

Urban Redevelopment Authority

Meeting Minutes
City of Forest Park
February 26, 2020
8:24 P.M.

Note:

Due to a data transfer, the original minutes for the February 26, 2020 URA Meeting was lost. The following is a summation of the meeting based on a recording.

Call to Order:

The Urban Redevelopment Authority meeting on February 26, 2020 was called to order by Chairwoman, Angelyne Butler, at 8:24 PM.

Present

Chairwoman, Angelyne Butler; Vice Chairman, Steve Bernard, Ed Taylor; Lois Wright, Eliot Lawrence

Also Present:

Mike Williams, City Attorney
Ken Thompson, Finance Director
Bruce Abraham, Economic Development Director
James Shelby, Interim Planning Director
David Welch, Robinson Weeks
Mike Monteleone, Oasis Consulting

Discussion: Account Designation

Angelyne Butler discussed which board members will be authorized to sign checks on behalf of the board.

Mike Williams suggested appointing members to board positions before establishing account authorizations.

Agenda Amendment

Motion to amend agenda to discuss board positions.

Motion approved unanimously

Board Position Appointments

The board discussed which board members will serve as Chair, Vice Chair, and Secretary.

Steve Bernard voiced interest in serving as the Vice Chairman. Angelyne Butler, recommended herself as Chairwoman, Steve Bernard as Vice Chairman, and Ed Taylor as secretary

They also discussed who would assist the board as an

Urban Redevelopment Authority

Meeting Minutes
City of Forest Park
February 26, 2020
8:24 P.M.

agent of the City, legal counsel, and financial advisor.

Bruce Abraham and his assistant Danita Hamid were nominated as agents of the city.

Mike Williams was nominated as the board's legal counsel.

The board also nominated Ed Wall of Piper Jaffray & Co. to continue serving as the board's financial advisor

Approval of Nominations

Lois Wright motioned to approve nominees.
Motion seconded.

Motion approved unanimously.

**Discussion: Gillem Overview –
Robinson Weeks & Oasis Consulting
Presentations**

David Welch (Robinson Weeks) provided a brief history of the Gillem project, highlighted businesses that have purchased land at Gillem (Kroger, Cummins, HD Supply), and discussed the Army repayment schedule. He also went over the remaining cleanup and what is currently for sale and areas that will be for sale in the future.

Mike Monteleone (Oasis Consulting) provided the board with an overview of the environmental and regulation aspect of Gillem. He went over the previous environmental studies completed on Gillem and discussed the different areas his firm oversees: insurance, studies, collaborating with the Army to determine clean up procedures, etc.

**Appointment to Gillem Property
Owner's Association**

Steve Bernard motioned to approve Bruce Abraham to serve as an agent of the City for the Gillem Property Owner's Association.

Ed Taylor seconded motion

Motion approved unanimously.

Urban Redevelopment Authority

Meeting Minutes
City of Forest Park
February 26, 2020
8:24 P.M.

**Proposed Development – Presentation
by Mr. Freeman on Maintenance
Building Plans**

Chair, Angelyne Butler recused herself from this presentation due to contract associations.

Mr. Freeman is interested in building a two-story maintenance building which will be 16,000 square feet. Freeman discussed design plans and operational plans for the facility. The maintenance building will include a maintenance area, collaborative area, office space, gym, and walking/biking trails.

**Approval of Maintenance Building
Plans**

Ed Taylor motioned to approve plans.
Lois Wright seconded motion.

Motion approved unanimously

Discussion: Budget

Ken Thompson provided board members with an overview of the current operating budget and expenses. He also went over other options for making the June payment to Army if the planned acquisition does not occur in a timely manner.

He also discussed the expenses related to the Rateree Road extension.

No action needed.

Executive Session

Ed Taylor motioned to enter executive session.
Steve Bernard seconded motion.

Motion approved unanimously.

Board entered an executive session.

Adjournment

Meeting adjourned.