

MEETING OF THE CITY COUNCIL – Part 1
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
April 23, 2018
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, April 23, 2018, Mayor Shelley Welsch called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Terry Crow
Councilmember Michael Glickert
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose and City Attorney, John F. Mulligan, Jr.

C. APPROVAL OF AGENDA

Hearing no amendments, Councilmember Glickert moved to approve the agenda as presented. It was seconded by Councilmember Jennings and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. April 9, 2018, Regular Session minutes were moved by Councilmember Carr, it was seconded by Councilmember Crow and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Don Fitz, 720 Harvard, University City, MO

Mr. Fitz stated that he would urge the new City Council to amend the City Charter with a brief statement as follows: that the right of public comment period is the citizen's right and that it should be submitted to the voters for approval in the next election. He stated there is an attack on civil rights all over the country. He stated that he read an article a few weeks ago, whereby a his friend was arrested for trying to address the community college school board after they passed a rule that eliminated public comments from their meetings. Some might think that the treat of our democracy in University City is over with the swearing in of the new Council.

Mr. Fitz stated he believes the treat is never really over and we guarantee our rights much more so if we put it in the City Charter rather than making it the whim of the City Council. The new Council will not be around twenty years from now. It is extremely unlikely that residents would every give up their right to speak before the Council but it is very possible that a further City Council could take that right away from the residents. Therefore he is asking Council to amend the Charter; it would not take much to make this happen. He would be happy to serve on a committee to look at how other cities have the wording in their Charter. It could then be submitted to the voters at the next election.

Pat Dolan, 1259 Ballwin, Richmond Heights, MO

Mr. Dolan thanked Mayor Welsch. He stated that he represents the Fifth District of the St. Louis County Council; which includes the majority of U City. Mr. Dolan thanked Councilmen Glickert and the Mayor for their service. He stated that it was always a pleasure and a privilege to work together over the years. He stated he wanted to express his appreciation and thanks to the Mayor and Councilmembers Jennings and Glickert for your service and everything that you've done for University City. He wished the new Mayor and Council good luck and congratulations and stated that he is looking forward to working with everyone.

I. PUBLIC HEARINGS

J. CONSENT AGENDA – Vote Required

K. CITY MANAGER'S REPORT

L. UNFINISHED BUSINESS
BILLS

M. NEW BUSINESS

RESOLUTIONS

Introduced by Councilmember Carr

1. **Resolution 2018-6** – Certified election results from the April 3, 2018, Municipal Election. It was seconded by Councilmember Smotherson.

Voice vote Councilmember Carr's motion carried unanimously.

BILLS

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed

Mayor Welsch announced the appointments that were needed.

2. Council liaison reports on Boards and Commissions
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

O. CITIZEN COMMENTS

P. COUNCIL COMMNETS

Mayor Welsch asked Councilmember Jennings to come forth to receive a token of appreciation. *“On behalf of the people of University City, I would like to thank Rod Jennings; who has served on this Council for four years representing Ward Three. Rod’s enthusiasm and energy have benefited our community.*

I’ve seen Rod at dozens of meetings and probably every single community service day event since he came on board and before. I know his commitment to community, that enthusiasm, his true concern for his fellow man and woman will serve him well in his new job running a violence de-escalation center in St. Louis County. Thank you for all your hard work, Rod, we wish you the best”

“Michael Glickert has served on this Council for twelve years in the Ward Two seat that I vacated back in 2006; continuing a Glickert family tradition of public service. Despite a brutal travel schedule; Mike made commitment to his constitutes to be back home for these meetings, and has been faithful to that promise. He’s attended countless neighborhood events and meetings with constitutes, and has always, I think, been welcoming and sympatric easing away any nervousness of those who have come to him for help. He’s been a steading presence on this Council, I think, very rarely showing frustration in our meetings, conversations and discussions. Mike grew up in the University City and always tried to ensure that the U City of today provides the youth of today with the opportunities he had with what, I believe, an idyllic childhood. I think it fitting that he has focused time in his final months on the Council in working with community volunteers, the City and the School District to organize a community athletic program similar to that which he experienced as a child. And that prepared him for a career in college baseball. Thank you for all you have done Mike, we wish you the best.

Councilmember Crow stated that there was a representative from the office of State Representative Joe Adams to present Mayor Welsch with a Resolution.

Ms. Jasmin Williams stated that she was here on behalf of Representative Joe Adams to present a resolution to Ms. Shelley Welsch. *“Whereas, the members of the Missouri House of Representatives proudly pause to recognize the Honorable Shelley Welsch, an esteemed resident of University City, Missouri, who will step down as Mayor of the City of University City on April 23, 2018, after eight years of exceptional service and dedication.”*

Councilmember Crow stated he has the privilege and honor of thanking Mayor Shelley Welsch for her service to our community. Last week he attended the Ministerial Alliance; the meeting was partially to thank and say goodbye to Shelley and partial to see if the meetings would continue; we succeeded on all fronts. Shelley was the spearhead for getting the group together. The Ministerial Alliance is a group religious leaders’ in our community who get together on a quarterly basis to discuss issues and to work on services projects to benefit our residents. Their primary focus has been working on rehab projects for the elderly. He was personally touched by the sentiments and thanks that faith leaders gave to Ms. Welsch. Not only for starting for the Ministerial Alliance but also for her service to our community.

Before Shelley became Mayor, and maybe even before she became a Councilmember; she conceived of the Returning Artist Program in 1994.

This program allows the Alumni of University City Public Schools who have achieved success over the years in the Arts; return to share their talents and experiences with students and the community. This series continues today to encourage interest in the arts as careers, spurs the development for artistic development and supports the arts education curriculum in our schools. In 1996, Ms. Welsch was one of the first recognize the potential of old Kaufman, which is now the Green Center. The Green Center is a nature education center that recently celebrated its 20th year anniversary. The house was purchased by the City in 1972, but not vacated by the Green family until 1996. While on the City's Commission on Arts and Letters, Ms. Welsch pushed for its renovation and use as community culture center and work tirelessly to establish the non-profit organization to manage the properties. Democracy is based on people of talent giving back to their community and sharing. Anytime you do that on a municipal level, it has to be one of the toughest jobs around. You see your constituents daily and sometimes hourly and when you serve the public you are truly dedicated to your community. You have been dedicated to this community for twenty to thirty years. On behalf of the citizens of University City and the members of this Council; we appreciate your dedication to this community and your always trying to make it a better place to live. Thank you.

Mayor Welsch thanked Mr. Crow and everyone in the audience. She stated there was an additional request for citizen comments.

Citizen Comment:

Raheem Adegboye, 7629 Canton, University City, MO

Mr. Adegboye stated that it was a beautiful day and that he was grateful to be present and in good health. He thanked Mayor Shelley Welsch for doing a tremendous job and for the sacrifices she has made for this community and making it a better place to live. On behalf of his family, his neighbors and his block unit, we thank you for everything including the Ministerial Alliance. He prays that your retirement will be blessed and that you stay healthy and successful.

He congratulated Mr. Crow, the new leader of University City. He stated the election was very easy; there was no contest. He guarantees the day to day activities will not be that easy; as the leader you will face a lot of challenges. It is very important to recognize the people of University; they are your friends and supporters. Where there may have been difficulties in the past, it is time to bring the City together, to embrace diversity and inclusion so the City can work together and grow. God bless you and your family.

Q. ADJOURN SINE DIE

Councilmember Carr made a motion to adjourn sine die, and it was seconded by Councilmember Jennings

Voice vote on the motion carried unanimously.

Mayor Welsch thanked everyone for their attendance and wished the new Mayor and Council good luck and adjourned the City Council meeting sine die at 6:47 p.m.

Swearing in Ceremony

The Oath of Office was administered by the City Clerk to Councilmembers Elect Steve McMahon; Ward One, Tim Cusick; Ward Two and Stacy Clay; Ward Three.

The Honorable Judge Lawrence Mooney, Missouri Court of Appeals, stated that he was honored to swear in the new Mayor and that its particular special because he is the son of the former Mayor Joseph Mooney.

The Honorable Judge Lawrence Mooney administered the Oath of Office to Mayor Elect Terry Crow.

Mayor Crow thanked everyone. "I am humbled and honored to serve as the Mayor of University City and I am so touched and overwhelmed to have so many friends and supporters come this evening to join us. As much as anything I really do want thank my good friend Larry for coming over and making that long trip over to swear me in. It is always good to see a University City boy who does well. Larry and his husband Jim have been friends of mine for a long time and to have his father looking down upon us is actually pretty good. Thank you again.

Over the past weeks and months actually, we have seen democracy in action across our Country. We have seen teachers in West Virginia, Arizona and in Oklahoma protesting in the streets and in the State Capitols for more funding for their children. We have also seen students who have protested nationwide for safer schools. In many cases the younger protesters have come with the phrase, which has sort of become the rallying cry; which is "this is what democracy looks like". To all those in the room, please look to your right and to your left and behind you; in our community this is what democracy looks like. You have shown that every person has a voice, every voice has a right be heard and that every person in this community makes a difference.

About 160 years ago, we're going back a few years; Abraham Lincoln was his way to make the Gettysburg address. He was the train, one of the darkest periods of our Country's history; he was going to honor the fallen at Gettysburg, one of the bloodiest battles in the history of the Country. As he was on his way, he was talking about the rebirth of the nation. He kept coming back to the democracy that we have. He said "we are a government that is of the people, by the people and for the people". We can never ever lose sight of that. We are here tonight because of each of you. I want to take just a brief personal moment to thank all of you, but also to thank my brother and sister and brother-in-law; who are here on the front row and of course my wonderful children William and Grace; who are here as well. No one was happier that I ran unopposed than those kids because there was no door knocking going on.

As protocol goes this evening; we have a very brief business meeting that will come right after my remarks. At the conclusion we will have a reception in the back. There will be plenty for you to drink and eat. The food has been prepared by our friends who are Syrian refugees. Many of the houses of worship in University City have used them for their events and the food absolutely fantastic. This is good opportunity for you meet them, take their business cards and help us to help them assimilate more into our country and let them know they are welcomed.

Also during the reception, particularly those of you who live in University City, please take a moment to introduce yourself to our new City Manager, Gregory Rose and our new City Clerk, LaRette Reese. We are delighted to have them and it is incumbent upon us to make they fell welcomed and know that we appreciate the service that they give to their community. There is an old friend in the room, and I want to thank him. When we had a change in the Council a while ago, we have faster pace change in City management than we thought. We had to move quickly and we ask someone if they would step up. I called and said this is one those times when your community needs you more than you need them, I asked if the opportunity came to be would you help out. Our friend Charles Adams literally stepped up without any hesitation. Charles Adams has served the people of this city as a Police Officer, a Police Chief and an Interim City Manager for a total of over forty three years...that is public service; thank you Charles.

Finally to Bwayne, Stacy, Tim, Steve and Paulette; it is truly an honor to serve with each of you and I look forward to us working together. I also want to take a moment for one of my colleagues in particular.

It goes without saying for most people in this room that no one puts in more time or cares more about this city, or carry's out a responsibility any more professionally than Paulette Carr. She has done a phenomenal job. Now let's move on to the brief business at hand. But you should always hold us accountable for the things that you expect from us. We laid out some action items about a year ago and we've moved through them.

What you should expect next; the last time this room was filled to this capacity was when a vote was taken to outsource our ambulance service. The City Manager and staff are working on through review of our obligations and our providers' obligations and service levels under the contract. We will get back to you in the near term with a pathway for us to decide what is in the best interest for City and the residents of the City. You are hearing a lot from your friends and on social media about intersection of Olive and I-170. You owe it to yourself to research the information on your own. This is too important to read the post and say oh my. "I was at wedding in Arkansas two weeks ago when I received call from Joy Lieberman, who has served on the school board probably longer than anybody. She said she wanted to give a little history lesson. Her husband first run for Council in 1962; the issue during that election was the western entrance to University City at Olive Blvd. She said we have talked about for the fifty years; it is time to move on. It is time for us to move forward.

Financial Review, many people have come to us with different initiatives for us implement as a Council and as a City. Mr. Rose has taken a prudent approach to wait and see where we are financially. We need to see where we stand before we start anything new.

Starting in May or June we have a new addition to our City; that is the trolley. Everybody in the room has had an opportunity to say the pros and cons and to express your opinion. We one of the 10 best streets in America and one of the busiest restaurants rows in St. Louis and that is the backbone of the tourism trade in University City. The time for debating the trolley is gone; it is our trolley. It is incumbent on us to ride and support it and to get our friends to support it. We owe it our community and to the businesses in the Loop. Be patience and let's get it going.

We briefly stepped away from the leadership we've had in the past. I hope that Mr. Rose and the Council will reach to north, south, east and west to look for best practices and new ideas. Also to determine if there resources the communities around have that we could also utilize and work together. St. Louis has got be tried of 92 municipalities that duplicate each other. It is time for us to say what can we do with Clayton, what can we do with Olivette what can we do going north and south? Who knows what that means, but we owe to ourselves and our kids to have the conversations.

We also need to concentrate on healing the wounds as Mr. Adegboye mentioned. We've all been through plenty, this is not the time to rehash that but time to move forward. This past week the Country got a little bit of a rest bit with the unexpected funeral services for Barbara Bush. It seems the Country almost took a pause because this was grandmother of America. This was the World War II lady, the woman who hugged a child with AIDS before anyone else in the administration would do it. I didn't vote for her husband or her son and that does not matter. She brought us together and we all have an obligation to that in our own community. We need to look to our left and to our right and hold hands as we cross the street and get along and move forward.

As my kids will attest; I did not ask you to door knock, I didn't ask too many of you for too much money and I didn't ask too many people to host a party. What I would like to ask is that you consider serving on a commission. Look at the people in this room; we have an engaged electric, it's embarrassing for Council to have to beg people to serve on a commission. We are asking you to donate one or two hours a month to help out. You can go onto the website or tonight we have applications here for you including a list of commissions. We need your help. This is was U City is about; being involved.

You need to hold me accountable. If you ever sense that I have marginalized any citizen of this community, please pull aside and gently and professional say "you got that one wrong". I will respect for doing that.

Each of us up here, we serve for you. We're like volunteers, if you know how much we get paid, it's really like volunteering. I'm happy to have all posse here tonight. We make mistakes but they are unintentional. If we make a mistake it is your responsibility to come to tell us if we're heading down the wrong path. Ask us to pause, to stop and reconsider.

As we start the business meeting, tonight has been about change and it's appropriate to end with a quote from Barack Obama. I did vote for him by the way. "Change will not come if we wait for some other person or if you wait for some other time. We are the ones we've been waiting for. We are the change we seek". So now it's time get to work. Thank you.



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
April 23, 2018
7:11 p.m.

A. MEETING CALLED TO ORDER

At the Sine Die Session of the City Council of University City held on the fifth floor of City Hall, on Monday, April 23, 2018, Mayor Terry Crow called the meeting to order at 7:11 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose and City Attorney, John F. Mulligan Jr.

C. APPROVAL OF AGENDA

Hearing no amendments, Councilmember McMahon moved to approve the agenda as presented. It was seconded by Councilmember Carr and the motion carried unanimously

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS to BOARDS & COMMISSIONS

G. SWEARING IN to BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

David Harris, 8039 Gannon, University City, MO

Mr. Harris stated that he was to speak about the proposed Olive-170 Redevelopment Project and the Tax Increment Financing or "TIF" to support it. He stated that he dose to own or lease property in the proposed redevelopment areas and that although he is an attorney he does not represent anyone who owns or leases property in the areas. E - 1 - 7

He stated is a long time resident of University City who cares deeply about the City and its residents, assets and resources.

Mr. Harris stated that at the April 18th TIF meeting there were many questioned answered but there was no discussion of the "Blighted Area" designation given in two of the redevelopment areas, particularly the 50 acres that constitute Redevelopment Parcel Area One or RPA 1. He said he has too many issues to address in this brief statement. He stated that some issues do not appear to be addressed by the TIF Commission, and some of his questions had not been adequately answered. He posed the following questions:

- (1) If the anchor retailer is not identified until after the City makes a decision about TIF; how can you evaluate the viability of the project or the desirability without know who it is?
- (2) A financial assumption is that property values in RPA 1 will increase 3% every two years for the next 25 years. He states this is a questionable assumption
- (3) What increased cost might U. City or other taxing district incur from the project (for instance, for public safety) that will not be funded from the project?

A complete copy of Mr. Harris's comments is attached to the minutes.

I. PUBLIC HEARINGS

J. CONSENT AGENDA – Vote Required

K. CITY MANAGER'S REPORT

L. UNFINISHED BUSINESS

BILLS

M. NEW BUSINESS

RESOLUTIONS

BILLS

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Carr stated that today is not just the ending of one era I and the beginning of another, not just the ending of one administration and the beginning of another. Today is day we celebrate the people who stood up to protect their rights to be represented and to speak. It is wonderful to look out and see the Council Chamber filled with so many who have come here to mark the passage, celebrate and to look forward to the very bright further. Ms. Carr stated that there were other times when the Chamber was filled to overflowing; on February 14, 2011, you came to protest censure of Councilmember Bryon Price; you were ignored. On June 13, 2014, over 250 people filled the Chamber in an effort to reserve your rights to be represented and to speak; you were ignored. People came again on June 30th when those rights were removed. You came again in overwhelming numbers, over 200, on August 3, 2015 to ask the outsourcing of EMS be delayed, you were ignored again. You came again in December 2015 and January 2016 to protest the unwarranted attempt by the former Council to remove Councilmember Crow by seek a quo warranto and failing to censure him; you were ignored and you came out to vote. You voted to change the course of University City. This time the Chambers are filled because of your, our citizen's, efforts and labors. There's a long list of violations of decorum, behavior, council rules and laws for which others have received no consequence. As Mayor Crow has asked us not to focus on the past; I will not be very specific; however there were consequences for firefighters who endorsed candidates other than those favored by former Councilmembers.

And there were consequences for residents when we rejected the bond issue for streets and parks; we didn't get our streets fixed. There were consequences for firefighters with the outsourcing of EMS and sadly the real consequences fell on the residents who were the collateral damage for an ongoing City vendetta against the Firefighters and their Union. Ms. Carr stated that there were consequences for her when asking questions. The City Manager removed transparency for forbidding his employees to record meetings and the minutes and records were sanitized of certain questions or only partial responses were given. There's a lesson is history; we should never forget as we go forward. Finally citizens spoke out and ask to be heard and represented and they experienced consequences. They were marginalized, mischaracterized, treated with lose of their rights to speak; one even removed and to petition their representatives. Now, there are finally consequences for the actions that citizens found unacceptable; change is that consequence. There are also rewards; today is a celebration for the changes for which the people asked and worked for. Tonight and tomorrow, we will see the fruits of labors. It's been a journey worth taking and if nothing else but to remind us of what is really important. Anything worth having is worth working for; even if the work is hard and seems endless. Congratulations University City; a new day has dawned.

Councilmember McMahon thanked Mayor Crow and stated that he had wanted to say that for a long time. He stated that one of his first actions in City government was when he stood out in Flynn Park asking people to vote Terry Crow for Mayor many years ago. Ms. Carr got him further involved and he started attending meeting; he appreciates all that they've done to help him become involved in what we see in University City. Mr. McMahon stated when he saw something he didn't agree with, he spoke up and said it's time to take a turn. That's the reason he's here. Much like Mayor Crow; if there's something he's missing, let me know. We have a whole city of very bright, hardworking intelligent people. Please ask questions so we can have conversations that will move us forward together. Mr. McMahon thanked the people that came out and supported him in his first election and even when he didn't have any opposition, people still came out and voted. He appreciates it and it says that people still think believe he can do the job. He thanked and welcomed Mr. Clay and Mr. Cusick to the City Council; it's an exciting time to be on City Council. There is a lot that is shining right in front of us and we're going to grab hold and make the City better, but it's going to challenging. Not everybody sees it the same way and you will hear about and talk about; he's glad they're here to do the work together. Mr. McMahon stated that he thinks we will have a robust and wonderful Council that works through issues and challenges.

Councilmember Clay thanked Mayor Crow and stated that it was a pleasure to be a part of the Council. He thanked the citizens for coming out and being engaged in the process of democracy. Although he ran unopposed; there are people who certainly helped him through the process. Although, he couldn't name everyone, he wanted to lift up the Straatmann sisters, Meg, Kevin Taylor, Pat McQueen and several others that were instrumental in helping him to occupy the Council seat. The power of this seat is not lost on him as it is the vey seat that was held by Byron Price; whose shoulders he stands on as he thinks about governance and representation of the 3rd Ward. The model that resonates with him is that of servant leadership. The tenants of servant leadership are two-fold; the first is that one has to produce. He must do everything he can working in conjunction with the citizens of University, particularly those in 3rd Ward to make things a little better than they were when come to the seat. Secondly and just as important is the how. How are citizens engaged in the process? Servant Leadership demands that sometimes are taken slower, sometimes things are a bit more deliberant but each step of the way, the citizen are engaged and given opportunity to have voice. He stated that was his commitment to the people; to be a servant leader and he thanked everyone for the opportunity. As his colleagues have said; if he's not getting right he welcomes your feedback.

Councilmember Cusick thanked Mayor Crow. He stated the City has been through a lot over the past few years, but the future looks promising. There's plenty of work to be done and that he looks forward to working hand and hand with the new Mayor and the other members of Council. Mr. Cusick stated there are several issues that we need to deal with; the MSD Storage Containers, our infrastructure needs to be addressed, residents are still concerned about the EMS outsourcing and the police officers are still being housed in trailers. The tax revenues are flat and the property taxes are too high. Economic Development seems to have been stalled.

We do not have a long term comprehensive plan; we have our work cut out for us, but the future looks bright. For the first time in ten years, it looks as if we will see serious economic development along the Olive/I-170 corridor. This will be sustainable long-term development that will help with the bottom line in University City. There is talk of further development on Olive east of I-170 to our eastern border. It's important to note that new City Manager, Mr. Gregory Rose, has started to the process to reorganize the structure of the city departments to address issues of staffing and organization. We need to bring accountability to all departments. We can begin by discussing what to do with our police department; they cannot stay in trailers. Mr. Cusick stated that he confident that we will proceed with an atmosphere of transparency and openness. He has faith in the other members of Council and believes they share these same values. Transparency and the welfare of all of University City residents will be paramount. As Mayor Crow as stated before, painful decision will have to made, you may not like our decisions hundred percent of the time. However, when tough decisions are being made, we will need the assistance of the residents. We will not make decisions lightly; we need your input. We need your expertise and for to you to express your concerns. Please continue to hold us accountable for actions. We are not alone, we are only as good as the people we surround ourselves with and who choose to be participates in the process. Mr. Cusick thanked volunteers who assisted him with his campaign; he could not have succeeded with your support. He thanked the residents of the second ward, who elected him as their representative on the Council. He said he was honored by the trust that the residents have instilled in him.

Councilmember Clay stated he journey into University began many years ago in 1990, when he was hired as day camp counselor by Lynda Euell-Taylor. He stated if he does well in the position and serves University City in a way that is pleasing, we can thank Lynda because she was his introduction into University City.

Q. ADJOURNMENT

Mayor Crow thanked everyone for coming and invited everyone to stay and eat. There's plenty of food and drink so please enjoy. LaRette will have the commission applications in the back.

Councilmember McMahon made a motion to adjourn; it was seconded by Councilmember Smotherson

Voice vote on the motion carried unanimously.

Mayor Crow adjourned the City Council meeting at 7:30 p.m.

Statement to University City Council about Olive-170 Redevelopment Project
April 23, 2018

Good evening. My name is David Harris. My address is 8039 Gannon. I am here to speak about the proposed Olive-170 Redevelopment Project and the Tax Increment Financing or "TIF" to support it.

I was not planning to speak at this first meeting of the new Council. However, the next Council meeting will be too late for my comments and it appears the TIF Commission appointed by the Council to review the project will not meet again until a few days before the TIF hearing scheduled for May 23rd.

I do not own or lease property in the proposed redevelopment areas and although I am an attorney and one of my fields is real estate law I do not represent anyone who owns or leases property in the areas. I am a long time resident of University City who cares deeply about the City and its residents and about the appropriate use of City assets and resources.

I have attended both meetings of the TIF Commission. At the last meeting on April 18th, many questions were asked by some Commission members and residents, including me. Most of the questions were answered. However, after the meeting I realized there were no questions about, and no discussion by the Commission of, the "Blighted Area" designation given two of the redevelopment areas, particularly the 50 acres that constitute Redevelopment Parcel Area One or RPA 1. The blight designation is required for TIF. There are many issues with the blight analysis – too many issues to address in this brief statement - and since it appears the TIF Commission will not be discussing the issues, it may be up to this Council to do so.

Additionally, several of the questions that I asked I thought were inadequately answered. At least three of the questions may be up to this Council to consider.

First, the developer has said the anchor retailer would not identify itself until after the City makes a decision about TIF. From estimates in the proposal the retailer may be Costco, but how can you evaluate the viability of the project or the desirability of the retailer without knowing who it is?

Second, a financial assumption is that property values in RPA 1 will increase 3% every two years for the next 25 years. That is a questionable assumption. Since 2009, only one of the five developments featured in the developer's proposal has increased in value by 12%. Since 2009, the other four developments have declined in value, the Costco property in Manchester has declined in value, and the Costco property in South County has increased in value by less than 2%. The PGAV planner answered their data shows a 3% increase and he referenced the economic downturn in 2007 and 2008 to explain the declining values. The downturn is not relevant because these real values are since 2009.

Third, what increased costs might U. City or other taxing districts incur from the project (for instance, for public safety) that will not be funded from the project? One of the biggest concerns cited with these types of subsidized projects is that other taxpayers are burdened with extra costs. The answer was that the City has hired a consultant to look into this question. I hope the Council looks closely at the consultant's analysis and like the other TIF documents it will be readily available.

I would appreciate my comments being included with the minutes of this meeting. Thank you.

