

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE
Monday, May 11, 2020
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, May 11, 2020, 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.; Director of Planning & Development, Clifford Cross; Director of Public Works, Sinan Alpaslan; Project Manager, Amanda Truemper and Principal, Amy Gilbertson of Trivers Architecture.

C. APPROVAL OF AGENDA

Councilmember Carr moved to approve the Agenda as presented, it was seconded by Councilmember McMahon and the motion carried unanimously.

D. APPROVAL OF MINUTES

1. April 27, 2020 – Regular Meeting Minutes were moved by Councilmember Clay, it was seconded by Councilmember Carr and the motion carried unanimously.
2. April 29, 2020 – Special Meeting Minutes were moved by Councilmember Hales, it was seconded by Councilmember Smotherson and the motion carried unanimously.

E. CITIZEN PARTICIPATION

*ALL written comments must be received **no later than 12:00 p.m. on the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*

*Please note, when submitting your comments, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

Mayor Crow reminded everyone of the process for submitting citizen comments while meetings are being conducted in this virtual environment. He thanked citizens for submitting their written comments in advance of tonight's meeting, which had been distributed to Council for their review prior to the start of the meeting.

F. CONSENT AGENDA – Vote Required

1. Fusion Media Agreement (Month-to-Month)
2. Fusion Media Agreement RE: Special Website Creation and Maintenance
3. Boundary Adjustment Certification Approval – U.S. Census Bureau
4. State of Missouri – Application for Federal/State Public Assistance

Councilmember Carr moved to approve all four items, it was seconded by Councilmember McMahon, and the motion carried unanimously.

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G. CITY MANAGER'S REPORT

1. Space Needs Assessment Summary Presentation (Discussion and Direction)

Mr. Rose stated Council is being asked to hear an update on the Space Needs Assessment and provide the appropriate feedback.

Director of Public Works, Sinan Alpaslan, stated the programming and visioning aspects of the Space Needs Assessment have been completed and representatives from Trivers Architecture are present to provide Council with their results; a summary of the next steps; an estimated schedule for completion of the entire project, and to seek Council's input.

Amy Gilbertson stated after Trivers completed their last project on the Annex, they were asked to conduct an assessment on all of the facilities and departments. For that purpose, Project Manager, Amanda Truemper; who has lots of experience in this area, and WPA (Workplace, Surveys & Analytics), were added to the team. WPA assisted Trivers in developing and analyzing surveys designed to identify the function of each area; its challenges, and opportunities, from both the public's and employee's perspective. Trivers has maintained its partnership with HOK who has been instrumental in planning the justice system features of this project.

Project Goals

This presentation deals with the first three components of the Project Goals.

- Assess existing facilities for viability to support University City's program requirements
- Survey public's experience with existing facilities related to location, access, and areas for improvement
- Survey employees for feedback on workplace opportunities and challenges, adjacencies, and efficiencies
- Develop University City's program requirements by department for current and future needs
- *Recommend modifications and upgrades to facilities to better support University City's program requirements and public services through conceptual planning. Test fit possible programmatic solutions in existing facilities for the following departments:*
- *Develop cost estimate for the preferred solution*

Project Scope

Nine (9) different buildings were mapped to provide a greater understanding of where these facilities are located in relationship to each other. (Images of each building are provided in the packet.)

1. City Hall
2. City Hall Annex
3. Trinity Building
4. Modular Police Facility
5. Sign Shop
6. Central Garage & Park Maintenance
7. Transfer Station
8. Heman Park Community Center
9. Centennial Commons –Administrative Offices

Nine (9) Different Departments

1. City Management
2. Planning & Development
3. Parks, Recreation & Forestry
4. Public Works
5. Finance
6. City Clerk
7. City Attorney

8. Police Department
9. Municipal Court

Available Buildings

To determine how each building could best be utilized, verifications were made to understand its age, condition, and size.

City Hall Campus (Historic District)

- City Hall, ca. 1903
- City Hall Annex, ca. 1903, 1910, 1940s
- Trinity Building, ca. 1934
- Modular Police Facility

Heman Park & Public Works Yard

- Park Maintenance, ca. 1968
- Sign Shop
- Central Garage, ca. 1960, 1997
- Transfer Station, ca. 1974
- Heman Park Community Center, ca. 1957
- Centennial Commons – Administrative Offices, ca. 2004

Available Buildings Total = 110,510 SF

The total square footage (SF) of all U City departments is 89,790. *(This includes the existing police modular facility consisting of approximately 22,000 SF.)* Based on the City's growth projections, the proposed amount of SF needed for these departments is 101,470 SF.

1. City Hall	27,680 SF
2. Annex	38,140 SF
3. Trinity Building	8,500 SF & 1,500 SF (stacks)
4. Heman Park Community Center	8,700 SF
5. Central Garage	12,930 SF
6. Transfer Station	3,500 SF
7. Sign Shop	2,100 SF
8. Park Maintenance	5,820 SF
9. Centennial Commons Admin	1,640 SF

Public Survey - Respondents

The ultimate goal is to house facilities in a location that best serves the public. Slightly over 100 responses were received for this survey designed to identify who is using these facilities; how public-facing are the City's existing departments, and which facilities/departments encounter the most interaction with the general public.

General Information:

- 38% of respondents are 65+
- 49% of respondents have lived in University City for 25+ years, 39% responded 30+ years
- Majority of respondents did not report having a disability

Public Survey - Visits

General Information:

- The top five most frequently visited departments, on an annual basis, are Parks, Recreation & Forestry, Public Works, Police Department, Planning & Development, and City Management. (The vast majority of responses for Parks & Recreation were related to Centennial Commons.)

- Additional feedback for the four most visited facilities follows (City Hall, Police Department, Recycling Facility, and Heman Park Community Center)

Public Survey – Most Frequented Buildings

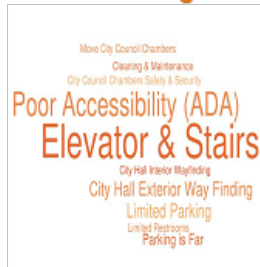
The word clouds in each category are weighted based on the number of times a term was mentioned or referred to.

City Hall

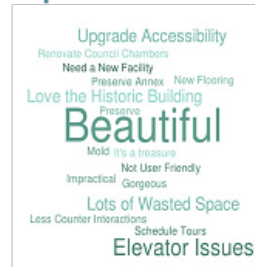
Building's Function



Challenges



Impressions

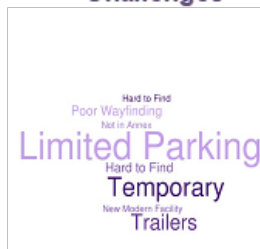


Policy Facility

Building's Function



Challenges



Impressions

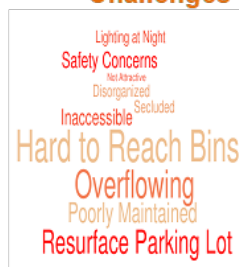


Recycling Center

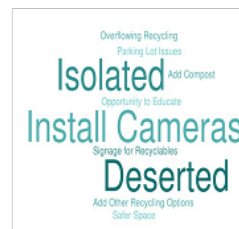
Building's Function



Challenges



Impressions



Heman Park Community Center

Building's Function



Challenges



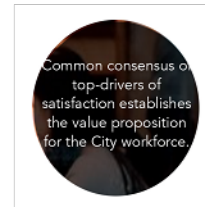
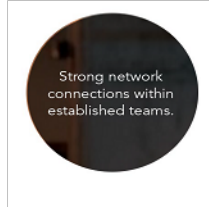
Impressions



Internal Survey - Summary

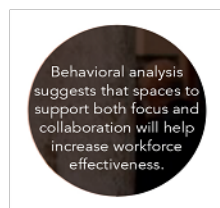
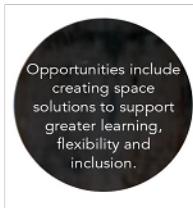
Survey Results: (76 anonymous responses)

- Looked at both office-based and field/labor-based employees
- Departments are largely siloed
- Primarily work in low-collaboration environments
- Desire for more collaboration
- Key connections between departments should be strengthened



Survey Recommendations:

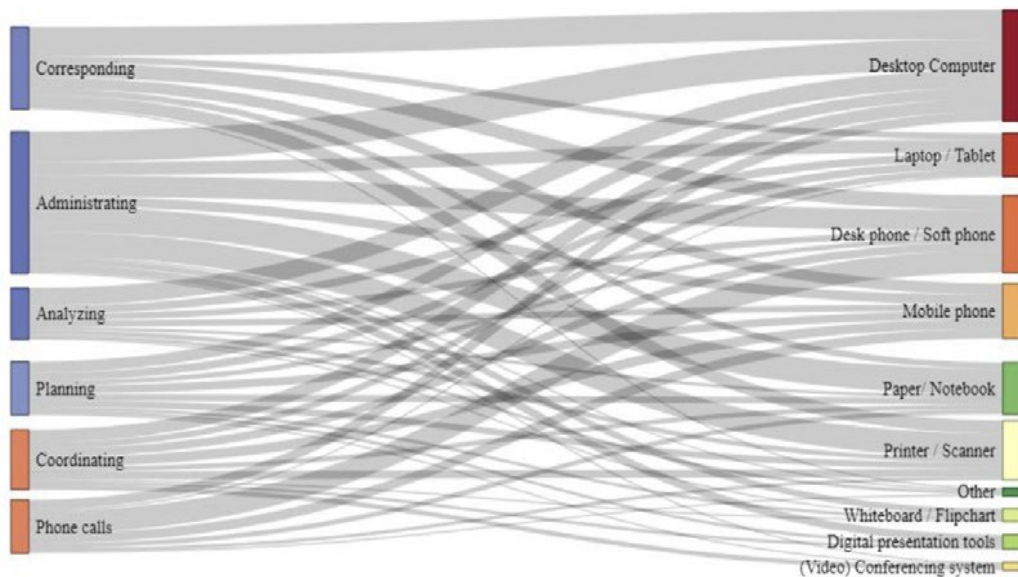
- Balance spaces to support both focus and collaboration
- Support greater learning, flexibility and inclusion
- Key connections between departments should be strengthened



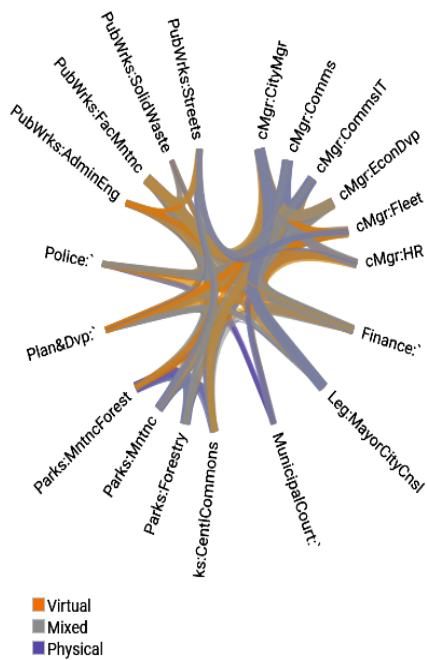
Internal Survey - Collaboration

Workplace Sharing & Connectivity

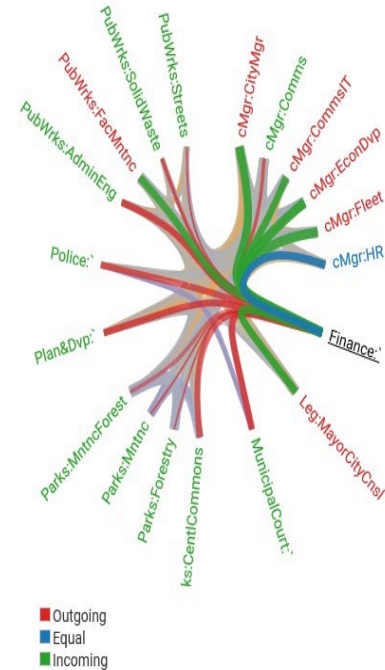
- This information can be used to improve productivity and prioritize adjacencies based on sharing intensities and the tools used.



TASKS & TOOLS Mapping



Type of Collaboration
(Virtual, mixed, physical)



Directional Flow of Information
(Outgoing, equal & incoming)

Internal Survey – Attitudinal Feedback

Satisfaction Metrics: How employees prioritize to increase satisfaction

- Technology, inclusion and learning and development are consistently prioritized by employees
- Employees indicated a greater need for distraction-free space
- Aesthetics and Amenities ranked lowest, suggesting a need to refresh the interior layout and design

Internal Survey - Details

Trends & Stories

- Distractions
 - Consistent concern
 - Mainly caused by employee conversations and workplace acoustics
 - Large amount of work being completed is complex and individual
 - Balance spaces that allow collaboration and inclusivity with distraction-free areas for productivity
- Learning & Development
 - Highly prioritized across the City
 - Prefer formal instruction (classroom, seminar)
 - Followed by process learning (stretch assignments)
 - Followed by informal instruction (coaching, mentoring)
- Effective Work Processes
 - High amounts of dissatisfaction with the effectiveness of current work processes
 - Highlight areas that can improve collaboration processes (desire to become more inclusive and collaborative)

- Create process improvement groups to increase employee and cultural satisfaction while simultaneously increasing the effectiveness of the workforce (including time spent on activities such as searching for information).
- Public Interactions
 - Large amounts of time are spent interacting directly with the public through various channels
 - Despite changes in technology in the process, do not see any less time spent via any medium in the next 5 years
 - Consider the technology and space that will support these interactions as it can greatly enhance the quality of hours spent and public perception

Programming/Discovery Sessions - Summary

Trivers sat down with all nine department heads and various employees to learn about their existing space; what works; what is not working and their thoughts about growth.

The good news is that there seemed to be a consensus among all departments when discussing these topics.



Next Steps & Concept Design

Option 1:

- Test for ideal workplace and department locations across available facilities
- Separate Police + Municipal Court programs (per Ferguson Commission Report recommendation)
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of historically significant building(s)

Option 2:

- Test for ideal workplace and departmental distribution moving as few departments as possible
- Police + Municipal Court programs remain together in the Annex (per the previous study)
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of historically significant building(s)

Councilmember Clay asked whether his understanding that Council was not being asked to make a formal declaration on either of the two design options was correct? Mr. Rose stated that it was.

Councilmember Clay stated while there are four bullets in each option, with the exception of one, it appears as though three of the options are somewhat identical. An option to separate or consolidate the police and municipal courts will take this City down two very distinct paths.

So, no matter where you end up, Council and this administration will need to be extremely purposeful in their decision-making process. Because in his mind, either alternative means U City will be ambling towards a conclusion that impacts future generations. Taking that crucial influencer into account, Councilmember Clay stated he would like to get a clear understanding of the next steps in this process?

Mr. Rose stated the next major step involves making a decision on the police facility; where it should be located; the appropriate size; whether the Municipal Court should or should not be a component, and how the cost of renovations or a new facility will be funded. He stated as reflected in the Ferguson Commission Report, the Department of Justice has clearly expressed a desire to separate these operations as much as possible, while trying to balance the apparent need for collaboration. At the same time, Council and staff will be asked to identify ways to fund recommended improvements throughout the City's facilities. Mr. Rose stated some issues may need to be hammered out, but ultimately the Mayor and Council will make the final decisions. Work on the design will commence once these steps have been completed.

Councilmember Hales thanked Trivers for this presentation which provided more in-depth detail than he had expected, especially as it related to their query and responses from employees. He stated one thing that had surprised him was the data indicating that Public Works had one of the highest interactions with the public. So, he is curious to know whether recycling and trash were lumped into those statistics or if the administrative department on the 3rd floor had been separated?

Ms. Truemper acknowledged that they had experienced the same reaction from this data; which actually resembles what they found for Parks & Recreation. However, since they did not see a lot of engagement about specific visits to the administrative offices, she believes that the public had lumped everything associated with Public Works and Parks & Recreation altogether.

Mr. Alpaslan stated the vast majority of his office's interaction with citizens is related to the issuance of permits and inquiries related to problems with or the need to initiate trash services. But even with that, their engagement does not even come close to the interactions experienced by Planning & Development.

Councilmember McMahon stated his interpretation of the Next Steps differs from Councilmember Clay, in that the first two bullets under Options 1 and 2 are different. The first bullet under Option 1 starts with an empty building to determine the ideal workplace and location. The first bullet under Option 2 moves as few departments as possible to determine the ideal workplace and location.

The second bullet under Option 1 separates the Police and Municipal Court, while the second bullet under Option 2 keeps both organizations together in the Annex. So he does not read this as saying that either of these options forces Council to build a new facility. Is that correct, Mr. Rose? Mr. Rose stated that it was.

Mr. Alpaslan concurred with Mr. Rose and stated that initially there had been some economic concerns related to the first bullets in Options 1 and 2. But at this point, all of these options will have to be explored in greater detail before staff can make any recommendations to Council.

Councilmember Smotherson asked if he could get a clear understanding of whether the construction of a new Police Facility is or is not included in the options? Mr. Rose informed Councilmember Smotherson that it is an option. And the next steps will entail staff assessing a cost for all of the available options and bringing that information back to Council.

He stated the initial study of the Annex was to determine its overall feasibility, as well as its feasibility for use as a Police Facility. The conclusion was that it would be feasible in both instances. So at this point, the only thing left to be explored is the cost of renovating the Police Facility and Municipal Court versus the cost of constructing a new building. He stated he certainly understands that there are a lot of moving parts associated with this assessment, but tonight's presentation was simply to provide Council with an update on the process and some of the things that are under consideration.

Councilmember Smotherson stated he would be curious to see how each Ward responded, and wonders whether the survey can provide a breakdown of the public's responses by Ward? Ms. Gilbertson stated that designations by Ward had not been included in the survey.

Councilmember Cusick stated he tends to look at the available square footage and the proposed amount of square footage needed by departments, like a puzzle. And in doing so, it appears as if there might not be enough space within City Hall to accommodate those needs. So how does staff see those needs fitting into those available pieces of the puzzle? Mr. Rose stated this is the first time he's seen the entire list of requests, so at this stage, they have not reached that level. He stated the first step will be to reach out to department heads to gain a better understanding of their needs. And if he is convinced that the request is valid and it fits within the City's financial constraints, then he will make the appropriate recommendation to Council.

Councilmember Smotherson asked if a timeframe had been established for when these recommendations will be brought back to Council? Mr. Alpaslan stated in order to proceed to the next phase; which is the Schematic Design, staff anticipates providing Trivers with a response to their Concept Design options by the end of May. The entire project is currently set to be completed by late August or September, so recommendations and a final presentation will likely fall within that same timeframe.

Mayor Crow stated while he certainly understands that services rendered do not have a linear parallel to population, he does think the City's declining population is something everyone needs to bear in mind because a desire to add more square footage could become a little challenging. Some of these requests may be more about wants versus needs, therefore; Council will need to make sure they are prudent about their decisions. In addition to that, we are all sitting in the midst of one of the greatest work from home projects the U.S. has ever experienced where most companies are looking at how they can adjust their workflow and space needs. So, the product currently before Council may need some revisions based solely on our current economic situation.

Ms. Gilbertson stated that's a very good point. Designing with flexibility and adaptability in mind is definitely something Trivers has been working through with some of their clients. As it relates to concept design, they have workstations that can be turned into collaborative areas where people gather while independent work is done at home. But in other cases, the desire is to get back to the way things used to be. So, they will look to U City for guidance on how much flexibility if any, they might need.

She stated it is a giant puzzle, especially in light of our current environment. And the bottom line is that they don't have a solid answer, so they are thinking about it from the perspective of flexibility, adaptability, and the need to always circle back around to ensure everyone is on the same page when it comes to their intentions moving forward.

Mr. Rose stated tonight's presentation was an effort to make Council aware of the process by disclosing all of the survey results and options. So, no decisions or guidance is needed at this point. He stated the next step requires staff working through some of this information with the goal of submitting their recommendations to Council in the very near future.

Mayor Crow thanked Trivers for providing Council with this informative presentation.

Mayor Crow stated hearing no other questions or comments, he would ask Mr. Rose to move to the next agenda item; EDRST.

2. Economic Development Retail Sales Tax Board – Evaluation of Round 2
3. Small Business Assistance Program (COVID-19 Forgivable Loan)

Mr. Rose stated staff is recommending that Council consider the criteria for Round 2 funding of the Economic Development Retail Sales Taxes funds.

Based on this criterion and the applications that have already been received, staff believes that funding will be available at the conclusion of Round 2, and the intent is to present Council with additional criteria establishing the third round. He stated at this point, the objective is to offer this funding to businesses within U City who may not have contributed to the EDRST Fund.

Director of Planning & Development, Clifford Cross explained that while both of the current rounds will be funded on a quarterly basis derived from the contributions a business makes to the EDRST Fund, the primary difference is that Round 1 was designed to accommodate a business that has already been approved for federal or state programs, and Round 2 requires applicants to meet the established criteria; which is a little less restrictive.

- Businesses must demonstrate a need for assistance and submit a current financial statement
- Applicants must apply for assistance starting May 5, 2020, until August 21, 2020.
- Assistance will be in the form of an unforgivable loan if the business reopens within two weeks after obtaining the first quarterly installment and remains open through the final quarterly installment
- Upon completion of their last payment, the business must make a request for loan forgiveness
- If the above conditions are not met, the term of the loan will be two years at an annual rate of .5%

Councilmember Cusick asked when staff anticipated implementing Round 3? Mr. Rose stated the plan is to wait until Round 2 has been completed to ensure that all of the businesses who have contributed to the fund have been given an opportunity to apply. So, the intent is to present Council with the criteria for Round 3 at about that same time. He stated the Development Group has a meeting scheduled for tomorrow and this will be one of the topics.

Councilmember Hales stated although he understands Round 2 will be more labor-intensive, however, in the event the rate of applications slows down significantly or stops, is there a way to revise the timeline for Round 2 to accelerate the start of Round 3? Mr. Rose stated even though staff is 99 percent certain that there will be some remaining funds, the problem with revising the timeline for Round 2 is that it will have already been advertised. And since the priority Council has established is that this program first be offered to businesses who have contributed to the fund, he believes the appropriate action would be to wait until the deadline has expired.

Councilmember Clay stated given that the impact on service-oriented businesses is something he and Mr. Cross have discussed; he is pleased about staff's consideration to implement a third round.

To double click on Councilmember Hales' point, the August 22nd deadline for Round 2 is several months from now, and while he understands that it would not be appropriate to make a commitment now, is there a way to revisit Round 3 in July if the situation surrounding the Round 2 applications turns out the way Councilmember Hales just described? That may not be possible but he would like to be in a position to move in a nimble fashion if the opportunity presents itself.

Mr. Rose stated once again, he believes the problem lies with advertising. So what he would recommend is that the deadline for Round 2 provides some flexibility to either be shortened or extended based on the number of applications received.

Councilmember McMahon stated without knowing exactly what restrictions may or may not be placed on your business; he thinks business owners might wait until July to apply for this loan; especially since the guidelines state that they have to reopen within two weeks after receiving their first quarterly payment. Otherwise, an owner would have to feel pretty confident about their ability to remain open under any given circumstances. So, he thinks jumping ahead to a third-round, without knowing what parameters will be placed on businesses; the conditions they may be facing in the coming weeks or even that the flow of applications may be inadequate and there will be money leftover is kind of presumptuous.

Councilmember McMahon then asked Mr. Rose if he would explain the rationale for excluding businesses associated with a franchise?

Mr. Rose stated the intent is to steer this program more towards small businesses that may not have access to some of the resources provided by a franchise; which is also the rationale for proposing Round 3.

Councilmember McMahon stated he's not certain whether this is in the realm of possibilities but there could be some agreements where a franchisee only has access to the licensed name of a company. Are there any exceptions to this requirement? Because if that happened to be the case, should they be excluded? Mr. Rose stated the purpose of this discussion is to determine what criteria Council wants to establish.

Mayor Crow stated he thinks the distinction is between a chain business that manages the entire business and a franchise where independent owners operate individual businesses. He stated there are numerous examples of a franchisee with only one location, and depending on the franchisor, they may not have access to their financial resources. So based on Councilmember McMahon's comments Council may want to revise this criterion to include characteristics like size, location, revenue, and the number of employees.

He stated there has been a longstanding conversation; particularly in The Loop, about franchised versus non-franchised businesses, so that may be where portions of this language came from. Nevertheless, he thinks the EDRST Board would be amenable to these changes if the City Manager feels it is necessary to have this discussion with them.

Councilmember Clay stated while he is largely in agreement with the Mayor's and Councilmember McMahon's comments, he does think Council has to be mindful of the City's current staffing limitations. The more exceptions we include means that more vetting will be required, and that could put a strain on the City's resources.

Councilmember Smotherson asked Mr. Rose if he could explain the reasoning behind the quarterly loan payments? Mr. Rose stated since the criteria for Round 2 is less stringent than Round 1, there is no reliable methodology for staff to employ that ensures the long-term viability of these businesses. So to minimize some of the exposure the concept of staggered payments was introduced with the hope of offering a little more reassurance that those businesses will remain open for the required period.

Mr. Rose stated he wanted to make sure he was clear about his ability to vet a franchise or chain business to determine whether they are qualified to receive funding? Mayor Crow stated that would be his preference, and he is not seeing any of his colleagues nodding their heads in disagreement.

H. NEW BUSINESS RESOLUTIONS

1. Resolution 2020-2 – A RESOLUTION AMENDING THE FISCAL YEAR 2019-2020 (FY20) BUDGET – AMENDMENT #2 AND APPROPRIATING SAID AMOUNT

Councilmember Cusick moved to approve, it was seconded by Councilmember McMahon and the motion carried unanimously.

BILLS

Introduced by Councilmember Clay

2. BILL 9404 – AN ORDINANCE AMENDING CHAPTER 215, ARTICLE V OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO OFFENSES CONCERNING PUBLIC PEACE, BY ENACTING THEREIN A NEW SECTION TO BE KNOWN AS “SECTION 215.685. PICKETING BEFORE OR ABOUT RESIDENCE OR DWELLING OF ANY INDIVIDUAL.” Bill Number 9404 was read for the first time.

Introduced by Councilmember McMahon

- 3. BILL 9405 - AN ORDINANCE APPROVING A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT IN CONNECTION WITH THE OLIVE BOULEVARD COMMERCIAL CORRIDOR AND RESIDENTIAL CONSERVATION DEVELOPMENT PLAN.** Bill Number 9405 was read for the first time.

Mr. Rose stated staff is recommending that Council give consideration to approving this first amendment of the Redevelopment Agreement specifically related to the Olive Boulevard Commercial Corridor and Residential Conservation Development Plan.

The Olive I-170 Project started as a discussion between residents of U City and a developer to talk about ways to improve the condition of stagnant and/or declining housing values in the 3rd Ward. These discussions led to the issuance of a Request for Proposal in May of 2017, and shortly thereafter, NOVUS Development submitted a proposal to redevelop approximately 32 acres on the north and south sides of Olive Boulevard near I-170. After reviewing this proposal, a determination was made that it would be in the City's best interest, as well as its residents, to not only redevelop 32 acres, but allow funding from the initial development to be used for housing, infrastructure, and public safety improvements along the Olive Boulevard Corridor and 3rd Ward. On March 28, 2018, the City issued a Revised Request for Proposal and NOVUS submitted its revised proposal on March 30, 2018.

Public Hearings which provided all interested parties with an opportunity to be heard were conducted by the TIF Commission on May 23, 2018, June 6, 2018, June 22, 2018, and August 23, 2018. And on August 23, 2018, the Commission passed a Resolution recommending that City Council approve the Redevelopment Plan as follows:

- Designate the redevelopment area as a Redevelopment Project Area pursuant to the TIF Act;
- Approve the Redevelopment Project for each Redevelopment Project Area and adopt tax increment financing within each area.

The current Redevelopment Agreement; which includes significant benefits for the community, was executed on June 13, 2019.

- An estimated 400 temporary construction jobs were added to the 300 living wage jobs previously anticipated;
- 10 million dollars was allocated to the 3rd Ward for housing, streets, and public safety improvements;
- 5 million dollars was allocated to the Olive Boulevard Corridor for trails, lighting, and other essential improvements;
- 17 million dollars was allocated for economic development, fire protection, parks, and stormwater improvements; first-source minority contracting opportunities, and a Costco's Warehouse.

This proposed amendment; which modifies the Developer's ability to gain access to TIF funding, extends their timeline for performance, as well as their initial obligation to obtain 16 acres of property for the North Phase anchor, will not impact the overall scope of the project. Respectively, these modifications give the Developer access to the initial 55.5 million dollar TIF Note; until January 5, 2021, to obtain options or title to the 16 acres or initiate condemnation, and until December 31, 2021, to acquire options or title to the remainder of the North and South Phases. Additionally;

- The Developer must post a letter of credit as security for its promise to promptly develop property in the South Phase acquired by condemnation; and
- Upon acquiring at least 10 acres of property in the South Phase, closing on financing for the construction of at least 30,000 square feet of residential/commercial space in the South Phase, and either (1) closing on financing for at least 50,000 square feet, or (2) entering into a lease agreement or sales contract for construction of a hotel with at least 60 rooms, the Developer will have the right to TIF Notes in excess of 55.5 million dollars.
- As reflected on page 12 of the existing Redevelopment Agreement, the anchor tenant's site has always been identified as being at least 100,000 square feet; however, this amendment increases that footage to a minimum of 140,000 square feet.

In summary, the proposed amendment moves this development to a phased-approach and enhances NOVUS' ability to gain financing for the project.

Although staff has commenced its review of Costco's existing building elevations and determined that it does exceed the minimum requirement, at this point, they are unable to guarantee compliance with this prerequisite until Costco has concluded their due diligence to determine whether the site meets their specifications.

Restructuring U City's local economy will be difficult and time-consuming. However, staff is making every effort to ensure that the execution of this project places this community in the best position possible to be successful. As unemployment levels exceed those experienced during the Great Depression, staff believes this project and its potential to create 700 new jobs will be doubly important not only to U City but to the entire region.

Mr. Rose asked Mr. Mulligan if he would review the zoning process requirements associated with the Redevelopment Agreement.

Mr. Mulligan stated Section 3.5 of the Redevelopment Agreement specifically states that the Developer will pursue Planned Development District zoning for this project. And the Municipal Code has a section dealing with Planned Development Districts. The purpose of having a Planned Development District is to provide a means of achieving greater flexibility in the development of land in a manner that is not always possible in conventional zoning districts. This project currently falls under the category of a General Commercial District, and there are several requirements associated with this type of rezoning, which Council has followed in the past.

- A Bill is introduced to amend the District Zoning Map from a General Commercial District to a Planned Development District.
- The Plan Commission reviews the proposed amendment, along with the previously approved, preliminary site development plan contained within the Development Agreement, to determine whether the land should be designated as a Planned Development District and what the particular elements of the project should be; i.e., green space, setbacks, et cetera. (*The Commission considers this amendment the same way it would consider any zoning amendment and may recommend making some refinements to the preliminary site development plan as long as they do not materially change the project.*)
- After the Commission makes its recommendation and before Council can vote on the amendment, a public hearing must be conducted to provide residents with an opportunity to be heard.
- If Council votes to approve the amendment, an additional review must take place before the implementation of a final site development plan.

Mr. Mulligan stated no public hearing is needed prior to taking a vote on the final site development plan; which is accomplished by way of an Ordinance. Once the final site development plan is approved, Council has the authority to make specific changes as spelled out in the Zoning Code regarding the various uses, density requirements, or other issues related to the project.

Mayor Crow stated several questions raised on social media regarding the anchor tenant for this project seem to have caused some members of the community to become unnecessarily concerned. Because even though some folks may have been led to believe that a vote would be taken on this Bill tonight, that is clearly not the protocol followed by Council. An Ordinance is introduced at a meeting and subsequently voted on at the next meeting. So in the future when this type of information is disseminated, he hopes residents will pause before hitting the forward button, and instead of adding tension to these discussions take a moment to contact any member of Council or staff to verify what they've read or obtain the correct information.

I. COUNCIL REPORTS/BUSINESS

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

J. COUNCIL COMMENTS

Councilmember Carr stated the major concern appears to be that residents believe Costco has pulled out of this project, and therefore, Council should not approve anything.

Although no questions were ever posed to her or her colleagues, strangely, all of them received directives that seemed to be based on misleading information dispersed via an email chain from several individuals. Councilmember Carr stated previously, all legal and contractual issues have been confidential, but now that a proposal has been placed on the agenda these issues can be discussed in an open forum.

The facts are that this process is proceeding as prescribed by the City's Charter and State Statutes. Council has not stuck their heads in the sand; they have been actively engaged; conducted due diligence, and will not allow any surprises to be pushed out to the community. Nothing will be considered on this amendment before May 26th, which gives her and her colleagues ample time to answer questions or engage with their constituents.

Councilmember Carr stated she realizes that what this community experienced in previous years is a lot of things that went on behind the scenes. And a perfect example is the outsourcing of EMS. But she can assure everyone that those kinds of behaviors no longer exist. So, she hopes members of the community who contacted her are watching tonight's teleconference and have gained a better understanding of what is actually being proposed.

She stated it was important to provide the details of this Amendment because it has clearly caused a great deal of consternation. For that reason, she would like to thank the City Manager and Attorney for their studious efforts to provide these explanations. And in light of our current restrictive and devastating economic environment, members of this Council see a benefit in the modification to enter into a phased approach which NOVUS believes will enhance its ability to gain financing.

Unfortunately, COVID-19 has limited Council's ability to hold public meetings or even be in a room with more than ten people. And as you can see, Council has not even met among themselves in an effort to prevent the spread of this virus. Despite that, this Council remains transparent. Councilmember Carr stated the actions taken in this instance exemplify a great disservice to our community. So she would encourage anyone with questions or concerns to seek clarification directly from the source instead of relying on misinformation and innuendos. As your representatives, Council is open to questions, comments, and suggestions. Please take advantage of this administration's open-door policy.

Mr. McMahon stated he would like to thank the folks who dropped off food and volunteered their time to support the Mayors' For Meals Food Drive held last Saturday. It was great to see so much compassion for others during these extremely difficult times.

Councilmember Hales stated he would also like to thank everyone for making the food drive a great success.

He stated a caveat to Councilmember Carr's comment regarding the benefits of having accurate information, is that all of this information about the Redevelopment Agreement is on the City's website. And the flurry of emails and social media posts; which probably reached more than 10,000 people, claimed that the amendment referencing 100,000 square feet represented a change in the anchor tenant. But that was in the original Development Agreement under Section 2.3(a), which is also on the City's website.

Councilmember Hales stated he received a few phone calls from residents talking about this information, but as the City Manager clearly stated, there is no question about who the anchor tenant will be. And not only that, but this Amendment increases the square footage for that tenant from 100,000 to 140,000 square feet.

So, he just wants to say that at this point, he has zero concerns about any changes to the anchor.

He stated while he certainly understands how tedious it might be to fact check information; he truly appreciates anyone who does. It's a habit he constantly tries to practice to make sure he has a clear understanding of the information he circulates. Councilmember Hales stated he is happy to share information and therefore would like to stress the importance of reaching out to Council or staff whenever you have concerns.

Mayor Crow thanked his colleagues and the citizens who showed up in masks, gloves, and all, to support Mayors' For Meals. Special thanks go out to Councilmember Hales who helped to coordinate the First Responders' Parade for the 7300 blocks of Pershing.

It was refreshing to watch everyone enjoying themselves all evening long while giving tribute to the First Responders for all they do. And finally, kudos to Julius Hunter who did a great job organizing this event for his neighbors.

- K.** Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1): Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

Councilmember Hales moved to go into a Closed Session, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

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

Nays: None.

L. ADJOURNMENT

Mayor Crow thanked the public for participating in this videoconference and closed the regular City Council meeting at 8:12 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:46 p.m.

LaRette Reese
City Clerk

102

LaRette Reese

From: David Harris <djharris11@sbcglobal.net>
Sent: Saturday, May 9, 2020 12:02 PM
To: Council Comments Shared
Subject: Bill 9405 on May 11, 2020 Agenda

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I reviewed the proposed First Amendment to Redevelopment Agreement. Here are my comments for your consideration.

(1) The deadline extensions are unconscionable. Homeowners and business owners now face uncertainty until at least December 31, 2022. Section 7.2(c). The initial deadline for acquiring property or initiating eminent domain was next month, by June 13, 2020. Sections 3.1(b) and 3.3. The deadlines in those sections are extended to at least December 31, 2021, which is also unconscionable. But the real extension is to at least December 31, 2022.

(2) Changing the definition of "Initial Work" has serious implications. It is not just a change in a definition in Section 1.1. The change calls into question whether there will be a Costco Warehouse and the expected revenue from the project. Reduction of the "Initial Work" for the "North Phase Anchor site" to 16 acres and to "an end-user or tenant that will occupy at least 100,000 square feet" calls into question whether the anchor tenant is a Costco Warehouse. In all the previous plans, the proposed Costco Warehouse was 158,000 sf. The "anchor tenant" might now become a Costco Business Center, which is smaller in size and acreage, as some residents speculated before and the Developer assured would not happen. Or it might be for a different end-user than Costco. A smaller Warehouse, a Business Center, or a different anchor tenant will all result in less revenue. Council needs to discuss publicly and hear explicitly from the Developer and from Costco, and from the City's paid staff and advisors, what this reduction of the Initial Work really means for the planned development and for revenue.

(3) Similar concerns as (2) about the reduced scope of and the reduced revenue from the South Phase in the definition change, and in Section 5.1(d).

(4) The new Section 3.1(g) reduces the Developer's letter of credit obligations with eminent domain from \$3 million to \$1 million. That may help the Developer with financing but does not help the City. Council needs to discuss publicly and hear explicitly from the City's paid staff and advisors why this reduction is in any way beneficial to the City and why the Tsai Family properties (8612 and 8630 Olive) are being singled out in this provision.

(5) The fact that the Developer is still unable to finance this project is extremely troubling. Developer, with the blessing of the City, or at least of several City Council members, particularly Paulette Carr and Bwayne Smotherson, began this project including acquiring property or option contracts more than three years ago. The project went public more than two years ago with the enthusiastic support of every Council member and the City Manager. The project was approved by the TIF Commission (based on erroneous information) 21 months ago. The Redevelopment Agreement was made public and almost approved 16 months ago. Council approved the Redevelopment Agreement 11 months ago. Despite the proposed amendment to Section 7.7(a), the recent COVID-19 pandemic had nothing to do with the difficulty of obtaining financing. I can only surmise that professional lenders and risk managers deem the project unfeasible or at best marginal similar to the way the alleged benefits to the City became at best marginal. Council needs to discuss publicly and hear explicitly from the Developer, and from the City's paid staff and advisors, why the Developer is not able to finance this project.

David

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David J. Harris
8039 Gannon Avenue
University City, MO 63130

101

LaRette Reese

From: Sharon Danziger <mrsd@multiplicationremix.com>
Sent: Sunday, May 10, 2020 10:25 AM
To: Council Comments Shared
Subject: City Council Amendment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sharon Danziger
7222 Stanford Ave.
University City, MO

63130

314-721-2599

To: The University City mayor, city manager, and council

The amendment on the City Council agenda to approve changes to the Novus development agreement sends major red flags, especially during these uncertain times.

1. The deadline extensions for homeowners and business owners is enough to cause distrust.
2. The city and its residents must know exactly what the "initial work" and "reduced scope" of the project mean.
3. The Developer's inability to finance this project should be sufficient to know this project will be very detrimental to the city and its residents.

It is not time to just carry on as before to "save face", but time to be extra careful in making decisions for the city, its residents and businesses now, and any residents and businesses of the future.

Thank you for considering my opinions.

Sincerely,
Sharon Danziger

LaRette Reese

191

From: theslvrdu@aol.com
Sent: Sunday, May 10, 2020 12:16 PM
To: Council Comments Shared; Gregory Rose; Bwayne Smotherson; Stacy Clay; Terry Crow; Tim Cusick; Jeff Hales; Steve McMahon; Paulette Carr SBC
Subject: I70 development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

WOW - this U City administration has seriously lost their minds over this project. I urge you to vote NO, to just abandon whatever you think is going to happen because it won't - and to go back to worrying and taking care of your responsibilities that you CAN manage. Stop giving OUTSIDERS preferential treatment while your constituents are in financial trouble due to this pandemic. I am wondering why the vast majority of constituents are against this, that we see the folly in this and that you all seem to be making end runs around us to continue to think we are not paying attention! If in the course of these past two years you have not been able to get NOVUS to show you their financing, or to nail this project down to what it really is. It's time to walk away and know that you ruined many lives, livelihoods, neighborhood businesses and created an unsustainable community in that area of University City.

The deadline extensions are unconscionable

Changing the definition of "Initial Work" has serious implications.

Council needs to discuss publicly and hear explicitly from the Developer and from Costco, and from the City's paid staff and advisors, what this reduction of the Initial Work really means for the planned development and for revenue.

Council needs to discuss publicly and hear explicitly from the City's paid staff and advisors why this reduction is in any way beneficial to the City

The fact that the Developer is still unable to finance this project is extremely troubling.

We are heading into at least a couple of years of very uncertain times, and to me it makes even less sense to proceed at this time with this project, especially in such a hasty manner.

Jeff Weintrop
7832 Greensfelder Lane
314-740-5464 cell

University City homeowner and University City Business owner

191

LaRette Reese

From: Richard Bose <rgbose@gmail.com>
Sent: Monday, May 11, 2020 7:45 AM
To: Council Comments Shared
Subject: Olive TIFF Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Comment for the TIF meeting today

Please reconsider the approach for redevelopment of the Olive TIF area. Chasing sales taxes is a risky bet. We've seen how losing at that game has impacted St Ann and Crestwood. Sales tax receipts get crushed by economic downturns as we saw in 2008 and are seeing now. Also one big development by one developer is a risky bet. See the difficulty Northside Regeneration and the Crestwood Mall development have faced. No community needs the danger and waste of the additional car trips and miles driven that development patterns like the one proposed promote. Lastly in an East-West Gateway study, An Assessment of the Effectiveness and Fiscal Impacts of the Use of Development Incentives in the St. Louis Region, stated "Focusing development incentives on expanding retail sales is a losing economic development strategy for the region." Please consider the broader impact. U City needs development that adds residents, economic activity, and wealth, not ones like this that shift and destroy it.

Sincerely
Richard Bose
5825 DeGiverville Ave
St. Louis MO 63112

192

From: Ellen Bern <ellendebbiebern@gmail.com>
Sent: Monday, May 11, 2020 9:07 AM
To: Council Comments Shared
Cc: Terry Crow; Jeff Hales; Steve McMahon; Paulette Carr SBC; Tim Cusick; Stacy Clay; Bwayne Smotherson; tom sullivan; David Harris; Caroline Fan; Gregory Pace; Patricia Washington; Gerard Connolly; Sonya Pointer; Jeff Weintrop; Jan Adams; Irv Logan; Jacob Barker; Gregory Rose
Subject: Proposed Novus amendment

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Please read this into the public record at the May 11 Council Meeting.

Dear City Council,

I ask that you table the vote on the proposed amendment to the Novus development contract and ask for a lot more details about the request. I suggest that you ask for the following:

- Is the main anchor tenant still Costco, and if so, why is the store almost half the original size? How will Costco be using this space?
- Specifics about other tenants in this initial development.
- Revised income projections based on our new reality of an anticipated downturn in the economy.
- A definite plan for the south side development. I have never, ever seen any government approve a "maybe this, maybe that" general idea and even approve public money for a loose concept.
- The extended time frame keeps many businesses and home owners in limbo. None of you would appreciate this if your home was in the development area, so why are you allowing others to suffer this fate?
- Status of private financing.

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- Share these specifics with U. City. The newsletter could surely be used for this, as well as other methods.

These proposed changes may or may not be a fair deal for U. City, but without the details it is impossible to tell. Please do your due diligence.

Sincerely,

Ellen Bern
7001 Washington Ave.
U. City, Mo. 63130
314-721-1841 cell# 314-546-5467

LaRette Reese

1065

From: theslvrduke@aol.com
Sent: Monday, May 11, 2020 9:19 AM
To: Tim Cusick
Cc: Council Comments Shared; Gregory Rose; Bwayne Smotherson; Stacy Clay; Terry Crow; Jeff Hales; Steve McMahon; Paulette Carr SBC
Subject: Re: I70 development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim - let me clarify my position after reading some of your comments, To begin with, I have absolutely no problem with Costco, walmart, home depot or any company going into the corner of U city in question, legitimately buying property or houses and putting in a store or shopping center. If people and businesses WANT to sell it; their property. What I have a problem with is exactly what YOU mentioned, U city is not the federal government, we can't print money, and resources are limited. THIS is why I feel U city has NO businesses getting involved - nor should we be giving TIFF money to allow this, OR threaten folks with eminent domain to allow it,

At this point in time the amount of money and man hour time spent to secure this should now be screaming to the council that unless U city actually benefits substantially it should be a discarded project, Since whoever is trying to do this cannot show you their financing and still wants all the benefits for halving the project size it seems obvious. They are outsiders - and by that I mean they are not a U city based company and their only desire here is to see how much we are willing to give away in taxes to allow them to come in and set up shop. Their concern is not for the average U city resident - as proven when they won't even guarantee a certain percentage of their work force be hired from our ranks, They have no reason to.

There comes a time when you cant keep raising taxes on the homeowners and business that have chosen to call U city home and yet you need those taxes to operate. I get it. I run a business. Perhaps an alternate would be to spend those man hours and legal fees getting Washington University to pony up on property taxes?

Or maybe you could access that 1% TDD tax we are still charging Loop customers for for a defunct trolley?

And when I say the residents don't agree I recall the initial meetings when this was tried to be done without public hearings, I recall the meetings being held at small venues so people could not voice their opinion, I was one of the people turned away by the fire marshall when you had it at mandarin house (?) where the crown limit was 750 people. I was unable to make the school gym meeting, After that it just seemed like it was going to happen regardless of input, so a lot of us just gave up the fight.

As a final note, I wish you and the Mayor would stop bragging about how you helped the loop with EDRST money. It took almost two months to come to with a plan to help us, it seems directly modeled after a PPP plan and dictates how and where we can use the money - specifically not to pay rent. And I hear the east loop had a way easier funding system and it was geared to help pay the rent. In order to get U city help you have to have a PPP which already covers employee salaries so the U city plan doubles down on what we don't need. I did receive a PPP, but the amount I got won't cover rent so I was hoping the U city plan would, Maybe you could leave it up to the businesses to apply those funds where they need them instead of telling them where where/how they can utilize them?? Maybe the next go around? I have also inquired when the U city needs this information back to process payment, and approximately when we can expect this help and have received no sndwers back.

We're in the middle of a meltdown for society and businesses and we have to adjust how we do business. I don;t think we can justify giving tax dollars to a corporation who can easily complete the I70 project without taking away our needed tax revenue that can be better used.

Forgive my earlier outbursts - it;s frustrating when you have put 34 years building a business in the loop to be told your non-essential and can't open and everyone worries about only the employees and not the owners. For 10 weeks I have gotten nothing to live on either - hell I haven;t even gotten my stimulus check yet - so I get nothing and I get no help from my community without having to spend weeks proving that I really need help. And when that help is finally offered ~~it's slow~~23

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to be given and given with caveats. We have no idea what to expect or when. I think that is more pressing than a tax break for a large corporation. IMHO.

Jeff Weintrop

-----Original Message-----

From: TIm Cusick <cusickward2@gmail.com>

To: thesivrdude@aol.com

Cc: councilcomments@ucitymo.org <councilcomments@ucitymo.org>; grose@ucitymo.org <grose@ucitymo.org>; bsmotherson@gmail.com <bsmotherson@gmail.com>; clayucity@gmail.com <clayucity@gmail.com>; terry@cttlaw.net <terry@cttlaw.net>; halesforucity@gmail.com <halesforucity@gmail.com>; steve_mcmahon@att.net <steve_mcmahon@att.net>; paulette_carr@sbcglobal.net <paulette_carr@sbcglobal.net>

Sent: Sun, May 10, 2020 4:01 pm

Subject: Re: I70 development

Jeff, I want to thank you for emailing concerning the I-170 Development Project.

However, I must take exception to some of your comments. I don't believe claiming that ...'this U City administration has seriously lost their minds over this project'... really serves any purpose at all. This type of ready-fire-aim rhetoric does not really endear you to those whom you would like to clearly appreciate your position.

Indeed, you further state that you would urge us to ...'vote NO, to just abandon whatever you [I assume you mean, we the Mayor and Council] think is going to happen because it won't-and go back to worrying and taking care of your responsibilities that you CAN manage.' I am unclear as to how to arrive at this startling conclusion, that 'whatever we think is going to happen-won't?' A project of this magnitude does not happen overnight. University City allowed for many public meetings, in the beginning of this process, to seek and approve a TIF project that could be more beneficial to University City and residents, than a mere re-development project, such as we see in Olivette. We clearly understand the ability to leverage the investment opportunity that this whole project would realize. We could have simply agreed to the development of a Costco, and ignored the remainder of our community. Instead, we decided to make the hard decisions to do a project that could have far reaching, positive implications for our community; ten million dollars for the 3rd Ward, and an additional five million dollars for Olive street economic development.

Furthermore, you write that we should stop giving OUTSIDERS preferential treatments. To which outsiders are you referencing. I am not aware that we are giving ANY preferential treatment to anyone. I am truly baffled by this statement. As well, you state that our constituents are in financial trouble due to this pandemic. While I do not speak for the Mayor and my fellow council members, I can assure you that we are all acutely aware of the financial straits our constituents and businesses face at this time. As you recall, we moved quickly to allocate EDRST funds for business relief to University City businesses. The board members of the EDRST met in an emergency meeting to discuss the recommendations of staff, and Mr. Rose, for some emergency

financial relief for our businesses, and then, the council quickly followed up with an additional emergency meeting to approve the 2-phase project. We do not have a bottomless bucket of money. We are not the Federal Government in that we can just borrow money and enact legislation to send millions of dollars into our community. We have to act within the strict bounds of our means.

Perhaps the most troubling comment you made in your email was that the ...'vast majority of constituents are against this...!' I don't see this. I would ask that you provide explicit information that supports this statement. To date, the same few residents that were opposed to this project from the very beginning are the same few that are still the most vociferous. Indeed, the overwhelming majority of the residents that I speak with are still in favor of this project. And they recognize that a redevelopment project of this magnitude does take time to come to fruition. I really only hear from the same few naysayers that have always been opposed to this project. Every wrinkle and delay is plastered about on social media. But, as I have stated, the vast majority of residents that I speak with remain excited about this whole project.

And you also state: 'that we see the folly in this and that you all seem [again, with you, I presume 'you' mean the Mayor and my fellow council persons], to be making end runs around us [constituents?] to continue to think we are not paying attention!' First, I don't really think claiming this project to be a 'folly' is accurate. This isn't a bridge to nowhere! I, as well as my fellow colleagues take this redevelopment project very seriously. As stated earlier, we recognized the ability to leverage investment money to realize a project in size and scope that would be more than just one retail development. This realizes an investment opportunity to assist more of the Olive business corridor and the residents of the 3rd Ward. Secondly, no one is attempting to run an end game around our constituents. ALL of our Council meetings are held in front of the public. During this pandemic, ALL of our Council meetings are being streamed and Zoomed. Residents still have an opportunity to submit comments should they wish to do so. I would ask that you give further explanation on your belief that we are running an end game around our constituents. This really is the first I have heard that we are attempting to do this!

However, for me, the most troublesome statement that you make is where you insist, "It's time to walk away and know that you ruined many lives, livelihoods, neighborhood businesses and created an unsustainable community in that area of University City." I would insist that you could not be more wrong in saying this. Previous University City Councils have been attempting to redevelop this area of University City for many years. I have heard that this issue was taken up by previous councils as far back as the 1960's. Certainly, we can walk away and accept the attitude that you express to just give up on this project. THAT would be the irresponsible thing to do. We owe it to ourselves, and to University City to pursue this project. I don't agree at all with your misstatement that we have ruined lives, businesses and livelihoods. I would ask that

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you show evidence of this. The economic opportunities that exist in this area of University City cannot be missed. We currently have many empty storefronts and shops, and vacant lots. And this is not due to the considered redevelopment project, this is a condition that existed before this project began. Do we really need another Dollar store, hair salon, or tattoo parlor? While these individuals businesses and shops do add to the ambiance of an area and afford necessary products to our residents, they, in and of themselves, do not guarantee a solid and stable economic environment. We need a redevelopment project that can consider and include viable, retail economic development, from the smallest restaurant and business to some of the largest. To abandon this project prematurely would be folly!

You also underscored some very important issues, such as the Council and City staffers and advisors to further discuss this project. We are doing so. A project of this magnitude has many facets and simply takes time to insure that every aspect of the project is financially feasible and practicable. [Remember the 29.5 million dollar miscalculation? Even those experts we seek advice from, can make mistakes!] We have been asking the hard questions of the developer. And we are committed to holding the developer to the original stipulations as outlined in the original TIF agreement as required by law.

Finally, your assessment that we are heading into at least a couple of years of very uncertain times, is one statement I wholeheartedly agree upon. At least for the next few years, our society will be in upheaval. Social interactions and engagements are having to be altered dramatically. Who in their wildest dreams realized that a simple stop at the grocery store would be so trying, waiting in line, social distancing, wearing a mask? But this pandemic does not require us to completely abandon our responsibilities. Now, more than ever, it is vitally important to continue with this redevelopment project. We have not been hasty. I too share the frustration of seeing the development in Olivette proceeding, and we have yet to break ground. But remember, the Olivette project began long before our project, and their project did not seek TIF financing and economic advantages for other projects.

I remain committed to the integrity of this project, as well as a belief that we will eventually have a Costco and see further economic development along our Olive business corridor.

And again, thank you for contacting me with your concerns and issues.

Thank You
Tim Cusick
2nd Ward Council Member
314-230-3337
7915 Glenside Place
University City

On Sun, May 10, 2020 at 12:16 PM <thesivrdude@aol.com> wrote:

585

WOW - this U City administration has seriously lost their minds over this project. I urge you to vote NO, to just abandon whatever you think is going to happen because it won't - and to go back to worrying and taking care of your responsibilities that you CAN manage. Stop giving OUTSIDERS preferential treatment while your constituents are in financial trouble due to this pandemic. I am wondering why the vast majority of constituents are against this, that we see the folly in this and that you all seem to be making end runs around us to continue to think we are not paying attention! If in the course of these past two years you have not been able to get NOVUS to show you their financing, or to nail this project down to what it really is. It's time to walk away and know that you ruined many lives, livelihoods, neighborhood businesses and created an unsustainable community in that area of University City.

The deadline extensions are unconscionable

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Council needs to discuss publicly and hear explicitly from the City's paid staff and advisors why this reduction is in any way beneficial to the City

The fact that the Developer is still unable to finance this project is extremely troubling.

We are heading into at least a couple of years of very uncertain times, and to me it makes even less sense to proceed at this time with this project, especially in such a hasty manner.

Jeff Weintrop
7832 Greensfelder Lane
314-740-5464 cell

University City homeowner and University City Business owner

1061

LaRette Reese

From: Diane Davenport <dianedavenport046@gmail.com>
Sent: Monday, May 11, 2020 9:44 AM
To: Council Comments Shared
Subject: tonight's council mtg.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: University City City Council Members
City Manager-University City
Mayor-University City

Re: The changes to the development agreement with Novus for the Olive/170 Project

It has been brought to my attention that there are concerns regarding the changes to the development agreement with Novus. As I read through these changes I was thinking that our community needs to be more aware of these changes before any more action takes place. It is difficult for me to support any of this right now when Novus has not even received financing for this project. As I do talk with friends and neighbors I feel that many of our citizens are really uninformed about what is going on. Some of these people are neighbors who have recently moved into our neighborhood. Please, please find a way to have a public mtg. so that citizens can hear from the developer, U. City government staff and advisors to the project. This is a MUST!
Thanks for listening.

From: Tom Sullivan <tsullivan@sullivanadv.net>
Sent: Monday, May 11, 2020 11:40 AM
To: Council Comments Shared
Subject: Council Comments: Bill 9405

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Council Comments: Bill 9405
Tom Sullivan, 751 Syracuse, U.City, MO 63130
City Council Meeting, May 11, 2020

If you recall, I spoke against the proposed Costco development at Olive & 170 a little over two years ago at the joint meeting of the City Council and the Board of Education. Since then I have only become more opposed.

Nothing about the proposal makes any sense and I think it goes against values that have long been held in University City. Even if I thought it was a good idea to put a development in that area, I wouldn't go with the one proposed by Novus. It's a bad deal for University City and the amended agreement would make it worse.

If it were such a great project, Novus would have had no trouble getting financing. But it has been over three years since the development was initially sold to some not-too-bright council members and then the rest of the gang also became part of the group think.

When Councilwoman Carr leaves the Council in a few months, she will have the dubious distinction of taking part in what I consider the worst thing University City has ever attempted -- much of which was done in secret and behind closed doors. Yet she promoted herself as the champion of open government. It doesn't get much more hypocritical than that.

While all of you have been playing paddy-cakes with Novus, the Olivette development on the other side of 170 is going exceptionally well. It has gone from 100,000 to 400,000 sq. feet. Unlike the one proposed in University City, it will enhance the city of Olivette, not detract from it. They went with a reputable developer who had no trouble with financing.

The proposed development at Olive & 170 is a bad deal for the homeowners whose homes will be destroyed. It will be a bad deal for the businesses that get kicked out of the city. It will be a really bad deal for University City taxpayers.

Bill 9405 should be rejected.