

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, January 14, 2019
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, January 14, 2019, Mayor Terry Crow 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 Stacy Clay
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Jeffrey Hales
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

Mayor Crow noted that Council had approved the agenda as presented during the Study Session.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. December 10, 2018, Regular Session minutes were moved by Councilmember Carr, it was seconded by Councilmember Hales and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Joe Edwards, Mike Alter, and Steve Stone are nominated to the Loop Special Business District Board by Mayor Terry Crow; it was seconded by Councilmember McMahon.

Councilmember Carr stated the Loop Special Business District (LSBD) is a governmental entity that operates much like a Board or Commission. Therefore, it must follow all of the laws pertaining to governmental entities, which includes the Sunshine Law. Unfortunately, over the last few years this organization has not functioned in that manner. In addition, one member holds a Board seat on the Downtown Community Improvement District (CID), the Trolley Transportation District, and the Trolley Company, which poses the potential for a conflict of interest. Councilmember Carr stated out of respect for Mayor Crow, she is going to vote in favor of each individual on this slate.

However, what she would like to see going forward; especially as it relates to Trolley advertising expenditures disbursed by the LSBDB, that these dollars are no longer transferred inter-jurisdictionally; meaning not just to the City of St. Louis for the eastside, but to any other quasi-public organizations or governmental entities. Secondly, she would like to see all LSBDB Board members begin to operate like a standard Board or Commission by keeping foremost in their minds that they represent U City; that their decisions are advisory to the Council, and that per the Ordinance, they must submit an annual report and a detailed budget.

Councilmember Cusick concurred with Councilmember Carr's comments; especially as it relates to the lack of separate and identifiable boundaries. For example, the LSBDB pays a portion of the Executive Director's salary however it is unclear what functions are being carried out for the benefit of U City or the Eastside CID. Adding to this uncertainty is the fact that the LSBDB and CID conduct joint meetings. So he would like to see the LSBDB Board provide Council with clear distinctions regarding each entity's business operations and the specific impact their decisions may have on these entities, either jointly or independently.

Voice vote on Mayor Crow's motion carried unanimously.

2. Roger McFarland and John Owens are nominated for **re-appointment** to the Board of Adjustments by Councilmember Bwayne Smotherson; it was seconded by Councilmember Carr and the motion carried unanimously.
3. Kevin Taylor is nominated for **re-appointment** to the Park Commission by Councilmember Steve McMahan; it was seconded by Councilmember Smotherson and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

1. Lisa Hummel was sworn in to the Park Commission at tonight's meeting.
2. Julie Brill Teixeira to be sworn in to the Urban Forestry Commission at a later date.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Sonya Pointer, 8039 Canton Avenue, University City, MO

Ms. Pointer stated Council and the City Manager have failed to engage the residents of this community; more specifically, the 3rd Ward, in the planning process associated with the proposed Olive/170 Redevelopment. But on the surface, this development gives the appearance of having a negative impact on low, moderate and fixed-income residents, people of color, and small businesses. This presumption was solidified to some extent, by comments made at the November 12, 2018, Council meeting.

Councilmember Hales stated he had received more emails from residents about feral cats than he had about any opposition to this project. That comment causes you to wonder what Councilmember Hales was doing when numerous residents; many from the 3rd Ward, stood up and voiced their concerns in opposition to this project at various TIF Commission and public meetings. His comments were quite telling in that his attention seems to be focused more on animals than the voices and concerns of African-American residents in the 3rd Ward.

Mayor Crow's remarks; which she took personally after her recitation of requests made at the 3rd Ward meeting, was when people say we, it really means I. In addition to his dig, Ms. Pointer stated the fact that no reasonable actions have been taken by someone who represents the entire City to ensure that not only are all voices within this community heard, but that their homes and places of business will remain safe, is rather

troubling. What was Mayor Crow doing at these 3rd Ward meetings when these exact same requests were being made by countless residents?

On the other hand, Councilmember Carr's comments and actions were a little more subtle. At the 3rd Ward meeting Councilmember Carr made you feel as though she truly cared about those historically discriminated against and left out of City development and planning. After all, in 2017 she stood up to MSD for attempting to uproot what the Federal Government refers to as an "*Environmental Justice Community*". And she skillfully used this term as a way to pushback against MSD and support the NAACP's letter to the EPA on behalf of those low-income residents. It certainly seemed as though she cared until she made this statement; why would MSD want to build raw sewage tanks in an area slated for redevelopment? That was her aha moment when she realized that although they both had the same agenda; their motives were entirely different. Ms. Pointer stated her motive has and always will be, to protect vulnerable communities from bigoted practices that price them out of or displace them from the neighborhoods they live in. But after hearing Councilmember Carr brag about her White/Italian sister-in-law's new business soon to be opening in the 3rd Ward, she would have to question; once again, what her true motives really are.

Finally, her own two members of this Council who remained totally silent while their colleagues attempted to discredit the requests made by their 3rd Ward constituents, was really disheartening. What was the point of hosting these meetings if they had no intention of addressing any of their concerns? Perhaps it looks good in the media, but it certainly doesn't look good to the residents of this community.

Thomas Jennings, 7055 Forsyth, University City, MO

Mr. Jennings stated last month he voiced concerns about the problems associated with the City's leaf pickup on Forsyth. But tonight, he would like to thank Council and the City Manager for arranging an extra pickup that got the job done in a quality fashion.

Carl Hoagland, 7166 Pershing Avenue, University City, MO

Mr. Hoagland; Chair of the Parks Commission, stated he would like to make a few comments about the Commission's list of priorities for Parks and Recreation previously emailed to Council. Prior to reaching a unanimous agreement to approve this list in November, the Commission conducted an extensive three-month review of each project. To help Council and the City Manager make decisions on which projects to fund, the list consists of three categories; (1) Projects over \$250,000 (usually funded by the County); (2) Projects over \$100,000, and (3) Projects less than \$100,000. Mr. Hoagland stated the Commission hopes this process is useful and that it will allow the City to fund as many projects as possible.

Lisa Brenner, 507 North Central, University City, MO

Ms. Brenner presented Council with the following School Board update for December 2018:

- Recognition of the District's outstanding Journalism Program which now includes a Broadcasting Program. This program can be viewed on the District's YouTube channel.
- Recognition of Pastor Chris Paavola of All Nations Church for his ongoing support of U City schools and providing 150 Thanksgiving meals to families in need.
- Recognition of Dr. Tracy Hinds for being a recipient of the Iota Phi-Lambda Apple Teacher's Award.

- Nomination of Senior Alana Jenkins and a \$250.00 prize, as the District's candidate for the MO School Board Association's John T. Belcher Memorial Scholarship.
- Recognition of the U City Educational Foundation for their award of over \$20,000 in educator grants for projects involving gardening, robotics, Shakespeare, and a clothing boutique.
- Approval of an update to the budget. Revenue and expenditures are within the expected range and the District continues to work towards maintaining a 15% (+) fund balance despite the lack of revenue growth and rising costs.
- Approval of the Auditor's Report. Once again, external auditors found the District's financial state and federal recordkeeping to be exemplary.
- The District employs two part-time educators in its Parents as Teachers Program. These educators made 778 home visits to families with children ranging from age zero to three. Seventy-seven percent of those visits were made to high-need families which meets the State's requirements for this program. The Board recognizes the need to add another part-time educator to assist in improving the District's ability to meet the State's home-visit frequency requirement.
- Approval of the English Language Learner Program Report; a Federal Program. The report established that Barbara C. Jordan had enough qualifying English language learner students to be measured against other schools. The school scored in the highest 10% of all schools in the State of MO.
- The Board revised its calendar to reflect no school on election days in April and October. Unless there is a need for additional snow days, the last day of school has now been moved to Friday, May 24th.

Ms. Brenner stated the Board would like to invite City Council and the community to the following upcoming events:

- The Annual Martin Luther King Celebration held on Thursday, January 17th. This year's celebration will honor Rev. Dr. EG Shields, Jr., and Mary Beth Tinker will be the keynote speaker.
- The State of the District Meeting held on Monday, February 25th. Annual state performance data will be released during this presentation.

Carolyn Calacutt, 7328 Dartmouth & University City, MO

Ms. Calacutt stated she is the owner of a duplex located at 7328 & 7326 Dartmouth which is in need of a repair to the sewer lateral system. Upon viewing the video tape prepared by the contractor she noticed that not only did she have two breaks, but that her sewer is connected to 7330 Dartmouth. She stated under the City's revised program the average dollar amount allocated for a repair is between \$2,500 and \$3,000. However, since her repair will exceed that amount her question is whether the amount stated is for the entire duplex or each individual unit?

Mayor Crow informed Ms. Calacutt that a member of staff would be happy to address her question.

Aren Ginsberg, 430 West Point Court, University City, MO

Ms. Ginsberg stated in the past 24 months U City TNR volunteers have trapped, neutered, vaccinated, and returned 24 feral cats, and successfully placed 6 kittens in rescue shelters. There are more than 109 feral cats in this community and these volunteers have been actively educating their neighbors about the benefits of TNR.

On January 2nd three TNR volunteers met with several members of City staff from the Community Development Department and provided them with the ICMA's Guide to managing community cats, news articles on successful TNR programs, and examples of TNR Ordinances which have effectively legalized trap/neuter/return. As a result, Ms. Williams invited these volunteers to the City's Annual Pet Clinic in April and offered to work with them to draft a TNR Ordinance for Council's consideration. Ms. Ginsberg stated she is appreciative of staff's willingness to partner with TNR volunteers to effectively control the City's feral cat population.

I. PUBLIC HEARINGS

1. Zoning Map Amendment for 1167 Remley Court, University City from "GC" – General Commercial to "SR" – Single Family Residential.

Mayor Crow opened the Public Hearing at 6:59 p.m., and hearing no requests to speak the hearing was closed at 6:59 p.m.

2. Text Amendment of Chapter 400 Article 5 Division 10 *"Amateur Radio Antennas and Towers, Parabolic Reflector Antennas and Telecommunications Antennas, Towers and Support Structures"*.

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

3. Text Amendments to Section 400.3080 in Article VIII, Division 3 (Non-conforming lots of records) and Section 400.1020 in Article V, Division 1 of the University City Zoning Code Text amendment – wireless communication.

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

4. Text Amendment to Section 400.3090 in Article VIII, Division 3 of the University City Zoning Code

Mayor Crow opened the Public Hearing at 7:00 p.m., and hearing no requests to speak the hearing was closed at 7:00 p.m.

J. CONSENT AGENDA – Vote Required

K. CITY MANAGER'S REPORT

1. Stormwater Task Force Report

Mr. Rose introduced everyone to his new assistant and Director of Communications; Allison Bamberger.

Sinan Alpaslan, Director of Public Works, stated several members of the Stormwater Task Force are in attendance tonight, and over the last fourteen months they have been actively working on several projects. Their report will be presented by Mr. John Tieman, Co-chair of the Stormwater Task Force

Mr. Tieman stated pursuant to Resolution 2017-10, the Stormwater Task Force was established on June 26, 2017. The Task Force is comprised of 15 members with various levels of technical expertise, ranging from engineers, scientists, and residents who may have personally been impacted by stormwater. In order to comply with this Resolution, the Task Force has focused on stormwater quality problems rather than quantity problems. The distinction being that the focal point is on flooding and related problems within U City, and not ecological concerns, since such concerns are the province of regulatory agencies at the County, State and Federal level. Further simplified; the Task Force worries about flooding on Wilson Avenue, while the EPA worries about contaminants.

The Task Force divided their efforts into two phases and is currently engaged in Phase I. This Phase consists of the collection of data, evaluation of that data, and the prioritization of stormwater problems in U City. This level of systemic collection and evaluation of data has never been performed in this City and therefore, to efficiently execute this Phase the Task Force was subdivided into six subcommittees:

1. The surveying of residents
2. Historical data
3. Review of neighboring community stormwater approaches
4. Review of stormwater ordinances and codes
5. Early warning flood systems
6. Funding for stormwater projects

To date, the Task Force has obtained approximately 250 survey responses. Although the evaluation of these results are ongoing, these responses, combined with other resources; i.e., MSD data, are yielding significant outcomes which indicate that the public is primarily concerned about;

- a. Stormwater entering their homes;
- b. Street and yard ponding;
- c. Stream flooding
- d. Stream/riverbank erosion

The survey also identified specific places, neighborhoods, streets, and properties that are at-risk for water damage.

The results of this survey will then be combined with historical data from the City and MSD, site visits, open houses, and public meetings, in order to evaluate and prioritize the City's stormwater problems; ascertain the preferences of U City residents and business owners; discuss suggestions for mitigation, and develop a range of recommended improvements.

Of particular concern to the Task Force is an early warning flood system. The River Des Peres can rise as much as 20 feet in an hour, with a flow of as much as 10 miles per hour; which means that you can't outrun a swift-flowing and torrential river-rise. Therefore, one of the highest priorities for the Task Force will be to make recommendations for the development of an early warning flood system.

Phase II involves the preparation of a Stormwater Master Plan. At this point in time, the Task Force anticipates that the Master Plan will make recommendations that involve;

- a. Public Works projects
- b. Buyouts
- c. A proposed ordinance to include building code revisions and an early warning flood system for residents who live close to the River Des Peres and Englehorn Creek.
- d. Funding, such as grants, city-wide taxes, and special neighborhood taxes to assist in implementing these recommendations

The evaluation and preparation of the Master Plan which will be reported to City Council at the conclusion of Phase II, is expected to take approximately four to six months to complete.

Mr. Tieman stated U City is profoundly fortunate to have the capacity to draw upon civic-minded residents with the expertise to perform this undertaking. So his report would be remiss if it did not reference the hundreds of man-hours performed by the volunteer members of this Task Force. The Task Force would also like to thank the civil servants who have worked to further these endeavors, and commend the Mayor and Honorable members of this Council for their attention to this problem and ongoing support.

Mayor Crow thanked Mr. Tieman and all of the dedicated members of this community who have volunteered their time to perform these tasks.

2. Parking Space Agreement with Washington University

Mr. Rose stated staff is recommending that Council give consideration to the approval of a Parking Space Lease Agreement with Washington University. This ten-year agreement, with two, five-year options will lead towards Wash U's ability to comply with the City's Zoning Codes. The terms of this agreement include the leasing of 44 spaces from the City's parking garage at \$178.00 per space, which equates to \$92,400 per year.

Councilmember Carr moved to approve, it was seconded by Councilmember Smotherson and the motion carried unanimously.

L. UNFINISHED BUSINESS BILLS

1. **BILL 9374** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY THAT IS LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT **1167 REMLEY COURT** FROM "GC" - GENERAL COMMERCIAL DISTRICT, TO "SR" – SINGLE FAMILY RESIDENTIAL. Bill Number 9374 was read for the second and third time.

Councilmember Carr moved to approve, it was seconded by Councilmember Clay.

Roll Call Vote Was:

Ayes: Councilmember Carr, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay and Mayor Crow.

Nays: None

2. **BILL 9375** – AN ORDINANCE AMENDING CHAPTERS 100 AND 505 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI RELATED TO REGULATIONS FOR RIGHT-OF-WAY MANAGEMENT AND ENFORCEMENT REGULATIONS. Bill Number 9375 was read for the second and third time.

Councilmember McMahon moved to approve, it was seconded by Councilmember Carr.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, and Mayor Crow.

Nays: None

Mr. Mulligan stated before Council and denoted by red lines are a few minor changes to Bill Number 9376 as prepared by Special Counsel. He stated since Councilmember Carr introduced this Bill, it would be appropriate to seek her approval of these changes, and have a first, second, and third reading of the Bill prior to taking a vote.

Councilmember Carr stated she was amenable to the first reading of Bill Number 9376, as amended.

- 3. BILL 9376 – AN ORDINANCE AMENDING CHAPTER 400 OF THE UNIVERSITY CITY MUNICIPAL CODE TO ADOPT REGULATIONS RELATING TO COMMUNICATIONS ANTENNAS AND SUPPORT STRUCTURES.** Bill Number 9376 was read for the first, second, and third time.

Councilmember Carr moved to approve, it was seconded by Councilmember Clay.

Roll Call Vote Was:

Ayes: Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, Councilmember McMahon, and Mayor Crow.

Nays: None

M. NEW BUSINESS RESOLUTIONS

BILLS

Introduced by Councilmember Carr

- 1. BILL 9377 – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.3080 – NON-CONFORMING LOTS OF RECORD AND SECTION 400.1020 – LOT AREA AND WIDTH EXCEPTIONS, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.** Bill Number 9377 was read for the first time.

Introduced by Councilmember Hales

- 2. BILL 9378– AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400. 3090 – NON-CONFORMING STRUCTURES, RELATING TO DISTRICT REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.** Bill Number 9378 was read for the first time.

Introduced by Councilmember Smotherson

- 3. BILL 9379 - AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT AND DISTRICT PROJECT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN.** Bill Number 9379 was read for the first time.

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Mayor Crow informed all speakers that no vote would be taken on Bill Number 9379 at tonight's meeting.

Citizen's Comments

Sonya Pointer, 8039 Canton Avenue, University City, MO

Ms. Pointer stated since Council has been so wrapped up reading emails about feral cats, she decided to do their job; as well as the job of the City Manager, by reviewing some of the videos from public meeting conducted on this redevelopment. These are some of the comments and questions that have yet to be addressed:

- Jackie Hutchinson: 3rd Ward Resident, states she has not heard anything that would make her feel that TIF funding needs to be used. She then asked for a timeline illustrating when the funds would come back to the 3rd Ward, and the statistics demonstrating that this is the best project, because she is not at all convinced that it is.
- Vera Carter-Smith: 3rd Ward resident, states she is concerned about eminent domain. And I have to tell you that I did take a peek at the redevelopment agreement and one of the first things I saw is that eminent domain will not be used except as authorized by City Council.
- Julia McClure states she is close enough to the 3rd Ward to smell it and she thinks the project stinks. She is concerned about dirt, construction, traffic, and does not want a hotel being that close to her home. She is therefore opposed to this project and questioned how long will it take to get the money back to the 3rd Ward?
- Norma Foster: 3rd Ward resident, states she has lived in her home for 42 years and can't stand the idea of having to live in dirt. She does not want her property taxes raised.
- Jane Zinny: 3rd Ward resident, asked if NOVUS simply does not come through with their part of the plan or simply goes away, what guarantees are in place to ensure that the rest of the project will be completed?
- Don Jackson: 3rd Ward resident, states when he looks at this project he thinks about what happened in other Black communities that received funding for redevelopment; like Meacham Park. He said people who live in these wards should have had input a year ago when this project was first in the works.
- Sandra Whitley: 3rd Ward resident, states she is 100% against this project which is a Black and White issue and anyone who says differently is a liar. You are taking 100% of the Black homes, so why can't there be 100% Black construction workers? People want a guarantee that people from this community will be hired, not a request for the developer to implement these jobs as stated in the Development Agreement.

Ms. Pointer stated when you look at the number of people who stood up in opposition to this project, most of them were Black, and most of them were from the 3rd Ward. Most of the people who stood up in support of this project were White and from the 1st and 2nd Wards. So race is a part of this, but this is absolutely a class issue. Those who are not wealthy nor have higher incomes are the target of this project; similar to the MSD Project, residents with lower income levels are the targets. And just because a representative is Black does not mean they represent the issues facing Black people. As the saying goes; *"All skin folk ain't kin folk"*. This is class issue before the people in the 4rd Ward who cannot afford to pay higher taxes will be forced to sell their homes to sustain their living. They will be replaced with people who can afford to live here i.e. gentrification.

Ms. Pointer stated she would like to leave a copy of the petition containing 17 signatures from residents in opposition to this project with the City Clerk.

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The petition reads states: *"The City has not updated its Comprehensive Plan with significant engagement from the residents of this community since 2005; has not engaged the community with all of the details of this redevelopment TIF Bills in writing; has not presented the full redevelopment agreement for residents' review and input, and has not allowed us adequate time, at least a month, to review these documents and ask questions. Therefore, they request that the City vote against the approval of these Bills for the Redevelopment Project at Olive and 170."*

Mayor Crow asked that each speaker respect the rules of Council by limiting their comments to 5 minutes. However, if more time is needed, the appropriate protocol would be to ask for more time rather than simply electing to ignore the warnings after they are publicized.

David Harris, 8039 Gannon Avenue, University City, MO

Mr. Harris stated he has several concerns about the Redevelopment Plan, but in order to comply with the established timeframe, he will only highlight a few, with the hope that they will be discussed and considered.

- Section 2.3: When and why did the unconditional 10 million dollars; upon approval of the plan, for the 3rd Ward, and the unconditional 5 million dollars; at the same time or soon thereafter, for the Olive Business District, become 7 1/2 million dollars; sometime within the next three years; 4 million dollars from *"available revenues"* in the amount of \$500,000 annually, and 3.5 million dollars, *"the City will commit other incremental revenues derived from RPA-1"*?
The 4 million dollars at \$500,000 a year will take eight years to bring into the area. That won't start immediately, but rather in two to three years, and the only incremental revenue he can think of is the sales tax that will be coming from RPA-1, which equates to roughly five years of the expected 50% of the economic activity taxes. So his hope is that there will be some discussion about when and why did the promise of that get changed to this particular structure.
- Section 3.1(b): When and why did the unequivocal and often repeated promise that *"no eminent domain of owner-occupied single family residential structures will be permitted,"* get changed to include the qualifier, *"except as determined by the City Council in its sole and absolute discretion?"* That exception swallows and negates the promise.
- Section 3.9: There are several special development conditions, including hiring and that's a good start, but is that all there is? You've heard from a lot of members of the community about various aspects of a Community Benefits Agreement and other things that can come from this development, but none of them are addressed in the Redevelopment Plan.
- Section 6.6: Why is there now tax abatement? This was never brought up in any of the previous discussions.
- Section 7.1; the developer's right of termination and Section 7.3, the results of termination: The developer has a unilateral right to terminate and there are no consequences. It would be interesting to explain why there is no bonding or security to either undo or complete whatever the developer has done.
- Section 7.5(a) gives the developer an almost unlimited right to assign the obligations under this agreement, with the City having absolutely no say in who it gets assigned to.

Patricia McQueen, 1132 George Street, University City, MO

Ms. McQueen stated although she has not had time to read the Redevelopment Agreement in its entirety, the fact that relocation assistance for residents and Asian business owners; minority contracting; the first-source hiring initiative, and the types of businesses residents on the western end of the 3rd Ward have indicated they did not want in their neighborhood, leads her to believe that Council has listened to all of its residents.

Referencing the numerous comments made about gentrification, Ms. McQueen stated she would like to address some of the myths of gentrification as cited in an article by the *Washington Post*.

1. Gentrification causes widespread displacement. Perhaps, that would be true if U City was considered a hot neighborhood. In fact, the *St. Louis Business Journal's* article on "*Hot Hoods*," listed 25 neighborhoods in St. Louis with the most home sales in 2018, and U City was not on that list.
2. Long-time residents hate gentrification. What they are worried about is taxes, and what or who is going to be moving next door to them.
3. Gentrifiers are White. Studies have indicated that a vast majority of middle-class Asians, Blacks, and Latinos move into these neighborhoods. And based on the small size of the lots in the 3rd Ward, there won't be any Mac-mansions built to bump up property taxes.
4. Based on the 1990 and 2010 Census, neighborhood changes in predominately Black neighborhoods tend to make these areas more attractive for middle class Black households. In fact, in "*There Goes the Hood*" the author states that the way we talk about gentrification tends to overlook the possibility that some of the neighborhood changes associated with gentrification might be appreciated by prior residents.

Ms. McQueen stated a good example of the rational contained in Number 4, is the person who keeps coming up here to the podium, because they not only own a home, they own two other homes, which makes them a landlord. So she would certainly like them to add that disclaimer and be honest about who they really are.

Tom Sullivan, 751 Syracuse, University City, MO

Mr. Sullivan stated he is in opposition to the Redevelopment Agreement because he thinks this is a terrible proposal. To tell residents in the affected area they are expendable and will be kicked out of their homes, and diverse small business owners that they will be kicked out of their buildings, goes against the values that have long been held in U City. And quite frankly, if the proposed development was put to a vote it would be overwhelmingly defeated.

The big lie from the very beginning, announced over, and over, again by City officials, was that there has been, and will be no eminent domain except to acquire Public Storage. But the truth is that the developer can ask for the authority to use eminent domain whenever and wherever he wants. And in his mind, this is only one of many facts that have been in existence since the beginning and simply covered up; like the tax abatements.

Mr. Sullivan stated the St. Louis area is littered with failed projects that all had one thing in common; they were promoted as terrific ideas. And NOVUS was the outfit in charge of one of the biggest fiascos; Sunset Hills. Yet, these same City officials who have failed to do anything about the vacant storefronts in The Loop and east end of the City, have put their trust in NOVUS and the two of them are now claiming that this development will do great things. But it's a bad proposal for residents, small business owners, the School District, and the City as a whole.

Aren Ginsberg, 430 West Point Court, University City, MO

Ms. Ginsberg stated she has participated in every TIF Commission hearing, several of the public hearings, the July and August Community Benefits Agreement meetings, and has heard the same handful of CBA supporters angrily demand that a non-existent coalition of U City organizations oversee millions of dollars of redevelopment funding based on a legally unenforceable wish list. And has even seen the same handful of opponents either ignore or profit from the economic disparities that have been hurting the families in the City's 3rd Ward, and leaving too many storefronts along Olive derelict and vacant.

These naysayers complain about a crisis of trust, yet they accuse others without evidence. They demand accountability, but when she has tried asking them questions they take offense and refuse to answer. And yet, those who disparage this development have been notably silent about Olivette's 9.6 million dollar TIF and Clayton's 147 million dollar TIF. These same naysayers did not protest when Olivette voted to double the size of their Olive/170 project from 85,000 square feet to 170,000 square feet. So, apparently their vehement TIF objections, countless CBA concerns, and histrionic gentrification fears all stop abruptly at U City's border. But make no mistake, Olivette and Clayton's redevelopment projects will affect this community, just not by contributing to or increasing its taxable revenue. Only U City's redevelopment can increase its taxable revenue; provide funding to effectively stabilize Ward 3, and upgrade infrastructure along Olive's International Business District. So she would like to thank the Mayor, Council, and the City Manager for all of their hard work on behalf of this community.

Council's Comments

Councilmember Hales stated in the back of the room today is a fancy new camera that is live streaming this meeting. But he can recall the first TIF Commission meeting; which was not only a little bit hectic, but his first day as a member of Council, when he approached his colleagues and the City Manager immediately following that meeting and asked if he could record and live stream all subsequent TIF meetings on his cell phone. Councilmember Hales stated this act, along with Council's attendance at most, if not all of the 3rd Ward community meetings demonstrates that members of this Council care deeply about all of their residents. And they have gone to extraordinary lengths to make this effort open by providing access where access never existed before. So he would like to both recognize and thank Mr. Carlin and his coworkers, who have worked tirelessly to live stream and manage all of these meetings.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Councilmember Carr stated she would like to personally thank the Stormwater Task Force for their many hours of work to address a longstanding problem that has plagued this community.

Councilmember Clay stated in the December meeting he had failed to acknowledge the fact that Margie Diekemper would be rolling off of the Senior Commission, both as the Chairperson and a member. So he would like to apologize for that oversight and publicly thank her for her service.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Smotherson stated he has been a resident of U City for over 50 years and this is the first time there has ever been a development of this magnitude. So his hope is that people not only remember, but understand that this type of a development is new to everyone. And that means there will be growing pains that everyone will have to go through. Listening to these comments and complaints is not pleasant, but that's a part of sitting in this seat and a responsibility that every member of Council has accepted. So he would encourage everyone to continue their dialogue with Council and appreciate that everyone is learning and growing together.

Councilmember Carr thanked Tom Sontag for his many years of service on the Urban Forestry Commission, and Kathy Standley for all of the years she volunteered on the Park Commission. She stated she would also like to thank the Public Works Department for undertaking such a heroic job during the last snowfall. U City has 81 miles of public streets and many residents would not have been able to get out without the help of these employees who worked overtime to get all of these streets clean.

Councilmember Carr reminded everyone that on January 22nd, at 11 a.m., there will be a ribbon-cutting and grand opening ceremony for Skif International located at 8100 Olive. She stated in spite of the fact that this is her sister-in-law's business she wants everyone to know that she is always excited to welcome any new business to this community, regardless of their race, gender, sexual orientation, or anything else you can think of.

Councilmember Hales stated he would like to echo Councilmember Carr's comments regarding snow removal because he was thrilled to see how many neighborhoods had been thoroughly plowed on Sunday morning.

The Friday before Christmas Councilmember Hales stated he participated in his second ride-along and would like to thank Officer Belcher for making this a tremendous experience. Councilmember Hales encouraged anyone who has not participated in the Citizen's Police Academy to do so.

Councilmember Hales stated he was pleased to have the opportunity to visit Jefferson City for the swearing in of Brian Williams; the State's newest Senator, and a resident of U City.

Mayor Crow stated many may remember and recognize that Professor and Poet, Michael Castro; a citizen of U City, passed away on December 23rd, at the age of seventy-three. Scores of Michael's poems can be found in print, but most notable is the one he published in 2018, *"We Need to Talk"* a collection of poems that expressed the need to look beyond race, politics and stereotypes, and converse intimately with others. He once said, *"Poetry itself can be a form of activism. Art is a form of activism in today's culture"*. He was capped as the first Poet Laureate of St. Louis in 2015. So on behalf of this Council and the residents of U City he would like to offer heartfelt condolences to Michael's wife, three children, and seven grandchildren.

Mayor Crow stated he would also like to acknowledge that the front doors of City Hall are bathed in a blue light in recognition of the plight of those who suffer from the violation of their human rights, specifically as it relates to sex-trafficking. He then welcomed Ms. Bamberger to U City, and offered sincere thanks to the Street Department for the amazing work they did during the snowstorm on Friday and Saturday.

Mayor Crow stated he really does give serious consideration to the fact that every member of this Council must labor for all of the citizens in this community. And with that thought in mind, he would ask that everyone pause and take a moment to think about this; prior to the approval of their redevelopment project, Olivette's City Council held one public meeting. But over the last year, U City's Council has held eleven public meetings and they are still listening. The crux of that comparison leads to something he will continue to say over, and over, again; while it is this Council's obligation to listen, that does not mean they will always agree with what is being said. Council does not have the option of only listening or reading comments from people who say positive things. And anyone who attended those eleven meetings witnessed residents and non-residents voice their opposition to this redevelopment. So, there will be disagreements. In fact, the comment made by a resident tonight that if the proposed development were put to a vote it would be overwhelmingly defeated, is one that he strongly disagrees with. But that does not entitle him to treat that resident with disrespect. Mayor Crow stated emotions associated with this development have ebbed and flowed for the past year, and he anticipates they will continue along that same rhythmical pattern for at least the next two weeks. But that does not give anyone carte blanche to attack the integrity of the people who are trying to do the best they can for this City.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and adjourned the Regular City Council meeting at 7:53 p.m.

LaRette Reese,
City Clerk

Date: 11/17/18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

Since the City has not updated its Comprehensive Plan with significant engagement with the residents of this community since 2005, has not engaged the community with all the details of the redevelopment/TIF bills in writing, has not presented the full redevelopment agreement to residents for our review and input, and has not allowed us adequate time (at least a month) to review these documents and ask questions, I ask that the city vote against approval of the bills/redevelopment project at Olive and 170.

Additional
Comments: _____

Sincerely,

Printed Name: Sonya Pointer

Signature: 

Address: 8039 Canton Ave

Date: 11.18.18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: _____

Sincerely,

Printed Name: KENNETH L. Diggs

Signature: Kenneth L. Diggs

Address: 1543 Mendel Dr.

Date: 11/18/18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Sudha Smith

Signature: 

Address: ~~0800~~ 7825 Birchmont Dr. St. Louis MO 63130

Date: 11/18/20

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: _____

Sincerely,

Printed Name: Helen Franklin

Signature: Helen Franklin

Address: 1528 Mendell DR, U. City, MO, 63130

Date: _____

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments:

Say "no."

Sincerely,

Printed Name:

Keith Frankle **KEITH Frankle**

Signature:

Keith Frankle

Address:

1528 Mendell St.

Date: 11-18-18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: _____

Sincerely,

Printed Name: L. V. Scott

Signature: L. V. Scott

Address: 1524 Mendell Dr, St. Louis, MO 63130

Date: 11/18/18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: IF the Above is met (protection for Homeowners,
lowering of tax percentage for residents, etc) and written,
the project will seem more positive for the community,
Also, what is plan B if the developer pulls out?

Sincerely,

Printed Name: Imani K Dyson

Signature: 

Address: 7533 Liberty Ave

Date: 11/18/18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Mary L. Moore

Signature: Mary L. Moore

Address: 1524 Mendell dr

Date: Nov. 17, 2018

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: I'm signing this document because
I ^{am} ~~care~~ against plans that will affect my
* my family's living condition.

Sincerely,

Printed Name: Charlene S. Willis

Signature: Charlene S. Willis

Address: 1570 Mendell

Date: _____

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:


I am a resident in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Sharita Parker

Signature: 

Address: 1555 Mendell Dr

Date: 11-17-18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Maricetta Owens

Signature: Maricetta Owens

Address: 1596 Mendell Dr 63130

Date: 11-17-18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: _____

Sincerely,

Printed Name: Margaret Pointer

Signature: Margaret Pointer

Address: 1551 Mendell DR

Date: 11-17-18

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely, Eric A. Schaffer

Printed Name: ERIC A. SCHAFFER

Signature: Eric A. Schaffer

Address: 1519 MENDELL DR.

Date: 11/17/2018

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

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Additional
Comments: We do not store in our area

Sincerely,

Printed Name: Regenia Spears

Signature: Regenia Spears

Address: 8019 CANTON AVE

Date: _____

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners and renters in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) and rent caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.


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Additional

Comments: _____

Sincerely,

Printed Name: Rashae Petty

Signature: 

Address: 8023 Canton

Date: _____

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional

Comments: _____

Sincerely,

Printed Name: Evelyn Williams

Signature: *Evelyn Williams*

Address: 8014 Noel ct. University City Mo. 63130

Date: 11 / 17 / 2018

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Louise Sims

Signature: Louise Sims

Address: 8031 Canton U. City MO.

Date: Nov 24, 2018

RE: University City Olive and 170 TIF

Dear University City Council and City Manager:

I am a resident and homeowner in University City's 3rd Ward. It has come to my attention that the City of University (City) is trying to pass bills for Tax Increment Financing (TIF) at Olive and 170. I am concerned about issues of affordability as it relates to the City's intent to increase property values which will also lead to an increase in real estate taxes for residents. The 3rd Ward is a predominately Black/African American community with many low income/moderate income residents. The City has not given residents written details of its intent and agreement to protect existing homeowners in the 3rd Ward from being displaced due to an inability to be able to pay increased mortgage payments (principal, interest, taxes, and insurance) caused by this project. Additionally, I want the City to update its Comprehensive Plan by thoroughly engaging all residents of the community prior to selecting major developments for our City such as the proposed Olive and 170 TIF redevelopment.

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Additional
Comments: _____

Sincerely,

Printed Name: Bettie Jean Tuckson

Signature: Bettie Jean Tuckson

Address: 1566 Mendell Drive 63130