

**CITY OF OLIVETTE
TAX INCREMENT FINANCING COMMISSION
MEETING MINUTES
February 8, 2021**

The Olivette Tax Increment Financing (TIF) Commission met on February 8, 2021 at 7:00 PM via videoconferencing and livestreaming. Mark Spykerman called the meeting to order.

Item #1 – Roll call

On roll call, the following Commission members were present: Stephanie Leon Streeter, Gail Choate, Andrea Nelson Roberts, Paul Hampel, Kevin McKenna, Jay Nelson, Andy Bressler, Kisha Lee, Jeff Springer, Greg Carl, Richard Brophy, and Marion Gee.

ITEM #2 – Introduction of Members

Members of the Commission introduced themselves. Also in attendance were Mark Spykerman from Gilmore & Bell, serving as Special Counsel to the City of Olivette, Paul Martin, Olivette City Attorney, Greg Yawitz, developer of the project, and Barbara Sondag, City Manager of Olivette serving as clerk for the meeting.

ITEM #3 – Overview of Tax Increment Financing and the Commission’s Role

Mark Spykerman addressed the Commission and gave an overview of the TIF Commission’s role, the history of the project and the reasons for the current amendment to the existing Olivette Gateway TIF.

ITEM #4 – Election of Officers

Ms. Sondag asked for nominations for Chairperson. Jeff Springer made a motion to nominate Richard Brophy as Chairperson. Motion was seconded by Greg Carl.

POLL OF THE COMMISSION:

Stephanie Leon Streeter	Yes
Gail Choate	Yes
Andrea Nelson Roberts	Yes
Paul Hampel	Yes
Kevin McKenna	Yes
Jay Nelson	Yes
Andy Bressler	Yes
Kisha Lee	Yes
Marion Gee	Yes
Jeff Springer	Yes
Greg Carl	Yes
Richard Brophy	Yes

Motion passed.

Chairman Brophy called for a motion for Vice-Chairperson. Greg Carl made a motion to nominate Jeff Springer as Vice-Chairperson. Motion was seconded by Andrea Nelson Roberts.

POLL OF THE COMMISSION:

Stephanie Leon Streeter	Yes
Gail Choate	Yes

Andrea Nelson Roberts	Yes
Paul Hampel	Yes
Kevin McKenna	Yes
Jay Nelson	Yes
Andy Bressler	Yes
Kisha Lee	Yes
Marion Gee	Yes
Greg Carl	Yes
Richard Brophy	Yes
Jeff Springer	Yes

Motion passed.

Chairman Brophy called for a motion for Secretary. Jeff Springer made a motion to nominate Greg Carl as Secretary. Motion was seconded by Kisha Lee.

POLL OF THE COMMISSION:

Stephanie Leon Streeter	Yes
Gail Choate	Yes
Andrea Nelson Roberts	Yes
Paul Hampel	Yes
Kevin McKenna	Yes
Jay Nelson	Yes
Andy Bressler	Yes
Kisha Lee	Yes
Marion Gee	Yes
Jeff Springer	Yes
Richard Brophy	Yes
Greg Carl	Yes

Motion passed.

Chairman Brophy asked the developer, Greg Yawitz, to discuss the proposed amendment to the project. Mr. Yawitz gave a presentation showing the original project, which was heavily dependent on retail and was 180,000 square feet with one parking garage and the amendment to the project which proposes a conversion of lot 4 to multi-family residential and is 450,000 square feet with two parking garages. He went on to explain several reasons why the project had changed which included, market changes due to the pandemic, the project provides alternate housing, the latest residential apartment project opened in 1986, the ability to start in 2021, and the project is consistent with MU Gateway zoning and the Olivette Strategic Plan.

ITEM #6 – Date for Public Hearing and Next Meeting

Chairman Brophy asked the Commission if they were available for a public hearing and meeting on March 29, 2021 at 7PM on Zoom. All Commissioners agreed to the March 29, 2021 date and time.

ITEM #7 – Adjournment

Chairman Brophy called for a motion to adjourn. Greg Carl made a motion to adjourn. Motion was seconded by Jeff Springer. Motion passed and the meeting adjourned at 7:35PM.

Greg Carl, Secretary