



WILDWOOD

MEETING OF THE

COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, January 25, 2022 at 5:30 p.m.

WILDWOOD CITY HALL
16860 Main Street
Wildwood, Missouri 63040

*This meeting will be conducted via Zoom at <https://us02web.zoom.us/j/81508137368>
and broadcast on the City of Wildwood's YouTube Channel at www.cityofwildwood.com/youtube*

*If you would like to submit a comment regarding an item on this meeting agenda, please visit
the [Form Center](#).*

AGENDA

1. Call To Order And Roll Call Of Members
2. Approval Of Minutes - November 23, 2021 Meeting

Documents:

[DRAFT NOVEMBER 23, 2021 MINUTES.PDF](#)

3. Public Comment(S)
4. Discussion Item(S)
 - 4.I. Ready For Action
 - 4.I.i. None
 - 4.II. For Information - Five (5) Items
 - 4.II.i. Update On Lawn And Garden Summit
 - 4.II.ii. Update On Missouri Main Street Connection

4.II.iii. Update On Department Activity

4.II.iv. Northpoint Development

Documents:

[NORTHPOINT DEVELOPMENT SUPPORTING DOCUMENTS.PDF](#)

4.II.v. Update On Business Changes In Wildwood

4.III. Not Ready For Action – Three (3) Items

4.III.i. Review Of City Business Listserv

4.III.ii. Potential City To Business Newsletter

4.III.iii. Update To The Economic Development Guide

5. Other Business News And Updates

6. Next Meeting Date - Tuesday, February 22, 2022 - 6:00 P.m.

7. Adjournment

The Council Economic Development Committee Will Consider and Act upon the Matters Listed above and Such Others as May Be Presented at the Meeting and Determined to Be Appropriate for Discussion at That Time.

Notice Is Hereby Given That the Council Economic Development Committee May Also Hold A Closed Meeting for the Purpose of Dealing with Matters Relating to One or More of the Following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1)1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021(2)1994]; Hiring, Firing, Disciplining or Promoting Employees by a Public Governmental Body [RSMO 610.021(3)1994]; Bidding Specification [RSMO 610.021(11)1994]; And/or Proprietary Technological Materials [RSMO 610.021(15)1994].

The City of Wildwood will provide reasonable accommodations for persons attending Council Economic Development Committee Meetings. Requests for reasonable accommodations should be made by contacting Megan Eldridge, City Clerk at 636-458-0440 or email at megan@cityofwildwood.com at least 48 hours prior to the start of the meeting.



WILDWOOD

Record of Proceedings - DRAFT CITY COUNCIL'S ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, November 23, 2021 at 6:00 pm

Virtual Meeting via Zoom

WILDWOOD CITY HALL

16860 Main Street

Wildwood, Missouri 63040

I. Call to Order and Roll Call

Chair Edens called the meeting to order at 6:08 pm and requested an attendance roll call.

Committee Members in Attendance:

Chair Lauren Edens
Council Member Teresa Clark
Council Member Katie Dodwell
Council Member Dan Flaschar
Council Member Mike Gillani
Council Member Debra McCutchen
Council Member Scott Ottenberg

Committee Members Absent:

Council Member Robert Jakcsy

Staff Members in Attendance:

City Administrator Steve Cross
Director of Planning and Parks Joe Vujnich
Asst Director of Planning and Parks Melanie Rippetoe
Meeting Recorder Carla Patrick

II. Approval of Minutes – October, 2021 Meeting

The minutes of the meeting of October 12, 2021 were submitted for approval. Council Member Ottenberg motioned for approval of the October meeting minutes, and Council Member Clark seconded the motion. A voice vote was taken with unanimous favorable support of members present, excepting abstentions from Council Members Flaschar and McCutchen. Therefore, Chair Edens declared the motion passed

III. Public Comment(s) - none

IV. Discussion Item(s)

Ready for Action

A. Presentation – Mr Ben White of Missouri Main Street Connection

Mr. White presented their program, which provides strategies for revitalization of older traditional urban districts. They are a statewide non-profit organization which may be funded via Community Empowerment Grants (501)(3). Workshops are conducted at their facility in Jefferson City.

Council Member Dodwell motioned to recommend that appropriate staff and Chairs of the HPC or EDC attend the Missouri Main Street Connection grant workshop. Council Member Flaschar seconded the motion. A voice vote was taken with favorable support, excepting an abstention from Council Member McCutchen. Therefore, Chair Edens declared the motion passed.

For Information –

A. Update – Winter Events and Social Medium Campaigns

Chair Edens provided status of events inclusive of Shop Local campaign in place, Toys for Tots bin located at City Hall and the Window Painting Program in place with 15 locations. She expressed thanks to City Administrator Cross and Director of Planning and Parks Vujnich for their efforts in the Snowman Search, which experienced a smaller participation this year.

Not Ready for Action

- A. City Business Licenses Review
- B. Potential City to Business Newsletter (quarterly)
- C. Economic Development Guide Update

V. Other Business News and Updates

Brief discussion was held on potential sources of revenue for the City to include way fair reform, Proposition P funds and possibility of direct tax.


VI. Next Meeting Date

Council Member Clark motioned for cancellation of the meeting scheduled for December 23, 2021. Council Member Gillani seconded the motion. A voice vote was taken with unanimous favorable support. Therefore, Chair Edens declared the motion passed.

VII. Adjournment

A motion for adjournment was made by Council Member Ottenberg and seconded by Council Member Gillani. A voice vote was taken with unanimous favorable support. Therefore, Chair Edens declared the meeting adjourned at 7:19 p.m.

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COMMERCIAL REAL ESTATE

NorthPoint Development proposes \$236M industrial park in Wildwood's section of Chesterfield Valley



This rendering shows the location of the nine warehouses NorthPoint Logistics proposes on the far western end of the Chesterfield Valley in Wildwood.

CITY OF WILDWOOD

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Rockwood School District
Company

Jim Bowlin

Person

Wakeel Rahman

Person



By Gloria Lloyd
Reporter, St. Louis Business Journal
Jan 7, 2022, 4:14pm EST

NorthPoint Development hopes to build a \$236 million industrial park on 235 acres in the Chesterfield Valley, within the city limits of Wildwood.

In a presentation given Thursday night to the Wildwood Planning and Development Committee, Wakeel Rahman, vice president of acquisitions for Kansas City-based NorthPoint, said the company hopes to build 2.5 million square feet over nine warehouses at the intersection of Centaur Road and North Eatherton Road. The project would be built in phases.

“The 2.5 million square feet here, it could potentially grow, it could potentially shrink. It’ll be a matter of site efficiencies,” Rahman told the committee. “In our minds it’s really dictated by the market and what the needs of the users who are looking in the market are.”

The project has to go through city zoning approval before construction could start, but Rahman said the project should fit into Wildwood's future land use plan since industrial is a suggested use for the site. NorthPoint's timeline looks for approval by August, when construction would start immediately. The first phase could be finished by July 2023.

The warehouses would be about 50 feet tall, using earth tones in the so-called "undulating" (as opposed to flat) facades that NorthPoint has built in other warehouses in St. Louis and Kansas City. NorthPoint's other local logistics centers include property in Hazelwood, the new Riverport Trade Center and more than 7 million square feet of

development planned in the coming years for the Gateway TradePort in Pontoon Beach, where NorthPoint is building the region's largest speculative warehouse at more than 1 million square feet. In all, NorthPoint said in its presentation to Wildwood officials that it has invested nearly \$1 billion in industrial development in the St. Louis area.

NorthPoint will be asking for Chapter 100 tax abatements for the property, a savings that would be passed on to tenants. Nearly every major industrial park offers property tax abatements, so those would be necessary to stay competitive and attract tenants, Rahman said. The tax incentives would go through the city of Wildwood for approval even though it has no city property tax and, if approved, would abate property taxes levied by St. Louis County, the Rockwood School District, the Monarch Fire Protection District and the levee district.

Building at the site requires overcoming a number of technical hurdles, starting with the levee that lines the Missouri River at the site, topped by the Monarch Levee Trail that runs more than 8 miles. A crude oil pipeline also crosses the property, which NorthPoint would cover with parking lots rather than buildings. Chesterfield Valley has an existing stormwater system that the development will have to connect with and build alongside.

The industrial park's truck courts would all face inward rather than facing outward toward the road or the levee, Rahman said.

Some approvals will have to come from the city of Chesterfield, even though the project is not within that city's borders. The developer also has to consult with the Federal Aviation Administration and the nearby Spirit of St. Louis Airport in Chesterfield.

NorthPoint suggested that the complex could be called the Boone Valley Logistics Center, named after the nearest exit

on Interstate 64, Boone's Crossing. But Wildwood Mayor Jim Bowlin suggested at the meeting that the company consider calling the project Wildwood Centaur, after the Centaur historic district near the warehouse site that predates the city's founding.

The developer projects that the proposal would create 1,100 to 1,300 jobs.

City officials at the meeting said they liked what they heard but will need to study the proposal before making any recommendation. Bowlin and several of the committee members asked for trees to be retained or planted in as much of the development as possible, lining both roads and potentially the levee trail.

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