



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

TAX INCREMENT FINANCING COMMISSION OF CITY OF UNIVERSITY CITY, MISSOURI

NOTICE OF PUBLIC HEARING

The Tax Increment Financing Commission of City of University City, Missouri, will hold a public hearing at 7:00 p.m. on May 23, 2018 at the Mandarin House Banquet Hall, 8004 Olive Boulevard, University City, Missouri 63130. This hearing is being held pursuant to the requirements of Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), to consider the approval of the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan (the "Redevelopment Plan"), the designation of a redevelopment area described therein and the approval of the redevelopment projects described therein.

The proposed redevelopment area contains approximately 800 acres generally bounded by I-170 on the west, the University City city limits on the north and east, and Olive Boulevard on the south (but including the commercial property on both the south and north sides of Olive Boulevard). The proposed redevelopment area also includes properties south of Olive Boulevard on Briscoe Place and Mayflower Court. The Redevelopment Plan subdivides the redevelopment area into three redevelopment project areas referred to as "RPA 1," "RPA 2" and "RPA 3."

RPA 1 contains approximately 99 separate parcels generally bounded by I-170 on the north and west, McKnight Road and Woodson Road on the east, and properties located on Mayflower Court on the south. The Redevelopment Plan proposes that RPA 1 be redeveloped for a mix of uses, including retail, restaurant, office, multi-family apartments, senior living apartments and hotel uses.

RPA 2 contains approximately 4,970 separate parcels generally located east of RPA 1 and north of RPA 3. The Redevelopment Plan proposes that the City will administer a residential and commercial property improvement program within RPA 2.

RPA 3 contains approximately 251 separate parcels generally located on the north and south sides of Olive Boulevard between RPA 1 and the eastern city limits. The Redevelopment Plan proposes that the City will administer a commercial property improvement program within RPA 3.

Implementation of the Redevelopment Plan is intended to eliminate or mitigate the conditions that qualify RPA 1 and RPA 3 as a "blighted area" and RPA 2 as a "conservation area" (as those terms are defined in the Act).

A draft of the proposed redevelopment plan (including maps that more definitively depict the boundaries of the redevelopment area and each redevelopment project area) is available for review by any interested party during regular business hours at the office of the City Clerk, 6801 Delmar Boulevard, University City, Missouri.

The public and representatives of all taxing districts affected by the proposed redevelopment plan are invited to submit comments to the Commission prior to the date of the hearing at the address listed below. All interested persons will be given an opportunity to be heard at the public hearing.

Tax Increment Financing Commission
of the City of University City, Missouri
c/o Director of Community Development
6801 Delmar Boulevard
University City, Missouri 63130



Persons with disabilities needing reasonable accommodations to participate are asked to notify Rosalind Williams at city hall, 314-505-8511 or 1-866-735-2460 (Relay Missouri) no later than 48 hours in advance of this meeting.

