

MINUTES OF THE REGULAR MEETING
OF THE BUSINESS DEVELOPMENT COMMITTEE
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON WEDNESDAY, JUNE 27, 2007

BE IT REMEMBERED that the Business Development Committee of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Wednesday, June 27, 2007. The meeting convened at 7:05 p.m.

ROLL CALL

Present:	Don Darr	-Chairman
	John Basler	-Member
	Douglas McGuire	-Member
	Dan Merlo	-Member
	Rodney Stecher	-Member
	Laura Rider	-Ex Officio Member
Absent:	John Littlefield	-Member
	Jerry Von Rohr	-Member

It should be noted that Ms. Kerry Borawski, member of the Finance Committee was also present.

APPROVAL OF MINUTES

Minutes of the May 23, 2007 meeting will be approved at the next meeting of the Committee.

REVIEW ITEMS REQUESTED BY COMMITTEE:

- A. Comprehensive Plan
- B. Zoning Map
- C. Revenue and Expense Analysis
- D. Balance Sheet
- E. Municipal Tax Rates

Mrs. Rider distributed additional information to the members for their review. She stated that the Mayor has prepared a forecast on revenue; what would happen if the business license fees were increased and if the utility tax increased. The cash flow report was prepared by the Chairman of the Finance Committee.

Mrs. Rider explained that businesses that pay by the square foot pay on an annual basis. Businesses that pay gross receipt taxes pay either monthly or quarterly.

There was discussion regarding if the city receives more revenue from office buildings, manufacturing or retail. A member suggested the Committee review if the city receives more revenue from houses or from businesses.

The members discussed property that has the potential of being developed.

The members also discussed the building previously occupied by Bob Evans restaurant and the possibility of the building becoming a bank. Mr. Stecher stated that there is already traffic congestion going north on S. Lindbergh Blvd. during the evening rush hour. A bank would produce more traffic to an already congested roadway.

There was discussion of the building previously occupied by COMP USA. There was not anyone aware of a business interested in occupying the building.

Mr. Stecher stated that one area of the city that should be considered is Highway 30 and Rahning Road as there have been developers who have expressed interest in this area. This area has the potential for light industrial or perhaps commercial use.

Another piece of property that may be developed is behind Enterprise Bank, which currently is occupied by a nursery.

Mr. Stecher explained that when the Planning and Zoning Commission was working on the City's Comprehensive Plan, it was agreed to be cautious as it is much easier for property to go from residential to commercial zoning than it is for commercial property to be rezoned to residential.

Mrs. Rider explained that currently there is a 5% utility tax for residential and 7.5% on commercial. There was discussion regarding the possibility of an increase in the rate of utility taxes. The members discussed the tax rate of neighboring municipalities and agreed that there is room for an increase.

Mrs. Rider stated that commercial utility taxes were last increased in 1994. She also explained the city does not have a hotel tax. Hotels pay a business license fee to the city based on the number of rooms. The members agreed to explore the possibility of hotel taxes.

It was agreed that residents of the city would be more agreeable to a tax increase if they were informed of how the funds would be expended; such as developing park land, hiring additional police officers or road improvements.

Mrs. Rider stated she will look up the State Statutes regarding the hotel tax. She will also check with the business license clerk regarding the number of units per hotel currently in the city.

NEXT MEETING DATE

The next meeting will be held on Wednesday, July 25, 2007 at 7:00 p.m.

ADJOURNMENT

Alderman McGuire made a motion to adjourn the meeting at 8:12 p.m. Mr. Darr seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau