

**CITY OF HAZELWOOD
COUNCIL WORK SESSION
AUGUST 10, 2016**

CALL TO ORDER A Council work session was called to order by Mayor Matthew G. Robinson at 6:05 p.m. on Wednesday, August 10, 2016, in the Council Chambers at Hazelwood City Hall.

On roll call the following members of the Council were present:

Matthew G. Robinson
Russell Todd
Warren H. Taylor
Rosalie Hendon
Mary G. Singleton
Carol A. Stroker
Robert M. Aubuchon
Don W. Ryan
Robert Parkin II

Mrs. Wolf declared a quorum was present. Also present were City Clerk Colleen Wolf and City Manager Matt Zimmerman.

SPECIAL ORDER OF BUSINESS

ORDER OF AGENDA There were no objections and the order of the agenda was adopted as printed.

PRELIMINARY VILLAGE SQUARE REPORT Economic Developer David Cox stated Peckham Guyton Albers & Viets, Inc., (PGAV) was retained to study Village Square as a potential redevelopment area.

John Brancaglione of PGAV reviewed the history of Village Square which was constructed in 1958 and comprises 34 acres, 13 parcels, and 17 buildings. Construction of the highway interchange dramatically affected access to the site and created an impediment to attracting users. Mr. Brancaglione stated the first step in this process was to verify that the site meets the criteria for redevelopment under one of the state statutes and it does. Existing land uses were reviewed. Property values have declined 73% in the last 11 years. The vacancy rate is 31%. A vacancy rate of 5% is typically considered full occupancy. He discussed the factors which make it eligible for redevelopment such as age of the buildings, deterioration, street layout, and improper subdivision. The best redevelopment scenario would include removal of some of the buildings. The owners are willing to sell, but have inflated value expectations.

Mr. Brancaglione stated a destination use would be the preferred use for the site because of poor access. Due to market competition and development costs, some assistance would be needed. He stated the density of residential structures in the trade area isn't adequate to support many retail uses. In addition, the property doesn't comprise a large enough area in the right configuration to attract a big box retailer and some of the more valuable adjacent properties would need to be acquired for that use. Due to the presence of online retailers, brick and mortar retailers are often building smaller stores which are used primarily as showrooms. Mr. Brancaglione stated the site does have potential for certain retail uses. The data used in the analysis which includes population, age distribution, household income, spending patterns, etc. is remarkably accurate. He explained retail gap or leakage represents dollars currently spent outside the trade area which could be captured. He reviewed Retail Gap charts and Retail Sales Density and Retail Square Footage Density maps for the trade area. Mr. Brancaglione stated the metro retail market was overbuilt at the onset of the recession, but is beginning to backfill and retail vacancy is dropping. New entities are moving into the region, but are mainly grocery stores and restaurants. He stated the idea that a grocery store may be interested in this site isn't out of the question. There are gaps in the big box market and although fitting one on the site would be difficult and costly, it would not be impossible. A Costco or Sam's footprint would fit on the site if two of the adjoining parcels were acquired. Other market opportunities were investigated. The site isn't good for industrial uses and the northern I-270 corridor isn't a prime main office location. However, it has been attractive for back-office locations such as processing centers like Express Scripts. Medical office space and hospital related satellite operations have been growing and some federal agencies are moving from downtown. Although these don't produce retail, they support retail and generate new families moving into the area. The next steps are to meet with both management and brokerage representatives for the property owners to discuss development options, meet with a select group of developers to get their development ideas, and report back to the Council.

OCCUPANCY INSPECTION REQUIREMENTS	In response to Council concerns with Certificate of Occupancies being withheld due to non-life-safety issues, staff prepared a proposal to revise the inspection process to focus more on life-safety and less on maintenance issues.
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Mr. Zimmerman stated on the Occupancy Inspection Report maintenance issues would be recommended for correction, but completing the repairs would not be mandatory for issuance of the Certificate of Occupancy. He emphasized all Code requirements would be enforced.

A desire to preserve the housing stock was expressed. Concerns with problems that may arise with more lenient requirements and the need for Code Enforcement officers to use discretion were discussed at length. Suggestions were made to define requirements such as "good condition" and to consider each required/recommended line item individually.

Mr. Zimmerman suggested staff clarify the more complaint-driven items and provide information on the City's training techniques.

After additional discussion, Mayor Robinson stated the Council has expressed support for maintaining the current requirements and has requested clarification of some requirements to reduce the need for discretion. The Council agreed to continue consideration of the occupancy inspection requirements during the September 14 work session.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Matthew G. Robinson - Mayor
City of Hazelwood, Missouri

ATTEST:

Colleen Wolf, MMC - City Clerk
City of Hazelwood, Missouri