



**CITY OF MANCHESTER  
BOARD OF ALDERMEN  
WORK SESSION MINUTES**

June 30, 2021

A meeting of the Board of Aldermen of the City of Manchester, Missouri was held at 4:30 p.m. on the 30<sup>th</sup> day of June 2021.

**Call to Order**

Mayor Clement called the Work Session to order at 4:37 p.m.

**Roll Call and Statement of Quorum**

Roll call showed those present were Alderman Huether, Alderman Toben, Alderman Hudson, Alderman Nolte, Alderman Ottenad, Alderman Baumann, and Mayor Clement. A quorum of the Board of Aldermen was present.

**Consideration of Special Item**

*Planned Business District Discussion*

Mr. Rick Randall and Mr. Ran Geringer, representatives of Pace Properties, addressed the Board regarding the Planned Business District (PBD) in the City. Mayor Clement explained that representatives from Pace were in attendance to learn more about the Board's vision for the PBD. Mr. Randall and Mr. Geringer asked the Board a series of questions regarding density, accessibility, aesthetics, zoning regulations, and types of uses that are desired within the district.

Board members asked Mr. Randall and Mr. Geringer what vision they had for the district. Mr. Randall explained that a mixed use, high density, accessible district is ideal for a district like the City's PBD. Mr. Randall shared his opinion that the intersection of Highway 141 and Manchester Road is a ripe area for redevelopment and could produce significant benefits for the City and surrounding communities.

**Adjournment**

There being no further discussion, Alderman Huether made a motion to adjourn the meeting. Alderman Toben seconded the motion. The motion passed unanimously by voice vote. The meeting was adjourned at 5:46 p.m.