

Mr. Thompson amended the February 22, 2016 minutes on page 2, paragraph 7, to clarify that he's leaning toward Central Bank due to, not he, but the "City" having a direct relationship with Central Bank and them keeping the loan in house.

Ms. Kamps moved approval of the minutes as amended from the February 22, 2016 meeting, seconded by Mr. Thompson, which motion passed unanimously.

**Minutes of Meeting  
City of Ladue Finance, Revenue, and Taxation Committee  
February 22, 2016 at 11:00 AM**

A meeting of the Finance, Revenue, and Taxation Committee for the City of Ladue was held on February 22, 2016 at 11:00 a.m. at the City Hall conference room. The following members were present:

Chairman Jim Schiele  
Mr. Joe Gazzoli  
Ms. Gina Hoagland  
Mr. Jim Thompson  
Ms. Stacey Kamps

Also present were Ex-Officio members Mayor Nancy Spewak; Ms. Laura Rider, City Clerk/Asst. to the Mayor; Richard Lincoff, City Collector; and Councilman John Fox.

The meeting was called to order by Chairman Schiele at 11:00 a.m.

**Approval of the Agenda:**

Ms. Kamps moved for approval and adoption of the agenda; seconded by Mr. Thompson and the vote thereupon was as follows:

Chairman Jim Schiele	"Aye"
Mr. Joe Gazzoli	"Aye"
Ms. Gina Hoagland	"Aye"
Mr. Jim Thompson	"Aye"
Ms. Stacey Kamps	"Aye"

The motion was passed unanimously.

**Approval of Minutes:**

Mr. Thompson moved for approval and adoption of the minutes from the November 2, 2015, December 3, 2015, and the January 11, 2016 meetings; seconded by Ms. Kamps and the vote thereupon was as follows:

Chairman Jim Schiele	"Aye"
Mr. Joe Gazzoli	"Aye"
Ms. Gina Hoagland	"Aye"
Mr. Jim Thompson	"Aye"
Ms. Stacey Kamps	"Aye"

The motion was passed unanimously.

**Public Forum: None**

Chairman Schiele stated the focus of the meeting today was to discuss the responses to Request for Terms of Purchase (RFT) for financing of Fire House #1 Building Construction. He also stated he was going to recuse himself from any discussion in which Commerce Bank is involved since he is on the board of directors. He also re-stated his general opposition to the City financing Firehouse #1 and going into debt when there is \$20 million in the City coffers.

Mr. Fox gave a brief update of the Firehouse #1 project. He stated the project costs have remained the same, but the completion date has been backed up 2 weeks due to SCI discovering petroleum in the ground.

Mrs. Rider presented a spreadsheet detailing Rates/Terms, Fees, Prepayment Penalties, and Rate expirations for each Bank submitting a proposal.

Chairman Schiele suggested everyone take a turn voicing questions, concerns, and observations after Ms. Rider's review. He also asked everyone to state whether or not they are in favor of financing the entire cost of the Firehouse #1.

Ms. Hoagland suggested the committee agree on certain criteria in evaluating each proposal; Cost of loan, flexibility, and location of bank or loan holding company. She also suggested further negotiation with both Central Bank and Clayton Holdings/Commerce were probably necessary.

Mr. Lincoff asked what the actual cost of the new Firehouse is estimated to be. Mayor Spewak answered \$4.25 million. He suggested requesting full payment schedules from both Commerce and Central including interest and fees.

Mr. Gazzoli stated internal financing or partial financing is not off the table. He also reminded the committee that fees are estimates and fee caps should be negotiated. He suggested striking Enterprise Bank due to rates and terms on their proposal. The committee agreed. Mr. Gazzoli stated the City has a long history with Commerce Bank, they offered a very attractive rate and prepay flexibility. He suggests further negotiation for a cap on fees. Mr. Gazzoli also wanted to get clarification on Central Bank's closing costs and fees.

Ms. Kamps stated all rates and terms can be negotiated. She suggested talking to Central Bank concerning rates and Commerce Bank concerning their fees.

Mr. Thompson stated both responses are complimentary, but he's leaning towards Central Bank due to the City having a direct relationship with the bank and them keeping the loan in house. He suggested negotiating between Commerce and Central bank to lower rates and fees.

Mayor Spewak stated she is in favor of financing the entire cost of the Firehouse #1 project. She explained there are many future needs in the City, such as: City Hall and Building Department renovations, complete HVAC replacements, which could easily approach \$2 million. She asked Ms. Rider, Ms. Kamps, and Ms. Hoagland collaborate and re-negotiate terms with both Commerce Bank and Central Bank, then come back to the committee with a suggested course of action.

Mr. Fox also stated there are many Stormwater projects that need to be addressed in the near future which could potentially cost the City millions of dollars.

Chairman Schiele thanked the committee for their time and diligence to this matter, however he re-iterated his dissenting opinion on the financing of the Firehouse # 1 and putting the City into debt.

Chairman Schiele asked for a motion to adjourn the meeting. Ms. Kamps made a motion which was seconded by Ms. Hoagland and the vote thereupon was as follows:

Chairman Jim Schiele	"Aye"
Mr. Joe Gazzoli	"Aye"
Ms. Gina Hoagland	"Aye"
Mr. Jim Thompson	"Aye"
Ms. Stacey Kamps	"Aye"

The motion was passed unanimously and the meeting adjourned at 12:00 p.m.



James E. Schiele  
Chairman