lonero was present for questions and comments regarding his project and presented a proposed building plan for Council review.

City Manager, A.J. Krieger explained the amendments and reviewed both ordinances and agreements with Council.

Mr. Krieger explained that the basic affect of Bill No. 6751 is an amendment to an existing agreement with Mr. Lonero for 252 S. Florissant. The agreement is currently written that the City owes Joe Lonero up to \$380,000 a combination of PILOTS (Payment in lieu of Taxes) and EATS (Economical Activity Taxes) that is a rebate of incremental revenues every year for the remainder of the life of the TIF capped at \$380,000. The affect of the proposed amendment limits the amount of the Lonero EATS and PILOTS defined in the agreement; 1) by limiting the time during which the City will rebate PILOTS to 15 years, rather than the project surviving the duration of the TIF; and 2) any EATS rebate will be limited to 12 years - capped at \$62,500.

Mr. Krieger further commented the net affect reduces the City's exposure by approximately \$130,000.

Mr. Krieger explained that in 2002 when the TIF was established there were base line revenues, which became the basis for comparison for all PILOTS and EATS.

Mr. Lonero discussed and requested Council's commitment to continue redevelopment of the downtown district and the redevelopment project.

On roll call vote, the motion carried as follows:

AYES: 6 – Corson, Salant, Hines, Fletcher, Faul, Larson
NOES: 0
ABSENT: 1 – Knowles

Bill No. 6751 was declared passed and sent to the Mayor for signature. Bill No. 6751 thus became Ordinance No. 2006-3275 and is permanently recorded in Book 28 on page 20.

BILL NO. 6752 AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, REDEVELOPMENT PROJECT; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY AND JOE LONERO RELATIVE TO PROPERTY AT 425 S. FLORISSANT ROAD; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE REDEVELOPMENT AREA; AND CONTAINING A SEVERABILITY CLAUSE. Introduced by Council as a whole and read the first time.

A motion to read Bill NO. 6752 a second time and place it upon its passage was made by Council Member Corson, seconded by Council Member Faul.

Mr. Krieger explained that the Agreement states upon receiving a Certificate of Commencement from Mr. Lonero, which has to occur within 120 days of the execution of the Agreement, the City will provide the payment of \$225,000 to offset acquisition and demolition costs.

Mr. Krieger further explained Mr. Lonero will record a Deed of Trust for that amount against the property. The City will make a payment of \$225,000 upon substantial completion, which at that time the Deed of Trust will go away; the City agrees to rebate the PILOTS (Incremental Property Taxes) once substantial completion is achieved for the duration of the TIF; and the City will convey 423 S. Florissant Road, the lot immediately North of 425 S. Florissant Road, which the City acquired from the County in the amount of \$27.00.

Mr. Krieger further explained amendments to the Agreement.

Discussion regarding the successors and assigns of the Agreement and the \$225,000 Deed of Trust recorded against it, which is the City's safety net; the City's limited obligation set forth in the Agreement; and the life of the TIF, which is 23 years or approximately the year 2025.

Council and Mr. Lonero further discussed property taxes.

On roll call vote, the motion carried as follows:

AYES: 6 – Salant, Hines, Fletcher, Faul, Larson, Corson
NOES: 0
ABSENT: 1 – Knowles

Bill No. 6752 was declared passed and sent to the Mayor for signature. Bill No. 6752 thus became Ordinance No. 2006-3276 and is permanently recorded in Book 28 on page 21.

MISCELLANEOUS

Mr. Larson – concerns and comments regarding the Council Chamber sound system.

Council had a lengthy discussion regarding the sound system.

Mr. Krieger – will request the audio consultant from SAVI to attend the next Council Meeting to answer Council questions and review the sound system.

Ms. Faul – glad to see West Florissant lights on.

Mayor Fletcher – discussed a letter from Gannon Development Company regarding the renovation of Park Ridge Apartments low-income housing and Gannon's request for Council support. Mayor is not in support.

Mr. Krieger – requested Council direction on the Park Ridge letter of support.

Mr. Hines – still has concerns of residents not responding to the procedures regarding their trash receptacles being placed on the curb too early and not taken away from the curb in a timely manner. Mr. Hines suggested another meeting with the trash company.

Mayor Fletcher – requested the City Manager and City Clerk evaluations be sent to the Council for their review.

ADJOURNMENT

A motion was made by Council Member Larson, seconded by Council Member Salant to adjourn the meeting at 8:20 p.m.

Deborah L. Matthies, City Clerk