

# Crossroads Special Business District Advisory Commission

## MEETING MINUTES

**DRAFT**

MEETING DATE: Thursday, September 16, 2021  
LOCATION: Zoom  
CALLED TO ORDER: 8:00 AM  
MEETING ADJOURNED: 8:52 AM  
NEXT MEETING: Thursday, October 21, 2021

NAME	PRESENT	ABSENT
Bob Springer, Chair	X	
Heidi Butts-Wiegand	X	
Christi Johanningmeyer		X
Joshua Tonnies		X
Kelly Ruesing	X	
Alison Kinderfather	X	
Chris Westmeyer	X	
Sarah Richardson, Council Liaison	X	
Eric Peterson, City Liaison	X	

Todd Rehg – Director of Public Works, City of Webster Groves  
Ceci Bartels – Business Development Commission  
Also in attendance: Fran Sudekum – Administrative Support

### **APPROVAL OF MINUTES**

Motion to approve the July minutes was made by Alison Kinderfather, seconded by Kelly Ruesing, and unanimously approved.

### **VISITOR COMMENTS**

Ceci Bartels of the Business Development Commission is working on a possible scavenger hunt designed to expose people to the businesses in the three business districts. She is looking to gauge the interest level of the District Commissions for such an event. Commission Members liked the idea and are interested in hearing more when more details are worked out.

### **STREETSCAPE UPDATE**

Commission Members discussed the Streetscape project with Public Works Director Todd Rehg. Mr. Rehg had attended a meeting with St. Louis County on September 10th; Mayor Gerry Welch and Councilmember Laura Arnold had asked for the meeting to take place. City Manager Marie Peoples was also at the meeting.

Mayor Welch and Councilmember Arnold are very concerned about the safety of pedestrians crossing the street at the Big Bend and Elm intersection in the Crossroads Business District. The addition of the entire sixth grade of the Webster Groves School District now attending the nearby expanded Hixson Middle School has increased the number of students (children) that are now crossing at the awkward busy and dangerous intersection.

St. Louis County would like the District to apply for another federal grant and include changes in the intersection to address pedestrian safety and also expand the project to include the Big Bend road overlay and striping from the railroad crossing west to the Highway 44 overpass. They sketched out how the intersection might be configured (see Exhibit A).

Dr. Peoples would like the application to be submitted in February, 2022 submittal window. Commission Members want to get this streetscape project done; they have been trying to do so for many years. With the experience of recent past grant applications less than stellar results, members are skeptical a “better” and complete application can be put together by February.

Bob Springer and Chris Westmeyer attended a meeting with East/West Gateway to learn why previous applications have not been awarded and they learned the previous applications missed numerous areas that would have given needed points in the evaluation of the application; addressing safety issues lends many points.

Members are concerned with the quick February deadline and thus the ability to put together an application that will be successful this time. Due to the short time frame, the District will need to stay with Cochran Engineering to put together the application as there isn't enough time to start completely over with another firm. Members do not want to wait till next month's Commission meeting to get things moving and formed a sub-committee to start working on this project now; Heidi Butts-Wiegand, Chris Westmeyer, and Joshua Tonnies volunteered to be on the sub-committee.

In addition, Members all agreed Baker Avenue from the Baker/Gore/Big Bend intersection west to Gray Avenue needs to be a one-way street going west and needs to be included in the project; that confusing intersection is also very dangerous to both pedestrians and vehicles.

A meeting will be scheduled later this month with the sub-committee, the Public Works Department, and Cochran Engineering to outline the scope of the project.

### **CITY UPDATE**

- Book Book Go is moving back to Old Webster.
- Union Studio has moved a couple doors west to a bigger space in Old Orchard
- Smoker's Palace in Yorkshire Plaza had a fire.
- Work continues on:
  - Union Bagels in Crossroads.
  - Wingstop and Zushi in Yorkshire Plaza.
  - Total Access Urgent Care at Big Bend and Laclede Station.
  - Euro Trash in Old Webster.
- Fourth & Home, a vintage furniture, and housewares business is moving into the space vacated by Union Studio.
- Betty's Books in Old Orchard opens this month.
- SMR Auto CUP is before City Council.
- Douglass Hill Proposed Redevelopment Project:
  - Plan Commission voted 4 to 4, which is no recommendation; it moves forward to City Council, and they will start their process.
  - TIF Commission's public hearing will be on October 27 at the Rec Center.
- Construction on the Old Orchard Streetscape Project continues; slated to be completed by mid-October.
- The Business Development Commission will host a Webster-wide Business Roundtable this fall looking for input from businesses for the City to listen and get feedback on processes as well as potential use of the Federal American Rescue Plan funds.
- The Parks Department is looking for input on renovating Ivory Crockett Park and the Skate Park.

For the benefit of Commission Members, Eric Peterson gave an overview of how a TIF works.

**Adjourned** – Meeting adjourned at 8:52 AM.

# EXHIBIT A

