



Minutes
Housing, Urban Development & Zoning Committee
Tuesday, June 17, 2025
11:00 AM
Kennedy Room

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 11:00 a.m.

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Ms. Clark-Hubbard, Ms. Schweitzer, Ms. Sonnier, Ms. Keys, and Mr. Browning. **5 members were present. A quorum was established.**

III. Approval of Minutes

The Chair stated they would entertain a motion to approve the minutes of the Thursday, June 5, 2025, Tuesday, June 10, 2025, and Thursday, June 12, 2025 committee meetings committee meeting.

Ms. Sonnier moved to minutes of the Thursday, June 5, 2025, Tuesday, June 10, 2025, and Thursday, June 12, 2025, committee meeting.

Seconded by Mr. Aldridge.

The Chair directed the Associate Clerk to call the roll on the motion to approve the Thursday, June 5, 2025, Tuesday, June 10, 2025, and Thursday, June 12, 2025 committee meeting minutes.

The following voted Aye: Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark Hubbard.

The following voted No:
None

The Following abstained:
None

The following were present but did not vote:
None

A total of Aye-5, N-0, and Abstained-0 were cast. The motion XXXX

Minutes of the Thursday, June 5, 2025, Tuesday, June 10, 2025 and Thursday, June 12, 2025 committee meetings

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Item Number 1

Board Bill Number 19

Introduced by Alderman Rasheen Aldridge

An Ordinance Approving The Petition Of An Owner Of Certain Real Property To Establish A Community Improvement District, Establishing The Jefferson Arms Community Improvement District, Finding A Public Purpose For The Establishment Of The Jefferson Arms Community Improvement District, Authorizing the Execution of a Transportation Project Agreement Between The City And The Jefferson Arms Transportation Development District.

The Chair recognized Mr. Aldridge on Board Bill Number 19.

Mr. Aldridge gave an overview of Board Bill Number 19, which pertains to the Community Improvement District for the Jefferson Arms Building. He also introduced a speaker, Nick Hartzler, to discuss the project.

Mr. Hartzler provided an overview of the project and the amenities that would be provided.

After no further discussion, the Chair opened the discussion up to members of the committee.

Ms. Schweitzer asked if it was normal to have a TDD and CID in the same bill.

Mr. Harztler explained that the bill does not establish the TDD . This

situation arose from how the TIF (Tax Increment Financing) redevelopment plan was structured. The plan commits the revenue taxes from both the CID (Community Improvement District) and the TDD. Essentially, it directs that the revenue from the TDD is allocated to the TIF first.

Mr. Browning asked who was petitioned regarding this project since the building is under construction.

Mr. Hartzler stated that the way the CID statute is written indicates that if there are no residents within a designated district, the responsibility falls on the representative of the property owners.

After no further discussion, the Chair opened the discussion up to members of the public.

1. Justina Cramer

After no further discussion, the Chair recognized Mr. Aldridge to close.

Mr. Aldridge asked for favorable consideration and a Do Pass Recommendation.

The Chair stated they would entertain a motion to pass Board Bill Number 19 out of Committee with a Do Pass Recommendation.

Mr. Browning moved to pass Board Bill Number 19 out of Committee with a Do Pass Recommendation.

Seconded by Ms. Keys

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 19 out of Committee with a Do Pass Recommendation. The following voted Aye: Mr. Cohn, Ms. Keys, Ms. Sonniger, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No:
Ms. Schweitzer

The following abstained:
None

The following were present but did not vote:

None

A total of Aye-6, No-1, Abstained-0 were cast. The motion passed

Item Number 1

Board Bill Number 4

Introduced by Alderwoman Sharon Tyus

An Ordinance recommended by the Planning Commission on April 9, 2025, to change the zoning of property as indicated on the District Map, from the "C" Multiple-Family Dwelling District and the "F" Neighborhood Commercial District to the "G" Area Commercial and Office District, in City Blocks 3691 (4372-80 St. Louis Avenue) and 3708 (4401, 4413-15, 4417, 4417H, 4419 & 4421 Maffitt Avenue, 4414-38, 4444-46, 4452, 4454 & 4458-72 St. Louis Avenue and 2820 & 2822 N. Taylor Avenue), so as to include the described parcels of land in City Blocks 3691 and 3708; and containing an emergency clause.

The Chair recognized Ms. Tyus on Board Bill Number 4.

Ms. Tyus expressed her desire to change the zoning classification from "C" (Multi-Family Dwelling) and "F" (Neighborhood Commercial District) to "G" (Area Commercial District). This request comes from Care St. Louis, which is looking to relocate their offices to this site.

After no further discussion, the Chair opened the discussion up to members of the committee.

The Committee members asked questions.

After no further discussion, the Chair recognized Ms. Tyus to close.

Ms. Tyus asked for favorable consideration and a Do Pass Recommendation.

The Chair stated they would entertain a motion to pass Board Bill Number 4 out of Committee with a Do Pass Recommendation.

Mr. Aldridge moved to pass Board Bill Number 4 out of Committee with a Do Pass Recommendation.

Seconded by Ms. Cohn.

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 4 out of Committee with a Do Pass Recommendation. The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonniger, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No:
None

The following abstained:
None

The following were present but did not vote:
None
A total of Aye-0, No-0, Abstained-0 were cast. The motion passed

V. Resolutions for Review

None

VI. Committee Discussions

Discussion Item Number 1

Jefferson Arms Community Improvement District (CID)

The committee will discuss the petition for the creation and establishment of the Jefferson Arms Community Improvement District (CID).

No additional discussion.

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Members

All members were present.

X. Adjournment

Having no other business, the Chair adjourned the meeting by voice vote at

11:28 pm.

[MIN_SIGNATURES]