

**Business Development Commission (BDC)  
MEETING MINUTES  
APPROVED**

MEETING DATE: Thursday, July 22, 2021  
LOCATION: City Hall  
CALLED TO ORDER: 8:08 AM  
MEETING ADJOURNED: 9:03 AM  
NEXT MEETING: Thursday, August 26, 2021

Name	Present	Absent
Mike Pincus, Chair (Citizen at Large)	X	
Pam Niehaus, Vice Chair (Citizen at Large)	X	
Kara Bowlin (Citizen at Large)	X	
Andrew Scavotto (Citizen at Large)	X	
Erbab Majeede (Business Owner-C)	X	
Ceci Bartels (Business Owner-H)	X	
Rebecca Now (Chamber of Commerce)	X	
Tim Delanty (Old Webster Rep)	X	
Vacancy, (Old Orchard Rep)		
Laura Arnold, Council Liaison	X	
Eric Peterson, Staff Liaison	X	
City Manager Designee		

Also in Attendance  
Jenny Starkey – Director of Public Affairs and Engagement  
Fran Sudekum – Administrative Support

**APPROVAL OF MINUTES**

A motion to approve the July minutes was made by Rebecca Now, seconded by Pam Niehaus, and it was unanimously approved.

**OLD BUSINESS**

**Webster-Wide Scavenger Hunt** – Ceci Bartels has been formulating what a Webster-wide scavenger hunt might look like. She is pondering out a plan for the August BDC meeting but is realizing it's a more dimensional than she had originally imagined.

**City Website Redesign** – The process to redesign the City's website will start this September and will be an 18-month process. Two of the consumer-focused pages are Explore Webster Groves and Webster Groves Parks and Recreation Department. The new landing pages for these "consumer" pages will look like stand-alone websites. Jennifer Starkey shared examples of what the new landing pages could look like. The BDC will have input and feedback to the Explore Webster Groves landing page throughout the process; making it more robust, visually exciting, and improving the searchability of the business directory and ease of use are key components.

## **NEW BUSINESS**

**Business Involvement in Civic Spaces and Events** – Commission Members discussed potential opportunities for Webster Groves brick and mortar commercial businesses to connect with and benefit from community/civic events held in public spaces where appropriate. For example, one potential opportunity for restaurants could be to provide special/personal carry out to/for those attending a community concert event. Another potential opportunity for a retail or service business could be a sales and/or informational and/or demonstration off-site pop-up at an event. The applicable logistics and parameters would need to be worked out. Events organized by private groups or individuals would not apply. Eric Peterson will work with Mara Perry to identify a possible off-site pop-up process points.

## **DISTRICT UPDATES**

**Crossroads** – The Streetscape Project is their sole focus. Mayor Gerry Welch and Council Member Laura Arnold met with St. Louis County for a preliminary discussion about the intersection of Big Bend Boulevard and Elm Avenue which will have increased vehicle and pedestrian traffic associated with the expansion of Hixson Middle School and thus increased safety issues.

**Old Orchard** – The Old Orchard Gazebo Music Series is back and kicks off August 20th. Streetscape construction continues to be delayed due to supply issues.

**Old Webster** – The Commission meets next week.

## **CITY/COUNCIL UPDATES**

- Information about the proposed redevelopment project in the North part of the Old Webster Business District, now called Douglas Hill, is available on the City's website; the process continues to move forward.
- A Tax Incremental Financing (TIF) Commission will be constituted related to the Douglas Hill Project. Members have already been appointed to the Commission by St. Louis County and the School District. Webster Groves is charged with appointing three individuals to the Commission; if interested please apply.
- Diversity, Equity, and Inclusion is underway and will be moving into external focus groups in August led by an outside consultant to understand not only internal City views but also the Community's view how the City government is responsive to that initiative and those values in order to quantify how it is looked at. The City will send a list of interested individuals to pick from. If Commission Members are interested in participating in one of the focus group, let Eric Peterson know (petersone@webstergroves.org).
- The code amendment changes for D and C Commercial to allow multi-family residential as a permitted use with a specific set of regulations, such as setbacks, height, intensity of use, required parking, is before City Council. The former Subaru location could be a potential location.
- Two items will be on the August Ballot. Prop #1, whether to keep or repeal the changes to the two-family code amendment in the A4 residential zone. The other is a proposed tax increase for the St. Louis Community College.
- City Council, Board, and Commission meetings will all return to in person meetings in August. There will be a Zoom option available as well.
- Eric Peterson, Assistant City Manager/Director of Finance and Administration is now the staff liaison for the Business Development Commission as well as the Old Orchard, Old Webster, and Crossroads Special Business District Advisory Commissions. Part of Mr. Peterson's background has been one of economic development with downtown and business client issues in Milwaukee County, Wisconsin and Flagstaff, Arizona before coming to St. Louis. Mara Perry will still be available to the Commissions as needed.

## **NEXT MEETING**

Meeting Date – August 26 at 8:00 AM, In person, City Hall 2nd Floor Conference and also via Zoom