

**ROLLA CITY COUNCIL WORKSHOP
MEETING MINUTES
TUESDAY, APRIL 22, 2014; 6:30 P.M.
ROLLA CITY HALL COUNCIL CHAMBERS
901 NORTH ELM STREET**

Presiding: Mayor Louis J. Magdits, IV

Council Members in Attendance: Jonathan Hines, Monty Jordan, Greg Sawyer, Matthew Miller, Kelly Long (arrived at 6:51 p.m.), Susan J. Eudaly, Don Morris, Jim Williams, Brian Woolley, and Tony Bahr

Council Members Absent: Walt Bowe

Department Directors in Attendance: Community Development Director John Petersen and Public Works Director Steve Hargis

Other City Officials in Attendance: City Administrator John Butz and City Clerk Carol Daniels

Others in Attendance: Rolla Regional Economic Commission Executive Director Cyndra Lorey and Rolla Municipal Utilities General Manager Rodney Bourne

Mayor Louis J. Magdits, IV, called the workshop to order at approximately 6:30 p.m.

Mayor Magdits noted that during last night's meeting, the Council did not have adequate time to discuss transportation issues related to the proposed Westside Redevelopment Project. He said if the City does not do something regarding transportation, it could be a barrier to development. Mayor Magdits indicated staff would touch on four financing mechanisms and discuss the next steps involved in the development process.

City Administrator John Butz pointed out the City sales tax is the driver of everything the City does and Rolla has a \$380 million economy. He said the Council would be asked during its May 5, 2014, meeting to approve a resolution selecting UTW Rolla Development, LLC, as the project's "preferred developer." The \$92 million expense specified in UTW's proposal would be funded through TIF (Tax Increment Financing). Upon execution of the "preferred developer" agreement, UTW would pay the City \$75,000 to cover the City's cost of drafting and reviewing a redevelopment plan, a blighting study, and a cost benefit analysis, in addition to other related documents. Since UTW will be attending a national conference in late May, they would like the

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City Council to approve them as the “preferred developer” so they can begin obtaining some preliminary interest from national retailers who might be interested in this project.

Mr. Butz informed the Council a Transportation Development District (TDD) could be in effect for up to 40 years. However, 25 to 30 years are the most common. Additionally, he said UTW is willing to upfront the City’s costs. He said the developer anticipates opening the shopping center in late summer to the early fall of 2016. The City has a year to complete the due diligence for the project.

Councilman Long entered the meeting at approximately 6:51 p.m.

Mr. Butz continued by briefly outlining the TDD process.

Councilman Sawyer expressed the importance of keeping the citizens updated on this project through the City’s website, Facebook, etc.

Mayor Magdits encouraged the Council to thoroughly review the proposed funding agreement with UTW because the Council will be asked to authorize approval during the May 5, 2014, meeting. He reminded the Council the City would receive \$75,000 from UTW upon signing the agreement.

Rolla Municipal Utilities General Manager Rodney Bourne said electrically, RMU feels they are situated well for this project.

Regarding the Forum Plaza Development project, Mr. Butz explained it is a grocery store driven project. The developers are proposing a \$14 million project with the grocery store 50% larger than other grocery stores.

Mr. Butz explained a Community Improvement District (CID) overlay is imposed by the owners and is only imposed on their development to fund landscaping, parking, etc.

Mr. Butz then provided an overview of the Chapter 353 Redevelopment Corp., which pertains to property tax relief.

Mr. Bourne commented the water main in the Forum Plaza parking lot is about 34 years old and needs to be replaced. He said RMU would work with the developer on replacing it.

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Mayor Magdits emphasized there are no financial liabilities to the City on either project discussed. He encouraged the Council to review the preliminary funding agreement, which would be considered at the May 5, 2014, Council meeting.

Mr. Butz reported Mr. Mark Grimm with Gilmore & Bell would be attending the May 5, 2014, Council meeting to address any questions from the Council. Mr. Butz also provided copies of information to the Council regarding Tax Increment Financing (TIF), Transportation Development Districts (TDD), Community Improvement Districts (CID) and, Property Tax Abatement under Chapter 353, RSMo.

Having no further business, the meeting adjourned at 7:59 p.m.

Minutes respectfully submitted by City Clerk Carol Daniels.

CITY CLERK

MAYOR

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