

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, June 10, 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, June 10, 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, City Attorney, John F. Mulligan, Jr., and Mark Spykerman of Gilmore & Bell.

C. APPROVAL OF AGENDA

Councilmember Smotherson moved to approve the agenda; it was seconded by Councilmember Carr.

Councilmember Smotherson made a motion to move Item No. 1 under the Consent Agenda; Aging Ahead Partnership Agreement to the City Manager's Report. It was seconded by Councilmember Carr and the motion carried unanimously.

Councilmember Hales made a motion to move Item No. 2 under the Consent Agenda; Mowing Equipment Purchase to the City Manager's Report. It was seconded by Councilmember Carr and the motion carried unanimously.

Voice vote to approve the agenda as amended carried unanimously.

Mayor Crow stated many have probably heard that James Snyder, co-founder of the Long Acres Farmers Market, passed away on May 26th of this year. Mr. Snyder established the historic market in The Loop in the public parking lot behind 6655 Delmar and served this community for over forty years. Mayor Crow stated it is because of his significant contributions that he wanted to make sure Mr. Snyder was remembered for his dedication and commitment to U City.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. May 13, 2019, Regular Session minutes were moved by Councilmember McMahon; it was seconded by Councilmember Smotherson.

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Mayor Crow announced that he would abstain from participating in the vote on these minutes since he had not been in attendance.

Councilmember Carr requested that page E1-6 which reads, "*predicting the flow of the river,*" be amended to read, "*predicting the flooding of the river*". It was seconded by Councilmember Cusick and the amendment was approved unanimously, with the exception of Mayor Crow.

Councilmember Hales requested that Item B on Page E1-1 which reads, "*In addition to the Mayor,*" be amended to read, "*In addition to the Mayor Pro Tem*". It was seconded by Councilmember Smotherson and the amendment was approved unanimously, with the exception of Mayor Crow.

Voice vote to approve the minutes as amended carried unanimously, with the exception of Mayor Crow.

2. May 28, 2019, Regular Session minutes were moved by Councilmember Carr, it was seconded by Councilmember Smotherson and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Tony Westbrook is nominated to the Board of Trustees Retirement Fund effective 7/1/2019, replacing Edward McCarthy's expired term by Councilmember Tim Cusick. It was seconded by Councilmember Carr and the motion carried unanimously.

Councilmember Cusick expressed his gratitude to Mr. McCarthy for his years of service to this community.

2. Edward Deitzler Jr. is nominated to the Board of Trustees Retirement Fund effective 7/1/2019, replacing Julianne Niemann's expired term by Councilmember Steve McMahan. It was seconded by Councilmember Hales and the motion carried unanimously.

Councilmember McMahan stated that both Mr. McCarthy and Ms. Niemann were valued members of the Board of Trustees and he too, would like to express his thanks for their service.

3. Diane Clark is nominated to the Senior Commission as a fill-in replacing Sue Slater's vacated seat (11/25/2018) by Mayor Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.
4. Helen Nelling is nominated to the Library Board effective 6/30/2019, replacing Rosalind Turner's expired term by Councilmember Bwayne Smotherson. It was seconded by Councilmember Carr and the motion carried unanimously.

Councilmember Smotherson expressed his appreciation for Ms. Turner's service to the Library Board.

G. SWEARING IN TO BOARDS & COMMISSIONS

1. James Redd was sworn into the Parks Commission at tonight's meeting.

2. Sandra Hewitt was sworn into the Senior Commission at tonight's meeting.

Mayor Crow thanked both new members for their willingness to serve this community.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

I. PUBLIC HEARINGS

1. 2019 Community Development Block Grant Allocation (CDBG)

Mayor Crow opened the Public Hearing at 6:40 p.m., and hearing no requests to speak the hearing was closed at 6:40 p.m.

2. FY2020 Annual Operating Budget

Mayor Crow opened the Public Hearing at 6:40 p.m., and hearing no requests to speak the hearing was closed at 6:41 p.m.

J. CONSENT AGENDA – Vote Required

1. Aging Ahead Partnership Agreement; *(removed)*
2. Mowing Equipment Purchase; *(removed)*
3. Microsoft Office 365 Purchase

Councilmember Carr moved to approve Item No. 3, it was seconded by Councilmember Clay and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Aging Ahead Partnership Agreement

Mr. Rose stated staff is recommending that Council approve a contract with Aging Ahead. The terms of this contract will be presented by Darren Dunkle, Director of Parks, Recreation and Forestry.

Mr. Dunkle stated in April, Aging Ahead; a tenant at the Community Center decided to suspend their regular operations of the Senior Program held at the Center and undertake a Pilot Program at a different facility. Aging Ahead deemed the pilot to be a success and elected to continue the program; which left a void for senior residents in U City.

This contract is the result of the City's attempt to reach an agreement with Aging Ahead that would allow U City to reestablish their Senior Program at the Community Center. Aging Ahead has agreed to provide transportation services and meals for U City seniors on Tuesdays and Thursdays. The City will be responsible for the operations and programs. Mr. Dunkle stated the seniors have also expressed an interest in adding an additional day to this schedule; Wednesdays, with the understanding that Aging Ahead will not be a participant.

Mr. Rose stated this is the City's first attempt at providing this type of programming for its seniors and while the hope is that Aging Ahead will continue to partner with the City to help augment the cost of these services, the ultimate goal; if funding is available, is to expand services in this area.

Councilmember Smotherson expressed his appreciation for the City's prompt attention to this issue, and asked when the program was scheduled to start, and how soon Wednesdays would be added to the schedule? Mr. Dunkle stated there are still some issues to be finalized with Aging Ahead regarding the transportation and meals, but their goal is to start on June 24th.

Councilmember Carr stated her initial understanding was that Council was being asked to approve the partnership with Aging Ahead, but now it appears as though another piece has been included which Council has not had time to fully consider. Is there a way to separate the two issues to ensure that the public, as well as Council, have had an opportunity to fully digest the new proposal? Mr. Rose stated at this point, the intent is only to gain approval for the portion of the program related to Tuesdays and Thursdays; transportation and meals provided by Aging Ahead, and the operations/programs sponsored by the City. Any amendments to expand these services will be brought before Council at a later date.

Councilmember Carr questioned whether the addition of Wednesdays; which will be conducted solely by the City, was separate and apart from the Aging Ahead Partnership Agreement? Mr. Dunkle stated while the City's future intent is to negotiate with Aging Ahead to include Wednesdays, at this point in time, the agreement only conveys their promise to provide support on Tuesdays and Thursdays. Councilmember Carr questioned whether the City's intent was for Aging Ahead to only provide transportation and meals for the additional day if the City provided the programming? Mr. Dunkle stated that is correct.

Councilmember Clay thanked Mr. Dunkle for his support and questioned if it was the seniors who had been polled about Wednesdays, and not Aging Ahead? Mr. Dunkle stated that is correct. Councilmember Clay asked Mr. Dunkle if he could talk a little bit more about the type of programming that will be provided by the City? Mr. Dunkle stated currently, the City's senior services conducted by *Marcia* Mermelstein, the Senior Services Coordinator, is somewhat of a clearinghouse for seniors with questions about how to find services that fit their particular needs. Once this agreement is approved, Ms. Mermelstein's office will be relocated to the Community Center and she will be charged with overseeing the day-to-day operations of the Senior Program. The previous program consisted of an active group of about 50 seniors. This is the group we met with regarding the addition of Wednesdays, and who both he and Ms. Mermelstein will continue to collaborate with to determine the type of activities they would like to see included in the program.

Citizen's Comments

Evelyn Hollowell, 7166 Willowtree Lane, University City, MO

Ms. Hollowell stated she has been a participant of the Senior Program since it was first established on Pennsylvania, and it was a great program until Aging Ahead made the decision to move it to Maryland Heights. Aging Ahead's claim that there are twenty seniors from U City attending this new program is incorrect. Initially, there were eleven, but now, almost all of them have stopped going. The new facility is poorly arranged and does not accommodate most, if not all of their regular activities; getting on the bus and traveling to the facility is inconvenient and takes seniors out of their comfort zone; the box lunch they provide is cold; you have to pay for your drinks, and there is nothing else for seniors to do at this location. But there were a variety of activities to participate in and places for seniors to go when the program was in U City.

Ms. Hollowell stated it just seems unfair to think that after all these years of contributing to this community the City cannot provide some type of vital program to keep its senior population active.

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

2. Mowing Equipment Purchase

Mr. Rose stated staff is recommending that Council approve the purchase of two lawn mowers for the total cost of \$44,960.93. The purchase of these mowers will enable the street crew to maintain the City's right-of-ways and provide minimal assistance to the County, and perhaps, the State, with keeping their right-of-ways within U City free of high weeds and grass. No additional staff is required.

Councilmember Hales moved to approve, it was seconded by Councilmember Clay and the motion carried unanimously.

3. Citizen's Survey

Mr. Rose stated the Communications Director, Allison Bamberger, will be leading the efforts on developing and analyzing the Citizen's Survey. This survey will be used as a tool to assist staff in understanding what residents think about their current services, and what improvements or new services/resources should be presented to Council for consideration. Approximately 400 surveys will be distributed, so recipients will be strongly encouraged to complete and return their survey to preserve the survey's statistical validity.

4. Streetlight Program

Mr. Rose stated this is a partnership between Public Works and the Police Department to expand streetlights in those areas identified to have higher crime statistics. The theory is that there is a correlation between lights and crime, so improving the streetlights in residential areas can lead to reduced crime.

Mr. Rose stated he would like to commend the City Attorney for his role in securing a \$500,000 Level 3 Communications Settlement Agreement.

L. UNFINISHED BUSINESS

1. **BILL 9370 - AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS A REDEVELOPMENT AREA; APPROVING THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT PLAN; AND MAKING FINDINGS RELATED THERETO.** Bill Number 9370 was read for the second and third time.

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

Citizen's Comments

Sonya Pointer, 8039 Canton Avenue, University City, MO

Ms. Pointer stated she is a 3rd Ward resident that is opposed to this project. Numerous residents have come before this Council and asked that consideration be given to their equity and gentrification concerns, but no publicly audible deliberations have been expressed to address those concerns. They've asked you to put protections in place to ensure that residents would not be priced out of their homes based on this development's potential to increase property taxes, but no publicly audible deliberations have been expressed to address those concerns. And while she is happy that Council voted to provide programming for its senior population, no one has publicly addressed the reality that this project has the potential to displace these aging members of our community. Residents have asked that a survey be conducted to gauge how residents really feel about this project. Yet, the only survey Council and this administration appear to care about is a survey to determine how residents feel about the services being provided.

Council's unrelenting silence sends a message that says you simply do not care about these residents or their concerns. Ms. Pointer stated while she is disappointed in the process this Council has undertaken; or the lack thereof, she is extremely frustrated with the two members from the 3rd Ward who were elected to protect the interests of that Ward and to ensure that their residents had the same access to resources provided to residents that live in the 1st and 2nd Wards. Their silence is a strong indication that neither of them has done anything to protect those interest.

So once again, she would urge Council to delay taking a vote on this issue and to implement a process that addresses residents' financial, emotional, and cultural concerns. Take the time to find out what they would like to see in their community and what values they believe are necessary to maintain a good quality of life.

Mark Mannion, 7600 Wydown, University City, MO

Mr. Mannion stated he owns multiple properties along the Olive Corridor and is very excited about this opportunity. About a year and a half ago Mr. Browne came into his office and expressed his vision for this City and the region; to make it a better place and he believes that he is doing just that. Costco, along with the planned mixed development will be a benefit to U City, so he is here tonight to encourage Council to make Mr. Browne's vision, and the vision of other residents and business owners come to fruition.

Peter Burgis, 755 Radcliffe Avenue, University City, MO

Mr. Burgis stated in his opinion, much of this discussion ignores the elephant in the room; the \$27 million dollar revenue shortfall from the pool sales tax error. Money the City was banking on receiving when it made its spending plan presented for Council's approval earlier this year; namely, the \$10 million dollars for the 3rd Ward and \$5 million dollars for the Olive Corridor. You simply can't erase \$27 million dollars from the revenue side and still expect to be able to fund the same amount of projects, even though the Amended Redevelopment Agreement gives the perception that you can. However, Section 2.3 of the agreement; which speaks to the funding for RPA-2 and 3, clearly illustrates there is less money that will now be provided on a delayed timeframe. And as a result of the \$27 million dollar shortfall, there is even more uncertainty about whether these revenues will actually materialize.

The Amended Agreement also contains fewer benefits for the City than originally assumed, and the reason that matters is because of the risks involved.

- There is the risk of completion;
- The risk of whether the developer will get financing, and

- The risk of whether all of the buyouts will take place

Are these risks worth the benefits; especially when the developer's straight-line revenue growth assumptions presume that once the development is built, the revenue will come?

Analyst at Swiss Bank UBS estimates that every percentage point E-Commerce takes from brick and mortar translates into 8,000 store closures nationwide. And right now E-Commerce only has a 16 percent market share, so we are still just at the beginning of this decline in brick and mortar. So perhaps, there should be a reassessment; which is something he has not seen the City do.

The City Manager argues that the City will be less reliant on other cities for revenue, but unless the City leaves the Sales Tax Pool or it is dissolved, he does not see how this project will change that reliance, since U City will get the same amount of revenue whether the point of sale is inside or outside of the City. Therefore it seems unwise to make policy decisions based on this assumption.

Mr. Burgis stated if Council approves this agreement, he would strongly urge Council and staff to immediately begin to establish plans to make certain that the funds allocated for the 3rd Ward and Olive Boulevard are utilized in a manner that will produce long-term benefits for that community.

Phyllis Hardy, 421 Rayburn, Sunset Hills, MO

Ms. Hardy stated the only way small businesses and residents can negotiate for a fair contract is to take eminent domain off the table. And while that is the main point she would like to make, as an accountant, she cannot help but be concerned about PGAV's faulty numbers, which she pointed out to this Council a few months ago. Furthermore, when she redid their projections and inserted reasonable assumptions, it showed that the income to repay the TIF was overstated by roughly \$29 million dollars. Unfortunately, she is from a point of sales City and not a pool City, so she missed the fact that PGAV had misrepresented the income available to repay the TIF by another \$24 million. That's why she was not surprised when she read the article in the *Post-Dispatch* about the concerned U City citizen who had discovered the \$24 million dollar error. Ms. Hardy stated both of these numbers add up to \$53 million in errors on a \$70.5 million dollar TIF that clearly cannot be paid off in the twenty-three years as required by law. And a revised proposal is required by law to go back to the TIF Commission for approval before Council can vote on it.

Ms. Hardy stated she is pretty familiar with PGAV's projections since she was the accountant in the Sunset Hills neighborhood that proved to a St. Louis County Judge that the financial analysis PGAV completed for their development was extremely overstated, and the City ended up paying for the damages it caused to the neighborhood. She stated her concern is that the same thing will happen to U City. That's why she has offered to assist Council and staff at no cost, to determine the viability of this project.

TIF law also requires the developer to have proof of financing; i.e., a commitment letter from a lender, which at this point, no one has seen. And no banker is so naive to believe that all of the spaces will be occupied after the first year; that the development will be totally occupied for the entire twenty-three years, and that it will consist of 100 percent retail. So it's a lot easier to settle this tonight by voting no, instead of spending months in court over a battle that could ultimately result in substantial legal fees and damages.

Derrick Coley, 7365 Drexel, University City, MO

Mr. Coley stated he has been a resident for thirty-five years, and even though he has not followed all of the details regarding this proposal he is very much involved with the school district, which seems to be getting shafted. They are simply not getting the money they should be getting. And when you fail to maintain your schools and keep them going strong, the City will self-destruct.

Ellen Bern, 7001 Washington Avenue, University City, MO

Ms. Bern stated while she does not expect her City officials to agree with her all the time, she does expect them to use good data-driven decision-making techniques and to appreciate that the process is important. And she thinks both Council and staff have fallen down in these areas. How can you possibly absorb a \$26 million dollar error, come back with a lot of gobbledygook in an agreement that does not add up to the \$15 million dollars that was promised, and proceed to make any kind of a rational decision? And quite frankly, she doesn't think anyone sitting on that dais could stand up and in five minutes' walk this audience through how they came up with this magic number.

Ms. Bern stated she gets that this is a very complicated deal, so hiring an independent consultant is exactly what she would have done. However, when that consultant said he did not think \$70 million was a number that could fly and toned it down to \$55 million, Council failed to let the community know, sat on the report for a year, and when the consultant asked to look at the revisions so that he could gather more information from the developer and run a complete analysis, his request was ignored. Yet, you are sitting here today talking about making a decision on numbers that you know don't add up and may not be totally understood.

Process is important, so it's rather frustrating to hear your public officials express the value of garnering public input prior to taking a vote, and then refuse to establish a Community Benefits Agreement which would have brought the community to the table; or make promises over and over again that eminent domain would not be used, and then present an agreement that leaves that issue open; or fail to impose any consequences on the developer if he runs out of money and leaves this City with a mess. Which is surprising because this is the same City that stopped the Trolley from operating on the day it was supposed to start because they did not have a Performance Bond.

Ms. Bern stated you wouldn't need a survey if the community had truly been involved because they would have told you what they wanted. And it's not just about accomplishing street repairs; that should have been done over the last thirty years. There might be some way to bring Costco to U City, but this is not it. So, she would ask Council to table their vote, go back to the drawing board and make the numbers work. Because she thinks everyone would rather hear a lower number that's honest, than made up numbers that will never work. U City has to come first and it clearly does not in the agreement this Council seems ready to sign.

Yvette Liebesman, 7570 Cornell Avenue, University City, MO

Ms. Liebesman stated, of course, all of us can find things to nitpick about or that we don't like in this deal, but we should not let that stop us from moving forward with this much-needed development slated for an area that has long been an eyesore. There are beautiful homes adjacent to this site with homeowners who are anxious to sell and move on with their lives, so if we don't do this now, our entire community will continue to suffer.

Ms. Liebesman stated her property taxes went up this year just like everyone else's in U City, but perhaps this development will be a mechanism to help alleviate some of that burden and provide funding for our school district. We cannot let the perfect be the enemy of the good.

Patricia Washington, 7040 Plymouth, University City, MO

Ms. Washington stated use of the term "*nitpick*" is somewhat troubling under these circumstances where you're talking about the disruption of people's lives and its impact on this community.

She stated while she realizes that economic development is critical for any community to survive, she continues to be conflicted about this redevelopment since, in her opinion, the promise of the project died with its faulty premise. The big carrot was the special allocation fund; an alleged benefit to homeowners in the 3rd Ward.

But a new roof will not wipe out generations of despicable real estate practices, disinvestment, racist housing policies, a subpar school district, lack of amenities, rising crime, chronic unemployment, and limited resources for youth and senior citizens. All of which continue to leach value out of the 3rd Ward. According to a report from the Brookings Institution, racism, bigotry, and the devaluation of Black lives have resulted in owner-occupied homes in Black neighborhoods being undervalued on average, by \$48,000 per home, amounting to billions of dollars in cumulative losses nationwide. And homeowners living in the 3rd Ward know this to be true; try selling your house or getting a loan for home improvements.

From the beginning, the purveyors of this ill-conceived project claimed it was special because of the funding allocated to the 3rd Ward. And like most poverty pimps you exploited the equity argument; look at the poor Black people who have been disadvantaged for decades, we must help them. But the rightful word is disenfranchised, not disadvantaged. This Council trotted out their deficit-based narratives and used an adulterated blighting definition to buttress their argument, when in fact; the entity harvesting the greatest benefit is NOVUS. Where is the equity in this? This project is the epitome of White privilege. Shame on this Council; especially the two African-American members of Council sitting on this dais that aided and abetted in this travesty.

Dr. Jason Purnell's community report that talks about dismantling segregation and the divide, presents an overview of more than a Century of bad Federal, State, and Municipal policies, real estate practices, and development strategies that have kept far too many St. Louis residents, *"segregated in neighborhoods with less opportunity to advance economically and fewer resources to support health and wellbeing"*. One of the report's key recommendations for creating a more equitable development is the establishment of a greenlining fund to support homeownership for lower-income residents in redlined areas by issuing mortgages in excess of the appraised values of their homes. This fund would also enable renters; who have been totally disrespected in this process, to escape high rents on depressed properties and build equity in home ownership. Councilmembers Smotherson and Clay, why didn't you fight for that? Why didn't you fight for a CBA? Why didn't you fight for a better deal, instead of fighting against the residents who were trying to get a better deal? These are questions some members of this Council should be prepared to answer when it comes to the next election. With so many lingering questions about financing, equity, transparency, and respect, she cannot understand how Council can, in good conscience, move forward with this project. Apparently your conscious is clear, but if you think this fight is over, she's here to guarantee that it is not. Ms. Washington stated she will continue to organize and fight to get a better deal; not just for the people in the 3rd Ward, but for all of the people throughout U City.

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

Ms. Ginsberg stated she has participated in every TIF Commission Hearing, attended several neighborhood redevelopment discussions, and was present at Pat Washington's July and August CBA meetings where she was unable to find any organization in this community that would take financial responsibility for her wish list of demands. So at this point, it is clear to her that the overwhelming majority of U City residents welcome the opportunity to have good paying jobs within their community, increased City revenue, financial investments in Ward 3, and an upgrade to the infrastructure along Olive. She stated over the past year, hundreds of residents from all three Wards participated in an online poll at Nextdoor.com and she would like the record to show that 73% of verified U City residents support this development. *(Ms. Ginsberg provided the City Clerk with several letters of support and asked that they be made a part of the record.)*

David Harris, 8039 Gannon, University City, MO

Mr. Harris stated he, as well as other citizens, have asked countless questions and raised detailed concerns about this proposed agreement. He even went so far as to email his specific questions and concerns about the initial version of this agreement, as well as the revised version, to the entire Council, City Manager, and the City Attorney. After more than a year of being asked how spending for Ward 3 and the Olive Business Corridor would be decided, the City's administration answered that question in a press release on May 17, 2019, *"Going forward. Resident input from the hotline email address and social media accounts will be compiled and analyzed to influence how money from the TIF is spent"*. He stated his hope, was that at some point there would be a public discussion with members of Council to address some of these issues. However, the process this Council has adopted of having Mr. Rose deliver an occasional monologue at Council meetings or press releases to address residents' concerns are totally unacceptable because it provides no opportunity for dialogue, engagement or understanding. And quite frankly, it's hard to believe that Council themselves, don't have similar questions or concerns; which leads him to believe that Council's discussions are held in private, during closed sessions, or in small groups. But such private discussions of major public issues; which could possibly be in violation of the Sunshine Law, is not the transparency Council promised regarding their approach to this project and the manner of governance that would be employed. How can you possibly be satisfied with this type of engagement plan?

There's also the lesson from a recent development proposal that Council has not learned, and that lesson is to ensure that the City has protections in place to retain or recover monetary damages on any piece of property developed with City revenues. Yet, here we are today with the northeast corner of Olive and North and South being owned and controlled by a private developer, and Section 7.1 of this Development Agreement which allows NOVUS to *"abandon the work and terminate the agreement"* with absolutely no consequences or safeguards for the City. Additionally, Section 7.5 gives the developer an unlimited right to assign this agreement and the City has established no standards for or control over the assignee. Council's absence of a plan for meaningful public engagement and their obvious desire to approve this agreement must mean they are asking the residents of this City to trust them. But in his mind, Paragraph 8.1(f) of the agreement portrays a different scenario. It says the City cannot and will not make any representations that the City's financial analyses were or are true and accurate. Mr. Harris stated while it is common to have such a clause in development agreements Paragraph 8.1(f) goes way beyond the standard non-reliance clause. And in his scenario, this paragraph is the City's escape clause. It is the clause Council will point to when there is not enough money for Ward 3 or the Olive Corridor, if the developer abandons or reassigns the project, or if Costco goes out of business. This is really Council's signal to all of us that we should not have relied on what we were told about this project and we should not have blindly trusted them. *(Mr. Harris asked that his written comments, along with a copy of his questions and concerns emailed to Council be made a part of the record.)*

Arlene Zarembka, 7500 Trenton Avenue, University City, MO

Ms. Zarembka stated she has lived in the 3rd Ward for over forty years and is extremely concerned about the impact this Redevelopment Agreement might have on her neighborhood. First, she is totally appalled by the fact that the City missed the \$24 million dollar error; that no additional meetings were held to discuss this crushing blow, and that the Mayor's response to her inquiry about another public meeting was simply *"No"* without further explanation. At best, it now seems as though the 3rd Ward will receive \$200,000 a year.

Secondly, this agreement contains no requirements to give residents preferential treatment with respect to hiring or to abide by the City's minority contracting standards. And as Mr. Harris mentioned, the City won't even guarantee that the analyses and projections contained in the agreement are accurate.

With the City's inability to detect this major error and so much obfuscation, how are residents supposed to trust what is being proposed and that this Council even knows what they are voting on? Are residents just supposed to somehow magically believe there is still going to be adequate money for the 3rd Ward? And will residents now be forced to go to Clayton to get treatment when the Urgent Care Center on Olive is demolished?

Ms. Zarembka stated she would implore this Council to delay taking a vote; to have another public hearing, and make realistic revisions to this agreement that provides the same protections outlined in the original plan.

Zuleyma Tang-Martinez, 7500 Trenton Avenue, University City, MO

Ms. Tang-Martinez stated she would like to preference her comments by saying that although she has attended meetings, up until this point, she has made no public comments. And the reason for her silence is because this project was sold to residents as a redevelopment project that would benefit the 3rd Ward; which definitely needs the help. So she was hoping against hope that at the end, the benefits to the 3rd Ward would out-weigh the visible costs contained in the original plan. Because quite frankly, the amount of money originally promised was merely penitence given the cost of construction and home improvements. But after the discovery of the millions of dollars that were missing from the plan, the 3rd Ward is essentially left with nothing; \$200,000 a year. Unfortunately, what that means is that the City will lose businesses; which in many cases, will be the ethnic businesses that have been located on Olive every since she moved here, thirty-five years ago. And by her estimation, they represent one of the strongest positives in the 3rd Ward. The business owners are neighbors that they know and trust, not to mention the sixty-plus families that are in endanger of being displaced which now appears to be for no apparent good reason.

Ms. Tang-Martinez stated that personally, she feels snuckered; sold a bill of goods, and thinks Council should be ashamed of the way they have railroaded this project. She also agrees with others who have said the process was flawed in that no additional meeting was held to explain the impact of this horrendous miscalculation, and the input and concerns voiced by the community have been completely ignored. It seems like most of the people in favor of this redevelopment are the ones that don't live in the 3rd Ward and that the only entity gaining any benefit from all of this is NOVUS. Because this City is going to be left with a huge problem if NOVUS decides to renege or Costco fails.

She stated she voted for the members of Council in the 3rd Ward because she believed they cared about the neighborhood they were elected to represent, but if they vote to approve this agreement they will not be honoring the residents they serve and the responsibilities they were elected to uphold.

Jan Adams, 7150 Cambridge Avenue, University City, MO

Ms. Adams stated she attended the June 5th RPA-1 Homeowner's Meeting conducted by Councilmembers Clay, Smotherson, and the City Manager, and their failure to provide a record of that meeting was a blatant attempt to avoid transparency and accountability.

At the beginning of the meeting, Mr. Rose announced that he was only there to listen, and would not be answering any questions. But if that was the intent, it would have been considerate to have included that fact in the meeting notice and provided residents with another forum for submitting their questions.

During the meeting, two homeowners stated that NOVUS had told them, "*their relocation funds were included in their purchase price,*" and they were not eligible for any additional relocation funds. Based on their comments; and Mr. Rose's verbal agreement with this false statement, it is reasonable to conclude that NOVUS is attempting to avoid compliance with the Missouri Statute regarding relocation funds.

Ms. Adams stated after she informed Mr. Rose that NOVUS was attempting to induce homeowners to waive their rights under the statute, Mr. Rose replied that the City would not intervene in any NOVUS transactions with individual homeowners. However, this Council promised at numerous public meetings that the citizens and businesses being displaced would receive certain relocation funds, and as the elected representatives of this City, Council cannot negate that fiduciary duty by allowing NOVUS to defraud this community. Therefore, she is putting the members of this Council on notice that Mr. Rose is complicit in repudiating those promises.

At the end of the meeting, Councilmember Clay acknowledged that he had been made aware that many homeowners would not be able to attend the meeting, at which time she pointed out that a live stream or audio recording would have created an official record for the folks unable to attend. She then requested that all future meetings be recorded. Councilmember Clay expressed his agreement, but Mr. Rose interjected and stated that at this time, he had no intention to record future meetings. Ms. Adams reminded Council of their duty to direct the City Manager to provide an official record of all public meetings with City officials regarding this development.

Ms. Adams stated it is clear from the language in the Development Agreement that this Council believes that after tonight's vote they can simply abdicate and transfer their rights and responsibilities to the developer. But she, along with others, will not let this Council get away with that. And the consequences of abdicating that authority could result in a State audit; civil litigation, or much more. *(Ms. Adams asked that her written comments be made a part of the record.)*

Caroline Fan, 2175 Clifton Avenue, University City, MO

Point of Information: Councilmember Hales asked Ms. Fan if she lived at 2175 Clifton Avenue? Ms. Fan stated Clifton is the business address where she works. However, due to the various intimidation tactics that City Council has inflicted on its residents and other entities, she does not feel safe providing her home address. In fact, she is literally trembling at the thought of how Council rewarded Greg Pace with a police visit to his home after the \$27 million dollar mistake he discovered in the original Development Agreement was made public. So she is afraid of what this Council might do to her. Councilmember Hales informed Ms. Fan, and the public, that he had ever met her. And the only reason he had inquired about her residency was that he knew a number of the tenants and businesses that occupied this address. Ms. Fan stated she was not here tonight representing MIRA, and her only intent was to talk about the 150 jobs supposedly being created by this development. So, her question is; how has that number been factored into the jobs that will be lost when the City closes roughly 50 businesses? Who is doing the math here?

However, since this appears to be a very contentious issue, she would like to note that her friend, Julia Li, faced a lot of intimidation from certain members of this Council, and the Mayor, when she tried to obtain funding to operate a kitchen incubator and Create Space here in U City. Tires were slashed on her property and someone broke into her family's restaurant. And there are others who have been intimidated, like Pat, Claire, and Reverend Angell, who simply asked to have a seat at the table and to have public meetings documented. But in Julia's defense, this is a topic she would not want to be discussed publicly. And the only reason for this disclosure is because a member of this Council raised the question about her residency, and she wanted this audience to know exactly why she is fearful. She's trembling because of Councilmembers like Paulette Carr, who fired her housekeeper because she expressed an opinion about this project that was in opposition to what Councilmember Carr believed.

Councilmember Carr asked Ms. Fan which business she was representing at this address? Ms. Fan stated she was not representing any business. Councilmember Carr asked Ms. Fan if she was still associated with any business located at 2175 Clifton? Ms. Fan stated she no longer works at MIRA because the former Board Chair, and the President of NOVUS, Jonathan Browne, had made allegations that she was being paid by some entity other than MIRA, to oppose this project. But the truth is that she was never paid a dime to oppose this project, and her only objective is to advocate for the immigrant residents and business owners in U City who no one is looking out for. Ms. Fan stated she found it quite disturbing when the Mayor laughed after she inquired whether the City had any plans to provide translators for their Chinese and Spanish taxpayers. So, while it is true, that she does not reside in U City, every year she spends approximately \$5,000 supporting the businesses in this City. That's another reason why she is concerned that these folks are not getting a fair shake.

So, her final question is when was the last time a member of this Council or this administration actually talked to these businesses? In spite of the fact that people have laughed about the need for translators, these businesses actually believe they are going to get a fair shot. But as of last Wednesday, many of them don't even have a plan; they are simply waiting on this Council to take a vote that has always been pre-circumscribed.

Vera Carter-Smith, 8505 Elmore Avenue, University City, MO

Ms. Carter-Smith stated she has been unable to attend many of the meetings due to a recent surgery. And when she called City Hall to express some of her concerns she was told to direct any questions or concerns to her 3rd Ward representatives. Ms. Carter-Smith stated based on the changes being discussed here tonight, she realizes that many of her original questions may no longer be valid, but that does not excuse the fact that she has never received a response from either one of the Councilmembers representing the 3rd Ward. So, if they are supposed to be representing her interests, then she would really like to receive some type of interaction that makes her feel as though she is truly being represented.

Rosalind Williams, 7408 Chamberlain Avenue, University City, MO

Ms. Williams stated she purposely waited to present her comments until after a lot of the opponents of this project because for months she has been trying to explain what is going on. And since in her opinion, Council and this administration have dropped the ball with respect to clarifying all of these misconceptions, she is going to be arrogant enough to try once again to explain this agreement, so that people have some idea about the future of this project and what it means for U City.

She stated she is concerned that everybody thinks that the \$15 million dollars is gone because no one has taken the time to explain that there are three projects included within the Redevelopment Plan that is going to be approved tonight. The Development Agreement is for one of those projects, and that project is RPA-1. And that agreement tells the developer when, how, where, and what they have to do in order to get TIF financing, which is primarily used for acquisition, relocation, and clearance of the site. Ms. Williams stated while she thinks the attempt to try and guarantee the \$15 million dollars through the City's contributions falls short because of the mistake in the calculations, in many ways, it is a side agreement that has nothing to do with what the developer is supposed to do. When she got involved in this project one of the first things she said needed to be done was to develop a plan for the 3rd Ward because the whole idea behind this project was to provide funding so that redevelopment could occur in the 3rd Ward. So, she would agree with Ms. Washington's analogy about the issues surrounding predominantly Black neighborhoods, and all of the potential solutions, but they have to be strategic and well thought out in solidarity with the neighborhood.

Ms. Williams urged Council to put a little onus on themselves to produce a Redevelopment Agreement for RPA-2, with the 3rd Ward as the master developer that entails a very detailed action plan for all programs and use of the funds. She stated her hope is that the City will clarify many of these misconceptions that have resulted in fear and paranoia among residents and business owners.

Mayor Crow stated he had received three requests from individuals who have already had an opportunity to speak at tonight's meeting, so he would ask them to please be respectful of their neighbors' time.

Sonya Pointer, 8039 Canton Avenue, University City, MO

Ms. Pointer stated while Mayor Crow is the most disrespectful person on the dais, every member's stance to remain silent simply adds another layer to that lack of respect. And the fact that Rosalind Williams, the Acting Community Development Director who assisted on this project has also referenced Council's suppressed commentary in addressing resident's concerns is extremely telling.

She stated even though it's true that a lot of residents are upset because the City has not conducted due diligence with respect to this project, it's even more disturbing to witness Councilmember Hales interrupt a speaker to inquire about where she lives, while displaying no interest in the concerns expressed by residents of this community. But apparently, that's par for the course since he was the member of Council who said he had received more calls about feral cats than he had from Black residents in opposition to this project. Because that's where the opposition is coming from; people who live in the 3rd Ward; people of color; people with low to moderate incomes.

So yes, she is angry, but it's because she cares about the community that Council failed to engage in this project and now has the audacity to move forward with irregardless of those failures. Councilmembers Smotherson and Clay, if you did not want to justly represent the 3rd Ward then you should not have taken the job. But election time is coming, and that goes for every member of this Council.

Pat Washington, 7040 Plymouth, University City, MO

Ms. Washington stated it's important to note that the developer, in this case, has been very clear in both his private and public conversations that the responsibility of developing a project for the 3rd Ward lies exclusively with Council and this administration. And that's why so many people have such a high level of anxiety because this City has refused; particularly the elected officials in the 3rd Ward, to provide any sort of ongoing dialogue to help them understand exactly what is going to happen in the 3rd Ward.

Ms. Washington stated as a member of this community, a concerned citizen, and someone who has spent over twenty years in government watching people get boondoggled and hoodwinked as a result of politics and petty personal interests, she took it upon herself to try and educate residents about the benefits of a CBA and how it could help them achieve their desires for the 3rd Ward. It has never been about an attempt to stop this project, just to provide a better opportunity for young people; the undereducated; the people being displaced; those who are chronically unemployed, and the seniors here tonight begging this administration to piece together a program for them, after all they've sacrificed and given to this community. In fact, she even brought a list with her tonight of the people who took the time to come to these meetings and the information she tried to impart. Because the reality is that when she looked at the professional services for this project, the accountants, lawyers, statisticians, and analysts, none of them looked like her. And to top it all off, this agreement includes no assurance that the developer will even adhere to the City's minority participation requirements.

So there's no equity here. Ms. Washington stated if you really wanted to do something special you would have put more teeth in this project, but sadly, it appears as though all you want to do is attack people. And if that's the case then you should know that you can attack her all day because she was built to undertake challenges and she is not going anywhere.

David Harris, 8039 Gannon, University City, MO

Mr. Harris stated what he just witnessed and found very disappointing, was the pointless interruption and intimidation of someone who came here to make a public comment. He stated while he would definitely expect better behavior from his representative, Councilmember Hales, the same holds true for Councilmember Carr, and Mayor Crow, whose task is to set the standards and procedures for the type of behavior and decorum permitted in these meetings. If you did not like the address she gave, this was not the way to do it. And whether her comments were pro, con or indifferent, should have no bearing on the way she is treated. So he thinks Councilmember Hales owes an apology not only to Ms. Fan but to everyone in attendance at tonight's meeting.

Greg Pace, 7171 Westmoreland, University City, MO

Mr. Pace stated for the record, he is not trembling or shaking, in spite of the despicable cheap shot taken by Councilmembers Hales and Carr to intimate Ms. Fan. He stated over the years he has attended countless meeting and heard others provide Council with their business address. So would you agree that this is not the first time?

Councilmember Carr stated that she has certainly heard people give their business address at these meetings.

Mr. Pace asked Mayor Crow whether Councilmember Carr had asked for the floor and been granted permission to do so, before interrupting the speaker? The answer is no, she didn't, which means that she should be censured. It's hard enough for some folks to come up here and speak, so there is no place in this hall for that type of intimidation. In fact, after Andrew Roberts won his Federal court case Councilmember Carr sat right there and said she would sit on that dais and listen to citizens no matter what their point of view might be. But tonight; because Ms. Fan's answer didn't suit you, you decided to dish it out rather than sitting there and listening. And the same thing goes for you, Councilmember Hales.

Patricia McQueen, 1132 George Street, University City, MO

Ms. McQueen stated she is a resident of the 3rd Ward and believes that this administration has handled things in a different manner than the previous administration. She thinks there has been free speech and all of the intimidating signs that used to line the walls and dais have been removed. Ms. McQueen stated she understands and respects that because this is such a large project people are going to get emotional about it. But oftentimes when there is so much emotion, the truth gets bent.

She stated personally, she has been in favor of some type of redevelopment way before this project ever came to fruition because in 2016 she found out the number of vacant properties in the 3rd Ward. Vacant properties enhance the chances for women and children to be harmed or even killed; which has actually happened in the 3rd Ward. So she has always been optimistic that the City would come up with some type of plan to reduce the number of vacancies. Ms. McQueen stated something she thinks has not been explained is that the \$15 million dollars was only intended to be seed money, not an all-encompassing mechanism for redevelopment. So once this agreement is approved she would encourage those folks in the 3rd Ward that have concerns to roll up their sleeves and work on a plan that helps to ease those concerns.

And perhaps, additional funds can be obtained from the Federal or State Government, or even though the City's relationships with banks.

She hopes everyone understands that Council and this administration are trying to start something, not end it. And this TIF is merely a start, but sometimes that's all you need. This City will go through another housing crisis when some of its seniors start to downsize or leave their homes. And when she sees the youth on her street in need of jobs, she recalls a time when there was a Target where a lot of her friends worked. Her vision is that Costco and the other new businesses created by this redevelopment will replace the void that Target left.

Paul Schoomer, #7 Princeton, University City, MO

Mr. Schoomer stated he has lived in this City for seventy-nine and three-quarters years; he was born here, and also had the honor to be a servant of this City as a member of the Planning Commission and City Council. He stated he thinks what a lot of people don't understand is that there is not enough money. Even though you're talking about large numbers it is nowhere close to what is necessary to do what has to be done here. The amount this Council has been able to negotiate is more than anybody has brought to U City because there are no long lines of developers willing to pay huge amounts for rental or purchase.

Mr. Schoomer stated what he is seeing now, is something he has always known; that there is a great deal of services being promoted, but it's not enough for all the things we would like to have. And don't forget, there is a lot of space taken up by tax-free entities; Washington University; Parks; cemeteries, and schools. So he thinks the job this Council has been able to do to get any project started has been magnificent. Twenty years ago when all the grocery stores within U City fled, he was a member of Council and it took twenty years to build one grocery store. You simply don't understand the amount of work these people are putting in and the restrictions that are often placed upon them. So, thank you, my friends, you're doing great. And he thinks they deserve a hell of a lot more support than they've been given.

Gabe Angieri, 8633 Mayflower Court, University City, MO

Mr. Angieri stated his neighborhood has been in limbo for almost a year and a half and looks forward to seeing this project go through and moving on with their lives. But for the record, even though he did not appreciate the questions that were asked, he believes this segment should be reserved for citizens of U City and not the broader St. Louis metro area.

City Manager's Comments

Mr. Rose stated we must prepare for a time when the shared revenue system this City is in no longer exists. Because as the Mayor and Council are considering this Redevelopment Agreement, the Missouri Supreme Court is considering a Petition from the City of Chesterfield to be removed from the pool system. And if Chesterfield is successful, it will be the beginning of the end for the shared revenue tax structure as other cities with businesses that generate higher sales taxes will also leave. It is with this backdrop; and the following rationale, that he is recommending approval of the Amended Redevelopment Agreement.

1. The Proposed Redevelopment Agreement complies with the recommendations made by the TIF Commission, which included revitalization of the 3rd Ward and the Olive Boulevard Corridor; relocation assistance, and female and minority workforce participation.
2. The Olive/I-170 development will further diversify the local economy; make the City less reliant on other cities for its revenue, and enable the City to maintain its current service levels if the pool should disband.

3. The Olive/I-170 development will facilitate the expansion of the local economy by bringing an estimated 250 to 350 permanent living wage jobs. *(In his press conference the number provided simply reflected the anchor tenant and did not include this broader look.)* In addition to the permanent jobs created an estimated 400 to 500 temporary construction jobs will be brought to U City.
4. U City's daytime population will permanently expand; which means more people will be frequenting existing businesses and giving them an opportunity to become more profitable.
5. U City will realize an estimated \$32 million in additional revenue. \$15 million is slated to be used for revitalization of the 3rd Ward and Olive Boulevard Corridor. (This \$15 million is simply intended to be seed money.) The additional \$17 million in revenue will be used to enhance services in parks, stormwater, fire and emergency medical services, and economic development.
6. An additional \$1 million dollars annually will go to pool cities to further enhance services throughout the region; i.e., Wellston and Pagedale. Over the course of this development, it is estimated that \$20 million dollars will go into the pool system
7. The proposed Redevelopment Agreement encourages those businesses operating in U City to consider U City residents first when filling construction jobs, and to meet the City's stated goals for minority participation all while remaining within the law.
8. The Proposed Redevelopment Agreement creates a Relocation Assistance Program that when coupled with NOVUS' obligation exceeds State requirements. Relocation assistance for those residents and businesses that want to remain in U City will be handled on a case-by-case basis within the guidelines created by the Relocation Assistance Program. Businesses located in Jeffrey's Plaza will receive a two-year rent subsidy if they choose to relocate to a new location within U City.
9. The Proposed Redevelopment Agreement requires security from the developer should the City use eminent domain to acquire property. This security is layered; meaning that as the risks increase, so shall the developer's requirement to provide security.

Mr. Rose then responded to the following questions posed by residents:

Q. How does the City intend to use the \$15 million dollars?

- A. *The intent is to leverage these funds to make major improvements based on:*
1. *Information obtained from the Public Works Department specifically related to improving the flow of traffic along the Olive Boulevard Corridor, and*
 2. *Community outreach to identify what residents of the 3rd Ward believe will provide them with the greatest benefits, in conjunction with Council and staff's ideas regarding policing, technology, and improvements in the areas of transportation and housing.*

Q. If a deed restriction was included in the Proposed Redevelopment Agreement would it give Costco the authority to restrict the future sale of this site to only non-competitors?

A. *After careful consideration of this restriction, Council and staff decided that the inclusion of such a provision would place the City at a competitive disadvantage. Staff's research of other Redevelopment Agreements within St. Louis County revealed that no agreements had included this restriction.*

Q. What is the net present value of the \$15 million dollars compared to the original agreement?

A. *This has not been calculated and the reason is that the City's interest has always been in achieving as much for the community as possible.*

The net present value is a very complicated formula, but what was far less complex, was staff's objective to honor the Mayor and Council's statements regarding the ability to achieve \$15 million dollars that could be used as seed money for the 3rd Ward. Council and staff negotiated to obtain as much benefit for this community as possible and his belief is that that goal has been achieved. As a side note, Mr. Rose stated he is not aware of any other agreements in this region that includes this type of language.

Council's Comments

Q. Councilmember Hales asked Mr. Rose if he could explain how the \$200,000 a year could be used and leveraged?

A. Mr. Rose stated \$200,000 provides the City with a consistent revenue stream that can be used to bond. As a part of the budgeting process, the City will conclude its debt service for major capital that was bonded over several years. The last payment is scheduled for next Fiscal Year, which means the City will be in a position to conduct future bond projects should the Mayor and Council decide to move in that direction. So when you couple the \$200,000 annually, with a bond, you can have enough resources to identify and complete projects in the 3rd Ward that on a normal basis would have taken much longer to achieve.

Q. Councilmember Hales asked Mr. Rose if he would provide a brief explanation of the process moving forward?

A. Mr. Rose stated if the Mayor and Council approve this agreement the next step will be for staff to begin working closely with NOVUS to create a calendar with general timeframes for the different phases of this project. That calendar will be placed on the City's website. The next step will be for the developer to shore up his financing for this project.

Councilmember Clay stated he wanted to start his comments where he began them when he was first elected to this position and was thrown into the middle of this TIF process.

This began from a reality in the 3rd Ward; what he later came to understand, is called "*The Middle Neighborhood*". Meaning that it has some very strong elements, but it also has some challenges. Over the years what we have seen is that in good times when the economy is strong, on a square foot basis the property values increase slower than they do in the other two Wards and neighborhoods throughout the region. In bad times when property values drop, on a square foot basis, they fall sharper in the 3rd Ward than they do in other places. What this means from a material standpoint, is that over the past decades we have seen a significant increase in vacancies and investor-owned rental properties. And while there are some excellent renters and landlords in the 3rd Ward, he and Councilman Smotherson constantly field phone calls about investment properties owned by firms in Chicago who care nothing about the aesthetics of the neighborhood or maintaining that property to the standards other neighbors have committed themselves to. That is the tension we wrestle with in the 3rd Ward.

All of this is complicated by the fact that the 3rd Ward is bounded by Olive, which is a State Highway. So in terms of redevelopment, it is not analogous to The Loop, which consists of a mere number of blocks. In a confined space like The Loop, you can make improvements parcel by parcel; as Joe Edwards did with great success. But on Olive, you need a larger catalytic development to spur the kind of stimulus needed to stabilize and improve the 3rd Ward. So from his perspective, this is about building on the strengths and mitigating some of the deficiencies within the 3rd Ward.

Has this process been perfect? Certainly not. And there have been some fair criticisms leveled during Council meetings and many other venues. Will this redevelopment provide everything they had wished for? Personally, his answer would be no. But what they do know is this; if something is not done in the 3rd Ward there are essential elements that ultimately, will weaken all of the strengths it currently possesses.

So it is his sincere hope that those who have expressed interest in the economic wellbeing of the 3rd Ward will continue to do so. Because frankly, there are people on the other side of this that he has been friends with for years, and together, they have worked on things that have been very positive for this community. So he is extremely optimistic about the ability for them to continue to do that. We may disagree on this particular method of addressing the problem of declining property values and the things that go along with it, but his sincere desire is that everyone can agree on a way forward that benefits the 3rd Ward of U City.

Councilmember Clay stated he wanted to take a moment to acknowledge a group that has not gotten a lot of mention, and he is going to take some ownership in the fact that they have not received the mention they deserve. Those are the folks in RPA-1; the folks in the process of negotiating with the developer on the sale of their homes. He stated while both he and Councilman Smotherson have walked those streets and talked to these folks, at this point he can truly say that he wishes he had done more, and that he will commit to doing more going forward. Because this is as tangible as you can get for these folks; this is as real as you can get; this is not theoretic or something that may or may not happen in five years, this is right now for them. Yes, there has been opportunity afforded to them in this process, but tonight, and as this City continues to move forward, he wants to acknowledge the arduous decisions they have had to make.

Councilmember Carr stated when she ran for Council in 2012 one of the pillars of her campaign was the redevelopment of Olive. So her desire to redevelop this part of the City should come as no surprise to anyone. Coupled with that desire she started meeting with a group of individuals who were interested in looking at some of the problems throughout the region. Rosalind Williams was a part of that group; which is now called WITH, and they determined that perhaps, something could be done in the 3rd Ward that might serve as a model for the rest of the region. During one of those meetings, she was introduced to the President of NOVUS, Jonathan Browne. And as he began to talk about some of the projects he had been involved in she and Councilmember Smotherson both raised their hands and said we would like a project of that nature for U City. Councilmember Carr stated the commitment she and Councilmember Smotherson made was to find a redevelopment project that would benefit the entire community and enhance specific sections of U City that had not experienced the growth or recovery that other areas had experienced. However, when this project was first presented to the City the push was to make it a commercial development, but she and Councilmember Smotherson believed it was their responsibility to push back and keep the commitment they had made.

Councilmember Carr stated recently she read a report by David Rusk, one of the nation's leading consolidation experts. And what that report revealed is that U City spends less on police and fire than most of the other municipalities. So while the revenue achieved from this project may not mean that everybody's house will get renovated, there does seem to be a need to focus on supplementing the City's parks, fire and police services. She stated she knows for a fact, that she has never talked about or given Mr. Browne a green light to proceed with buying properties; those are the types of decisions a developer makes when he sees an opportunity. However, there has always been a green light in her mind when it comes to investing in U City because she believes that is the greatest commitment you can make. So while everyone has been focused on the fact that PGAV made a mistake that she didn't catch, neither did the folks in St. Louis County who make a living at doing this. But in spite of the fact that the amount of money they believed they would have to work with was overestimated, this entire Council made a commitment to keep the promise they had made; no matter what, and find a way to put together a program that included the \$15 million dollar seed money to reinvest in the City. So yes, the \$24 million dollars is gone, but that still leaves roughly \$30 million dollars. And in her opinion; especially when it's compared to the City's normal yearly revenue of \$167,000, that's a heck of a lot of money to go out over twenty-three years.

Of course, no one is going to hand us the \$30 million up front, but we can work with it; we just have to be creative. And no, Council has not developed a plan for what to do with this money because things have to happen in increments. The developer cannot go forward with obtaining financing until they have a signed agreement, and he cannot buy properties until he has the financing, et cetera, et cetera. The bottom line is that none of this will happen in one fell swoop. And for those who have said this Council did not give them an opportunity to speak, she remembers Ms. Williams and others leading community meetings where everyone was given a chance to speak. In fact, some members of Council; like herself, left some of those meetings in spite of their desire to hear what was being said, just to make sure there was no quorum and everyone felt free to express their concerns. But for the record, community meetings are not subject to the Sunshine Law in terms of taking minutes and having them published. In addition, everyone who expressed a desire to speak at Council meetings was given the opportunity to do so.

Councilmember Carr stated in her opinion, this is a transitional moment, and she is absolutely committed to not exclude anyone. People and businesses that want to be here will be here because this is not about tearing things down, this is about change. The very same people who have expressed how horrible U City is, will turn around and say, well, you can't do this because that will destroy something else. But her plea to them is give us a chance; give us all a chance. Councilmember Carr stated she has heard from a lot of residents who simply want to see something happen. Or as one resident put it, *"I want to be able to spend my daily dollars in the city where I live"*. There haven't been many opportunities here in U City to make that happen. Is this project perfect? She stated she would gladly echo Councilmember Clay and say no, she does not think anything is perfect, but her belief is that every time you make an investment you take a risk. She also believes that investing in U City is the highest form of respect this Council can give to its residents. Can the wheels fall off of this project? Well, from her perspective, the wheels have been falling off since the beginning, and yet, somehow they've managed to keep rolling.

In conclusion, Councilmember Carr stated yesterday at a luncheon someone asked her two questions. Is there any way you can stop the *"them"* and the *"us"*? Can you bring us all together? Her response was that she really didn't know, but she was certainly willing and open to try. So she believes that the key to reaching that goal is for everyone to begin showing some degree of faith and optimism in their City because U City will never recover and succeed unless we all give it a try.

Mayor Crow thanked his colleagues for the eloquence of their remarks. But more importantly, he would like to thank everyone who came out tonight, for their participation. He stated he is cognizant of the fact that many folks in this audience have participated by providing their thoughts throughout this entire process, but the point he would like to stress is just because this Council does not heed your call or disagrees with a specific point of view, does not mean they are not listening. He stated that he would also like to applaud the City Manager and his staff, for working over the past year, through all of the ups and downs involved in the creation of this Development Agreement.

Mayor Crow stated while listening to Councilmember Carr's remarks he began to speculate whether there was any candidate who had run for election on this City Council that has not talked about the need to redevelop the Olive Corridor. Because based on his recollections of the past thirty years, every person who has run; including himself, has talked about this issue over, and over, and over again. In fact, Olive has been a point of discussion and a part of the election process for the last fifty years.

Well, here we are. And judging by some of the comments, it is a painful time for many of the folks in this room. But this isn't something that Council takes lightly, and these are some things he would like everyone to take into consideration:

- U City has not orchestrated the use of a TIF in the past twenty years.
- It is uncommon to find any development agreement where a city has negotiated a \$15 million dollar set aside on behalf of its citizens.
- In the past twenty-two years, Costco has not closed any of its stores in the Midwest. And in the history of their company, they have only closed twelve units nationwide to replace them with larger units.

Mayor Crow stated in his opinion, there have been ample public meetings; there have been ample opportunities for people to speak, and Council's denial of Ms. Li's proposal to open an incubator was based on a good data-driven decision-making process. When someone asks this Council for a five year contract to spend a quarter of a million dollars of taxpayers' money to purchase commercial grade equipment and operate that business in a building owned by a member of their family with no claw-back provision to pay any of that money back should the business fail, should they simply overlook the obvious? He believed this deal was wrong for U City, and if anyone in this community has a disagreement with his decision they should feel free to come and talk to him about it.

So at this point, Mayor Crow stated he would like to ask everyone to simply pause and think about the transformation that is about to take place. Because as Councilmember Clay mentioned, in order for this development to be a success, Council will need everybody's help. Every member of this Council recognizes this is going to be a long-term relationship that will live through each member's term and beyond. And when he reflects back on the commitments he made when he became Mayor; to do no harm, and to leave this City in a better condition than he found it, he would like everyone to know that his decision to approve this Development Agreement is something he takes incredibly serious.

Roll call vote to approve Bill Number 9370 was:

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

Nays: None.

- 2. BILL 9371 - AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR REDEVELOPMENT PROJECT AREA 1 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT AREA; ADOPTING TAX INCREMENT FINANCING WITH RESPECT THERETO; AND AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS.** Bill Number 9371 was read for the second and third time.

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

Roll call vote to approve Bill Number 9371 was:

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

Nays: None.

3. BILL 9372 – AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR REDEVELOPMENT PROJECT AREA 2 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT AREA; ADOPTING TAX INCREMENT FINANCING WITH RESPECT THERETO; AND AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS. Bill Number 9372 was read for the second and third time.

Councilmember Carr moved to approve; it was seconded by Councilmember Smotherson.

Roll call vote to approve Bill Number 9372 was:

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

Nays: None.

4. BILL 9373 - AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR REDEVELOPMENT PROJECT AREA 3 OF THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION REDEVELOPMENT AREA; ADOPTING TAX INCREMENT FINANCING WITH RESPECT THERETO; AND AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS. Bill Number 9373 was read for the second and third time.

Councilmember Smotherson moved to approve; it was seconded by Councilmember Carr.

Roll call vote to approve Bill Number 9373 was:

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

Nays: None.

5. 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 second and third time.

Councilmember Carr moved to approve; it was seconded by Councilmember Smotherson.

Roll call vote to approve Bill Number 9379 was:

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

Nays: None.

M. NEW BUSINESS
RESOLUTIONS

BILLS

Mayor Crow stated he would like to take a moment and mention that Mike Stratris from Costco's in Chicago was in the audience this evening. So he would encourage everyone interested in doing so, to take an opportunity after the meeting to introduce themselves.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed

2. Council liaison reports on Boards and Commissions

Councilmember McMahon reported that both the Uniform and Non-Uniform Pension Boards have done a great job of trying to secure pensions and make them work. An action taken at the last meeting was to create a closed amortization, which is basically taking out the unfunded liability and creating mortgage; that when open, allows you to refinance every year, and when it's closed, provides you with a timeframe to pay it off.

So creation of the closed amortization means that the unfunded liabilities will be paid off. In the short-term, that could mean a larger contribution, but looking forward, in fifteen years it will be paid off.

The second recommendation they have asked Council to consider is to fund both the uniform and non-uniform pensions at the levels reported by the current Actuary Reports.

Councilmember McMahon stated he had an opportunity to watch some of the 3 to 5-minute videos produced by CALOP, which told some great stories about U City. So hopefully, one or two of those videos will be available for Council to watch at their next meeting.

Councilmember Smotherson reminded everyone that the Starlight Concert Series will continue on June 17th with the Convertibles, and he would like to encourage everyone to come out to Heman Park and enjoy the music.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

O. **CITIZEN PARTICIPATION (continued if needed)**

Jerrold Tiers, 7345 Chamberlain, University City, MO

Mr. Tiers stated the Olive/I-170 project now has City approval and he is in agreement with that decision since he does not believe Council could responsibly turn down the opportunity that this project offers. However, he also has several concerns, many of which involve communication; something that has clearly been demonstrated this evening, that the City is still struggling with.

- Clear public explanations regarding this deal and its financing mechanisms have not been disclosed, and a review of the documents does not provide the reader with a clear understanding.
- An official notice indicating that the City has conducted its due diligence and found NOVUS to be qualified and capable of completing this project has not been included in the Ordinance, leaving readers to make such an assumption.
- No information has been made public regarding the sale of the school that could potentially be a deal breaker.
- The Developer's Agreement and associated documents are weak with respect to local and minority hiring.
- Since less than \$7 million is actually visible, the source of the \$15 million dollars is unclear.
- The business retention aspect of the Relocation Policy has not been properly executed. Some businesses have already decided to move away from this area, presumably as a result of the City's failure to be proactive.

Mr. Tiers stated assuming some of these concerns can or have been resolved and the project moves forward, from this point on, everyone's motivation should be that the success of this project is a success for the City. As such, the typical U City delays, surprises, and unnecessary roadblocks can no longer be allowed. He stated the time has passed to begin planning what policies, actions, or fund usage is needed to reverse the negative influences which have been coming into Ward 3 from outside. And it will not be sufficient to just spend money piecemeal on Ward 3, as new issues are rapidly increasing; rental percentages; deteriorating housing stock; diminishing property values; the lack of code enforcement; routine drug sales, and so forth.

While some of these issues can be resolved merely by enforcing the same standards routinely being enforced in Wards 1 and 2. Others; which are much larger than students peeing on the bushes, cannot be solved with money alone. However, there is no need to try and reinvent the wheel in isolation when other cities have successfully reversed these trends. Staff should study those best practices and learn from them. Of course, money is necessary, but it's simply a tool. In order to reverse these destabilizing trends, the greater need will be for problem identification followed by problem-solving.

Mr. Tiers stated this is U City's big chance, but it needs vision, planning, and execution at a higher standard to succeed. The 3rd Ward is an important part of this City, so it will be up to this present City Council to have the dedication and resolve to direct, demand, and monitor, the City's administration to ensure that these issues are effectively addressed.

P. COUNCIL COMMENTS

Councilmember Hales stated on a routine basis, individuals speaking on behalf of a business or organization have approached the podium and given the address of that institution. In this case, he happened to know someone affiliated with the Clifton address Ms. Fan provided, as well as a business called the Missouri Immigrant and Refugee Advocates; which he thinks is a fantastic organization. So the only intent behind his question was simply to determine if Ms. Fan was speaking on behalf of either of those two entities. He stated it never occurred to him that someone would actually provide an address they had no affiliation with or that they would feel uncomfortable providing their address in a public setting. But regardless of that, he would be happy to extend an apology to Ms. Fan and state for the record, that he has always appreciated the comments made during these meetings, whether pro or con. So in that regard, he completely disagrees with Mr. Angieri, because his belief is that everyone who enters this Chambers has a right to speak freely and express their point of view. Councilmember Hales stated he clearly did not anticipate the response his question precipitated, so he would like to extend his apology to his colleagues and members of the audience who viewed his actions as a means of intimidation because that was absolutely not his intent. He informed Ms. Fan that he would be happy to discuss this project or any of her concerns at her discretion. And if there is ever a time when anyone feels that his comments or behavior are in any way intimidating, please be thoughtful enough to bring it to his immediate attention.

Councilmember Hales stated about six weeks ago, he took a drive from Manchester and Hanley to West County and a similar drive from Olive and Hanley to West County. These two roads are remarkably alike because as you travel west on Manchester from Brentwood you run into an area resembling the 1950s where there have been no major improvements. But once you get to Rock Hill Road you can truly understand what progress really looks like. U City has been left behind when it comes to progress, in spite of the fact that there are some tremendous assets in RPA-1. And his hope is that we can all work collectively to retain them.

He stated if you've ever taken a rudimentary class on design and planning, this area is one of the most poorly planned areas he has ever seen, mixed use is fantastic, but this is not the type of mixed-use that communities need today in order to thrive.

Councilmember Smotherson stated he appreciates the comments made by Councilmember Clay and would like to take a little time to cherish this moment because it represents a monumental event in the history of U City. He stated he has lived in U City for over fifty years and has walked Olive more times than he can actually count; going back and forth on his way to the Sixth Grade Center, Brittney, and even Olivette. And after he was elected, he had a conversation with the president of a business located on Olive that still resonates in his mind today.

What he said, was whenever he has friends or clients he knows will be traveling east on Olive, he cautions them that once they go under the 1-170 bypass it will appear as though they have entered into a time warp. But it doesn't end there, because he has another example to exemplify how the aesthetics of an area play a major role in what people think. He stated a major corporation located in the City of St. Louis for whom he often provides service as a Chauffeur, literally writes on their directions to drive their clients down (170) or (64) and not Highway 70, because the conditions encompassing this stretch of the highway are not what they want their clients to see while in route to their company. So thank you, to the City Manager, and the Mayor, for the steps taken tonight, because it's time for those kinds of perceptions to change here in U City.

Councilmember Smotherson expressed appreciation to his colleague, Paulette Carr, for collaborating with him to help bring this project to U City; a collaboration that began in October of 2016, as well as the other members of this Council for having the courage to take this first step. Just look at what we have done with this agreement. He stated this Council has accomplished something the City of St. Louis still has not been able to do; address the needs on the north side of the City.

Councilmember McMahon stated as Councilmember Smotherson said, he is proud that U City has reached this step and is finally moving forward. He stated when he looked through his folder of political flyers that go back a long way, Mayor Crow was right, in that the major theme displayed in the vast majority of these campaigns was the development of Olive at 170. So we are delivering on something that has been promised for years, and years, and year.

He stated he would like to thank the City Manager and the team he assembled that helped all of us reach this point, as well as everyone who participated in this process; especially those folks who challenged this Council and prompted discussions and ideas. Because that is what this process is all about; ideas, not personalities. And while you may still be in disagreement at end of that process, his belief is that these kinds of debates and discussions can actually bring people closer to finding a common ground where they can work together. He stated it's apparent, that the overwhelming consensus is that there is a need to address problems in the 3rd Ward that this Council is trying to attack in a certain way. But nobody has said that this small corner at Olive and 170 represents the silver bullet; the end of the story, or that our kids will immediately have better opportunities. This Council fully understands that work will still need to be done even after this development is built, so all they're saying tonight is that this is the direction they're headed in.

Councilmember McMahon stated he had a conversation in the hallway with two very vocal opponents of this project who made some startling accusations against him. And what he said to them, and wants everyone to know, is although he believes helping people throughout this entire community is a part of his job, the promise this Council made is to take care of anyone who might be negatively impacted by this redevelopment.

And that's a promise that does not end tonight. Because he also believes this Council understands that it will take more than just economic development to tackle some of these issues and that they are devoted to continue working until a resolution for most, if not all of these problems have been achieved

Mayor Crow stated City Hall is bathed in rainbow lights in honor of Pride Month, so he hopes everyone will take the opportunity to observe this commemoration as they leave this evening. He stated he would also like to congratulate Audrey Jones and Dorothy Davis on another successful Mannequins On The Loop celebration which featured some very creative artists, and an awards ceremony held yesterday afternoon at the Craft Alliance Center of Art.

Councilmember Carr moved to adjourn the meeting; it was seconded by Councilmember Smotherson and the motion carried unanimously.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular Session of the City Council meeting at 9:28 p.m.

LaRette Reese
City Clerk

Generally supportive of the development. U City needs economic growth/revenue. CBA details would be better worked out by elected officials. 37%

Strongly in favor of the development as it stands (especially if it's a Costco) 36%

Generally opposed to the development. It must include CBAs worked out by community organizations with benefits for U City especially the 3rd Ward. 10%

Strongly opposed to the development. This feels like gentrification that will only benefit the developer and hurt U City. 8%

Ambivalent 3%

Other. Please indicate in comments below 3%



365 votes

73% of verified UCity home-owners and renters who participated in Nextdoor's online poll support the Olive & 170 redevelopment effort.

Poll originally posted on June 2nd, 2018. Screenshot taken May 28th, 2019.
https://nextdoor.com/news_feed/?post=83928514

Helen & Dennis Fuller
7365 Colgate Ave

Dennis and I are in support of the revised Olive & 170
Redevelopment. As I have said all along, it is about time
we get this project under way.

Helen Fuller

I support the Olene + 170 Development &
am VERY excited about it! Finally - after
46 years!

Jan Whitney
526 Purdue
St. L Mo 63130.

May 29, 2019

My husband & I both fully support the development & appreciate all of the work City Manger Rose and the council have done to make sure this moves forward.

Naomi Silver & Jeff Stein
7434 Wellington Avenue
University City, MO 63130

6/9/19

University City is fortunate
that such a quality
development^{is} planned for
olive #170 after decades
of stagnation at such a
key location.

Kudos to Councilmember Carr
and Smotherson for going
after this when prior city
paid staff did not pursue this.

David L Nelson
521 West Point Avenue

May 30, 2019

Hi Aren, soon I'm filing for Dist 1 County Council as a Republican. I'm supportive of the redevelopment, but I want to include an offer to displaced residents which relocates them to a number of remodeled homes here in U City. Some homes are still empty & we have people who rehab looking to buy them. It seems banks hold property they own. I'd like to find out why.

Not sure if most of the affected property is business or residential. Fairness is the goal. I think the City has given residents & businesses enough time & public opportunity to express doubt & give guidance to Council.

I'm weary of property taxes going up. We're second highest in the county under Webster Groves. A booming business near hwy 170 has me intrigued.

Sarah Davoli
Republican Committeewoman
University Township
314-725-4169

I approve of the 1.17 / Olwe development

Hany Gorman
6273 Delmar. 3W.
University City MO 63130

Dear Aren,

Thank you for organizing this.

Rather than again speak individually at a public forum, I would prefer to add my name and support to the list of people who are in favor of the development project at Olive and 170. I think it will be a boon for University City.

Please include my short letter of support with those of others.

Thanks,
Cindy Zirwes
6925 Waterman Ave.



C) support the development on Olive.

Ateta Porter Klein
7021 Amherst Ave. Ucity

I support the Olive & 170 redevelopment.

Phyllis Straatmann. 1443 Sheridan Drive 63132

A handwritten signature in cursive script that reads "Phyllis Straatmann". The signature is written in black ink and is positioned below the printed name and address.

Kathy Straatmann
6855 Plymouth Ave.
U-City
314-369-1016

I am in favor of the Olive 170
development. I hope we can all work together
to make this happen. Thank you.

I support the redevelopment
at Olive & 170

Patricia McQueen 1132 George Street 63130

I SUPPORT THE OLIVE & 170
DEVELOPMENT

Meg Willman 1119 Ursula Ave 63130
314-749-2623

Statement to University City Council about Olive-170 Redevelopment Project and
Redevelopment Agreement, June 10, 2019, by David Harris

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 proposed Redevelopment Agreement.

First, I have asked many specific questions and raised many specific concerns about the proposed Agreement and the project. So have other citizens. I have spoken at many Council meetings. I emailed my questions and concerns to each Council member, City Manager Rose, and City Attorney Mulligan, in January and February about the initial version of the Agreement, and again on June 4th and 6th about the revised version of the Agreement. The process that you have apparently adopted to address my and other's questions and concerns, which is to have Mr. Rose deliver a monologue at an occasional Council meeting, is totally unacceptable. There is no opportunity for dialogue, for engagement, or for understanding.

Second, I was hoping at some point in this process to hear some public discussion by Council members of the difficult and troubling issues with the Agreement and the project. I can't believe that you don't have similar, or some, questions or concerns.

Third, the fact that there has not been, and might not be, much public discussion, leads me to believe that discussions have occurred in private, either in closed sessions or among small numbers of you. Such private discussions of major public issues is not the transparency that you promised, it is not the transparency that you often proclaim regarding your approach to this project, and your approach to governance, and it may violate the Sunshine Law.

Fourth, on the subject of engagement, after more than a year of being asked how spending for Ward 3 and the Olive Business Corridor will be decided, City Administration finally answered, in the press release issued on May 17, 2019, "Going forward, resident input from the Hotline, email address, and social media accounts, will be compiled and analyzed to influence how the money from the TIF is spent." This faulty methodology is not community engagement. How can you possibly be satisfied with this engagement plan?

Fifth, there is a lesson from a recent development proposal that you have not learned. That lesson is to ensure the City recovers property that was developed with City revenue if a project does not go forward as planned. Instead, the northeast corner of Olive and North and South is now owned and controlled by a private developer and is the subject of a lawsuit that is still not resolved. The same thing, or worse, could happen with the Olive-170 Project because Section 7.1 of the Agreement allows the Developer to "abandon the Work and terminate this Agreement" with absolutely no consequences, no protections for the City, and no return of property. Additionally, Section 7.5 gives the Developer an unlimited right to assign the Agreement and the City has no standards for or control over the assignee. I do not understand how any Council member can be comfortable with these two provisions of the Agreement, and they have never been publicly discussed or explained by any of you or anyone in City Administration.

Lastly, with so little public discussion and no plans for meaningful engagement after you approve the Agreement, I think you are asking us to just trust you. However, I want to remind you of Paragraph 8.1(f) of the Agreement, which says that the City cannot and will not make any representations that the City's financial analyses were or are true and accurate.

I know it is common to have a clause in a development agreement that a developer will not rely on representations from a city. But Paragraph 8.1(f) goes way beyond a standard non-reliance clause. I think 8.1(f) is your escape clause. It is the clause you will point to when there is not enough money for Ward 3, or Costco goes out of business, or the north side of Olive or the south side of Olive does not really get developed as projected after everything is removed. It is your signal to all of us, here in this room, watching and listening on live-stream or listening on audio, and in our community, that we should not have relied on what you told us about the project, and that we should not have just trusted you.

I would appreciate my comments from tonight, and the Questions and Concerns that I emailed, being included with the minutes of this meeting. Thank you.

Questions and Concerns about Revised Redevelopment Agreement for Olive-170 Project
from David Harris, June 2019

Emailed to each City Council Member, the City Manager, and the City Attorney
on June 4, 2019, one addition emailed June 6, three revisions June 9

References to the Redevelopment Agreement are to the redlined version that was posted to the City website on May 17, 2019 and that was in the May 28, 2019 City Council Agenda Packet on pages L-5-8 to L-5-104. The pronoun “you” refers to whoever is appropriate in the context of when the pronoun is used.

Section 2.3 (Funding of RPA 2 and RPA 3 Costs) on pages 12-13. Funding of the \$10 million for RPA 2 (Ward 3) and \$5 million for RPA 3 (Olive Business Corridor) (\$15 million total) appears to be from four sources.

(a) First Source. The RPA 2/3 Advance Payment of \$3 million.

Concern: There may be less than that amount available for RPA 2 and RPA 3 costs. The RPA 2/3 Advance Payment is defined in Article I on page 9. As part of the definition, the advance payment “shall be used, subject to Section 3.1(e), to pay costs of redevelopment projects within RPA 2 and RPA 3.” City Manager Gregory Rose said at the press conference on May 20, 2019 that the advance payment may be used for relocation payments being offered by the City. Those relocation payments are described in Exhibit I, Section II(C) on pages I-3 to I-5.

Question: How are relocation payments “costs of redevelopment projects within RPA 2 and RPA 3?”

Question: If usable, how much do you expect to use for relocation payments? In other words, what is the City’s budget for relocation payments and on what is that budget based?

Concern: The timing for the advance payment is “Simultaneous with the Developer’s [Novus’] sale or lease to the end-use or tenant of the North Phase Anchor site [Costco].” When during the development do you expect that sale or lease to occur? I think it will most likely occur (if it occurs) after Novus has prepared the ground for Costco, or maybe later after Costco has begun or completed construction. However, most if not all of the businesses and residents will be gone by the time Novus has prepared the ground for Costco. Therefore, relocation payments will need to be made before the advance payment is received. What will be the source of the funds for the relocation payments?

Concern: The clause “subject to Section 3.1(e)” means the \$3 million advance could be used by the City “to pay any liability arising from any condemnation action associated with the RPA 1 Redevelopment Project.” See Section 3.1(e)(2). Thus, money available for RPA 2 and RPA 3 could be reduced by condemnation liabilities.

Question: Why are you comfortable with a possible reduction for condemnation liabilities?

(b) Second Source. Up to \$200,000 per year for only RPA 2 “from City Revenues until tax increment financing is terminated for RPA 1.” The period is 15 to 23 years thus at most

\$3 million to \$4.6 million for RPA 2. "City Revenues" is defined in Article I on page 5 as the City's portion of "the 1.0% countywide sales tax and the 0.5% capital improvement sales tax." Table 8 of the most recent Cost-Benefit Analysis for RPA 1, dated May 9, 2019 (the "RPA 1 CBA") projects the City's portion of those two taxes to be \$10,200 in 2019 and 2020, \$55,200 in 2021, increase to \$85,550 in 2022, reach \$108,000 in 2027, increase to \$123,700 in 2041, and top out at \$183,400 in 2042 after the TIF ends. Thus, City Revenues will never reach \$200,000. Probably recognizing that shortfall, Section 2.3(b) provides "(1) if City Revenues are less than or equal to \$108,000 [which could be the first five years starting in 2022], then \$92,000 shall be funded from Available Revenues on deposit in the PILOTS Account and the EATS Account of the Special Allocation Fund, and (2) if City Revenues are greater than \$108,000 but less than \$200,000 [all the years from 2027 to end]" then enough from those two accounts to make \$200,000. [Revision 6-9-19, Added the projection of City Revenues for 2019 to 2021].

Available Revenues, PILOTS Account, EATS Account, and the Special Allocation Fund are all defined in Article I.

Question: What priority will the annual payments of up to \$92,000 for RPA 2 have over other obligations from the PILOTS or EATS Accounts? In other words, if there is not enough or only enough to pay other obligations, will the RPA 2 payment be made?

Because City Revenues for the first several years are likely to be less than \$108,000 the funds available for RPA 2 from this source for those years will be less than \$200,000. The difference might be about \$300,000 total, but it could be more if it takes longer to reach \$108,000. [Revision 6-9-19, Increased difference from \$50,000 to \$300,000 because of 2019 to 2021].

Question: How have you accounted for the likelihood of this longer shortfall?

Questions: On what incremental retail sales are those projections based, particularly in 2019, when the project has not yet begun, and in 2020 when the businesses in RPA 1 will be reduced? Moreover, will there be any Available Revenues in the PILOTS or EATS Accounts during those years from which even \$92,000 could be funded?

(c)(1) Third Source. "[A]ll other legally available incremental revenues derived from RPA 1, other than Available Revenues."

Questions: To what revenues does this clause refer? Is it anything other than the Parks Sales Tax, Fire Protection Sales Tax, and the Economic Retail Development Sales Tax (ERDST)? How much is anticipated? Is it as shown in Table 8?

Questions and Concerns: Why was the qualifier, "legally available," added? Is there some doubt about whether these revenues will be available? If yes, why? Is it because these taxes are dedicated for specific purposes that are not project costs for RPA 2 or RPA 3? Has or will the ERDST Board approved using the tax?

(c)(2) Fourth Source. “[A]ny TIF Revenues generated from RPA 2 and RPA 3, other than the amounts to be declared as “surplus” as described in the Redevelopment Plan.” “TIF Revenues” is defined in Article I on page 10 as “collectively, Payments in Lieu of Taxes and 50% of the Economic Activity Taxes.”

Questions: What TIF Revenues are anticipated from RPA 2 and RPA 3? What amounts are to be declared as surplus?

Section 2.3 concludes with, “The City will use all of the above-described moneys to pay Redevelopment Project Costs associated with RPA 2 and RPA 3, as described in the Redevelopment Plan.”

Question: How much are these Redevelopment Project Costs? Tables 2 and 3 on pages 19 and 20 of the Redevelopment Plan (The “Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan,” Fourth Revision, dated April 18, 2019) still show \$13.8 million for RPA 2 and \$5.04 million for RPA 3. The TIF Commission funding recommendation reduced these amounts to \$10 million and \$5 million.

Question: If it is all the costs “as described in the Redevelopment Plan” then what is the source of the additional \$3.84 million?

Concern: The promised \$15 million (or \$18.84 million), plus \$450,000 per year for public safety expenses in RPA 1, will use all of the funds from the first three Sources, and maybe from the fourth Source also. I explained this concern in February and it has not been refuted.

Questions: Why are you satisfied with no additional tax revenue to the City from the project? And why are you satisfied that the promised \$15 million (or \$18.84 million) will take the entire life of the TIF, 20 years, or more, to be available?

There could be more tax revenue to the City if the TIF subsidy was not so large. For more than a year, you had Jonathan Ferry’s analysis showing a smaller subsidy could still result in a large rate of return for Novus.

Questions: Why are you willing to provide such a large subsidy and allow the rate of return? Why was the TIF Commission not provided a copy of the rate of return analysis? Do you think the Commission would have made a different decision on the subsidy if it had the rate of return information? If no, why not?

Lastly about this section, the Redevelopment Plan on page 21 states, “No general revenue of the City will be used to reimburse eligible Project costs or to repay any TIF Bonds or other financial obligations.” The second and third Sources at least appear to be “general revenue of the City.”

Questions: How are they not general revenue? If they are general revenue, can the City legally fund some of the proposed RPA 2 and RPA 3 projects with general revenue?

Section 3.1(b) (Acquisition of Property) on page 13.

Question and Concern: 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.” The exception swallows and negates the promise. This question is a carry-over from my January and February 2019 questions because it has not been answered.

Section 3.1(e) (Security for the Developer’s Condemnation Obligations) on pages 15-16.

This section tries to protect the City from condemnation costs by requiring letters of credit in the amount of \$1 million before any condemnation proceeding, \$2 million after a commissioner’s award, and \$3 million before any condemned property is conveyed to Novus.

Concern: The letters of credit will be insufficient if a condemnation award exceeds the amounts.

Question: Why not require letters of credit that equal or exceed the condemnation awards?

Section 3.1(f) (Transfer of Title to Corporation) on page 16.

Questions: What is the purpose of this transfer provision? And why is the transfer mandatory (“shall transfer”) when abatement is discretionary (“may” in Section 6.6(a) on page 33; more questions and concerns about abatement are below)?

Section 3.2 (Relocation Assistance) on page 16. See also Relocation Policy that is Exhibit I.

Questions and Concern: How was Section 3.2(c) developed and was it with tenants? What is offered is not much for a tenant. Why do you think it is sufficient? These questions are a carry-over from my January and February 2019 questions because they have not been answered.

Section 3.9(b)(3) (Minority Contracting does not apply to Costco) on page 20.

Questions: Why are you not imposing the Minority Contracting goals on Costco? In other words, why are you allowing Costco to be exempt from the goals? And why does Costco think that it should be and needs to be exempt from the goals?

Concern: The Minority Contracting goals for this project are already at a minimum for a project of this nature and exempting Costco from the goals further reduces one of the only “community benefits” in the agreement.

This provision is one of at least eight provisions inserted at the request of Costco that afford Costco special privileges or exemptions. Wherever “end-user of the North Phase Anchor site” or a similar descriptor is used, the provision is likely a Costco provision. The other provisions are in 3.9(a)(1) on page 19 [Costco does not have to comply with City design standards], 3.12(f) on page 22 [no requirement to contribute to the CID after the TIF ends], 3.13 on pages 22-23 [no participation in other special taxing districts], 5.3(a) on page 27 [not subject to compliance obligations], 6.4(b) on page 32 [no obligation to report utility use to utilize utility tax revenues], 6.6(g) on page 34 [not subject to tax abatement], and probably 6.1(c) on page 29 [not identifying sales information], and 7.5(b)(3)(C) on page 36 [no assumption of Developer obligations]. [Revision 6-9-19, Added brief description of each Costco clause and corrected 7.1 to 7.5].

Questions and Concern: Why are you allowing the exemptions and what impact do they have?

Section 3.9(c) (First Source Employment) on page 20.

Concern: This provision, the only other “community benefit” in the agreement, is already weak because it does not codify any goals for the “U City First Hiring Initiative” and because Novus must only “request” that tenants or purchasers participate. Adding the clause “but not require” after “request” further weakens this provision.

Questions: Why not codify the goals? When and how will they be codified? Why are you not requiring participation by tenants and purchasers, who are the businesses that will be operating and hiring workers?

Section 4.1 (City’s Obligation to Reimburse Developer) on page 23.

Section 5.1(b) (Issuance of the TIF Notes for the RPA 2/3 Advance Amount) on page 25.

The City reimburses Novus for the \$3 million advance payment by issuing TIF Notes. And it appears that City revenue will be used to pay the notes, or to pay the bonds that will likely replace the notes (for bonds, see Section 5.2). See the last questions about Section 2.3.

Question: Can you obligate City revenue to pay notes, or to pay bonds, without a vote of the people?

Funders will be requesting legal opinions from the City Attorney [John J. Mulligan, Jr.] and Bond Counsel [Gilmore & Bell or other City selected counsel] [for both, see Article 1 on page 4] that payment is duly and properly authorized and approved.

Concern and Question: Since such legal opinions will eventually be issued, you should receive the same sort of opinions now, and the opinions should be made public. Why not do so?

Section 5.1(d)(1) (Holdback) on page 26.

In this section, the City is holding back \$15 million from TIF reimbursement for Novus unless three key conditions are met. However, the City Manager has “sole and absolute discretion” to approve changes to those conditions.

Concern: A single unelected official should not have that authority to change such key conditions. If there are such changes, at least Council should be involved.

Question: Why would you allow such authority and not retain it for Council decision-making?

Section 6.1(c) (Consent to Release of Sales Tax Information) on page 29.

Question: Why “six or fewer?”

Question: Why the non-disclosure addition at the end? Note that expected taxable sales revenue from Costco is now a separate line item in Table 7 of the RPA 1 CBA.

Section 6.3 (Application of Available Revenues) on pages 30-31.

Question: Why does Section 6.3(a)(3) refer only to Section 2.3(b)(2)? Shouldn't the reference be to all of Section 2.3(b)?

Section 6.3(a)(10) is an endeavor to have the City be reimbursed for “any moneys . . . that were applied to pay TIF Obligations or to pay Redevelopment Project Costs for RPA 2 and RPA 3, to the extent permitted by law.”

Question: What City moneys might be “applied to pay TIF Obligations?”

Concern: “TIF Obligations” are defined in Article I on page 10 as “collectively, the TIF Notes and the TIF Bonds.” Re-asking the question from Section 5.1(b), “Can you obligate City revenue to pay notes, or to pay bonds, without a vote of the people?”

Concern: If the desire is to also possibly reimburse the RPA 2/3 Advance Payment, then the advance payment should be explicitly mentioned because it may not be considered a “Redevelopment Project Cost.”

Question and Concern: Why the modifier, “to the extent permitted by law?” If the proposed reimbursement is in doubt, what is the reason for the doubt?

Question: Why do you think there will be Available Revenues left to reimburse the City after payment of (1)-(9)?

Section 6.6 (Tax Abatement) on pages 33-34.

Question: Why tax abatement?

Concern and Question: Tax abatement seems inconsistent with TIF. The only time this question was answered publicly, the reason given was that the abated tax payment would be replaced by specific payments resulting in a “more reliable income stream” for a note or bond purchaser. However, the specific payments are now deleted from Section 3.12(b) on page 22 and Exhibit F, Section 5 on page F-2. So what is the reason now for tax abatement?

Section 7.1 (Developer’s Right of Termination) and Section 7.3 (Results of Termination) on pages 34-35.

Questions and Concern: Why does Novus have a unilateral right to “abandon the Work and terminate this Agreement” with no consequences and no protection for the City’s interests? Why is there no performance bonding or security or funds set aside to undo or to complete what Novus has done? Why is there no provision to recover property that was acquired and developed with tax proceeds? Why are you comfortable with these sections? These questions are modified from my January and February 2019 questions because they have not been answered.

Question: Do you consider the \$3 million advance payment the penalty or consequence, and if so, why, since the City is reimbursing that amount?

Section 7.5(a) (Successors and Assigns) on pages 35-36.

Question: Why are you allowing Novus to have an almost unlimited right to assign with the City having no control over the assignee? This question is a carry-over from my January and February 2019 question because it has not been answered.

Concern: Subsection 3(A)(ii) requires an assignee to “provide[] evidence as required by Section 7.10.” However, Section 7.10 is only an inspection provision.

Section 7.18 (Survival) on page 42.

Concern: Subsection (b) should track Section 2.3(a) and not just the \$100,000 part.

Section 8.1(f) (Accuracy of Financial Analyses) on page 44.

Concern and Question: This section states, “[T]he City cannot and will not make any representations such analyses were or are true or accurate.” How can you agree with this clause, saying that you, and we, cannot rely on any numbers that are given?

Exhibit E (Form of TIF Notes)

Concerns and Questions: Page E-2, third paragraph refers to a Trust Indenture. Where is the Trust Indenture? The TIF Notes appear to be non-recourse to the City. Page E-3, fifth paragraph. Is that sufficient protection for the City, especially now that the City will be issuing TIF Notes to reimburse Novus for the advance payment?

Community Engagement for RPA 2 and RPA 3 Projects

Concern and Question: After more than a year of being asked how spending the money in Ward 3 and the Olive Business Corridor will be decided, City Administration finally answered, in the press release issued on May 17, 2019, "Going forward, resident input from the Hotline, email address, and social media accounts, will be compiled and analyzed to influence how the money from the TIF is spent moving forward." This inadequate internet methodology is not community engagement. How are you satisfied with this level of community engagement?

TIF funding from Stifel [Added June 6, 2019].

It is my understanding from statements by Jonathan Browne of Novus and others that Stifel is willing to initially fund about \$55 million in TIF Notes (or Bonds) and not the entire \$73.5 million (or more).

Questions: Is that true? If true, is that a reason for the \$55.5 million limit in Section 5.1(d) which is presented as a \$15 million "holdback?"

Concern: What impact does this less than full funding have on anticipated plans, revenue, and expenses?

Council Comments, June 10, 2019 - Relocation Funds

I attended the June 5 "RPA 1 Homeowners Meeting" here at City Hall. Council Members Clay and Smotherson and City Manager Rose conducted the meeting, but failed to provide any record of that meeting. This is a blatant attempt to avoid transparency and accountability.

At the beginning of the meeting, Mr. Rose said that he was not there to ANSWER any questions that night, but to simply listen to their questions. It would have been considerate to include that fact in the notice of the meeting. The City could have, and should have, provided another forum for citizens to submit questions.

At the end of the meeting, Mr. Clay stated he was aware many homeowners could not attend the meeting. I then pointed out that the City had not arranged for a live video stream nor any audio to create official minutes for the folks who could not attend. I asked that all future meetings be recorded. Mr. Clay immediately said that he agreed, but Mr. Rose interjected and stated that he had no intention of recording future meetings. I remind this Council that it is your duty to direct our City Manager to provide an official record, preferably live-streaming, of all future public meetings of City Officials regarding this Development.

During the meeting, 2 homeowners stated that Novus told them that, "their relocation funds are included in their purchase price", therefore, they are not eligible for any additional funds for relocation. Based on these comments, it is reasonable to conclude that Novus is attempting to avoid compliance with Missouri Statutes regarding relocation funds. I was surprised to hear **Mr. Rose agreed** with this false representation. And, after being informed that Novus was attempting to induce homeowners to waive their rights under that Statute, Mr. Rose stated that the City would not intervene in the Novus transactions with individual homeowners. You are our elected representatives and you cannot avoid your fiduciary duty by allowing Novus to defraud our neighbors.

This Council promised, at numerous public meetings, that the citizens and businesses being displaced would receive certain relocation funds. You are now on notice that **Mr. Rose is complicit** in negating your promises. It is clear from the language in the Development Agreement that this Council believes that after tonight's vote you can simply abdicate your authorities and transfer your duties to the Developer and his hired guns. But some of us will not let you get away with this. If you fail us, you are inviting a State Audit, civil litigation and much more.

Respectfully submitted,


Jan Adams, 7150 Cambridge Ave.

Jerrold Tiers 7345 Chamberlain

6/10/2019

So the Olive & 170 project now has City approval. I agree with the decision, you could not responsibly turn down the opportunity this project offers. I do have concerns, many of which involve communication, something the City is still not good at.

There is the matter of whether NOVUS will have a sufficient credit line to complete the work. In the ordinances I do not see the normal and expected official City "finding" that NOVUS has been deemed "qualified and capable of completing" the project. I can only assume due diligence by the City on that.

And I have some other issues, including the following: Clear public explanations of the deal and it's financing have not been made. The school property sale may still be a potential "deal breaker", I do not know if that is nailed down. The developer agreement and other documents are weaker than they should be as to local and minority hiring. The source of the much discussed \$15 million is unclear, less than \$7 million is initially visible. The business retention part of the relocation policy is weak, some have already decided to move away, presumably they were not proactively approached early enough.

Assuming that the above is settled, and that the project will proceed, we now have a changed situation.

Now the City is a partner with NOVUS. The typical U-City delays and surprises cannot be allowed, the City must avoid unnecessary roadblocks. From now on, success for the project is success for the City, and project success must be the goal of everyone involved, without compromising our standards.

And, it is past time to begin planning the policies, actions, and funds usage needed to reverse the negative influences which have been coming into Ward 3 from outside. It is not sufficient to just "spend money" piecemeal in Ward 3. These new issues of rapidly increasing rental percentage, deteriorating housing stock, low and still falling property values, lax building code enforcement, routine drug sales, and problem properties, are not solved by "spending money". Some of these recent problems do not even require money, they require only need a decision by the City to enforce in Ward 3 what is routinely enforced in other areas. These issues are larger than "students peeing on bushes".

Other cities have successfully reversed these trends, we must study them, learn from them, and not try to reinvent the wheel in isolation. There must be a strategy targeted toward solving the problems at all levels, and all parts of the strategy need to work together to reverse the destabilizing trends.

The focus so far has been on "money". Of course money is needed, that was the entire point of this development. But we need "problem identification" followed by "problem solving", using the best practices of other cities to guide our approach. Money is just a tool and mere spending is not a solution.

This is your, actually "OUR", one big chance. It needs vision, planning and execution at a high standard to succeed. It is up to you, the present City Council of University City, to have the dedication and resolve to direct, demand, and most importantly monitor to ensure that our City Administration effectively addresses these issues and reverses the damage already done to a large and important part of our city.

**STUDY SESSION
OF THE UNIVERSITY CITY COUNCIL**
5th Floor of City Hall
6801 Delmar
June 17, 2019

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

The City Council Study Session was held in Council Chambers on the fifth floor of City Hall, on Monday, June 17, 2019. Mayor Terry Crow called the Study Session to order at 6:01 p.m.

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

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

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

2. CHANGES TO REGULAR COUNCIL AGENDA

3. FY20 Annual Operating Budget and CIP

Mr. Rose recognized directors from each of the City's Departments in attendance at tonight's meeting. He stated this is a recap of the presentation previously reviewed by Council, so his intent is to go through it fairly quickly and spend time on the questions he received.

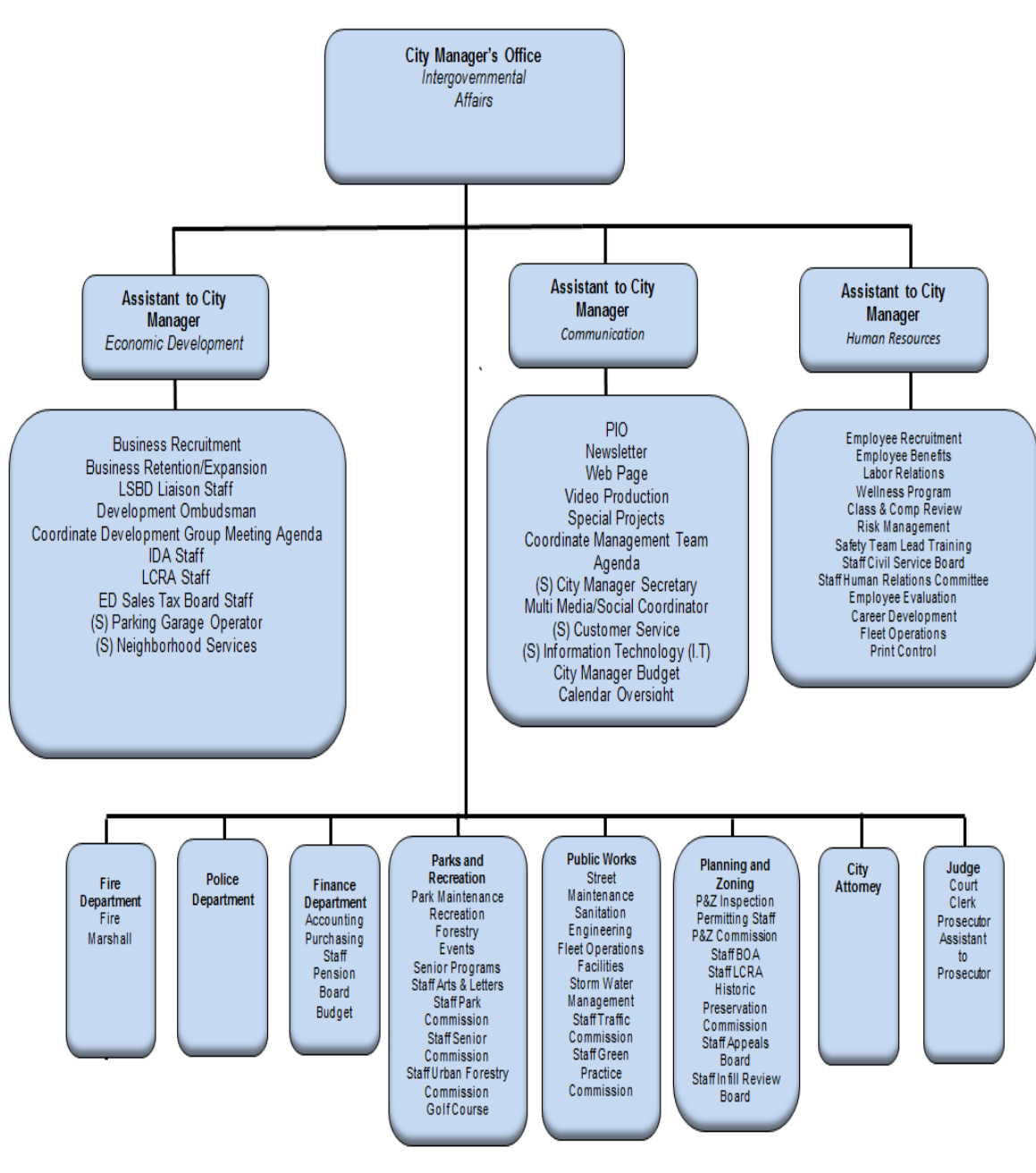
Priorities:

(Established in FY 2019)

- Economic Development
- Public Safety
- Encourage High-Quality Growth
- Prudent Fiscal Management
- Infrastructure
- Community Quality of Life Amenities
- Employees

Organization Structure:

- Fleet Operations and Print Shop moved to Human Resources



Resident Property Tax Bill: (Where does it all go?)

U City will not receive its 2020 tax rate until this fall, however; the expectation is that it will be lower than the 2019 rate.

<u>Description</u>	<u>Rate/\$100</u>	<u>% of Tax Bill</u>
State of Missouri	0.0300	0.4%
St. Louis County	0.4890	5.9%
Community College	0.2129	2.6%
Special School District	1.1980	14.6%
Metro Zoo	0.2724	3.3%
University City School District	4.8726	59.4%
City of University City	0.6890	8.4%
Library	0.2450	3.0%
Miscellaneous	0.2010	2.4%
Total	<u>\$ 8.2099</u>	<u>100.0%</u>

Resident Property Tax Bill:

- House Market Value = \$200,000
 - Assessed Value \$38,000 (19% of Market Value)

$$\text{Tax Bill} = 38,000 \times 8.2099 / 100 = \$3,120$$

<u>Description</u>	<u>Amount</u>	<u>% of Tax Bill</u>
State of Missouri	\$ 12	0.4%
St. Louis County	184	5.9%
Community College	81	2.6%
Special School District	456	14.6%
Metro Zoo	103	3.3%
University City School District	1,853	59.4%
City of University City	262	8.4%
Library	94	3.0%
Miscellaneous	75	2.4%
Total	<u>\$ 3,120</u>	<u>100.0%</u>

FY 2020 Highlights:

- **Funds In-House EMS Services;** (Supplemented by the SAFER Grant)
 - 2019 - Hiring of 12 new firefighters
 - 2020 - Implementation of EMS; (full allocation of funds)
- **Increases Contribution to Uniform Pension**
 - The Committee's recommendation to fund this pension, as well as the Non-Uniform Pension, at a minimum of 80 percent was accepted; *(based on current performance data these rates dropped to 78 percent)*
 - Both funds will be reviewed on an annual basis
- **Funds Internal Management of Parking Garage**
 - Management of the Parking Garage is currently contracted out to St. Louis Parking; the recommendation is to move this service back in-house
- **Restructures Fleet Operations**
- **Same or Reduced Tax Rate**
- **Exceeds 17% fund balance for General Fund**
- **Funds Capital Budget**
- **No COLA**
 - A COLA will be recommended in FY 2020 to ensure that the City stays current with market rates
- **Restructures Salary Allocation in Solid Waste, Parking Garage, and Golf Course**
 - The salary was also restructured for one employee whose job duties only entailed capital improvement projects. Funds for this salary have been moved from the General Fund and reallocated to Capital Projects.
- **Funds In-House Pool Management**
 - The recommendation for FY 2020 is that management remain in-house

All Funds Summary: (Governmental Funds)

• Total Revenues	\$32,007,142
• Total Expenditures	\$30,706,871
Ending Fund Balance	\$17,168,876

FY 2020 Budget:

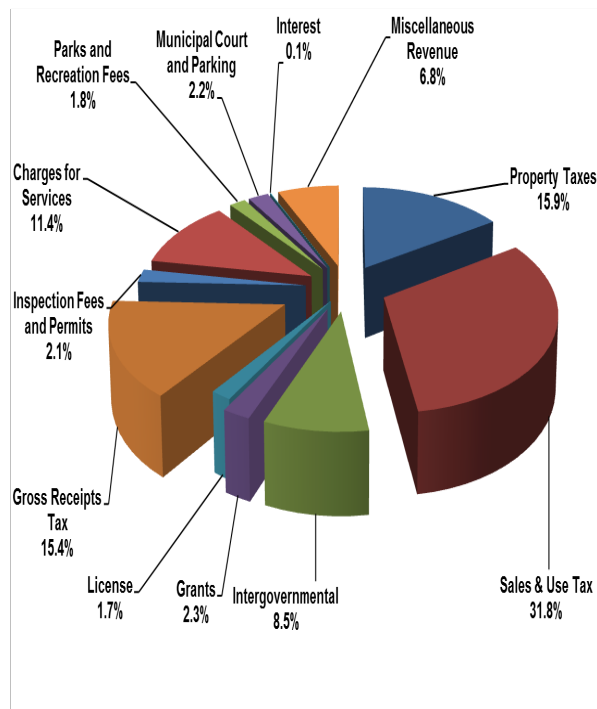
Revenue Sources - All Funds

	Amount	Percentage
Property Taxes	\$ 6,512,139	15.9%
Sales & Use Tax	13,049,306	31.8%
Intergovernmental	3,467,290	8.5%
Grants	934,000	2.3%
License	709,000	1.7%
Gross Receipts Tax	6,310,000	15.4%
Inspection Fees and Permits	866,200	2.1%
Charges for Services	4,672,282	11.4%
Parks and Recreation Fees	741,000	1.8%
Municipal Court and Parking	918,400	2.2%
Interest	32,706	0.1%
Miscellaneous Revenue	2,779,200	6.8%
Total Revenue	\$ 40,991,523	100.0%

FY 2020 Budget:

Revenue Sources-Percentages

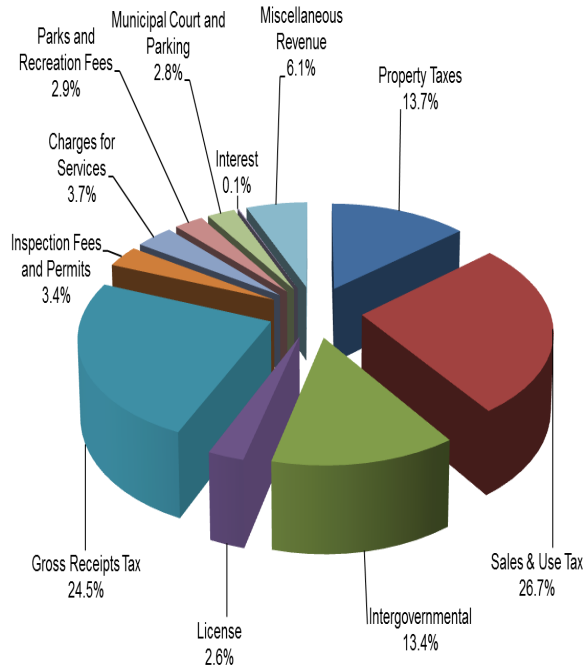
- Sales and Use Tax is a critical revenue stream for U City



**FY 2020 General Fund:
Revenue Sources**

	Amount	Percentage
Property Taxes	\$ 3,524,700	13.7%
Sales & Use Tax	6,867,000	26.7%
Intergovernmental	3,452,300	13.4%
License	679,000	2.6%
Gross Receipts Tax	6,310,000	24.5%
Inspection Fees and Permits	866,200	3.4%
Charges for Services	959,700	3.7%
Parks and Recreation Fees	741,000	2.9%
Municipal Court and Parking	713,000	2.8%
Interest	31,336	0.1%
Miscellaneous Revenue	1,570,460	6.1%
Total Revenue	\$ 25,714,696	100.0%

**FY 2020 General Fund:
Revenue Sources-Percentages**



**FY 2020 General Fund:
Transfers In; (repayments on loans from the General Fund)**

- Public Safety Fund \$1,264,700
 - This amount reflects a loan repayment, a percentage of the capital costs for police, and the increased salary costs per the Class & Comp Study

- Parks & Stormwater \$41,280
- Golf Course \$53,220
- Parking Garage \$53,220
- Sewer Lateral \$57,240
- Total Transfers In \$1,469,660**

FY 2020 General Fund:

Transfers Out; *(the allocation of funding for operations)*

- Starting FY 2020 all vehicle and equipment purchases will come out of the budget for their respective department

- Fleet Internal Service Fund \$1,011,900
- Total Transfers Out \$1,011,900**

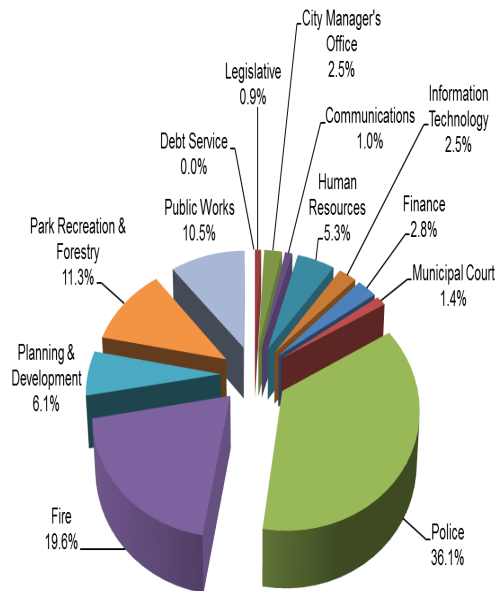
FY 2020 General Fund:

Expenditures

Expenditure by Department	Amount	Percentage
Legislative	\$ 221,461	0.9%
City Manager's Office	624,850	2.5%
Communications	258,720	1.0%
Human Resources	1,325,980	5.3%
Information Technology	623,940	2.5%
Finance	697,770	2.8%
Municipal Court	348,720	1.4%
Police	9,031,062	36.1%
Fire	4,917,849	19.6%
Planning & Development	1,529,517	6.1%
Park Recreation & Forestry	2,823,387	11.3%
Public Works	2,628,254	10.5%
Debt Service	5,200	0.0%
Total Expenditure	\$ 25,036,710	100.0%

**FY 2020 General Fund:
Expenditures-Percentages**

- The allocation for police & fire is consistent with prior years, totaling 50+ percent of the General Fund budget



General Fund Summary:

1. Beginning and ending fund balances can be found in the latest Comprehensive Annual Financial Report (CAFR); *(the initial fund balance is identified as unassigned funding)*.
2. Increases to the ending fund balance are a result of unused funds in the General Fund.

• Total Revenues	\$25,714,696
• Total Expenditures	\$25,036,710
Ending Fund Balance	\$8,854,105

Highlights

City Manager's Office:

- Places Fleet Operations under Human Resources
- Moves ROARS Publication In-House under Communications
- Moves Parking Garage Management under Economic Development
- Funds Computer Replacements, Network Upgrades, and Software Upgrades that fall under Communications

Highlights

Finance Department:

- Moves the Print Shop
- Maintaining Current Service Levels

Highlights

Municipal Court:

- Maintaining Current Service Levels

At the next Council meeting, staff will be recommending that the appointed position of prosecutor be reinstated.

Highlights

Police Department:

- Gun Shoot Detection Software
- Vehicle Replacement
- Mobile Data Terminals (MDT's)
- Additional License Plate Readers

Highlights

Fire Department:

- In-House EMS
- Purchase of an Ambulance
- Addition of a Part-Time Clerk

Highlights

Public Works:

- \$700,000 for Street Improvements
- \$400,000 for Sidewalk and Curb Improvements
- \$460,000 for Sewer Lateral Repairs
- Absorbs Increased Costs for Landfill
- Absorbs Recycling Costs
 - China has stopped accepting many of the recycled products which have driven up the cost

Highlights

Planning & Development:

- Funds Five Alternative Fuel Vehicles for Code Enforcement with City Logos and GPS; *(for use by Code Enforcement Officers who currently drive their own vehicles)*

Highlights

Parks, Recreation & Forestry:

- In-House Pool Management
- Evaluation of Green Fees for Possible Increase; *(fees have not been increased in a very long time, and as a result of last year's deficit, Council loaned this fund \$500,00.)*

Other Funds Summary

Public Safety Sales Tax Funds:

- Total Revenues \$1,700,000
- Total Expenditures \$2,478,770
- **Ending Fund Balance \$5,621,930**

Capital Improvement Fund Summary:

Some of the projects planned for this year, i.e., facility improvements, may not come to fruition and result in a decrease of the total expenditures.

- Total Revenues \$2,419,000
- Total Expenditures \$3,076,828
- Ending Fund Balance \$273,840**

Park & Stormwater Fund Summary:

- Total Revenues \$1,396,000
- Total Expenditures \$1,192,985
- Ending Fund Balance \$350,929**

EDRST Fund Summary:

The ending fund balance has been held in abeyance until the EDRST Board makes its recommendations to Council on how the funds should be spent.

- Total Revenues \$667,306
- Total Expenditures \$134,742
- Ending Fund Balance \$1,768,564**

\$5,500 ITN Senior Program:

Staff has provided a summary on the effectiveness of this program to assist Council in making a decision on whether funding for the continuation of this program should be included in the budget.

LSBD FY 2020 Proposed Budget:

Council has been provided with a copy of this budget, which excludes funding for the creation of a strategic plan. As a part of the amendment, staff will be recommending that \$15,000 of the LSBD fund balance be used for the development of this plan.

On the Horizon:

- Completion of Solid Waste Rate Study; *(once the study is complete a recommendation will be made for the creation of a Task Force to assist staff and the consultant; verify the contents of the report, and draft a recommendation to Council. No rate increase is anticipated until FY2021 or 2020.)*
- Rate Review of the Golf Course
- Better Together; *(status unknown)*
- Industrial Park Expansion Strategy & Recommendation; *(an opportunity to diversify the City's economy and expand tax base)*
- Olive / I-170 Development

Mr. Rose then addressed the following questions from Council:

(Councilmember Smotherson)

Q. Could you provide a breakdown of the 2016 expenditures associated with funding allocated for the police station, as well as the current expenditures associated with the \$6 million dollar allocation?

A. *Mr. Rose stated he has provided Council with a document illustrating the breakdown of expenditures associated with the \$6 million dollar allocation.*

And his understanding with respect to the 2016 expenditures is that Council authorized the use of \$1 million dollars to go towards the temporary housing of the police station.

Q. What is the rationale behind the proposal to purchase hybrid cars for the City's Code Enforcement Officers?

- A. *Mr. Rose stated he has provided Council with a brief report illustrating;*
- 1. The purchase price;*
 - 2. Duration of the finance period; (6 1/2 years), and*
 - 3. A comparison of how much the City currently spends on mileage for Code Enforcement Officers that drive their own cars.*

The expectation is that these vehicles will remain in the City's fleet for ten years and because of their hybrid nature will require minimal maintenance.

Q. How many miles does an officer accumulate each week?

- A. *Officers average 500 miles a month, so at .55 cents per mile, this equates to \$1,400 a month, per officer.*

(Councilmember Hales)

Q. Why is there a 1,893 percent increase in revenue for the Library Fund?

- A. *The increase in revenue and the 65 percent increase in expenditures are a result of the passage of Prop L.*

Q. Why is there an 82 percent increase in revenue and a 48 percent increase in expenditures for the parking garage?

- A. *Staff is recommending that management of the parking garage be transferred in-house. And if this recommendation is approved by Council, then the revenue previously received by the current management company, St. Louis Parking, as well as the expenditures, will be funneled back into the City. Council also approved an agreement with Wash U to ensure a consistent stream of revenue which is estimated to be roughly \$7,700 per month.*

Q. Why are the revenue projections down 47 percent for The Loop Business District?

- A. *In the past, The Loop Business District was budgeted as though it had already received a grant from the EDRST and Council; this year those estimated funds have been removed from the budget. Once the grant is received staff will ask the Mayor and Council to amend the budget to reflect the actual amount of the award.*

Q. Why is there an 81 percent reduction in EDRST expenditures?

- A. *Last year staff identified the amount allocated for grants and included it in the fund balance. This year staff is recommending that this amount be removed until Council has determined what projects will be approved; at which time the budget will be amended accordingly.*

Q. What accounts for the 284 percent increase in revenue under Service Charges on page 27?

- A. *The increase is a result of bringing the City's EMS in-house.*

Q. Can you provide some background on why there is an increase in the expenditures under Human Resources?

A. *The increase is based on the proposal to move Fleet Operations and the Print Center into the Human Resources Department.*

Q. Can you touch on the 42 percent reduction in expenditures for the City Manager's Office?

A. *This reduction is based on two factors: (1) a restructuring of the administration's budget by removing Communications and establishing its own individual account, and (2), a recommendation to fund expenses directly out of EDRST funds rather than the Administrative Fund. (Last year \$133,000 was transferred from the EDRST Fund to the General Fund.)*

Councilmember Carr asked if the 25 percent administrative costs associated with EDRST funds would be a part of or independent of those direct fund expenditures? Mr. Rose stated since the statute requires that administrative costs not exceed 25 percent, it would be a part of those expenditures. Councilmember Carr asked if the 25 percent would be used to cover salaries and all associated expenses? Mr. Rose stated that it would.

Mr. Rose stated he had also received some questions regarding the Golf Course.

Q. As of year-end; June 30, 2019, what are the outcomes for this operation, and can they be attributed to the Enterprise Fund?

A. *Once the audit is complete Council will be provided with a copy of the CAFR where the year-end results; or thereabout, of the Golf Course can be ascertained. (Mr. Rose noted that the City is permitted to keep its books open for an additional 30 days.)*

Q. I am unclear about the revenue associated with the Golf Course; can you provide me with more detail?

A. *Page 31 of the budget provides an overview of the revenue and expenditures for all government funds, which includes the Golf Course.*

Mr. Rose stated in the past, the perception has been that the Golf Course generated a profit. So what the vast majority of these questions are trying to discern is why this entity's expenses have increased. The rationale behind this increase is that prior to the creation of the Enterprise Fund all overhead costs affiliated with the Golf Course were disbursed out of the General Fund. However, pursuant to staff's cost allocation, the recommendation is to move most of these expenditures to the Enterprise Fund in order to gain a realistic view of this operation's gains and losses.

Councilmember Clay stated by moving these expenditures would it be safe to assume that the City could see a potential reduction in this operation's profitability because of its inability to make a true apples-to-apples, year-over-year comparison? Mr. Rose stated that is correct. And since the Golf Course has always been supplemented by the General Fund, he thinks it would also be safe to say that more than likely it has never been profitable.

Q. Why have the expenses for part-time temps increased from \$67,000 to \$183,000?

A. *Mr. Rose stated although staff has identified the additional funding needed for this increase; which will probably be closer to \$105,000, they are uncertain about whether the Golf Course can totally absorb this expenditure on its own. So at this point, the funds have not been allocated.*

However, based on the findings from staff's evaluation of the green fees, and any increase in revenues, he may come back to the Mayor and Council with a recommendation to amend the budget.

Councilmember Carr questioned whether those findings could also lead to a reevaluation of the Enterprise Fund to determine if it is the right accounting mechanism for the Golf Course? Mr. Rose stated he thinks that's a good assessment because, from a practical standpoint, he is not sure that an Enterprise Fund makes sense. He stated the purpose of recommending the Fund was to affirm or disaffirm the belief that the Golf Course was making a profit. And although it is not unusual for municipal courses to be supplemented by General Funds, his belief is that in the short and long-term there will always be a need for this type of reinforcement.

Q. How is staff cost-allocating the Pension Fund?

A. The cost-allocation for both funds is based on the Pension Board's recommendation to fund the pensions at a minimum of 80 percent.

Mayor Crow stated something that Council does not see on a regular basis is a breakdown of the costs for professional services charged to those Funds. And since there are some changes in this year's budget, he would like Mr. Rose to provide Council with that analysis before next Monday, if possible. Mr. Rose informed Mayor Crow of his ability to meet that deadline.

Q. Would you provide the three-year financial breakdown for the SAFER Grant?

*A. 2019 = the receipt of approximately \$319,000;
2020 = the receipt of approximately \$1,276.263, and
2021 = the receipt of approximately \$319,066.*

Mayor Crow asked if the timeline for implementing the City's in-house EMS was still slated for the third or fourth quarter? Mr. Rose stated in his mind, the safe bet is November; although the Chief is shooting for August.

Councilmember Carr asked Mr. Rose if his previous description of the money being set aside for the Stormwater Task Force had been carried forward? Mr. Rose stated on Monday, Council will be presented with a Resolution regarding the Stormwater Task Force illustrating the inclusion of those monies allocated to the Task Force in the revenue being carried forward.

Councilmember Carr stated she would like to note that what she provided to everyone this evening was a description of what the Task Force needs in terms of IT services to complete their Early-Warning Model System. At this point, the Task Force will be using MSD collection sites, so there are no recommendations for additional collections of rainwater.

Mr. Rose stated while it may not be necessary for the Task Force, there was some interest in amending the budget. So based on that interest, he would ask the City Attorney if he would highlight what that process entails?

Mr. Mulligan stated essentially, the Charter provides for the City Manager to submit the budget to Council for a vote.

Thereafter, a public hearing shall be conducted, and Section 35 of the Charter states, "*After the conclusion of that public hearing Council may insert new items or may increase or decrease the items in the budget, except for specified fixed expenditures*". He stated the process of inserting, increasing or decreasing items is typically performed by a motion and a vote. If Council votes in favor of the motion, the budget shall then be amended.

Councilmember Carr asked Mr. Rose if it was a correct assumption that no amendment was needed for the money being carried forward? Mr. Rose stated that is correct, in that instance, no amendment is needed.

Councilmember Cusick questioned whether the allocations on page 24 for streets, sidewalks, and curb repairs fully addressed the City's current needs or if greater amounts would be needed going forward to stay abreast of all the necessary repairs? Mr. Rose stated while he recognizes the need to increase spending going forward, he is somewhat hesitant to do so for two reasons: (1) an increased workload will require additional staff, and (2), the final payment incurred for prior capital projects is scheduled to take place in FY 2020. Once that is achieved, the City will be in a better position to look at funding through some sort of financing project and enhance its ability to make all of the necessary repairs. So at this point in time, his belief is that the current allocations are consistent with staff's capability to do a good job on the oversight of these repairs.

Mayor Crow stated in previous conversations Mr. Rose, you've mentioned the fact that you were preparing for a 20 percent increase in Workers Compensation because there was one specific area where the City was rated higher than other municipalities. Can you explain what that area is and why it has resulted in an increase? Mr. Rose stated while he would have to call on Ms. Howze to provide greater detail, he is aware that the City's experience rating was higher than the norm based on the absence of a Safety Program. That program has now been implemented, so he is watching that rate to see if it improves.

Yolanda Howze, Director of Human Resources stated at this point, the City has only received an estimate. The actual numbers are typically provided after the budget is approved. However, the estimate was based on the fact that rates for each classification have increased statewide. And with the City's experience mode, the rates for Public Safety, the Street Department, and Solid Waste are usually higher.

Mayor Crow asked if there was a way to determine where the claims occurred or what areas caused the City's ratings to go up? Mr. Rose stated he could provide Council with a report which indicates where most of the claims occurred, but again, it's the experience rating that drives the cost.

Mayor Crow stated he would like to commend the previous Council regarding the amount of debt the City has incurred and their ability to decrease the rate expense. Page 10 illustrates that in 2003, the City was paying on the low end, 2 percent, up to a high of 4.1 percent; in 2004, the rate was 2.5 percent to 4.6 percent, and when the debt was refinanced in 2012, the rates went down to .55 percent and 1.65 percent. This decrease in rates is the reason why the City has been able to pay this debt off at a pretty rapid pace. So in response to Councilmember Cusick, a conversation that probably needs to be initiated by this Council in the near future is what are the next steps the City should take to acquire the necessary funds and fully address street repairs and maintenance.

And for the benefit of his colleagues, Mayor Crow stated he would like to point out that the largest increase found under Council's Legislative Budget is primarily due to the number of meetings held; which have increased over the past year, and the cost associated with the transcription of those meetings by an outside contractor.

Mayor Crow asked Mr. Rose or the Chief if either of them could tell him the number of unfilled positions that still remained within the Police Department? Mr. Rose stated on average, the Department is short by about eight employees. However, he would like to highlight that this is not just an issue for U City; this is a national issue created by the lack of people interested in pursuing this profession.

Mayor Crow stated this morning's activities in Dallas have heightened his concerns as they relate to public safety; specifically with respect to meetings held in this Chamber. Clayton uses a mobile metal detector during their Council meetings, and since they conduct their meetings on a different night, perhaps, U City could enter into a partnership with Clayton to share those detectors when they are not in use. Nevertheless, when you enter into a space like this, with one way in and one way out, serious consideration should be given to reviewing security precautions that ensure the safety of staff and the general public.

Mayor Crow asked Mr. Rose if his intent was to keep Fleet Operations in the Human Relations Department? Mr. Rose stated any time he moves an operation under the City's Manager's purview it is because he wants to gain a better understanding of that operation and make sure it is functioning at its highest level. So his intent is to do a deep dive on Fleet Operations during the next fiscal year and any long-term plans will be based on the knowledge gained from this evaluation.

Councilmember Clay stated in the past two weeks the 3rd Ward has encountered issues with the quality of work being performed by utility contractors. And although he does not know what such an undertaking would look like, there does need to be some type of resource the City can bring to bear so that the work being performed by the City's utility partners is monitored and they are held accountable if the finished product does not meet the City's standards? Mr. Rose stated staff is in the process of conducting an assessment of the operations within Public Works and what they have learned thus far is that the person responsible for overseeing the utility companies has been on an extended leave of absence for the past two months. He stated he is in total agreement with the concept of having competent personnel in place that can provide oversight of this work when it is being performed, so the goal is to restructure that function and provide Council with details of that reorganization within the next 60 days.

Councilmember Smotherson asked why the proposal to construct the police station is for 2022, instead of 2021? Mr. Rose stated one project he will be asking Council to advance the start date on, is the Space Needs Study. This study will provide staff with a clearer picture of not only what should be done with all of the City's current facilities, but it will also help determine the appropriate amount of space and design for the police station or what should be done with the Annex. So his proposal is for the City to get the answers to those questions next year and then make a decision on the bigger issues. Councilmember Smotherson asked if an assessment had already been completed on the Annex? Mr. Rose stated the completion date for that assessment is scheduled for July 8th. But going back to the construction of the police station, initially, the City was somewhat under the gun to get it completed because it was leasing the land, facility, and the modular units. However, based on the actions taken by Council, the City can take its time in making that decision because the elements responsible for producing that urgency have, for the most part, been resolved.

Councilmember Smotherson questioned whether the City's ability to take its time, equated to spending more money to continue renting the modular units? Mr. Rose stated if you compare the cost of renting the modules, to the cost of building a new police station; especially after Council's decision to purchase the land, his answer would be no; the City is no longer incurring the same amount of costs that it did in the past.

Mayor Crow stated what Council should remember is that the lease of those modules was absurdly front-loaded, and the first year of that contract cost the City \$2 million dollars. However, since then, the payments have actually come down to a pretty reasonable monthly rate.

Councilmember Smotherson questioned why the budget included an allocation of funds for Gunshot Detection Software prior to determining its feasibility? Mr. Rose stated while Council could opt to have the funding removed from the budget, he is aware of the Chief's collaborative efforts with organizations utilizing this system and his belief that this system will work well for U City. So the proposal being recommended to include funding for this software is based on those efforts. However, when all is said and done, everyone knows the City has a major issue with shots being fired; especially in the 3rd Ward, so some form of action is needed to help mitigate those activities.

Councilmember Smotherson asked Mr. Rose if he had contemplated adding the position of Sports Coordinator this year since this work is already being performed by a volunteer? Mr. Rose stated he had not moved forward with that position because of the potential ramifications associated with the proposal by Better Together. Now that that proposal has changed, he knows that the Director of Parks & Recreation's intent is to meet with the School District, as well as, the Recreation Coordinator, to get a better assessment of the need for that position. So he should be able to provide Council with the results of that assessment prior to Monday's meeting.

Councilmember Hales stated now that the City is well into its Prop P funding, can you explain what that revenue looks like and how reliable it has been? Mr. Rose stated the City is permitted to keep its books open for about two months after the fiscal year ends; which is unique for a City to be able to do. So based on the projections or what was in the coffers from last year, he is confident the City will meet \$1.7 million dollars, and staff is recommending that this fund maintain that current level next year. He stated although he is hesitant to increase that amount until he is certain it can be met, he will ask the Mayor and Council to amend the budget to reflect any additional revenue that is received. Councilmember Hales asked if the fund balance of \$5.6 million is the number staff is recommending the City maintain? Mr. Rose stated since that balance also includes funding for construction of the police station, eventually; most of it will go away.

Councilmember Carr stated in light of the City Manager's recommendation to remove EDRST monies from the budget and take \$15,000 out of the LSBDD budget to develop a Strategic Plan, can you give me an idea of where that fund balance stands today? Mr. Rose stated the 2018 CAFR identified that fund balance as being at \$230,000. So the safe assumption is that it is somewhere close to that amount and that they have the capacity to cover the \$15,000 expenditure being recommended to Council for approval.

Councilmember Carr stated she and Councilmember Cusick have been attending LSBDD's Board meetings and what they've provided is a very inexact report denoting the balance in their bank account.

And Councilmember Cusick can correct her if she's wrong, but she believes the amount reported was \$150 to \$170,000. So she is not sure that all of their expenditures have been brought before Council, but it certainly bears checking out. She stated she would also like to know when staff is planning to bring this recommendation before Council and whether they will be given an opportunity to question or object to any parts of the plan? Mr. Rose stated the Code requires the LSBDD to have a strategic plan, so that is the reason for this recommendation. However, it is up to Council to make the final decision on a plan they feel comfortable approving.

Councilmember Carr asked if there was any way for staff to verify the exact amount of their fund balance? Mr. Rose stated although the LSBDD account is structured in a way that may not provide the City with easy access, he would make an effort to work with Commerce to reconcile the account and advise Council on what, if any, expenditures have been made. Councilmember Carr stated to her knowledge, the Treasurer has never produced a Treasurer's Report at any of the monthly meetings she's attended, so it's not clear whether the numbers they've identified are correct. But since there seems to be a discrepancy, she thinks the City should have a better understanding of exactly what the correct number is. Mr. Rose stated the number he provided today of \$230,000, was obtained from the 2018 auditor's report.

Councilmember Smotherson thanked the Mayor for bringing up the issue about public safety and would like to emphasize the importance of that statement. There was a packed house at the last Council meeting that included several seniors and two people in wheelchairs, so just imagine the chaos that would have occurred if there had been an issue involving everyone's safety and you could not use the elevators.

Mr. Rose stated he would like to quickly flip through the Capital Improvement Budget, even though it has already been viewed by Council, to ensure there are no additional questions.

FY20-FY24 Capital Improvement Budget

Priorities:

- Economic Development
- Public Safety
- Encourage High-Quality Growth
- Prudent Fiscal Management
- Infrastructure
- Community Quality of Life Amenities
- Employees

CIP Summary: FY20 - FY24

The total amount allocated to City departments for the 5 year period is \$25, 818,343.

- Police Department (\$5,066,000)
- Fire Departments (\$750,000)
- Parks, Recreation, and Forestry (\$4,532,000)
- Public Works Department (\$14,790,343)
- Planning & Development (\$100,000)
- Golf Course (\$580,000)

Highlights

Fire Department:

- FY2020 - Purchase of a second ambulance (\$250,000)
- FY2022 - Replacement of the Pumper Truck; *(Total cost equals \$500,000; allocations of \$250,000 to be made in FY2021 and FY2022)*

Highlights

Parks, Recreation & Forestry:

- FY2020-FY24 - Emerald Ash Borer Tree Replacement (\$75,000)
- FY2020 - Painting of Centennial Commons (\$114,000)
- FY2020 - Heman Park Pool Improvements (\$250,000)
- FY2020 - Replacement of Exercise Equipment (\$20,000) and Short Game Practice Area (\$30,000, which may be seed money)
- FY2021 - Ruth Golf Course Lighting Installation *(\$130,000; staff will be asked to take a close look at the feasibility of these lights.)*

Highlights

Police Department:

- FY2022 - Construction of New Police Station (\$4,700,000)
- FY2020 - Purchase of Five Police Cars (\$114,000)
- FY2020 - License Plate Readers (\$45,000)
- FY2020 - Mobile Data Terminals (\$106,000)
- FY2020 - Mobile Gunshot Detection System (\$75,000)

Highlights

Planning & Development:

- FY2020 - Purchase of Five Alternative Fuel Vehicles *(\$100,000; a partnership with Ameren)*

Highlights

Public Works:

- FY2020-FY24 - Solid Waste Grant Match (\$20,000 each year for carts and anti-contamination for recycling)
- FY2020-FY22 - Parking Meter Replacement Program (\$50,000)
- FY2020-FY24 - Enhanced Street Lighting Program to Reduce Crime; a partnership with Public Works & Police (\$75,000)
- FY2020-FY24 - ADA Curb/Ramp Design and Construction (\$50,000)
- FY2020-FY24 - Curb and Sidewalk Replacement (\$400,000)
- FY2020-24 - Street Maintenance (\$700,000)
- FY2020-FY24 - City Facility Improvements (\$500,000 +)
- FY2020 - City Wide Energy Efficiency Master Plan (\$30,000)
- FY2020 - Canton Avenue Fence Improvements (\$65,000)
- FY2020 - Cost Accounting Software for Capital Projects (\$25,000)

Next Steps:

- First Year of CIP becomes Capital Budget
- Public Hearing on Annual Operating Proposed Budget; *(a hearing for the 3rd Ward is scheduled for Thursday)*

- Council Budget Study Sessions
- Consideration of Proposed Capital Improvement Program and Proposed FY20 Annual Operating Budget
- Fiscal Analysis (\$30,000); *(to be presented at the next Council meeting)*

Councilmember McMahon stated even though the lighting being proposed for the Golf Course is scheduled to occur in 2020, he was curious to know whether staff's evaluation of the green fees would include looking at revenue that could be generated to balance out that expenditure? Mr. Rose stated the proposed lighting is scheduled to occur in FY 2021, but the answer to his question is yes; staff will be looking at all of the revenue generated by the Golf Course to determine where enhancements are needed.

Councilmember Cusick posed the following questions related to the proposal to replace the City's parking meters:

1. Will this be a citywide replacement or will it only be in concentrated areas?
2. Is it the City's intent to use a modernized system with kiosks?
3. What is the status of the Parking Study?

Mr. Rose stated this will be a citywide replacement with a modernized system that adds much more convenience for the user. He stated that the Parking Study is in its final phase, but he would ask Sinan to provide Council with a brief update.

Sinan Alpaslan, Director of Public Works, stated the data collection for the study was completed in June, and the initial results should be available by the end of this month or the first part of next month. The results will then be provided to the Traffic Commission for review and discussion. Mr. Alpaslan stated consideration is also being given as to whether there is a need for the consultant to extend his study by examining the impact of Wash U during its regular full session.

Councilmember Clay asked whether these upgrades would allow a patron to use an app on his phone to make payments? Mr. Rose stated that is what is being proposed because the end goal is to provide the user with various options. Councilmember Clay asked if anyone knew the cost of a fine for a parking meter violation in U City? Chief Hampton stated the fine for an expired meter is \$15.00. Councilmember Clay, unfortunately, he received a ticket in Clayton and the fine was \$20.00. So although he does not know if a review of the City's parking rates is a part of this process, it might be something to consider? Mr. Rose stated while it is not a part of this process, it is certainly something staff can take a look at to make sure the City's rates continue to discourage people from illegal parking. However, one part of the City's effort is to increase the number of parking enforcement officers in order to facilitate the issuance of more tickets. He stated at this point, he does believe some improvements are needed in this area and that they have a good sense of what needs to occur. The next step is simply prioritizing those tasks to make sure that everything falls into place.

4. ADJOURNMENT

Mayor Crow thanked everyone for coming out and adjourned the Study Session at 7:12 p.m.

LaRette Reese
City Clerk

E - 2 - 19

**JOINT STUDY SESSION
OF THE UNIVERSITY CITY COUNCIL
AND THE CITY PLAN COMMISSION**
5th Floor of City Hall
6801 Delmar
June 24, 2019

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

The City Council Joint Study Session was held in Council Chambers on the fifth floor of City Hall, on Monday, June 24, 2019. Mayor Terry Crow called the Joint Study Session to order at 5:30 p.m.

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

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

Commissioner Cirri Moran
Commissioner Michael Miller
Commissioner Margaret (Peggy) Holly
Commissioner Judith Gainer
Commissioner Ellen Hartz

Also, in attendance was City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr., and Director of Planning & Development, Cliff Cross.

2. CHANGES TO REGULAR COUNCIL AGENDA

Councilmember Smotherson stated out of due respect to Councilmember McMahon, he would like to request that the Chicken Ordinance be postponed until the next meeting, July 8th, to allow several residents who have personally expressed their opposition to this Ordinance an opportunity to respond.

Mayor Crow stated since he is not totally in agreement with that request, his preference would be to continue this discussion during the regular session.

Mayor Crow stated as a courtesy to the City Clerk, he would ask members of the Plan Commission to provide their names for the record.

3. PLAN COMMISSION REVIEW

Mr. Rose thanked everyone for providing him and the Director of Planning & Development, Clifford Cross, the opportunity to present this review, which is consistent with the City's objective to reexamine all of its Boards and Commissions.

PURPOSE

- Responsible for oversight and making recommended changes to the Comprehensive Plan
- Acts as the Zoning Commission

MEMBERSHIP

- 7 Members
- Appointed by Council
- Chair Elected annually from appointed members
- Must be a qualified voter and have resided in University City at least 2 years
- One member of Council, the City Manager, and the City Planner shall be ex officio members but shall have no vote on matters coming before the commission

POWERS & DUTIES

- Duty and authority to prepare and submit to the Council a Comprehensive Plan for the physical development of the City
- Shall act as Zoning Commission, and shall have the authority to prepare, adopt, and recommend to the Council for enactment a Comprehensive Plan for the zoning of the City.
- Consider all proposals for amendments or changes in the zoning laws, and make its recommendations thereon to the Council.
- Plans for all proposed subdivisions shall, before approval by Council, be submitted to the Plan Commission for its recommendations with respect thereto.

LEGISLATIVE AUTHORITY

- It shall be the duty of the City Plan Commission to prepare and recommend such national, state, and municipal legislation as may be necessary for carrying out the recommendations or suggestions of the Commission.

Mr. Cross stated the next phase of this presentation is about the Commission's guiding document; the Comprehensive Plan.

- The current Comprehensive Plan was adopted in 2005;
- Revisions were made in 2007, and
- In 2014 there was an effort to update and create a new plan which was never completed

Mr. Cross stated he refers to it as the "20/40 Comprehensive Plan," because this plan generally provides a twenty-year roadmap. The strength of the plan he would like to ultimately have adopted is that it becomes a living document that continues to evolve, and supports the City Manager's mandate for the creation of a plan that can be revisited every five years to evaluate its performance.

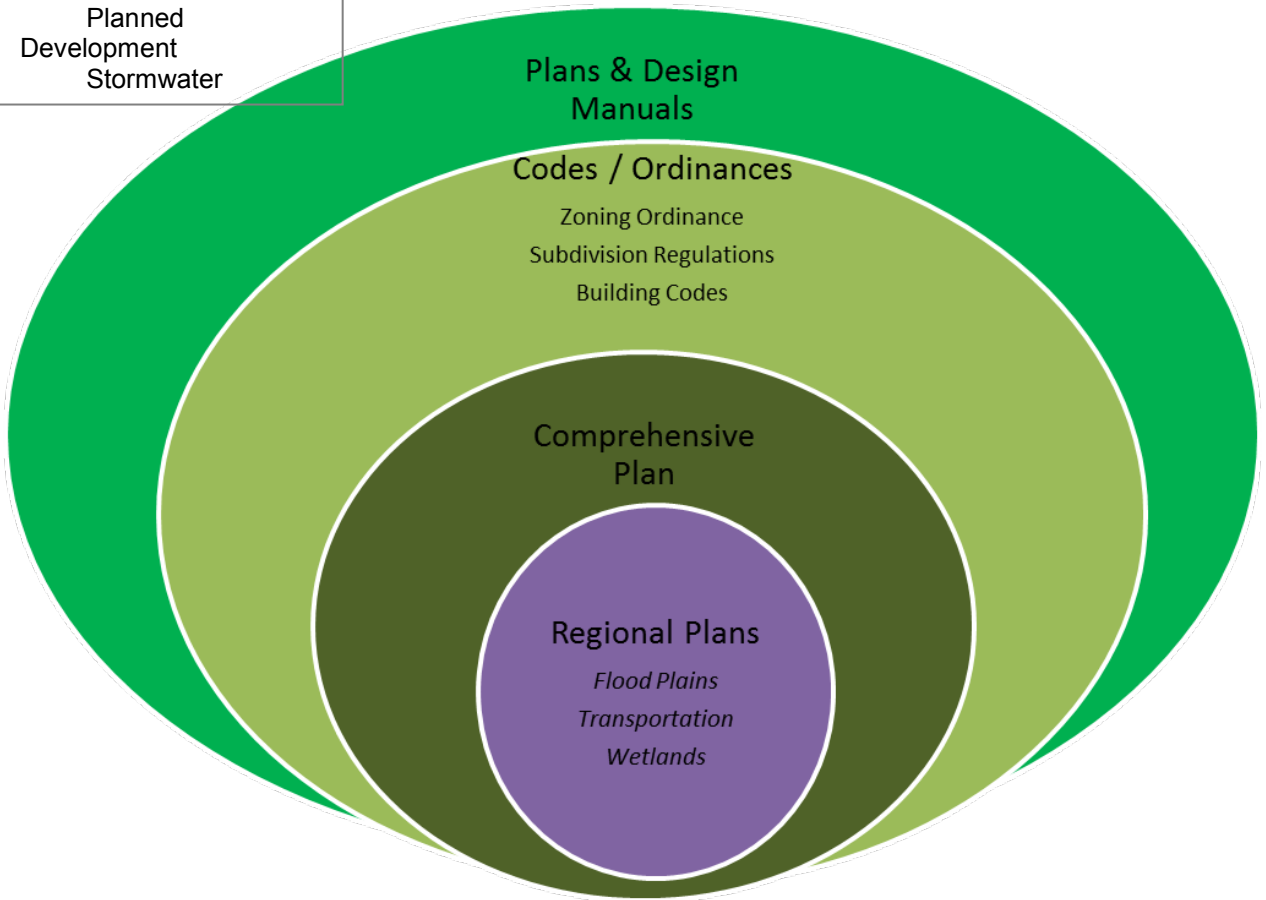
WHAT IS THE COMPREHENSIVE PLAN (CP)?

- ▶ The Comprehensive Plan provides an assessment of existing conditions; future needs and considers anticipated growth and changes that will affect the health, safety, and welfare of present and future community residents.
- ▶ The intent of the plan is to serve as a policy guide regarding future needs, growth outcomes, limitations, and opportunities facing the community.
 - A unified vision and aspirations
 - The impetus for actions, legislation, planning, financing
 - A resource to help guide decision making
 - Integrates existing planning work
 - Integrates best and current practices; *(the recently adopted sustainable guidelines are typically referenced as a part of the CP)*
 - Highlights strengths, challenges, and opportunities, i.e., SWOT Analysis
 - Outlines specific goals, strategies, and actions
 - Establishes priorities to devote its energy and resources
 - Inspires new plans and ordinances

A roadmap that reflects the community's interests, needs & desires.

Mr. Cross stated the purpose of this outline is to show the value of a Comprehensive Plan which helps to consistently enforce ordinances and plans by identifying and drawing them into the document. One of the good things that came out of the 2005 CP is that it led to the Olive Boulevard Design Guidelines. The CP also serves as an advisory and legal document that contributes to all of the areas listed below:

- Specific Plans
 - Neighborhood
 - Park / Recreation
 - Corridor
 - Streetscape
 - Strategic
- Design Manuals
 - Overlay Zones
 - Historic District
 - Planned Development
 - Stormwater



Advisory / Legal @
Federal, State & Local

GOALS OF A COMPREHENSIVE PLAN

Addresses the primary elements of a community

- To coordinate land use and transportation planning
- To provide infrastructure and services
- To support sustainable economic development
- To protect natural and cultural resources
- To provide adequate housing for the community

PLAN SUBJECT MATTER/CONSIDERATIONS

The subject matter contributes to the City's policy documents

- Population
- Housing
- Natural Resources
- Historic Resources
- Land Use
- Urban Design
- Community Facilities
- Transportation
- Intergovernmental Coordination
- Economic Development

A COMPREHENSIVE PLAN IS NOT

- A Zoning Code
- A Policy on Affordable Housing
- A Branding Plan
- An Economic Development Plan
- A Market Study
- A Greenways Plan

PLAN DEVELOPMENT PROCESS

The process is comprised of three components:

1. Community Assessment – completed by the Planning Department and consultant to assess the characteristics of the community
2. Community Participation Program – completed, reviewed, and incorporated into the Community Agenda
3. Community Agenda – Plan portion/Finished Project / Roadmap
 - Contributes to a citywide vision statement (*optional*)
 - Supportive demographics (*projections*)
 - Contributes to future development (*character areas = new land use*)
 - Contributes to future policies
 - Short-term work program – five-year implementation program

COMMUNITY ENGAGEMENT

- Must Be Conducted at all Stages of Process
- Empowered by Advisory Committee (*Steering Committee = Residents, to include High School Students*)
- Public Workshops/Using Tools
- Continued Website Updates
- Civic Leaders Must Champion the Process
- City/Comp Plan Advisory Committee fill gaps (*address weaknesses*)

ADVISORY COMMITTEE

Stakeholders that represent a cross-section of the community who are willing to participate, and are fully committed to the community engagement process.

- Interested Citizens
- Represent Interest Groups
- Community Leaders
- Business Community

ROLE OF THE ADVISORY COMMITTEE

- Be the Voice of the Community
- Participate in the Meetings
- Help Guide the Process
- Part of the Outreach Program
- Build Community Support/Enthusiasm
- Review Document offer Feedback

PARTICIPATION SUMMARY

- ▶ Phase 1: Visioning Workshop and questionnaire; interviews of stakeholders.
- ▶ Phase 2: Advisory Committee meetings to assist in the drafting of the Plan and identification of strengths, weaknesses, opportunities, and threats.

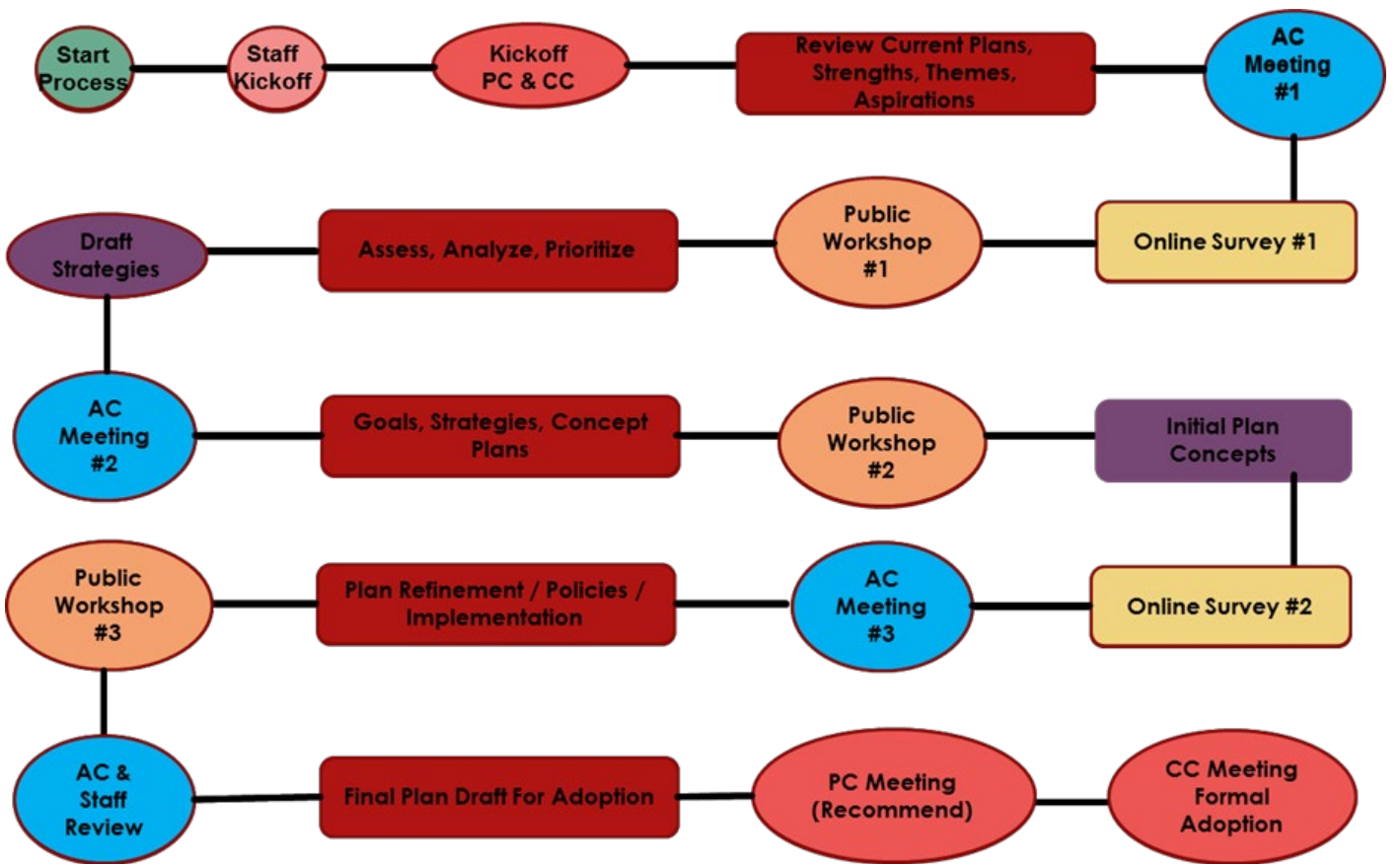
ROLE OF CITY COUNCIL & PLANNING COMMISSION

- Help provide a Vision
- Provide Guidance on Key Areas of Focus
- Articulate on City's Aspirations
- Help Create and Maintain Momentum and Support for the process
- Assist in Establishing the Advisory Committee
- Review and Accept the Comprehensive Plan
- Own the Plan and use it to Guide City Efforts

PROJECTED STAGES OF THE PROCESS

(Inclusive and transparent process)

- Traditionally the development of a CP takes up to eighteen months.
- The processes highlighted in red represent the five stages of developing the process.
- Due to the long-term commitment associated with this process, the execution of two public hearings are strongly recommended; one at the Planning Commission level and one at the City Council level.



PROJECTED TENTATIVE SCHEDULE AND KEY DATES

Staff is prepared to move forward as projected.

Date	Task
July 1, 2019	Request For Proposal Issued (RFP)
August 2019	RFP's Received / Evaluated / Consultant Selected
September 2019	Kickoff with Staff, Planning Commission, City Council
October 2019	Comprehensive Plan Advisory Committee Established / CAC Meeting #1
October - December 2019	Online Survey #1 / Public Workshop #1 (Visioning)
January – February 2020	Draft Strategies
March – April 2020	Review Strategies, 2 nd CAC Meeting, 2 nd Public Workshop
May – July 2020	Online Survey #2, 3 rd CAC Meeting, 3 rd Public Workshop
August – September 2020	Draft Plan Completed
October – December 2020	CAC & Staff Review
January – March 2021	Public Hearings / PC Recommendation / CC Approval

AFTER PLAN ADOPTION

- Rewrite of Zoning Code (Form Based, Etc)
- Utilization of Document to Strengthen Grant Applications
- Neighborhood Plans

Mr. Cross stated staff is trying to learn what went wrong with the 2016 Plan; what can be used; what should not be used; what the desires of the community are; whether this should be a staff-generated document or whether there is enough comfort to move forward with a consultant? So, at this point, he is interested in hearing Council's thoughts about this process before recommending that the project be added to the budget.

Mr. Rose stated unless there are objections from Council, his intent is to move forward with the RFP because once that process is completed, staff will have a better understanding of the costs that need to be included in the recommendation. He stated a part of that RFP process typically includes a review of the available data prior to the consultant's submittal.

Councilmember Carr asked if there was enough leeway in the Proposed Tentative Schedule to allow the Plan Commission with an opportunity to be involved in the RFP process?

Comment from Commissioner: For the 2016 iteration, the Plan Commission was involved in the RFP process from the beginning, all the way through to the selection of the consultant. I don't know if that was good or bad, considering the outcome, but since this is the Commission's product we need to be an active participant throughout the entire process.

Mr. Cross stated there are a couple of months built into the schedule, so no ground would be lost by adding that step to the process. But there are a couple of reasons why staff would like to have everything in place by early 2021. After the adoption of the plan, there is some additional work that must be done in order to play catch-up. And while there are both pros and cons, there is a definite need to look at a rewrite of the City's Zoning Ordinances because they do not completely address things like all non-billable issues, character area issues, et cetera.

Comment from Commissioner: Given the way trends in our society have become so fast-moving, we really need to be able to chew gum and walk at the same time. And in my opinion, the City cannot afford to let everything go stagnant during the eighteen months it's going to take for this plan to be formulated. Do you believe we can do that?

Mr. Cross stated when he looks at a zoning ordinance he moves away from what is called "*Traditional Euclidean Zoning*," and looks at more prescriptive zoning.

Staff is currently working on presenting form-based codes; a more prescription approach, to the Plan Commission, which is something that can be accomplished pretty quickly. So at this point, we could create potential overlays based on the premise that they will be amended as we move forward.

Comment from Commissioner: How many individuals do you anticipate will make-up the Advisory Committee? Mr. Cross stated traditionally, about fifteen to eighteen people are needed to provide a true reflection of your stakeholders.

Comment from Commissioner: That's about the same number we had during the last process, which worked out well since we experienced a reduction in the size of our active members.

Mr. Cross stated in some ways, you want a committee that has the ability to police the polar opposites.

Councilmember Clay stated during his tenure, Council has also talked about other plans like, Olive/I-170, the 3rd Ward, and the Municipal Plaza, so can you give me a *Reader's Digest* version of how all of these disparate plans we've talked about funnel into this Comprehensive Plan; if in fact, they do? Mr. Cross stated they actually do. When you look at the multiple chapters of the CP it will reference Economic Development; Land Use, et cetera, and what the CP does is identify those individual plans throughout its body. And when there is any action associated with those plans, i.e., a map amendment to the Plan Commission, staff will put the Commission on task, "*This is what the CP says, and as a part of your recommendation you have to make the findings of fact*". Traditionally, there are several issues; is it compatible with the trend of development? Is it compatible with future land use? Is it compatible with the surrounding zoning? So if you are trying to put commercial in the middle of residential, not only would it not be compatible, but it would be very hard for the Commission to justify that approval. In a nutshell, the CP forces consistency.

Harkening back to his time on the School Board, Councilmember Clay stated there were governing documents that the Board enshrined when approving or making new policies. So will there be quarterly updates or anything of that nature, related to monitoring the CP? Mr. Cross stated quarterly updates could be accomplished through the Plan Commission. Councilmember Clay stated although he is still getting his feet wet in terms of what's appropriate as it relates to ordinances and things of that nature, from his current perspective, next to the budget, this CP will be the most important document that Council will be asked to weigh in on? Mr. Cross stated he would agree. Councilmember Clay stated given that fact, it seems to him that the CP should be enshrined in such a way that it becomes the practice, ostensibly, of every City Council. Mr. Cross agreed that Councilmember Clay's perspective was exactly the right stance to take in this process.

Comment from Commissioner: The previous administration used to present a yearly report to the Commission precisely like what Councilmember Clay has described. But it became outdated. I have been on the Plan Commission for eight years and we are still working off of a 2005 plan. So at this point, whatever you attempt to update is going to be outdated because the needs of the community have changed substantially.

Councilmember Clay stated if the goal is to make this CP a living document, then that should ameliorate some of the staleness typically found in these types of documents. He stated that his final point relates to community engagement, which is something he is very passionate about. So while he is glad to see how central engagement is to this process, he will be very interested in the details of how this process plays out because he believes it will be critical to the success of this plan. Mr. Cross stated he would agree 100 percent.

Councilmember Smotherson stated based on the experience and knowledge possessed by staff and the Plan Commission, he is curious to know why the RFP and consultant were even necessary? Mr. Cross stated the first reason to bring in a consultant is to ascertain the validity of a third party that can drive community engagement and ensures that it is not driven by one set of individuals. The second reason is because of the resources a consultant can bring to the table. Mr. Cross stated this is an unbelievable ordeal with so many moving parts that must be evaluated throughout the process, and a consultant has the ability to assist staff in doing that. For example, one of his greatest requests from the consultant will be that staff receives digital documents of every shape file associated with the creation of this document because it can serve multiple purposes through the use of a GIS System. And even though the City has its own GIS System, they are still in the process of learning to use it.

Councilmember Smotherson stated in the very near future, this Council will begin discussions on the 3rd Ward project associated with the Olive/170 development. So he is curious to know how this project will play a part in the CP? Mr. Cross stated you could eventually see some neighborhood plans that come into play for the 3rd Ward. And those plans will provide more than just what the City wants the 3rd Ward to look like; they will make the City more competitive. For example, one of the things staff is looking at is housing programs. So when he goes to HUD and says, "*Hey, I want to look at a Housing Rehab Program,*" U City will be much more competitive than the application to the right because of this new development and its ability to clearly illustrate a vision of how those funds can be utilized on a twenty year cycle. Councilmember Smotherson stated since Council is already postured to come up with a plan within the next year, he is still unclear as to how the CP will play a role in those decisions?

Mr. Rose stated based on his understanding, there are two issues. One is the CP, which pertains to land use; how is the City going to use its land as it relates to development? The second issue; which he believes Councilmember Smotherson is referencing, is how will the City use the funding received from the TIF to improve the 3rd Ward? And while the City has some information from the outreach conducted through the TIF process, he thinks additional outreach will be needed. However, he would be surprised if the City starts to receive any funding from that project before the CP's eighteen-month timeline. So there should be plenty of time to make sure that everything is done right when drafting a plan for the 3rd Ward, as well as the Olive Boulevard Corridor.

Mr. Rose stated the next step in the TIF process is to make sure the project can be financed. And once the financing and all of the land use issues have been resolved and you get into the construction phase, staff can start looking at how to best use those funds.

Comment from Commissioner: Since I was not in Missouri when the previous plan was developed, I have several questions with respect to community engagement and Advisory Committee.

1. How will members of the Committee be selected?
2. Is there a required distribution for the types of members needed to make-up the Commission?
3. Will there be an arbiter or someone with the authority to say, "No, you can't have that person" or "We don't want that individual on the committee"?

Mr. Rose stated these are the types of issues that will need to be determined in conversations held at a later date with the Plan Commission and ultimately, the Mayor and Council. He stated what staff is trying to achieve is an Advisory Committee that is reflective of the community in all aspects; economically, ethnically, religious, et cetera, and normally those appointments are made by a recommendation to Council from the Plan Commission. That's why he thinks it is important to have discussions with both sides to determine what process they believe works best for U City.

Comment from Commissioner: So people who are elected officials cannot be members? Mr. Cross stated that is yet to be determined.

Comment from Commissioner: Since this is a product of the Plan Commission, we basically have the leadership role in determining how to start those kinds of discussions.

Comment from Commissioner: I think the Plan Commission needs to know a little bit more about economic development because numerous economic issues have evolved since the previous plan was developed that need to be addressed. And oftentimes I've felt that in some ways, the Commission has been left in the dark when it comes to the City's economic decisions. So if you're talking about the Commission developing a plan in the right direction, I think we need to know a little bit more about the economic side of the business. A perfect example is that my practice has been to occasionally meet with staff in Economic Development, but lately, the personnel in that department keeps changing every year or two. There needs to be some consistency so that we are not constantly reinventing the wheel.

Mr. Cross stated his staff can begin to start bringing the Commission updates. And based on the restructuring of the new leadership team, he believes the Commission will be able to have a solid relationship with the individual who is now in charge of economic development and committed to that charge. Because he would agree, that moving forward, the ability to work together is going to play a significant role in the structure of this plan.

Comment from Commissioner: Even though at this point we're strictly talking about what's best for U City, I think we have to look beyond our borders. And here again, is another instance of staff's failure to provide the Commission with information regarding what's going on with our surrounding neighbors. In order to develop a really good plan that looks at all of the issues affecting this City, I think that type of information will be needed as well.

Mr. Cross stated a classic example of the philosophy with respect to economic development twenty years ago was, if you build it, they will come. Today, it's quality of life. So yes, that is certainly something that needs to be addressed. And he thinks one of the strengths of the proposed CP will be its focus on the quality of life, which does require looking to see what's around us.

Comment from Commissioner: My experience in putting together strategic plans for organizations is that it's really hard for people to think about what the future is going to be like five years down the road, much less twenty years down the road.

So even though we may have the desire to put together a CP that includes a unified vision; those visions and aspirations may or may not be something that all of our citizens respond positively to. My question is, how do we deal with that and how much are we prepared to really put together a document that outlines what is going to happen twenty years from now? Because if we look twenty years behind us, life is very different than it was back then.

Mr. Rose stated while he certainly understands and respects that there may be individuals who will have a very different perspective on what the vision for U City should be when all is said and done, the CP is a consensus document. So while every individual will be offered an opportunity to participate in the process and make their opinions known, in the end, it is the consensus that must be gathered. Therefore, his belief is that if the parties go into the process from that perspective they will be successful, and the critical mass of residents will be comfortable with the direction the City is headed.

Comment from Commissioner: Those two statements speak to the importance of making the right selection of people to serve on the Advisory Committee. Not having been on the Commission when the previous plan was developed, I don't really have a good sense of how we should go about making that selection, but I believe it is absolutely critical. So I look forward to being a part of the process.

Comment from Commissioner: We had fantastic members on the last Steering Committee who opted to extend our discussions about the pressures and challenges of U City into the night. Unfortunately, that's where we hit the roadblock because a decision was made to exclude the product of those discussions from the final document.

Mayor Crow stated he believes it is safe to say that this is a very engaged Plan Commission and that the City is in good hands. He stated Council is equally as concerned about the diversity of the Advisory Committee's membership and they are committed to working together with this Commission to make sure that it represents all corners of this City. Mayor Crow stated while he recognizes that the work performed by all of the City's Boards and Commissions is important, he does not believe that any of their activities play a more significant role in the wellbeing of U City than the work that you folks do. So thank you very much for your service to this community.

4. Adjournment

Mayor Crow adjourned the Joint Study Session at 6:17 p.m.

LaRette Reese
City Clerk

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, June 24, 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, June 24, 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

Councilmember Carr moved to approve the agenda as presented; it was seconded by Councilmember McMahon.

Mr. Smotherson stated that he would withdraw his previous request to have the Ordinance amendment related to chickens removed.

Voice vote on the motion to approve carried unanimously.

Mayor Crow stated that there was a tragedy in the neighboring community of Wellston with the murder of Officer Michael Langsdorf who was a member of the North County Police Cooperative. The University City Police and Fire departments took a moment and joined in the procession to honor Officer Langsdorf by covering the Olive and 170 bridge as the procession crossed. Our hearts go out to his fiancé' and his 2 children.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

G. SWEARING IN TO BOARDS & COMMISSIONS

1. Diane Clark was sworn into the Senior Commission.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Tom Sullivan, 751 Syracuse, University City, MO

Mr. Sullivan stated that it was sad to see the City Council approve the Olive 170 development at the last Council meeting. He stated the process leading up to the vote had been terrible and lasted over a year. He stated that citizens were deceived; documents and information were covered up, citizens were attacked for speaking out against the development, citizens and clergy were attacked for suggesting a community benefits agreement. Citizens had been interrupted and harassed when addressing both the TIF Commission and the City Council. The Attorney General's office has investigated violations of the Sunshine Law and City officials have deceived the public about the project over and over again. He stated that University City Government has never looked so bad.

Mr. Sullivan stated that last December, he mentioned all the vacant storefronts, land and buildings on the east end of the City; where nothing seems to be happening. The amount of revenue lost to the City has to be considerable. He stated not much has changed in six months given that so much time and effort has been spent working to destroy so much of the west end of the City.

Mr. Sullivan mentions several vacant spaces in the Loop including the old Cicero's (2yrs); it's bad when the premier spot in the Loop is vacant so long. Other vacant properties include: Randolph's, Sol and Blues, the 2 upper offices where St. Andrews Senior Services use to be, 2 vacant storefronts on the south side of Delmar; one previous tenant, Head and Threads, moved to Overland Plaza. Further east the old Bread Company/MacArthur's further east at 6602 Delmar, there are 4 vacant retail spots in the two story building. Phoenix Rising closed after 26 years last summer and is still vacant; the Riverfront Times called it the coolest shop in the Loop. On the corner of Delmar and Midland; there are 2 vacant storefronts. The northeast corner of Olive and North and South is still vacant; where a beer garden had been planned. At Midland and Olive; the City brought the property and torn down the strip center on the northwest corner nearly 10 years ago and the land remains vacant. There are 3 vacant storefronts in the Schnucks' strip center. At Olive and Ferguson there's an old gas station; that's been vacant for years. On Olive between Kingsland and Westgate on the south side of the street, there are acres of vacant undeveloped land. The two auto storage lots that look more like junk yards; should have never been allowed.

The same City Government that is failing so badly is not doing anything about all the vacant storefronts, buildings and land on the eastern end of the City; claims it's going to produce a great development at Olive and 170. It's easy to see why so many are skeptical.

Lisa Brenner, 507 N. Central, University City, MO

Ms. Brenner stated that she was here on behalf of the School Board, to give a report on some of the activities for the months of May and June. She listed the following items:

- Review of the FY19-20 Operating Budget – Approximately \$43,680,000.00. Monies come from 76% from local taxes, 15.1% from State taxes, 7.1% from Federal monies, and 1.1% from the County and a few others. About 70% of the budget expenditures go towards human capital. In the coming year they are predicating to run a deficit and there are concerns about falling below the required 15% Fund balance.

- There were a number of memorandums of understanding regarding partnerships with other agencies including:
 - Lutheran Family Services (mental health services)
 - Brentwood School District (students can swim together perhaps expanding the teams)
 - CAPS - (Center for Advancement of Professional Students) includes Brentwood, Ladue and Clayton to provide more professional learning experiences for the students.
 - MAP Ready Labs – students are placed in internships this summer with Worldwide Technologies, MasterCard and one other place. These are paid internships.
 - Upgrade the vehicle fleet – the majority of the vehicles were over 15 years old, a few over 20 years. Entered into an agreement with Enterprise Leasing for a 5 year renew lease program with minimum impact on the budget.

Rosalind Williams, 7408 Chamberlain, University City, MO

Ms. Williams stated she wasn't sure if she was going to speak but after attending the Joint Study Session with the Plan Commission she felt she had to. Ms. Williams stated she was on the advisory committee for the last Comprehensive Plan and believes she interrupted the flow of the plan by talking about equity. The plan that was underway had no consideration for equity; the consultant was not guided by staff or informed that there are differences within the City and different outcomes in different neighborhoods. We can talk about students in the Ward 1 versus the Ward 3, which is primarily racism. We can have the same goals for all neighborhoods, which Comprehensive Plans usually do. We must recognize that the outcomes may be very different but we should have strategies in place to overcome the challenges. Otherwise we will not have equity in this City. This City is diverse but it's also very segregated. We have had many plans but still the 3rd Ward has been deteriorating little by little. She believes action is needed on the 3rd Ward, not different goals but strategies for making sure that the 3rd Ward is enjoying the same opportunities and goals that the rest of the City is implementing. To give you an analogy, when you say that we can wait for a plan in the 3rd Ward; a real strategy countering the outside forces as well as internal; it's like saying to the Board of Education, you can wait for integration. We do not have time in the 3rd Ward to wait for a Comprehensive Plan and then decide what is to be done. We need a plan now; we already know what needs to be done.

Jerrold Tiers, 7345 Chamberlain, University City, MO

Mr. Tiers stated that the developer, Novus, has been given permission to start the Olive/170 development project. In many ways, the "real work" for the City is just beginning. Mr. Tiers stated trust issues with Novus, no longer matter; they have been selected to do this project. Now is the time for co-operation. If this project gets bogged down with issues, you can forget about any future significant development in U City. He urged the Council not to let that happen. He stated that we need creative leaders to help with relocating those who are displaced; now is the time, people are watching and they will remember the actions taken with this project. People need to know that U City is not abandoning those who are displaced by this project.

Much has been made about the change in the City Council, a new professional City Manager, new staff and a new attitude.

It is now up to you to follow through, to allow and facilitate the work of your staff, and show leadership in facilitating success for this project. “Remember success for the project is success for University City. The actions taken over the next few months will significantly affect the success of the project and particularly the success of its intended benefits in Ward 3 and the Olive corridor. U City has a chance to stand out as a progressive place, helping all of its residents and businesses. (Mr. Tiers asked that copy of comments be included with minutes).

- I. PUBLIC HEARINGS
- J. CONSENT AGENDA – Vote Required
- K. CITY MANAGER’S REPORT
- L. UNFINISHED BUSINESS
- M. NEW BUSINESS

RESOLUTIONS

Introduced by Councilmember Carr

- 1. **Resolution 2019-7** - Adopting FY20 Annual Operating Budget and Capital Improvement Program. The motion was seconded by Councilmember Hales.

Citizen Comment:

Patricia McQueen, 1132 George St., University City, MO

Ms. McQueen stated that she would like to see the City wide space needs study moved up from FY2021 to FY2020 and the police station construction moved up from FY2022 to FY 2021. She stated her reason as follows:

Constructing a new police facility is going to be a generational move and we do need to look at what is going to happen with this building, the old Library building etc. She does not want to see what happened with Amtrak train station happen here in U City. They put up a temporary station that stayed for decades; only recently was a new station built. The current is wonderful compared to what they were previously working out of, when she took part of the Citizens Police Academy. She saw first hand the horrible conditions; the mold hurt her health so she does not want them going back into anything like that. She wants a state of art facility for the police because they protect her and her neighbors and all of us. She would like to see things move a little faster but we’ve been waiting quite a while and she would like to see it moved up in the budget.

AMENDMENTS:

City Manager Rose requested the following amendments to FY20 Annual Operating Budget and Capital Improvement Plan:

<i>Amount</i>	<i>From</i>	<i>Purpose</i>
\$5,500	General Fund	ITN Program
\$30,000	Capital Fund	To move up the City Wide Space Needs Study to FY2020
\$15,000	LSBD Fund (Fund Balance)	Strategic Plan (required by State Statues and the City Code)
\$26,349	General Fund	Sport Coordinator Position (to cover a portion of the cost) This is a joint effort with the School District

He said that the City Council Sub-Committee requests the following amendment:

<i>Amount</i>	<i>From</i>	<i>Purpose</i>
\$50,000	General Fund	Economic/Fiscal Impact Study

Councilmember Smotherson moved to approve and included all of the amendments presented by the City Manager, including the Sub-Committee request, to the FY20 Annual Operating Budget. The motion was seconded by Councilmember Cusick and carried unanimously.

Voice vote to adopt the FY20 Annual Operating Budget and the Capital Improvement Program as amended carried unanimously.

Introduced by Councilmember Carr

2. **Resolution 2019-8** – Approving the Carry Forward Budget Items. The motion was seconded by Councilmember Smotherson and carried unanimously.

Introduced by Councilmember Carr

3. **Resolution 2019-9** – Acceptance of a St. Louis County Recycling Anti-contamination Campaign Grant and authorizing the City Manager to sign the grant agreement. The motion was seconded by Councilmember Cusick and carried unanimously.

BILLS

Introduced by Councilmember Cusick

4. **BILL 9387** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER ITS PASSAGE, AND REPEALING ORDINANCE NO 7098. Bill Number 9387 was read for the first time.

Introduced by Councilmember Clay

5. **BILL 9388** - AN ORDINANCE AMENDING SECTIONS 510.060 AND 510.080 OF THE UNIVERSITY CITY MUNICIPAL CODE REGARDING DEVELOPMENT PLANS AND TAX ABATEMENT OR EXEMPTION PURSUANT TO CHAPTER 353 OF THE REVISED STATUTES OF MISSOURI. Bill Number 9388 was read for the first time.

Introduced by Councilmember McMahon

6. **BILL 9389** - AN ORDINANCE AMENDING CHAPTER 210, ARTICLE I (ANIMALS GENERALLY) OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, BY AMENDING SECTION 210.030 THEREOF, RELATING TO CHICKENS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9389 was read for the first time.

Citizen Comment:

Johanna Hill, 507 N. Central Ave, University City, MO

Ms. Hill stated that she's lived in U City her whole life, graduated from U City High School in 2017 and is now in college studying Environmental Studies with an emphasis on Food Justice, so this of great interest to her. She stated she has always wanted to keep chickens so she is very excited about this Bill and would like to express her support for its passage.

She stated this beneficial from both a social and environmental standpoint. Allowing people to grow and interact with their own food is incredibly empowering and important for individuals, families and for the local food system as a whole. Ms. Hill said the previous legislation was very restrictive and that she is glad to see the City take this step of allowing people to raise chickens. She stated that St. Louis City has passed a similar Bill and hopes that Bill will pass when it comes up for a vote.

Introduced by Councilmember Smotherson

7. **BILL 9390** - AN ORDINANCE AMENDING SECTION 115.270 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO PARKS AND RECREATIONAL FACILITIES DESIGNATED, BY DESIGNATING THE DOG PLAY AREA AS A PARK. Bill Number 9390 was read for the first time.

N. COUNCIL REPORTS/BUSINESS

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

Councilmember Cusick encouraged everyone to read the flyer, especially the back, which was included in the recent refuse bill and comply with the recycling guidelines. The number one thing is no plastic bags. The contamination of our recycling is a big problem.

Councilmember Smotherson reminded everyone about the Starlight Concert; the Convertibles are performing tonight.

He also announced that Hazel Erby and Lisa Clancy will host a Town hall meeting on June 27th regarding property taxes assessments at the Library at 7:00 (?). Jake Zimmerman is scheduled to be there

Councilmember Clay offered his apology for not having an update on the Senior Commission; he was not able to attend their last meeting due to attending the Council Study Session. He stated he would have an update at the next meeting.

Councilmember Carr stated that Councilmember Hales had previously asked about the large increase in the property taxes that were noted across the County and City; within the City, Mr. Cross had put together an analysis. It appears that in the 1st Ward there was an approximate increase of 30% in the appraised land values, and about 19% increase in the improvement values (the building on the land). The 1st Ward in particular, Washington University is the tie in. Castlereagh was recently renovated and that Washington University put it on the tax roll in 2017, which means they could apply for Historic Tax credits. About 40% of money used for the renovations will come from the tax dollars; although they have been paying no taxes. She stated that you provided Council with information from the County's website regarding Castlereagh, which she believes was beautifully done. It looks like the land value did not increase; the average land value increase across the City was 28%. The building's value did increase from 2018 to 2019 from \$2,607 million to \$4,760 million; due to the massive renovation. She stated Washington University bought the property in 2017 and paid \$5.2 million which is also on the tax roll. Then they went to negotiate a lower value for the property; claiming that it was obsolete and it had some problems. They paid market value, \$5.2 million; they got it down to \$2.7 million. It has not yet been determined if the assessments are finalized.

She questions why many people are experiencing a 15% - 50% increase in property taxes, and some people have made no improvements to their homes, and Washington University who owns a gorgeous piece of property, in one of the most desirable areas of the City (Civic Plaza), has no increase in land assessment appraisal. Washington University should see an increase because they invested \$15 million dollars or so in the renovation. She stated her question to the County Assessor's office is, what is the basis of the assessments? It does affect us. Approval was just given in the budget for a Financial Economic/Fiscal Impact Study; this may be one of the cases to review related to Washington University. She admitted that she did not look at the assessments for all of the properties owned by Washington University; but this one stands as a glaring difference in terms of what most people are experiencing with their tax assessments. According to Mr. Cross, citywide the total appraised land values from 2018 to 2019 show an approximate 28% increase.

E - 4 - 6

The improvement values (buildings) show an approximate 14% increase. Castlereagh stands as an outlier to what most people are experiencing.

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

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Smotherson introduced and welcomed home his oldest son, Nathan Smotherson. He's a musician (drummer) and has been on tour in Asia and traveled the world; Mr. Smotherson wanted everyone to know how proud he is of his son.

Mayor Crow acknowledged Nathan Smotherson and thanked him for coming to the Council meeting.

Councilmember Clay spoke briefly about collaboration between the City and the School District. For instance with leasing vehicles; the arrangements may be completely different, but a conversation may be worthwhile. He would like to see more of these conversations baked in, where it makes sense. He acknowledged that the entities are very different but there may be opportunities to partner.

Councilmember Cusick stated the reason for requesting the addition of \$50 thousand dollar to the budget to fund an outside agency to perform an Economic/Impact study to specifically to address the issues of the imbalance with Washington University owning so much property. As everyone knows, every piece of property that Washington University owns is not-for-profit and off the tax roll, therefore not paying taxes. Consequently, those of us who do pay real estate taxes are paying for the higher education of Washington University students. He is hopeful that this impact study will follow up on the study that was completed and presented to the Council in 2015. The University City residents that put that original study together demonstrated that in 2015 there was approximately \$1.6 to \$1.86 million in tax loss due to property owned by Washington University. In 2018 it could rise as much as \$1.7 to \$2.16 million dollars because of the tax exempt properties that Washington University has in University City. This is good follow up and he looks forward to seeing what the results will be.

Mayor Crow informed the public that the portrait of Mayor Shelley Welsch had been mounted on the wall. Mayor Welsch served on Council from 2002 to 2006 and served as Mayor from 2010 to 2018. Many of you know that long before she served on Council she helped create the Returning Artist program in 1994 and was very active in the original organization of the Green Center. Her service to the community exceeds 20 to 30 years and her portrait now hangs with the other previous Mayors.

Mayor Crow informed everyone that the citizen satisfaction surveys will be sent out next week. The surveys will be sent to a representative selection of residents in University City with the goal of gathering opinions and input on the priorities, programs and services. The information requested in this survey will be used improve and expand existing programs and determine the further needs of residents of University City.

It is a lengthy survey, about 50 questions, but the time you invest in completing the survey will influence decisions made about the City's future.

If you receive one, please take the time to complete it and send it back in the prepaid postage envelope that will be provided.

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

Q. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the Regular Session of the City Council meeting at 7:13 p.m.

LaRette Reese
City Clerk

Jerrold Tiers 7345 Chamberlain

You have recently given the selected developer, Novus, permission to start the Olive/170 development project. This does not, however, mean that the responsibility of the City with regard to this project is over with. In many ways, the "real work" you need to do is just beginning.

I have heard that some in city government do not trust Novus. That no longer matters. You selected Novus to do this project. You decided that Novus was suitable, capable and acceptable. You have already trusted Novus, the issue of trust is over and done with. The time for co-operation is here.

University City has a terrible reputation among developers, builders, and contractors, many prefer to avoid U-City. Delays, surprises, and plain failure to co-operate on many levels have been cited as issues. If this project gets bogged down with such problems, you can pretty much forget about any future significant development here. Don't let that happen.

It is up to you, the City Council, through our City Manager, to assure that every level of City government is focused on providing the needed and lawful city support to assure project success.

And it is not only the developer who needs the full support of the city. The City is allowing Novus to take a significant number of residences and businesses. The city says it wants those displaced residents and businesses to stay in U City. What are you doing to accomplish that? You should already have started. Do not merely depend on following the letter of the TIF law. You need to be creative leaders in relocating those who are displaced. People will be watching. They will remember your actions.

Now is the time for outreach, to the landlords and property sellers, as well as those persons and businesses that are being displaced. The city can do a lot for its poor reputation by being proactive in matching up displaced residents and businesses with available properties. It may not be too late to start a serious effort at retaining those who are being displaced. It is time that U-City, for once, follows through completely on what it has promised.

This is the largest U City project in at least 40 years, and is very important to the City. We want a professionally completed, socially and commercially successful project that brings the benefits which we all agree are needed. People are watching and making decisions for the future, they need to know that U-City can and will co-operate without compromising our standards. They need to know that U-City is not just abandoning those who are displaced by this project.

There has been much made about the change in the City Council, a new professional City Manager, new staff and a new attitude. It is now up to you to follow through, to allow and facilitate the work of your staff, and show leadership in facilitating success for this project. Remember, success for the project is success for University City. Your actions in the next few months will significantly affect the success of the project and particularly the success of its intended benefits in Ward 3 and the Olive corridor. We need effective planning and action to bring that success. U City has a chance to stand out as a progressive place, helping all its residents and businesses. Will you take up the challenge?



Real Estate Information Printable Version

8820 DELMAR BLVD, SAINT LOUIS, MO 63130

Ownership and Legal Information: 18J620187 - 2019

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
18J620187	2019	131Q	057	1422	
Owner's Name:	CASTLEREAGH ML L L C				
Taxing Address:	8820 DELMAR BLVD SAINT LOUIS, MO 63130				
Care-Of Name:					
Mailing Address:	1 BROOKINGS DRIVE CAMPUS BOX 1058 ST LOUIS MO 63130 4899				
Subdivision Book - Page:					
Assessor's Book - Page:	01 - 0058				
City Name:	UNIVERSITY CITY				
Subdivision Name:	ROSEDALE HEIGHTS				
Legal Description:	LOTS 4 & 5 & LOT PT 3 <small>Important: This is a brief legal description and is not meant for use in recorded legal documents.</small>				
Lot Number:			Block Number:	4	
Lot Dimensions:	0120 / - 0184 /		Total Acres:		
Tax Code - Description:	A - TAXABLE		Land Use Code:	115	
Deed Document Number:	2017041400495		Deed Type:	QCD	
Deed Book and Page:	Book: 22482	Page: 2486	Trash District:	NOT APPLICABLE	
Deed Index List:	View Deed Index Information Recorded With Locator Number 18J620187				
School District:	UNIVERSITY CITY		County Council District:	5	

Assessment Information: 18J620187 - All Available Years

Appraised 2019 values posted are preliminary and subject to change by the Assessor until July 1st.

Year	Property Class	Appraised Values			%	Assessed Values		
		Land	Improv.	Total		Land	Improv.	Total
2019	Residential:	1,200,000	3,580,600	4,780,600	19%	228,000	676,510	904,510
	Agriculture:				12%			
	Commercial:				32%			
	Total:	1,200,000	3,580,600	4,780,600		228,000	676,510	904,510
2018	Residential:	1,200,000	1,580,000	2,780,000	19%	228,000	296,400	524,400
	Agriculture:				12%			
	Commercial:				32%			
	Total:	1,200,000	1,580,000	2,780,000		228,000	296,400	524,400
2017	Residential:	1,200,000	1,580,000	2,780,000	18%	228,000	296,400	524,400
	Agriculture:				12%			
	Commercial:				32%			
	Total:	1,200,000	1,580,000	2,780,000		228,000	296,400	524,400
2016	Residential:	1,500,000	1,141,700	2,641,700	19%	285,000	216,920	501,920
	Agriculture:				12%			
	Commercial:				32%			
	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
	Res. Exemption:					285,000	216,920	501,920
Taxable Value:					0	0	0	

+	2015	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2014	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2013	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2012	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2011	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2010	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2009	Total:	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
+	2008	Total:	709,200	2,213,500	2,922,700		134,750	420,570	555,320

Building Information: 18J620187 - 2019 - Card 1

Locator Number	Tax Year	Card Number	Total Living Units
18J620187	2019	1	60
Year Built:	1924	Number of Units:	60
Building Number:	0001	Area Under Roof:	55,185 ft ²
Structure Type:	APARTMENTS HIGH RISE	Class:	R
Grade:	C	Identical Units:	1
Improvement Name:	CASTLEREAGH APTS		

Sales Information: 18J620187 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
04/14/2017	\$2,750,000	LAND AND BUILDING	4 - RELATED INDIVIDUALS / CORPORATION	22482 - 2486
07/22/2016	\$2,750,000	LAND AND BUILDING	4 - RELATED INDIVIDUALS / CORPORATION	22113 - 651
12/14/2006	\$5,200,000	LAND AND BUILDING	V - CERTIFICATE OF VALUE (UNVERIFIED)	17392 - 175
03/09/2004	\$2,800,000	LAND AND BUILDING	V - CERTIFICATE OF VALUE (UNVERIFIED)	15685 - 1757

Exterior Building Information: 18J620187 - 2019 - Card 1

Line	Sect	From	To	Year Built	Total Area	Perimeter	Use Type	Wall Height	Wall Type	Construction Type
6	03	02	06		7,350 ft ²	115	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
5	03	01	01		1,566 ft ²	83	APARTMENT	14 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
4	02	02	06		19,540 ft ²	181	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
3	02	01	01		3,908 ft ²	181	MULTI-STRG	14 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
2	01	02	06		19,805 ft ²	234	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
1	01	01	01		3,216 ft ²	204	MULTI OFFICE	14 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM

Interior Building Information: 18J620187 - 2019 - Card 1

Line	Sect	From	To	Finish %	Partition	Heat / AC	Plumbing	Physical Condition	Funct. Util.
6	03	02	06	100	NORMAL	HOT WATER / NONE	ADEQUATE	NORMAL	GOOD
5	03	01	01	100	NORMAL	HOT WATER / NONE	ADEQUATE	NORMAL	GOOD
4	02	02	06	100	NORMAL	HOT WATER / NONE	ADEQUATE	NORMAL	GOOD
3	02	01	01	100	NORMAL	HOT WATER / NONE	ADEQUATE	NORMAL	GOOD
2	01	02	06	100	NORMAL	HOT WATER / NONE	ADEQUATE	NORMAL	GOOD
1	01	01	01	100	NORMAL	HOT WATER / NONE	ADEQUATE	GOOD	GOOD

Other Building Features Information: 18J620187 - 2019 - Card 1

Line	Int/Ext Line	Description	Measure 1	Measure 2	Elev. Stops	Identical Units
2	3	ELEVATOR ELECTRIC FREIGHT	2,000	200	5	1
1	1	OPEN AREA APT. HOTEL	705	1		1

ST. LOUIS COUNTY, MISSOURI



Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

Effective 6/23/2019.

Locator Number: 18J620187
Owner Name: Castlereagh MI L L C
Property Location: 6820 Delmar Blvd
Subdivision: Rosedale Heights
Block Number: 4
Lot Number:
School Sub Code: 131Q
Legal Description: Lots 4 & 5 & Lot Pt 3
Assessed Value: The 2019 total assessed value will not be available until the end of May.

Office Use: 9VTP79881X032486J58R18OZG 6/23/2019 6:16:33 PM

18J620187 CAS-ALL PAID

Real Estate Tax History:

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2018	Castlereagh MI L L C	131Q	\$0.00	\$524,400.00	\$43,052.72	\$43,052.72	12/26/2018
2017	Castlereagh MI L L C	131Q	\$0.00	\$524,400.00	\$43,141.85	\$43,141.85	12/8/2017
2007	Washington University The	131Q	\$50.00		\$50.00	\$50.00	3/26/2008
2006	Helix Realty Inc	131Q	\$0.00		\$33,898.30	\$33,898.30	12/19/2006
2005	Helix Realty Inc	131Q	\$0.00		\$33,689.40	\$33,689.40	1/19/2006
2004	Helix Realty Inc	131Q	\$0.00		\$23,412.57	\$23,412.57	12/31/2004
2003	Conway Development L L C A Mo Limited Li	131Q	\$0.00		\$22,766.47	\$22,766.47	12/22/2003
2002	Conway Development L L C A Mo Limited Li	131Q	\$0.00		\$13,290.20	\$13,290.20	12/11/2002
2001	Conway Development L L C A Mo Limited Li	131Q	\$0.00		\$13,163.13	\$13,163.13	12/13/2001
2000	Conway Development L L C A Mo Limited L	131Q	\$0.00		\$14,390.93	\$14,390.93	12/18/2000
1999	Conway Development L L C A Mo Limited L	131Q	\$0.00		\$14,444.69	\$14,444.69	12/14/1999

Close Window

