

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 3<sup>rd</sup> Ward, not different goals but strategies for making sure that the 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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:

<b>Amount</b>	<b>From</b>	<b>Purpose</b>
\$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:

<b>Amount</b>	<b>From</b>	<b>Purpose</b>
\$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 27<sup>th</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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	
<b>Owner's Name:</b>	CASTLEREAGH ML L L C				
<b>Taxing Address:</b>	8820 DELMAR BLVD SAINT LOUIS, MO 63130				
<b>Care-Of Name:</b>					
<b>Mailing Address:</b>	1 BROOKINGS DRIVE CAMPUS BOX 1058 ST LOUIS MO 63130 4899				
<b>Subdivision Book - Page:</b>					
<b>Assessor's Book - Page:</b>	01 - 0058				
<b>City Name:</b>	UNIVERSITY CITY				
<b>Subdivision Name:</b>	ROSEDALE HEIGHTS				
<b>Legal Description:</b>	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>				
<b>Lot Number:</b>			<b>Block Number:</b>	4	
<b>Lot Dimensions:</b>	0120 / - 0184 /		<b>Total Acres:</b>		
<b>Tax Code - Description:</b>	A - TAXABLE		<b>Land Use Code:</b>	115	
<b>Deed Document Number:</b>	2017041400495		<b>Deed Type:</b>	QCD	
<b>Deed Book and Page:</b>	Book: 22482	Page: 2486	<b>Trash District:</b>	NOT APPLICABLE	
<b>Deed Index List:</b>	View Deed Index Information Recorded With Locator Number 18J620187				
<b>School District:</b>	UNIVERSITY CITY		<b>County Council District:</b>	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%			
	<b>Total:</b>	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%			
	<b>Total:</b>	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%			
	<b>Total:</b>	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%			
	<b>Total:</b>	1,500,000	1,141,700	2,641,700		285,000	216,920	501,920
	<b>Res. Exemption:</b>					285,000	216,920	501,920
<b>Taxable Value:</b>					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
<b>Year Built:</b>	1924	<b>Number of Units:</b>	60
<b>Building Number:</b>	0001	<b>Area Under Roof:</b>	55,185 ft <sup>2</sup>
<b>Structure Type:</b>	APARTMENTS HIGH RISE	<b>Class:</b>	R
<b>Grade:</b>	C	<b>Identical Units:</b>	1
<b>Improvement Name:</b>	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 <sup>2</sup>	115	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
5	03	01	01		1,566 ft <sup>2</sup>	83	APARTMENT	14 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
4	02	02	06		19,540 ft <sup>2</sup>	181	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
3	02	01	01		3,908 ft <sup>2</sup>	181	MULTI-STRG	14 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
2	01	02	06		19,805 ft <sup>2</sup>	234	APARTMENT	10 ft	BRICK OR STONE VENEER	WOOD FRAME, JOIST AND BEAM
1	01	01	01		3,216 ft <sup>2</sup>	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.

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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

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