



MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE
Monday, May 10, 2021
6:30 p.m.

**IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE CITY COUNCIL MEETING & PARTICIPATION**

City Council will Meet Electronically on May 10, 2021

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, the May 10, 2021 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/84591035039?pwd=NIA4NjZCdnhYN2hoN2xudWZaeHFUZz09>

Passcode: 953504

Live Stream via YouTube:

<https://www.youtube.com/channel/UCyN1EJ-Q22918E9EZimWoQ>

Audio Only Call

Or One tap mobile :

US: +13126266799,,84591035039# or +19292056099,,84591035039#

Or Telephone:

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 845 9103 5039

International numbers available: <https://us02web.zoom.us/j/84591035039?pwd=NIA4NjZCdnhYN2hoN2xudWZaeHFUZz09>

Citizen Participation and Public Hearing Comments:

Those who wish to provide a comment during the "Citizen Participation" portion as indicated on the City Council agenda; may provide written comments to the City Clerk ahead of the meeting.

ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to 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.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents, and elected officials during these challenging times.



MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETINGS
Monday, May 10, 2021
6:30 p.m.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATION

1. Arbor Day

E. APPROVAL OF MINUTES

1. April 26, 2021 – Joint Study Session – Renaming Streets & Parks Task Force
2. April 26, 2021 – Regular Meeting

F. SWEARING IN to BOARDS & COMMISSIONS

1. John Roman was sworn into the Urban Forestry via Zoom on May 4th.
2. Bobette Patton was sworn into the Economic Development Retail Sales Tax Board via Zoom on May 4th.

G. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:

*ALL written comments must be received **no later than 12:00 p.m. 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.*

H. CONSENT AGENDA

1. Setting Public Hearing – Crown Center Senior Living – 353 Redevelopment Plan including Tax Abatement
2. Driving Range Utility Car – Contract Award
3. Army Corps – River Des Peres Study – Update & Funding Request (Reimbursable)
4. Metropolitan St. Louis Sewer District Operations, Maintenance and Construction Improvements (OMCI) Tax Funding Request (Reimbursable) – Ratify Application

I. CITY MANAGER'S REPORT

1. St. Louis County Waste Reduction Grant
2. Conditional Use Permit – (PC21-06) Establish and Operate “Private School” at 8136 Groby Rd.

J. NEW BUSINESS

Resolutions

1. **Resolution 2021-7** - Fiscal Year 2020-2021 Budget Amendment #3

K. 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

L. COUNCIL COMMENTS

M. EXECUTIVE SESSION

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.

N. ADJOURNMENT

Posted 7th day of May 2021.

LaRette Reese
City Clerk



PROCLAMATION OF THE CITY OF UNIVERSITY CITY

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, beautify our community, and serve as a source of joy and spiritual renewal, and

WHEREAS, University City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, The City Council of the City University City, Missouri, urge our citizens to support efforts to care for our environment.

WHEREOF, We have hereunto set our hands and caused the Seal of the City of University City to be affixed this 10th day of May in the year Two Thousand and Twenty-One.

SEAL

Councilmember Aleta Klein

Councilmember Steve McMahon

Councilmember Jeff Hales

Councilmember Bwayne Smotherson

Councilmember Tim Cusick

Mayor Terry Crow

Councilmember Stacy Clay

ATTEST _____
City Clerk, LaRette Reese

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the ongoing efforts to limit the spread of the COVID-19 virus, the April 26, 2021 meeting will be conducted via videoconference.

**JOINT STUDY SESSION WITH THE
RENAMING STREETS AND PARKS TASK FORCE AND
PROPOSED RPA 2 STEERING COMMITTEE
VIA VIDEOCONFERENCE
April 26, 2021 5:30 p.m.**

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held via videoconference, on Monday, April 26, 2021, Mayor Terry Crow called the meeting to order at 5:33 p.m.

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

Councilmember Stacy Clay
Councilmember Aleta Klein
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 Public Works, Sinan Alpaslan; Susan Armstrong, Holly Ingraham, Esley Hamilton, Don Fitz, Mimi Taylor-Hendrix, and Alice Boon of the Renaming Streets and Parks Task Force.

Mr. Rose requested that Item 4 on this Agenda; Proposed Establishment of RPA 2 Steering Committee, be removed.

2. CHANGES TO REGULAR AGENDA

No changes requested.

3. JOINT DISCUSSION - RENAMING STREETS AND PARKS TASK FORCE REPORT

Mr. Rose stated in September 2020 Council established the Renaming Streets and Parks Task Force who are here tonight to present their findings and recommendations.

Chairman Armstrong thanked Council for the opportunity to study the streets and the 120 days provided to accomplish this task.

Ms. Armstrong asked that everyone take a moment of reverence for the unarmed Americans killed by the police.



University City, Missouri

History

Mr. Hamilton stated U City was founded in 1906 by its first Mayor, Edward Gardner Lewis after he purchased 85 acres in 1902. He envisioned it as "*City Beautiful*," intending to build a "*high-class residential district*" on the contours of the landscape. The City's name reflected its proximity to Washington University, and after its incorporation, all subdivision plats had to be approved before any lots could be sold. Most of the City's street names came from those plats which had been named after Ivy League Universities, English-sounding names, and some that were simply made up.

The eastern portions of Wards 1 and 2 became the first segments of U City. Some of the neighborhoods north of Olive were originally started as unincorporated communities before being incorporated into the City.

Members

1. Alice Boon, 3rd Ward
2. Mimi Taylor-Hendrix, 3rd Ward
3. Don Fitz, 2nd Ward
4. Esley Hamilton, 2nd Ward, Historian
5. Holly Ingraham, 1st Ward
6. Andrew Wool, 1st Ward
7. Susan Armstrong, 1st Ward, Chair

University City Resolution 2020-12

Ms. Ingraham stated the Task Force decided to focus on the words highlighted in this Resolution to guide them in accomplishing their task.

- **Inclusion and equity** are essential components of democracy and are ultimately beneficial to all encourage better community interaction, **cooperation, tolerance, and understanding**...and reaffirmed its support for diversity and affirmative action programs (2009-22)
- **Rich tradition of diversity, acceptance, and tolerance** and "welcomes all regardless of race, religion, creed, culture, ancestry, national origin, sex, sexual orientation, gender identity, age, disability, political affiliation, marital status, familial status, income or education level (2016-26)
- Declared loyalty to being a welcoming city **and find ways to institutionalize welcoming efforts**...that promote inclusion (2017-5)
- **Condemned the message of white nationalism**, while encouraging ongoing **respectful and honest conversations** among the people of U City on issues that divide our community .. (2017-16)

Ms. Ingraham stated the Task Force reviewed over 200 street names and completed its work on February 1, 2021.

Executive Summary

- Researched street & park names using local experts, residents, books, and online resources
- Criteria: Did the person whom the street was named after

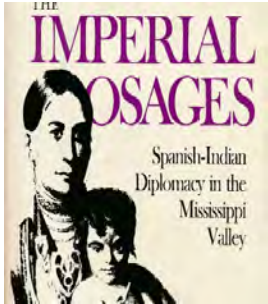
- Practice inclusion and equity??
- Welcome all??
- Condemn white supremacy??
- If the person did not meet U City criteria, the street name was considered **offensive**
- Three tiers for offensive names:
 - Tier 1: Offensive by Task Force Resolution
 - Tier 2: Names of Slave Owners
 - Tier 3: Possibly Offensive – Further Research Needed
- ❖ *Street names listed under these categories can be found on page 5 of the Task Force Report.*
- New names for consideration & Implementation
 - “Detailed explanation” & “Establish criteria”
 - Replacement names consistent with foundation Resolutions
 - Collected from Citizens
- New Name Criteria
 - Names of University City Residents
 - Universities or Colleges
 - HBCU
 - Establish Equity by using names of slave revolt leaders
 - Establish Equity by using names of Police victims and Black civilians killed by police
 - Persons dead for 50 years
 - Cities or States
 - Reference our existence on Native American land, Osage
 - Rededicating street or adding secondary sign to current street sign
- ❖ *Citizens' comments can be found on page 15 of the Task Force Report.*
- ❖ *A chart of new names can be found on the last page of the Task Force Report.*
- **Future Actions Recommended**
 1. Hold well-publicized Zoom webinars for all U City residents
 2. Reconvene Task Force to continue research
 3. Establish educational programs explaining the history of U City racism in the context of national/global racism
 4. Make this report available to U City School District to increase awareness of the destructive effects of racism
 5. Press Release
 6. Copy of Report to libraries and municipalities to assist in similar actions
 7. Encourage artistic/cultural groups to organize festivals for reenactments of slave revolts/stampedes
 8. Renaming ceremonies & celebrations inclusive of the diverse U City residents & students

Ms. Taylor-Hendrix stated because of what they learned from their research the Task Force began each meeting by reading this acknowledgment.

Indigenous Land Acknowledgment

“As we gather today, we acknowledge that this land is the traditional territory of the Osage Nation, and the Illinois Confederacy, which includes the Cahokia, Peoria, and Illini peoples. We, therefore, pay our respect to elders both past and present, and may we nurture our relationship with our native neighbors and the shared responsibilities to their homelands where we all reside today. Specifically, we commit to learning more about the people, history, and contemporary concerns of these indigenous communities.”

What They Learned



- Osage Native Americans occupied these lands
 - Mound builders; Cahokia and South City
 - Villages of 2-3,000
 - North & south banks of the Missouri River
 - 1100 AD greater populations than London
- Smallpox epidemic decimated the population in 1805
- In 1808, 52 million acres of Missouri Territory was purchased from the Osage for \$5,000 or **0.005 cents per acre**
- Later Missouri legislation made it illegal for an Osage Native to live in Missouri
- ❖ *Osage means children of the Middle waters*
- ❖ *Author Walter Johnson, argues that the genocide of Native Americans in the Mississippi Valley paved the way for the expansion of plantation slavery and its development into a fully capitalist economy—with global ambitions (Walter Johnson, May 2020 Harvard Magazine)*

(Video presentation of Activist Dread Scott emphasizing the importance of street names)

Offensive Names

Lord Jeffrey Amherst

Mr. Fitz stated many Amherst students have come to see Lord Jeffrey as a symbol of White oppression for advocating that Native Americans be given smallpox-infected blankets to slaughter them. The military commander who led British victories in the French and Indian War and for whom this town and others in the northeast were named, wrote in a postscript to a letter in 1763; *"You will do well to try to inoculate the Indians by means of blankets, as well as try every other method that can serve to Extirpate this execrable Race"*. Lord Jeffrey was severely criticized by military subordinates on both sides of the Atlantic; nevertheless, he was promoted to Lieutenant General in March 1765.

In 2008 John Joe Sark *called the name of Fort Amherst Park* of Prince Edward Island a *"terrible blotch on Canada"*, and said: *"To have a place named after General Amherst would be like having a City in Jerusalem named after Adolf Hitler"*.

Mr. Fitz stated after learning this information he reached two conclusions; (1) Amherst cannot be forgiven for the racism of the society in which he lived because he violated the standards of his day, and (2), Amherst Street in U City must not be ignored even though it was named after a college because that name traces back to Lord Jeffrey Amherst, the grandfather of biological warfare.

- British officer in Northeast America
 - 1717-1797
- "Grandfather of Biological Warfare"
- Advocated smallpox laced blankets for Native Americans
- Amherst Street in U City named for Amherst College
 - Named for Amherst, MA.
 - Named for Lord Jeffrey Amherst

- All struggling with legacy

General Stonewall Jackson

Mr. Hamilton stated Jackson was Robert E. Lee's close associate. Their association with U City is tied to the Hanley family who subdivided part of their property as an addition to the City of Clayton and named two of the streets Lee and Jackson.

Lee is less than a block long but Jackson was laid out on a property line between two major land grants and was ultimately extended to the north.

- Jackson Street named for Stonewall Jackson
- Confederate General from 1861-1863
- Symbol for the ideals of the Confederacy
- Jackson Park Mooney Park
- Jackson Park School

President Woodrow Wilson

Mr. Fitz stated President Wilson was a racist by the standards of his time and he would be a racist by today's standards. In 1881 he defended the South's suppression of Black voters, stating they were being denied to vote because their minds were dark; they were ignorant, and they were the inferior race.

As President of Princeton University Wilson refused to admit any Black students and erased earlier admissions of Black students from the University's history.

During his Presidency Wilson crippled the upward mobility of African Americans who held federal jobs; writing, *"There are no government positions for Negroes because the Negroes place is in the cornfield"*. Racism was a core part of Wilson's identity. He saw slavery as relatively benign, the Klan as harmless, and reconstruction as a disaster.

Mr. Fitz stated Wilson was so destructive in his race actions that it would be negligent to simply rededicate this street to another person named Wilson and it should be totally removed so that no one ever associates it with this President.

- President 1913-1921
 - 1856 birth -1924 death
- Considered Racist
 - Rolled back hard-fought gains of African Americans
 - Racial segregation
 - White supremacy
 - Authorized Jim Crow
- Oversaw segregation of multiple federal agencies

General John Pershing

Chairman Armstrong stated when she read about General Pershing's support of Black Troops as separate but equal, it reminded her of a story she had been told about her grandfather, who also fought in WWI.

Pershing put the White troops in command with American supplies. However, the Black troops were sent to France, not as a fighting unit but to replace the French soldiers as they fell. Pershing's policies had an incredible impact on the economic gap. And this policy; separate but equal, helped her to understand why her grandfather, a celebrated WWI Veteran died in despair. Though he served his country, he was never allowed to buy a home for his family, and he died in a boarded-up rental property in the poorest part of town.

Pershing Elementary School and Pershing Avenue were both named after a man whose life summarizes him to be a White Nationalist.

- Born in Laclede, Missouri 1860 -1948
 - Nicknamed "Black Jack"
 - Taught Black schoolchildren in 1878
 - Commanded Black Buffalo Soldiers in Indian Campaigns
 - Apache Wars (1849-1886)
 - Sioux Wars (1854-1890)

- Attended cornerstone ceremony for Pershing School, 1919
- Served in Western Front in WWI (1917-1918)
- Supported Black troops as “separate but equal”

Tier 2 - Slaveholders

Ms. Taylor-Hendrix stated the Task Force developed tiers to categorize certain street names. Tier 2 represents streets that were named after people primarily because the road ran through their property. This is a list of some of those individuals who were also recorded in the 1850 or 1860 Census of Slaveholders.

- 650 Slave Inhabitants (records) in “Central Township”
- Streets named for Slaveholders
 - Robert **Forsyth** – 9 slaves
 - John H. **Gay** – 8 slaves
 - Martin **Hanley** – 4 slaves
 - Peter **Lindell**
 - John **McKnight** – 6 slaves
 - William **Price** – 2 slaves
 - Virginia **Cabanne** – 3 slaves
 - James **Clemens** – 3 slaves
 - George **Kingsland** – 12 slaves
 - William **Woodson** – 10 slaves

St. Louis Area Owners of African-Americans

Chairperson Armstrong stated the 1850 and 1860 Census of Slaveholders also revealed the following information:

- 8,000+ Slave Inhabitants (records) 1860 Census
- St. Louis County Towns named for Slaveholders
 - Ralph **Clayton**
 - **Page**(dale)
 - **Jennings**
 - **O’Fallon**
 - **Ferguson**
 - **Sappington**

Tier 3

Ms. Boon stated Tier 3 represents streets that could possibly be offensive. More research is needed to reach a definitive conclusion.

- Princeton; (Recent admission of racist practices)
- Yale; (University founded by a slave owner)
- Chamberlain
- Camden
- Washington; (Citizen’s Comment)

Councilmember Cusick asked if anyone was aware of the rationale behind the Hanley families' decision to name Jackson and Lee after confederate generals? Mr. Hamilton stated Martin Hanley was a strong confederate sympathizer, as were most of the slave owners within the County. In the center of that stage was an area called “*Little Dixie*,” largely a rural area where Claiborne Jackson also resided. Its residents not only supported the confederacy but anticipated that the State of Missouri would join their coalition.

Chairman Armstrong encouraged members to elaborate on the slave revolts that occurred in Missouri, where families attempted to flee to the Free States.

Mr. Fitz stated that the Canton, Missouri Stampede occurred in 1849. However, he does not believe there is any evidence that Canton Street was named after this event.

Councilmember Clay thanked the Task Force for the significant amount of work put into this task, which is evident by their report. He then asked the Task Force if they would expound upon their recommendation to conduct a webinar that involved residents living on some of the impacted streets? Ms. Ingraham stated what the Task Force feels is most important about this work is the process by which the community goes through to recognize and honor the past in a way that sets the tone for a future that embraces the values of U City. Therefore, it is important to include residents who live on streets where renaming is being considered not only to allow them to express their concerns but to educate them about their origin; much of which she was surprised to learn about. She stated one person she spoke to mentioned growing up in U City and learning as a child that the street she lived on was named after a slaveholder. And because she was never provided any context or explanation, she carried the weight of trying to figure out exactly what that meant throughout her life.

So even if these streets are not renamed, Ms. Ingraham stated she thinks it is important to provide this education to residents because this should be about having conversations about this community, its values, and why they have those values.

Mr. Fitz stated the Task Force included several high school students in their work, and when having these discussions it will be important to keep in mind that an emphasis should be placed on their involvement as well because they are the ones who will have to live with these decisions. In the Dread Scott video, Council heard how so many students have been affected by the designation of these names that originated from slaveholders. Even to the point where some believed there was something wrong with African-Americans who tolerated these actions.

Chairman Armstrong stated the Task Force received a comment from a high school student that said, *"Surely, within the tight-knit communities of U City no form of ignorance like racist street names should be tolerated"*. So students are counting on us to do the right thing.

Councilmember Klein thanked the Task Force for bringing this conversation to Council today because it is a really important topic with a lot of facets to be considered. She stated one thing that came to mind is making sure that the people who might be affected receive clear information in advance about what the steps in this process will entail so that it can be a part of their decision-making process. Councilmember Klein stated it will also be important to give special consideration to elderly or disabled residents to ensure they have an opportunity to participate.

Councilmember Smotherson thanked the Task Force for all of the information presented, which he found to be very enlightening. He then posed the following questions to the Task Force:

Q. Can the link you provided for the Dread Scott video be used to access this presentation?

A. Yes.

Q. Was Amherst University actually named after Lord Jeffrey Amherst?

A. Amherst was originally founded in Williamstown, Massachusetts, where it was called Williams College. But it was so far west that nobody wanted to go there, so it was moved to the town of Amherst. So while the name of the college had nothing to do with Lord Amherst, the name of the town did.

Q. Was U City's street named after the college?

A. Yes.

Q. Has the Task Force discussed how to address the fact that Pershing and Jackson are linked to other municipalities?

A. I have talked to the City of Clayton and while their committee is primarily concerned with documenting the positive aspects of their history, they have committed to following whatever decision U City makes regarding Jackson Street. No discussions have been conducted with Pagedale.

Chairman Armstrong stated U City, which was founded in 1906, is not named after a slaveholder, and that provides a lot of leveraged freedom and opportunity.

Mr. Fitz stated he does not think it is correct to say there is no direct correlation between Amherst Street and Lord Amherst since the college was named after the town and the town was named after Lord Amherst.

He stated he would like to acknowledge his wife for her support. She was responsible for finding the connection to Dread Scott, whose video is available for use on YouTube. Mr. Fitz stated he also has his direct contact information if anyone is interested.

Ms. Ingraham stated Amherst College considered Lord Jeffrey Amherst to be their mascot and had a statue erected in his honor. Today, they have banished that tradition and removed his statue. But this whole concept was so blatant that all of the intersecting streets along Midland are named after colleges; none of which include any HBCU's. So the Task Force thought this seemed like a great opportunity to include them.

Chairman Armstrong stated there is one, Morehouse Lane, which was a specific designation made by City Council.

Councilmember Klein stated while she understands Mr. Fitz's caution about rededicating streets to another person with the same last name, she can think of one instance where that might not be a bad idea. Mary Jackson was the first female African-American engineer at NASA, so Mary Jackson Elementary might be something people would be receptive to.

Mayor Crow stated there are a lot of details that will have to be worked out prior to moving forward but one of the wisest things to do is look for best practices. So there will be a need to rely on the City Manager and his staff to contact other cities who have already gone down this path to discover some of the lessons they've learned, and establish the next steps forward in this process.

He stated as Holly mentioned this needs to be a broad conversation that sets the tone for a future that embraces the values of our City. And there also needs to be a parallel effort to establish how this process should be implemented that includes making sure we get this information out to everyone

Councilmember McMahon stated this is a really good group of individuals who have demonstrated some keen insights on this issue. He stated while he certainly has no idea what kind of opposition Council might face, the discussion points exhibited here today provide valid explanations for why this is important and offers a solid defense to the pragmatic, practical, and inconvenience reactions that are bound to pop up once this topic is brought to the public's attention. So, a big thanks to all of you for such an educational and useful presentation.

Chairman Armstrong stated one very brave citizen said, "Even if the name of your street changes, Amazon will still be able to find you".

Councilmember Hales stated he is in complete agreement with Steve's comments, and would also like to thank this Task Force for a very enlightening presentation. He stated the reality is that we all share a history that we may not be completely proud of. But this Zoom meeting is a testament that as time moves on changes in our country, and our communities are essential to our ability to continue making progress in the future.

Mr. Fitz stated he wanted to apologize for neglecting to include the driving force behind the existence of the Task Force on the front page of their report, which is the murder of George Floyd and the Black Lives Matter movement. He stated this was an unfortunate oversight because no matter the outcome, ten or fifteen years from now anyone reading the report should be aware of the impetus behind its creation and its correlation to a specific time in our history.

Mr. Fitz stated while he values truth over politeness, anyone who has frequently attended Council meetings knows that everyone does not possess those same values. So he is in total agreement with Council's assessment that tempers will likely flair up when this topic is discussed;

especially from residents who see this as a trivial issue, and those who have dedicated their lives to ensuring justice and equality.

Mayor Crow stated the Task Force has asked that we express their appreciation to Errol Tate and LaRette Reese for their support in this effort. And on behalf of all of his colleagues, he would like to thank the members of this Task Force for their dedication to make U City a better place by righting some of the wrongs by addressing this rather vague and controversial topic.

Mr. Rose stated the next steps will involve identifying the procedures that need to be followed in order to change the names of streets and working with the Mayor and Council to determine what their priorities are. He stated this is a complicated process, so everyone must keep in mind that the goal is to do things right; which oftentimes does not produce instant results.

4. **PROPOSED ESTABLISHMENT OF RPA 2 STEERING COMMITTEE**; *(Removed)*
REQUESTED BY COUNCILMEMBERS SMOTHERSON AND CLAY

5. **ADJOURNMENT**

Mayor Crow assured the Task Force that Council would do its best to move this project forward in a thoughtful and appropriate manner. He thanked everyone for their attendance and adjourned the Study Session at 6:30 p.m.

LaRette Reese
City Clerk

**MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE
Monday, April 26, 2021
6:30 p.m.**

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, April 26, 2021, Mayor Terry Crow called the meeting to order at 6:36 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay
Councilmember Aleta Klein
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 and Zoning, Clifford Cross; Director of Public Works, Sinan Alpaslan, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Councilmember Smotherson moved that the Agenda be approved as presented, it was seconded by Councilmember Hales and the motion carried unanimously.

D. APPROVAL OF MINUTES

1. April 12, 2021, Study Session – Flood Warning System and Minority Participation Policy were moved by Councilmember Cusick, it was seconded by Councilmember Clay and the motion carried unanimously.
2. April 12, 2021, Regular Meeting were moved by Councilmember Smotherson, it was seconded by Councilmember Clay and the motion carried unanimously.

E. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Sylvia Morris is nominated to the Civil Service Board replacing James Stephenson's expired term by Councilmember Stacy Clay, it was seconded by Councilmember Hales and the motion carried unanimously.
2. James Nowogrocki is nominated for reappointment to the Civil Service Board by Councilmember Jeff Hales, it was seconded by Councilmember Klein and the motion carried unanimously.
3. Bobette Patton is nominated to the Economic Development Retail Sales Tax Board replacing Robert Kuhlman's expired term by Mayor Terry Crow, it was seconded by Councilmember Hales and the motion carried unanimously.

F. SWEARING IN TO BOARDS & COMMISSIONS

1. Edward Nickels was sworn into the Historic Preservation Commission at City Hall on April 12, 2021.

G. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:

ALL written comments must be received **no later than 12:00 p.m. 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.** Also, note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the submitted comment will not be recorded in the official record.

Mayor Crow thanked citizens for taking the time to submit their written comments. All comments meeting the aforementioned guidelines have been made a part of this record.

H. PUBLIC HEARINGS

1. Reallocation of Funds – 2019 and 2020 Community Development Block Grant (CDBG)

Mayor Crow opened the Public Hearing at 6:40 p.m., and after acknowledging that no comments had been received the hearing was closed at 6:40 p.m.

I. CONSENT AGENDA

1. Project 1481 – Sidewalk and Curb Replacement Project

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

Mr. Rose stated the Proposed Budget for FY2022, and Capital Improvement Program was filed with the City Clerk and distributed to Council on Friday of last week. A Study Session on these topics has been scheduled for June 21st.

J. CITY MANAGER'S REPORT

1. Third Quarter Financial Report

Mr. Cole provided the following presentation:

General Fund Revenues

Adjusted Budget	\$24,904,250
YTD Actual	\$17,288,257
% of Adjusted Budget	69.4 %
Increase (Decrease) compared To FY2020	\$1,130.882

Key Points:

- Received remaining half of CARES Act Funds in February; 1.2 million dollars. Total received YTD, \$2,432.499. \$300,000 was allocated to the Public Safety Sales Tax Fund.
- Increase in collections of ambulance service charges. Up \$329,000 compared to March 2020.
- Increase in Use Tax of approximately \$137,000. Decrease in Sales Tax by \$109,000 or 3%.
- Decrease of \$444,000 in Parks & Recreation due to closures.
- Decrease of \$551,000 or 63.5% in Courts & Parking due to closures

Overall, revenues show a slight increase of 3.9% when compared to the same quarter in FY20.

General Fund - Expenditures

Adjusted Budget	\$24,825,859
YTD Actual	\$16,387,393
% of Actual Budget	66.0%
Increase (Decrease) compared To FY2020	(\$649,358)

Key Points:

- Prolonged closures of recreational facilities during the 3rd Quarter resulted in a reduction in expenses of approximately \$494,000 or 59% compared to the same quarter in FY20.
- Decrease in expenditures for street maintenance of approximately \$197,000 or 19% when compared to the same quarter in FY20. *(Staff reductions and the decision to postpone some projects until the 4th quarter.)*

Overall, expenditures show a slight decrease of 3.2% when compared to the same quarter of FY20.

Capital Improvement Sales Tax - Revenues

Adjusted Budget	\$2,050,000
YTD Actual	\$1,377,559
% of Actual Budget	67.2%
Increase (Decrease) compared To FY2020	(\$20,399)

Key Points:

- Sales Tax revenue declined marginally during the 3rd Quarter. The first six months showed signs of an increase when compared to the same quarter in FY20.
- Revenue is on a per capita basis.

Capital Improvement Sales Tax - Expenditures

Adjusted Budget	\$1,635,467
YTD Actual	\$306,695
% of Actual Budget	18.8%
Increase (Decrease) compared To FY2020	(\$1,139,334)

Key Points:

- Construction projects were delayed during the first six months.
- The final payment of \$726,000 was made in March of FY20 for the COPS Series 2012 debt.
- As of the 3rd Quarter, expenditures are well within the budget for FY21.

Park & Stormwater Sales Tax - Revenue

Adjusted Budget	\$845,000
YTD Actual	\$603,056
% of Actual Budget	71.49%
Increase (Decrease) compared To FY2020	(\$197,264)

Key Points:

- Sales Tax revenue was consistent for the first six months. The 3rd Quarter shows a slight decrease when compared to the same quarter in FY 20.
- Revenue is on a point-of-sale basis.

Park & Stormwater Sales Tax - Expenditures

Adjusted Budget	\$672,262
YTD Actual	\$215,425
% of Actual Budget	32.0%
Increase (Decrease) compared To FY2020	(\$679.977)

Key Points:

- Decrease due to \$325,000 design agreement with Army Corps of Engineers to complete the General Reevaluation Report for the Flood Risk Reduction, and final payment to the COPS Series 12 debt of \$383,000.
- 3rd Quarter expenditures are well within the budget.

Public Safety Sales Tax - Revenues

Adjusted Budget	\$1,759.700
YTD Actual	\$1,443.732
% of Actual Budget	82.0%
Increase (Decrease) compared To FY2020	\$271,587

Key Points:

- Allocation of \$300,000 from Cares Act Fund
- Received \$24,598 insurance reimbursement for police car
- Revenue is on a per capita basis
- 3rd Quarter revenue is within the budget

Public Safety Sales Tax - Expenditures

Adjusted Budget	\$1,035,453
YTD Actual	\$442,207
% of Actual Budget	42.7%
Increase (Decrease) compared To FY2020	(\$218,950)

Key Points:

- FY20 purchases of laptops for police vehicles, laptop docs, and an ambulance.
- 3rd Quarter FY21 purchases of supporting equipment for body cameras and a police vehicle.
- 3rd Quarter expenditures are under budget and appear reasonable.

Mayor Crow asked for an explanation of the debt associated with COPS Series 12? Mr. Cole stated while he could provide a list of the specifics, in general, this is a Certification of Participation for Capital Improvement projects. The debt was broken down into 65% for the Capital Improvement Sales Tax Fund and 35% for the Parks & Stormwater Sales Tax Fund.

Councilmember Hales asked Mr. Cole if he could explain the City's fiscal year as it relates to the 3rd Quarter? Mr. Cole stated the City's fiscal year starts July 1st and ends July 30th. So, the 3rd Quarter represents the months of January, February, and March.

Councilmember Clay asked whether there were any reporting requirements associated with the City's receipt of the CARES Act funding, and if so, what that consisted of? Mr. Cole stated monies received from the CARES Act were a reimbursement for the City's public safety expenditures related to COVID. The supporting documentation needed to validate these expenses included payroll records, registers, and timesheets, which were submitted to St. Louis County. Upon receipt of these documents, the County issued the first half of the funds and once they were approved, they released the second half.

Councilmember Smotherson asked Mr. Cole if he could explain the rationale behind the \$329,000 increase in ambulance service charges? Mr. Cole stated as of March 2020 the City received \$334,000 in fees for this service, and as of March 2021, the City has received \$663,000. So, when you compare this amount to the same quarter in FY20, there is an increase of \$329,000.

Mr. Rose stated this service was not restored at the beginning of FY2020. As a result, the fees collected do not represent a full calendar year, and that is why there is a significant increase.

Councilmember Cusick asked if the \$325,000 the City paid to the Army Corps would be reimbursed by MSD once the General Reevaluation Report has been completed? Mr. Rose stated that is correct. And staff will be requesting Council's approval of this \$325,000 expenditure at the May 10th meeting, which MSD has agreed to reimburse back to the City once the Corps has concluded their report.

2. Facility Use Agreement – Farmers Market

Mr. Rose stated the Farmers' Market is proposing to expand their services to include Wednesdays. Staff has reached out to several businesses in the Loop Special Business District and determined that they have no issues with this proposal. Therefore, it is being recommended for Council's approval.

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

3. Conditional Use Permit (PC-21-05) – Convenience Store – 8326-8328 Olive Blvd.

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit for a convenience store located on Olive.

Mr. Cross stated Section 400.510 of the Ordinance requires the issuance of a CUP in this District, so the Applicant was required to apply for this permit. Thereafter, the application was presented to the Plan Commission who conducted a Public Hearing on March 24th. Also as required, staff notified all impacted property owners within 185 and 500 feet of the business' location. Although no public concerns were noted, the Commission raised a potential issue related to parking. Staff determined that the location met the required parking requirements and the Commission recommended that the permit be approved and submitted to Council.

Councilmember Smotherson moved to approve, seconded by Councilmember Cusick.

Councilmember Clay stated he and Councilmember Smotherson had an opportunity to speak with the owners of this store, which should be characterized more as a cultural marketplace rather than your typical convenience store. So, based on that knowledge, they are both excited about the addition of this store to the Olive landscape.

Councilmember Smotherson stated another reason for his excitement is he thinks they may have some attire that will fit him.

Voice vote on Councilmember Smotherson's motion to approve carried unanimously.

K. UNFINISHED BUSINESS

1. BILL 9430 - AN ORDINANCE CALLING FOR A BOND ELECTION IN THE CITY OF UNIVERSITY CITY, MISSOURI. Bill Number 9430 was read for the second and third time.

Councilmember Klein moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he does not think this Ordinance represents the proper way to handle this issue. First, it includes putting the Police back in the Annex, and second, it is somewhat misleading. He stated the study conducted by Trivers suggested that 30 million dollars would be needed to make the necessary improvements for all of the City's buildings, yet this Bond is limited to 20 million dollars. So, while he agrees with the need for all of these improvements, he thinks it would have been much more beneficial to citizens if the entire amount had been included.

Councilmember Clay stated he thinks it is critically important to engage citizens in actions such as this. And while he recognizes the challenges related to COVID, he thinks the City and its citizens now have enough knowledge to leverage the use of technology. Therefore, going forward, he would ask that some type of robust mechanism be developed to ensure that all sectors of the community are included in these conversations.

Councilmember Hales stated he is a little unclear about Councilmember Smotherson's comments regarding the Police Department but is in total agreement with Councilmember Clay's sentiments regarding the need for public engagement. He stated given the unprecedented circumstances everyone has had to live through, he thinks this issue has been thoughtfully fleshed out; especially as it relates to contemplating the needs of citizens. Councilmember Hales stated it would have been ideal to have a Bond issue that encompassed the entire 30 million dollars suggested by Trivers, but at the end of the day, the City has to prioritize its needs based on what is reasonable.

Mayor Crow stated he would like to compliment the consultants, Mr. Rose, and his staff, for presenting a proposal that not only addresses the Police Station but all of the City's departments. So, while he understands that there may be some disagreements about the final product, he thinks the majority of Council has been on the same page for quite some time, and that this entire process has been accomplished in a pretty comprehensive manner. He stated at this point, the City virtually has negligible debt, and that is what has provided this opportunity to take care of the City's space needs and the Police Department while preserving a building that is extremely important to a vast majority of this City's population.

Mayor Crow stated unfortunately, outreach programs have always been a struggle. But he certainly agrees they are a critical component of this process and that there is a need to be as creative as possible in the future to make sure that messages about the need for engagement are reaching the City's residents.

Roll Call Vote Was:

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

Nays: Councilmember Smotherson.

L. NEW BUSINESS

RESOLUTIONS

- 1. Resolution 2021-6** – A Resolution Seeking Approval of the First Amendment to the Rights-of-Way Use Agreement.

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

M. COUNCIL REPORTS/BUSINESS

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

Councilmember Cusick reported that as a result of several reports involving pedestrians, the Traffic Commission is currently reviewing the circle west of the Delmar Loop. He stated he would like to remind everyone that pedestrians have the right-of-way in this area.

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

N. COUNCIL COMMENTS

Councilmember Cusick announced that U City in Bloom's annual plant sale will be conducted this Saturday from 9 to 3 and Sunday from 11 to 2, at the U City in Bloom Pavilion, located east of the Dog Park. Only a specific number of participants will be allowed in at one time. Anyone wanting to schedule an appointment can do so by going to the U City in Bloom's event portal on their website.

The U City Memorial Day Run will be held on May 31st, along with a 5K virtual option. The run is limited to 360 participants.

Councilmember Klein stated she would like to express condolences to Judy Prange, for the loss of her dog and constant companion, Cuddles. Ms. Prange is a faithful servant of this community and Cuddles was at her side during every event she participated in.

Mayor Crow stated he volunteered to work at the vaccination site organized by the City's Fire Department at the Heman Park Community Center. He stated it was a very impressive event and everyone should take great pride in the superb work performed by the Chief, Deputy Chief, and their staff.

O. EXECUTIVE SESSION

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 close the Regular Session and go into a Closed Session, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

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

Nays: None.

P. ADJOURNMENT

Mayor Crow thanked everyone for their participation and closed the Regular Session of Council at 7:22 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 7:54 p.m.

LaRette Reese
City Clerk



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Set Public Hearing on the Crown Center for Senior Living 353 Redevelopment Plan, Including Tax Abatement, for May 24, 2021 at 6:30 p.m.

AGENDA SECTION: Consent

COUNCIL ACTION: Set Public Hearing

CAN THIS ITEM BE RESCHEDULED? : Yes

PREPARED/SUBMITTED BY: Clifford Cross, Director of Planning and Development

BACKGROUND REVIEW:

The Council Preservation Redevelopment Corporation ("Developer") originally filed its Crown Center Senior Living Redevelopment Plan ("Redevelopment Plan") with the City Clerk pursuant to Code Section 510.050 on March 2, 2020. However, due to lot reconfigurations and development phasing, a resubmitted updated blight analysis and redevelopment plan were presented to the Plan Commission for their review, reconsideration and recommendation on April 28, 2021. The redevelopment area consists of approximately 2.8 acres at 8350 Delcrest Drive. The proposed project site, commonly known as "Crown Center for Senior Living," is proposing the redevelopment of the existing multi-unit residential complex based upon the following scope;

Phase 1 - This phase proposes the construction of a new 4 – story 64-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. The building will be constructed over a 31-space podium parking garage. The location of this building will be immediately north of the Tallin Building.

Phase 2 – Phase two will consist of the current residents of the Tallin Building being relocated to the newly constructed phase 1 building. The Tallin Building will be demolished and a newly constructed 4 – story 56-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. This building will include connecting corridors, expanded amenity spaces for residents and new management and administrative offices. It will be constructed over a 28-space podium parking garage.

The City Clerk originally referred the Redevelopment Plan to the Plan Commission, which considered it at a meeting on May 27, 2020. The Plan Commission recommended approval of the Redevelopment Plan, including a related determination that the redevelopment area is blighted within the meaning of Section 353.020(2) RSMo. The Redevelopment Plan includes a Blighting Analysis. Upon the updated resubmittal the City Clerk referred the updated Redevelopment Plan and Blight Analysis to the Plan Commission for their re-review and recommendation on April 28, 2021. The Plan Commission recommended acceptance of the Blight Analysis and approval of the Redevelopment Plan by a 7-0 vote.

If, by ordinance, the City Council approves the Redevelopment Plan and finds that the redevelopment area is blighted, real property tax abatement may be authorized by the City Council pursuant to Chapter 353 RSMo and Code Chapter 510.

The applicant is eligible to request tax abatement under Chapter 353 of the Missouri Revised Statutes for this project. Specifically, per the statute, real property can be exempt from ad valorem taxes at the rate of 100% for up to 10 years and up to 50% for an additional 15 years. This request is for 20 years resulting in an application to the City to abate 100% of the taxes for 10 years and 50% for an additional 10 years to satisfy the tax credit compliance period for the project. The redevelopment plan includes a tax impact statement date. The Redevelopment Plan includes a tax impact statement dated March 16, 2021.

The next step in the process is for City Council to set a public hearing on the Redevelopment Plan, including tax abatement. All impacted taxing jurisdictions (e.g., University City School District) must be notified of the public hearing and furnished the tax impact statement and additional information listed in Code Section 510.080 at least 10 days before the public hearing. The taxing jurisdictions and all interested persons may submit written comments prior to the public hearing and may also be heard at the public hearing. The City Council may thereafter introduce a bill on the Redevelopment Plan, including tax abatement, and authorize the City Manager to enter into a redevelopment agreement.

RECOMMENDATION:

City Manager recommends that a public hearing on the Crown Center For Senior Living 353 Redevelopment Plan be set for May 24, 2021 at 6:30 p.m.

ATTACHMENTS:

1. Plan Commission Transmittal Letter
2. Redevelopment Plan & Blight Analysis
3. Plan Commission April 28, 2021 Memo



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

April 28, 2021

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Crown Center Senior Living Redevelopment Plan
and Blight Study

Dear Ms. Reese,

At a scheduled meeting on April 28, 2021 at 6:30 pm via videoconference, the Plan Commission re-considered the application by Council Preservation Redevelopment Corporation to seek a recommendation to approve their Crown Center Senior Living Redevelopment Plan and further recommend determination of blight at their site commonly known as Crown Center For Senior Living.

By a vote of 7 to 0, the Plan Commission recommended approval of said blight determination and redevelopment plan pertaining to the proposed Crown Center Senior Living Redevelopment Plan and proposed site redevelopment.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



ATTORNEYS AT LAW

March 16, 2021

City Clerk's Office of University City, Missouri
6801 Delmar Blvd.
2nd Floor
University City, MO 63130
Attn: LaRette Reese

RE: **REVISED** Development Plan – Council Apartments, Inc. (Crown Center for Senior Living)

Dear Ms. Reese:

This firm represents Crown Center For Senior Living, and its affiliate Crown Center Phase I, L.P., a Missouri limited partnership (the "Partnership"), with respect to the proposed redevelopment of its campus located at 8350 Delcrest Drive. In response to Attorney John Mulligan's email of February 21, 2021, please accept this letter and its attachments as the **REVISED** formal request for real property tax abatement under Chapter 353 of the Missouri Revised Statutes for this project. Under R.S.Mo. 353.110 the real property can be exempt from ad valorem taxes at the rate of 100% for up to 10 years, and then at a rate not exceeding 50% for up to the next 15 years. We are requesting a tax abatement for a period of 20 years to ensure that the project can complete construction and satisfy the tax credit compliance period for this project. As the existing property is owned by a nonprofit entity, it is currently tax-exempt and not subject to any real property taxes. Providing the tax abatement will not have any effect on the current revenues to the City of University City, and will provide the much needed tax relief to the nonprofit that provides low-income housing for seniors at the project.

Pursuant to R.S.Mo. 353.110, the Land Clearance for Redevelopment Authority of University City will need to hold a public hearing concerning the proposed redevelopment plan. Before the public hearing, the governing body must furnish any political subdivision whose boundaries include any portion of the land to be redeveloped with notice of the hearing, in accordance with notice requirements as set forth in an ordinance, and a 'Tax Impact Statement.' The Tax Impact Statement must provide documentation and analysis concerning the impact on ad valorem taxes that the proposed tax abatement will have on the political subdivisions. Also, University City's legislative body must determine that the area to be redeveloped is in a blighted area, as defined in R.S.Mo. 353.020.2 below:

"that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes."

The project area meets the statutory requirements because it is functionally obsolete and unmarketable in the long run. In addition, because this is affordable housing run by a nonprofit entity, it is unable to "pay reasonable taxes" which would require an increase in the affordable rents charged to the residents.

At the public hearing, University City's legislative body must allow for comment from political subdivisions and other parties affected by the proposed redevelopment plan. After the public hearing, the legislative body can approve of a redevelopment plan, and a Redevelopment Agreement, by passing an ordinance or ordinances. The ordinances must make a determination that the area described in the development plan is a "blighted area" under R.S.Mo. 353.020.2. Furthermore, the ordinances should approve of University City entering into a Redevelopment Plan and appoint a signatory for its execution. The Redevelopment Plan would set forth the term of the abatement, up to a period of 25 years, and any additional restrictions or requirements as set forth by the legislative body, or any development agency thereof.

The above referenced hearings were held earlier this year (2021). However, as the legal description of the parcels for blighting has changed, City Attorney John Mulligan has suggested a resubmission of the documents and a re-review of the submission. We are hereby submitting the following items for consideration by the clerk and the City Council with respect to the request for tax abatement:

1. Development Plan in accordance with Section 510.060 of the University City Municipal Code (as amended on July 8, 2019 by ordinance 7110);
- 2. Revised Blighting Analysis dated March 11, 2021;**
- 3. Revised Tax Impact Study dated March 16, 2021;**
4. Evidence of the Formation of 353 Redevelopment Corporation for purpose of this project.

With respect to the Development Plan above, we have included with this letter a copy of Ordinance No. 7110 which was adopted by the University City Council on July 8, 2019 which outlines the contents of a development plan, which we are providing to you in this letter as shown below.

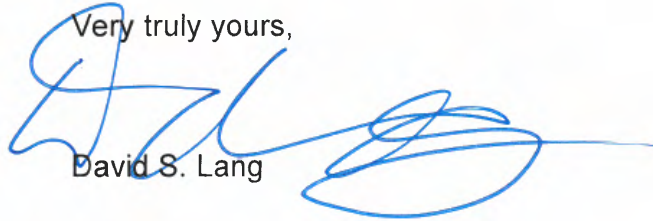
The information required under Section 510.060 (as revised) can be found in each of the following attachments:

1. General Description.
2. Legal Description.
3. Stages of Project.
4. Zoning Changes.
5. Street Changes.
6. Housing.
7. Public Property.
8. Acquisition of Real Property.

- 9. Tax Impact Statement.
- 10. Other Information.

If you have any questions on this matter or would like additional information, please let me know.

Very truly yours,



David S. Lang

INTRODUCED BY: Councilmember Stacy Clay

DATE: June 24, 2019

BILL NO. 9388

ORDINANCE NO. 7110

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.

WHEREAS, Chapter 353 of the Revised Statutes of Missouri, known and referred to as The Urban Redevelopment Corporations Law ("Chapter 353"), authorizes the City to approve, by ordinance, development plans that allow for the redevelopment of blighted areas within the City and the granting of tax abatements and exemptions to encourage such redevelopment; and

WHEREAS, Chapter 353 provides that no tax abatement or exemption authorized by Chapter 353 shall become effective until the governing body conducts a public hearing to consider a proposed development plan and such tax abatement or exemption; and

WHEREAS, prior to the public hearing, the City Council must furnish to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement or exemption: (1) written notice of the scheduled public hearing and (2) a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions; and

WHEREAS, Section 353.110.3 of the Revised Statutes of Missouri provides that such notice and written statement shall be as provided by local ordinance before the public hearing; and

WHEREAS, the City Council desires to establish its procedures to provide the notice and written statement as required by Section 353.110.3 of the Revised Statutes of Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 510.060 of the University City Municipal Code is hereby amended to read as follows (where applicable, underlined text is added text and stricken text is removed):

Section 510.060 Contents of Development Plan.

[R.O. 2011 §12.12.060; Prior Code §32A-6; Ord. No. 5085 §6]

A. The development plan shall contain:

- 1.** *General description.* A general description of the proposed redevelopment project showing proposed land use and traffic circulation;

2. *Legal description.* A legal description of the proposed development area by metes and bounds or other definite designation;
3. *Stages of project.* A statement of the various stages, if more than one (1) is intended, by which the plan is proposed to be implemented or undertaken, and the approximate time limit for the commencement and completion of each stage, together with a legal description of the real property to be included in each stage;
4. *Zoning changes.* A statement of the proposed changes, if any, in zoning ordinances or maps, necessary or desirable for the redevelopment, and its protection against blighting influences;
5. *Street changes.* A statement of the proposed changes, if any, in streets or street levels, any proposed street closings, and any changes which would have to be made to streets adjoining or near the proposed redevelopment project;
6. *Housing.* A statement of the housing accommodations available for those persons who will be displaced by the redevelopment project;
7. *Public property.* A statement listing any real property in public use and belonging to the City, County, State or any political subdivision thereof, together with the consent of such authority to the acquisition of such property;
8. *Acquisition of real property.* A statement giving the legal description of the real property owned, or proposed to be purchased or, if known, to be acquired by eminent domain by the corporation;
9. ~~*Other information.* The plan, and any application to the Commission for approval thereof, shall also contain such other statements or exhibits as may be deemed relevant by the Commission or by the corporation.~~ *Tax impact statement.* A written statement of the impact on ad valorem taxes such tax abatement or exemption will have on the political subdivisions, which shall be prepared by or at the direction of the corporation and shall include an estimate of the amount of ad valorem tax revenues of each political subdivision that will be affected by the proposed tax abatement or exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped; and
10. *Other information.* The plan, and any application to the Commission for approval thereof, shall also contain such other statements or exhibits as may be deemed relevant by the Commission or the corporation.

- B. The corporation shall provide or cause to be provided to the City a complete list of all political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement or exemption, and other information deemed necessary by the Commission or the City Manager to evaluate the proposed development plan and comply with the requirements of this Chapter and the Urban Redevelopment Corporation Law.

Section 2. Section 510.080.A of the University City Municipal Code is hereby revised to read as follows:

- A. The recommendation of the Commission upon each plan shall be filed with the City Clerk who shall submit the report of the Commission and plan to the Council. At its next regular meeting the Council shall set a date for a public hearing on the plan. Not less than ten (10) days before the public hearing, the City shall furnish (by hand delivery or by registered or certified mail, return receipt requested) to the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the property to be affected by tax abatement:

1. Notice of the scheduled public hearing, which shall include:

- a. the time, date and place of the public hearing;
- b. a general description of the boundaries of the proposed redevelopment area;
- c. a general description of the proposed development plan;
- d. an invitation to submit comments to the Council prior to the date of the public hearing concerning matters that will be discussed at the public hearing, and to appear at the public hearing and provide comments; and
- e. a statement that all interested persons and all political subdivisions will have the opportunity to be heard on such grant of tax abatement or exemption; and

2. The written statement referenced in Section 510.060(A)(9).

Section 3. This Ordinance shall take effect and be in full force from and after its final passage and approval.

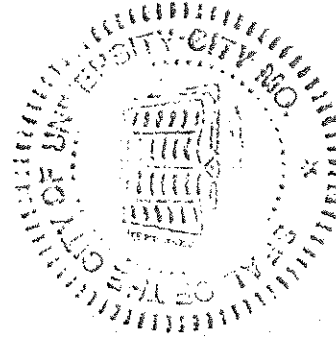
PASSED and ADOPTED THIS 8th DAY OF July, 2019.


MAYOR

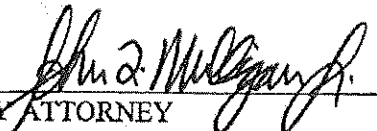
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ATTEST:


CITY CLERK



CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY

Attachment 1
General Description

The existing "Tallin Building", as highlighted in YELLOW on the attached drawing, is a 126-unit multifamily affordable housing complex constructed in the mid-1960's using the HUD Section 202 Direct Loan Program. All of the units in the Tallin Building are income restricted aimed at housing low-income seniors. Council Apartments, Inc., a non-profit 501(c) which owns the Tallin Building, paid off the 50-year HUD 202 loan in 2015. Note that Council Apartments II, Inc. (an affiliate of Council Apartments, Inc.), owns the adjacent senior housing building that is part of the same campus.

Upon paying off the loan, The Crown Center (the non-profit parent corporation of both Council Apartments, Inc. and Council Apartments II, Inc.) began to investigate the possibility of renovating the Tallin Building. Unfortunately, the Tallin Building was originally constructed in such a way that to renovate the existing structure and bring it up to current building code compliance is not economically feasible. In addition, the building has many design issues that make the current units functionally obsolete, and unmarketable in the long run.

In order to construct a new building to serve the needs of the tenants and community (both now and in the future), we plan to construct a new building to replace the existing structure. With the assistance of our selected architectural team, Rosemann & Associates, and our developer, Fulson Housing Group, we have formulated a plan to reconstruct 120 housing units on the existing site in two phases, utilizing both federal low-income housing tax credits (LIHTC) and low interest loans available for affordable housing.

Up until last year, the Tallin Building was fully occupied due to its affordability restrictions. In anticipation of the reconstruction, we have intentionally decreased the occupancy of the building over the last year by NOT re-leasing apartments as they became vacant. This plan was formulated after careful consideration and weighing of the costs of relocation, the negative impact it would have on our residents, and the financial impact of allowing vacancies in the existing project. We feel that the temporary financial costs of temporary vacancies in the existing building, far outweighed the social and emotional impact that forcing the relocation of residents (some of which would be outside of the Crown Center Community) would have on our residents wellbeing.

CROWN CENTER SENIOR LIVING

PRINTS ISSUED
04/21/2017 - CITY P&Z REVIEW
08/30/2017 - CITY P&Z REVISED
REVISIONS:
1 09/01/2017 REVISED

ZONING REQUIREMENTS – PD-M

CURRENT:	PROPOSED CHANGE:
Setback / Buffer:	
Street R.O.W. – 30'	(No Change)
Adjacent Properties:	
North property line - 30'	(No Change)
West property line - 30'	West property line - 10'
South property line - 30'	(No Change)
Parking:	
134 Spaces	131 Spaces

NEW CONSTRUCTION:

Type V-A
Occupancy: R-2: Residential
Height and Area Limitations: 4 stories or 70 feet / 24,000 sq/ft *
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Type I-A
Occupancy: S-2: Parking Garage
Height and Area Limitations: UL
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr

*With area and height increases per IBC sec. 504.2 and 506.3



VICINITY MAP
1" = 2000'

1 MILE RADIUS
THIS PROJECT

PROPERTY OWNERSHIP

Address:	Owner:
8350 Delcrest Dr.	Council Apartments 8350 Delcrest Dr. St. Louis, MO. 63124

Current Zoning: PD-M Planned Development
Mixed Use District

TITLE DESCRIPTION:

Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Dimond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
APPROXIMATELY 2.8 ACRES

OPEN SPACE:
APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP

Address:	Owner:
8420 Delmar Blvd.	University Terrace Assoc. L.P 8420 Delmar Blvd. St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

8342 Delcrest Dr.	RAIA Mo Spe Vehicle LLC Etal 500 North Franklin Turnpike Ramsey, NJ. , 07446
-------------------	--

Current Zoning: HRO - High Density Residential / Office District

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
168 N. Meramec Avenue, Ste 200
Clayton, MO 63105
P: 314.678.1448
W: www.rosemann.com
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DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

CROWN CENTER SENIOR
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
ZONING COVER

PROJECT NUMBER: 16026

SHEET NUMBER:

P&Z - 1

DRAWN BY: Author CHECKED BY: Checker

SENIOR LIVING CONCEPT
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

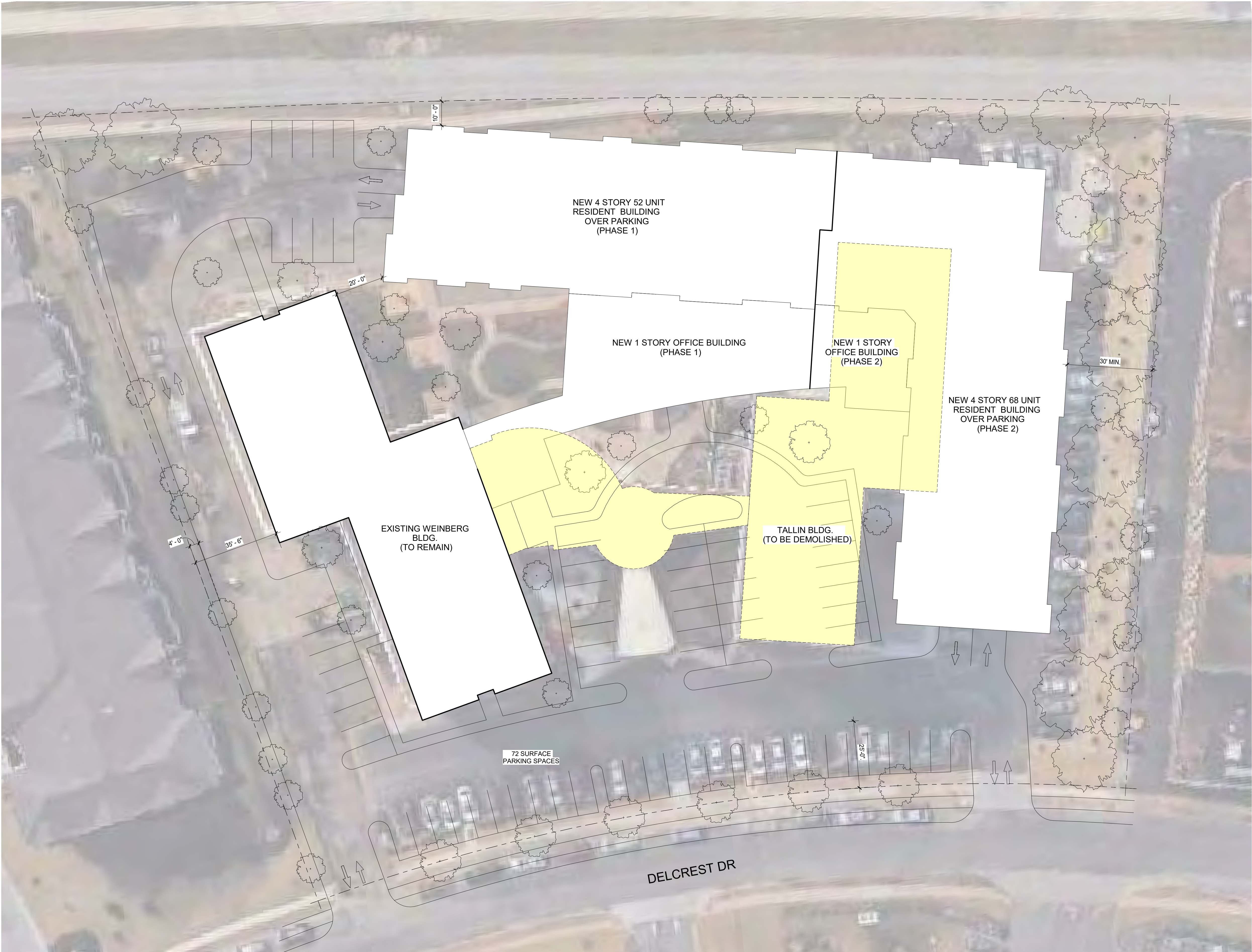
SHEET TITLE
PHASE I & II SITE PLAN

PROJECT NUMBER: 16026

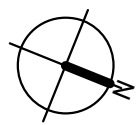
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AS-100

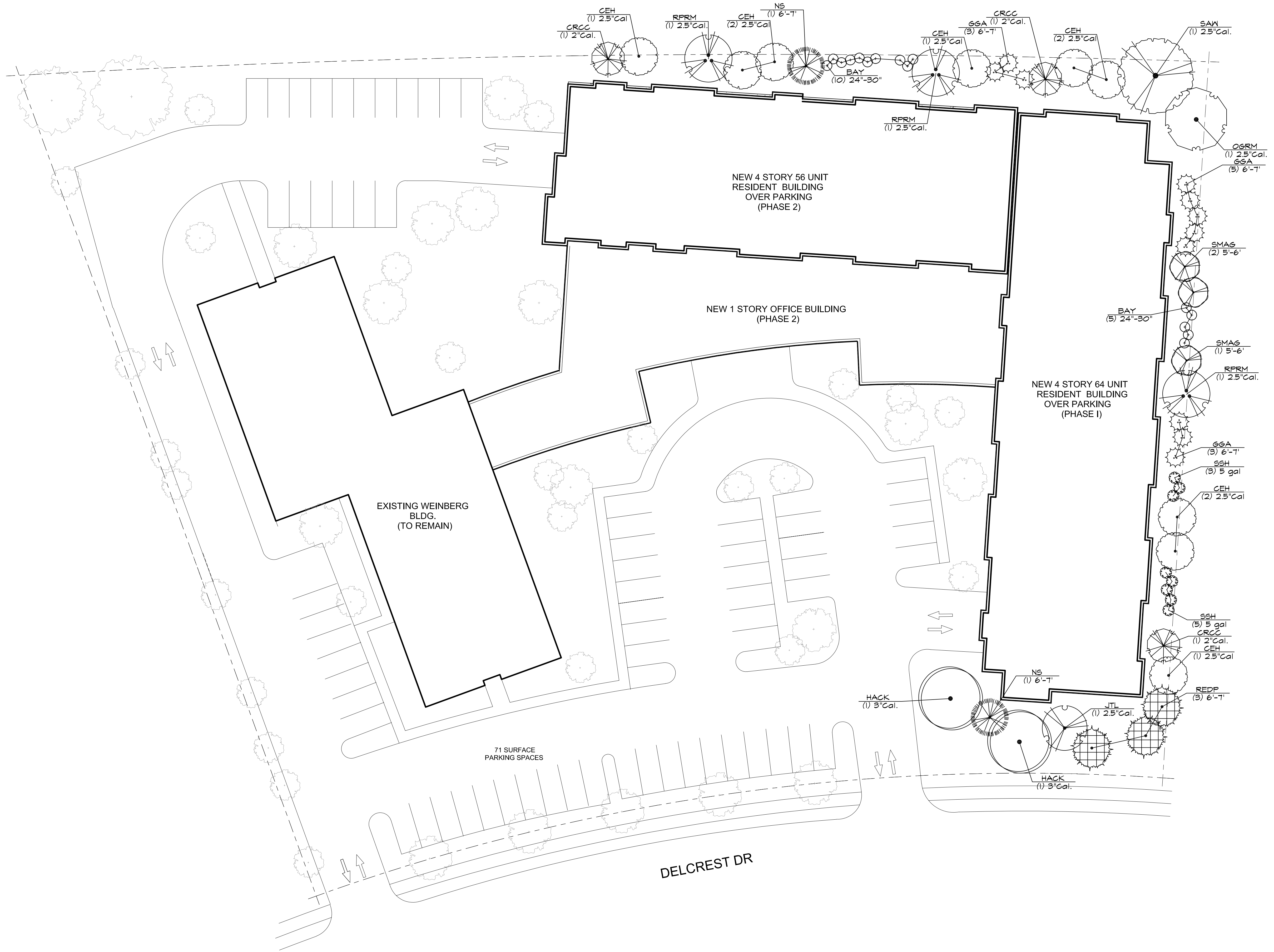
DRAWN BY: CHECKED BY:



1 SITE PLAN - PHASE I & II
1" = 20'-0"



PARKING COUNT:
GARAGE:
Phase 1 - 28
Phase 2 - 31
SURFACE:
Existing - 27
New - 45
TOTAL 131 SPACES



REVISIONS	BY

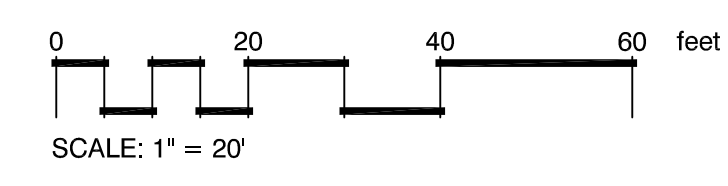
Landscape
TECHNOLOGIES
671 Judds Creek Drive
St. Louis, MO 63104
P: 314.433.1299
F: 314.433.1299
E: info@landscapearchitect.com
NO Landscape Architectural Corporation #000009192

REGISTERED LANDSCAPE ARCHITECT
R. WARDIS
NUMBER 019
MISSOURI LANDSCAPE ARCHITECT #000018
DATE 8/1/17

PLANTING PLAN FOR THE PROPOSED ADDITION TO:
Crown Center Senior Living
UNIVERSITY CITY, MISSOURI

DRAWN R. WARDIS
CHECKED RMM/GJB
DATE 8/1/17
SCALE 1"=20'-0"
JOB No. 2017-156
SHEET

L-1



LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
- A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
- B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14.) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17.) All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

- 1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mitrul fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

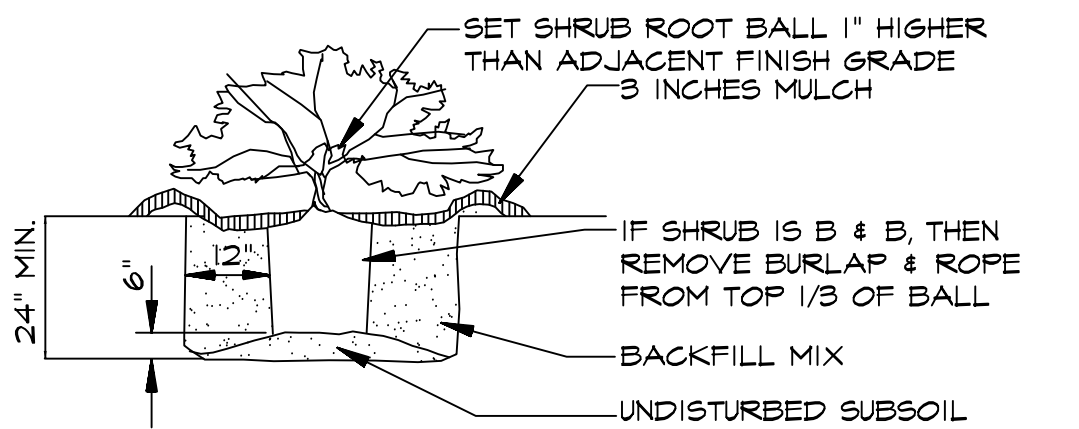
- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (800# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- 3.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 4.) All sod shall be placed a maximum of 24 hours after harvesting.
- 5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 6.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

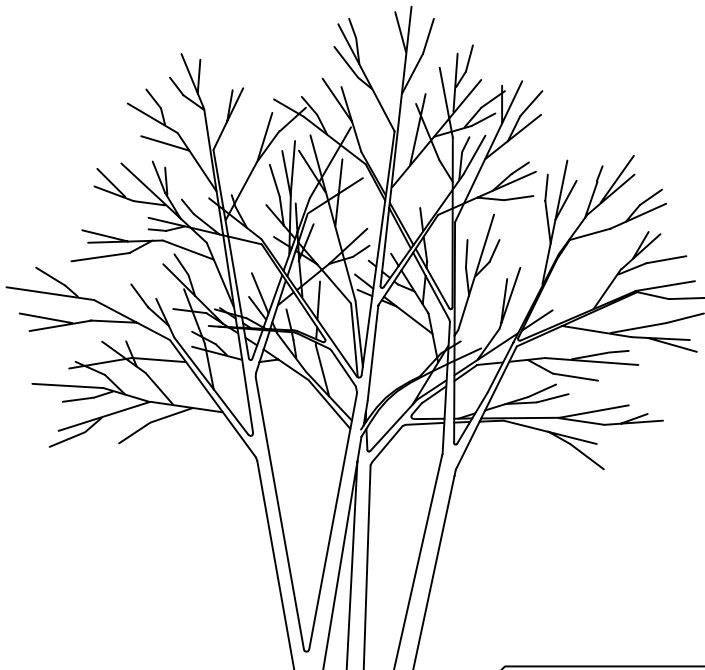
- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

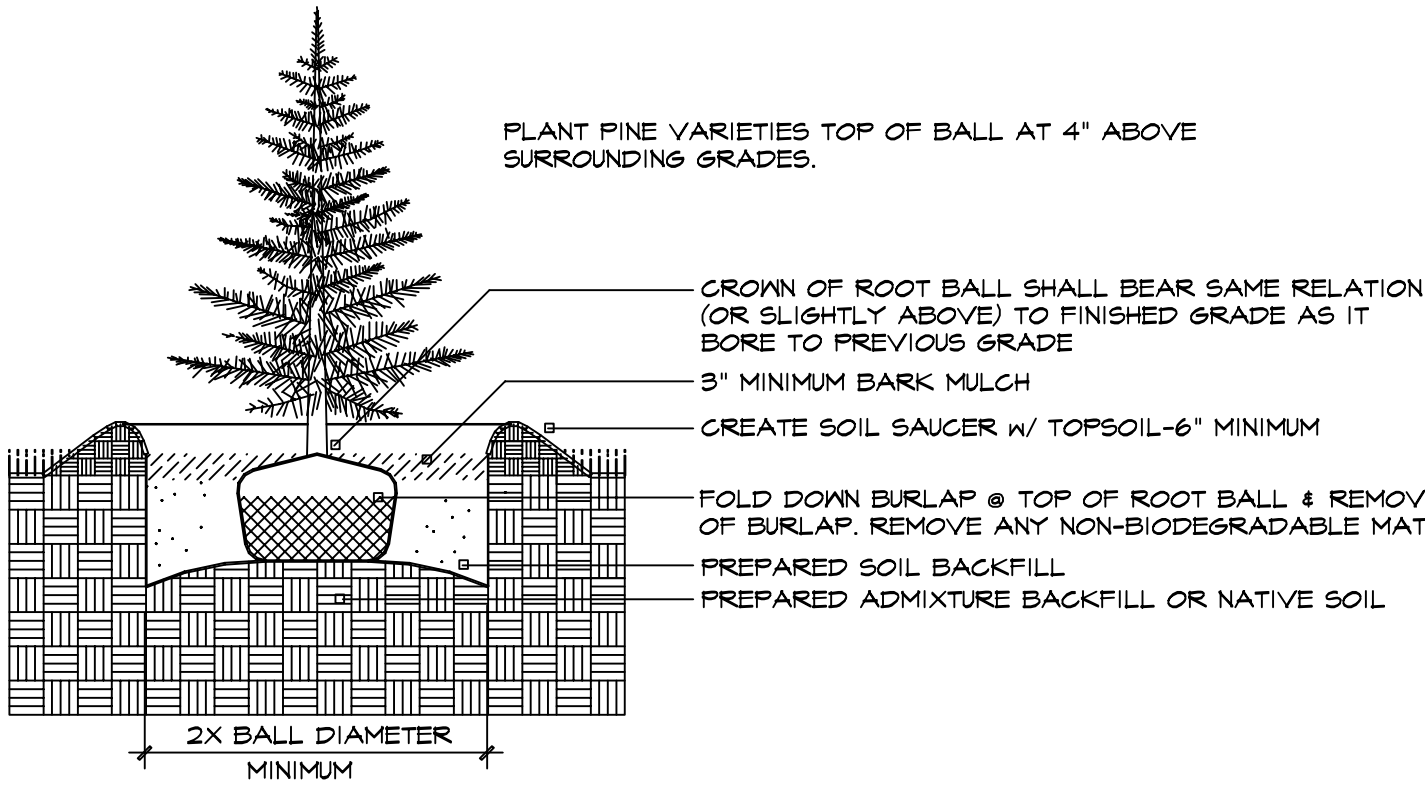
SHRUB PLANTING

N.T.S.



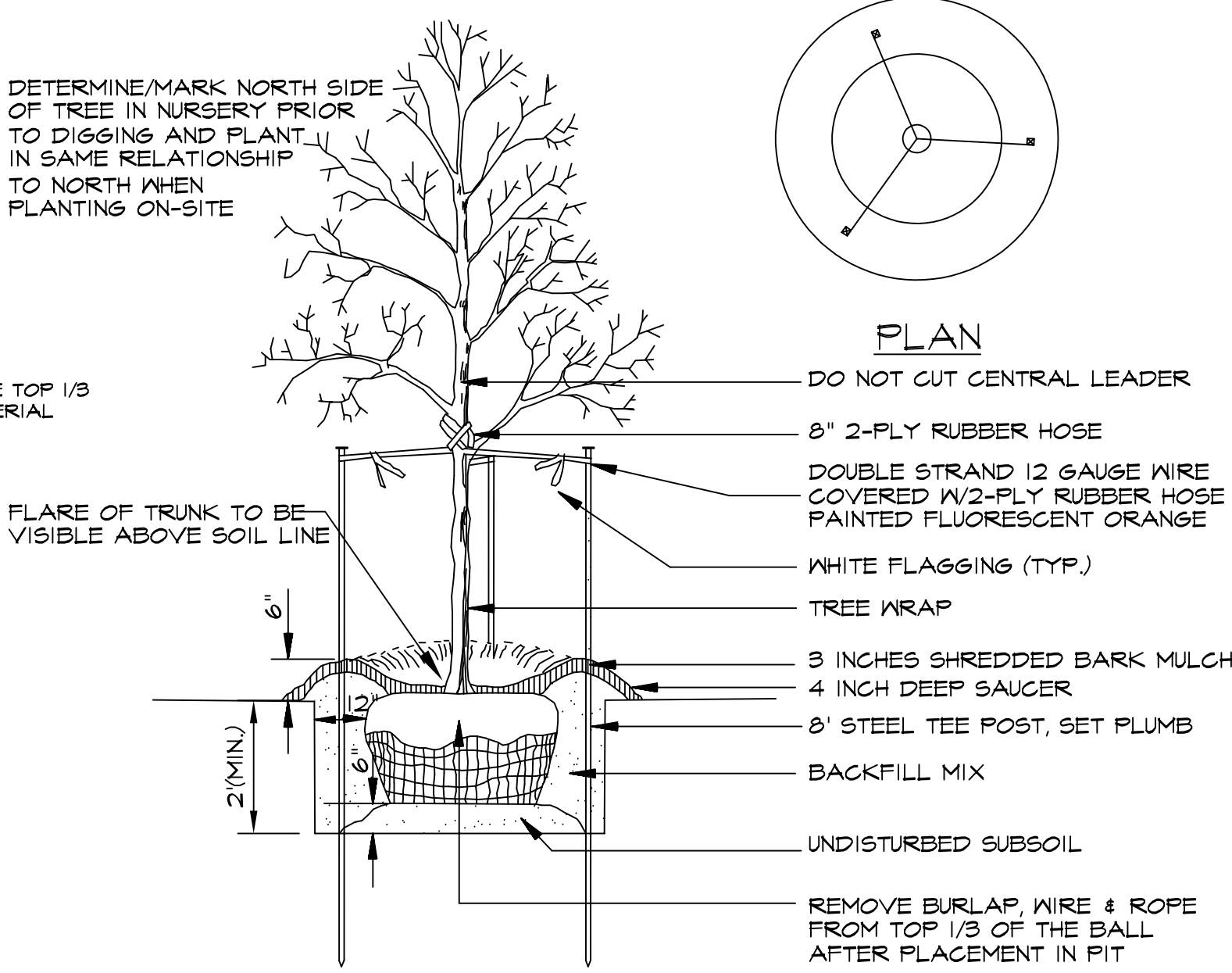
MULTI-STEM TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CEH	9	Columnar European Hornbeam / Carpinus betulus 'Fastigiata'	2.5"Cal	
HACK	2	Common Hackberry / Celtis occidentalis	3"Cal.	
RPRM	3	Redpointe Red Maple / Acer rubrum 'Redpointe'	2.5"Cal.	
SAW	1	Sawtooth Oak / Quercus acutissima	2.5"Cal.	
OGRM	1	'October Glory' Maple / Acer rubrum 'October Glory'	2.5"Cal.	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
GGA	11	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'	
NS	2	Norway Spruce / Picea abies	6'-7'	
REDP	3	Red Pine / Pinus resinosa	6'-7'	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CRCC	3	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	2"Cal.	
JTL	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5"Cal.	
SMAG	3	Saucer Magnolia / Magnolia X soulangiana	5'-6'	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
BAY	15	Northern Bayberry / Myrica pensylvanica	24"-30"	
SSH	8	Strawberry Sundae Hydrangea / Hydrangea paniculata 'Strawberry Sundae'	5 gal	

REVISIONS BY

PLANTING PLAN FOR THE PROPOSED ADDITION TO:

Crown Center Senior Living

UNIVERSITY CITY, MISSOURI

DRAWN
R. WARDIS
CHECKED
R.W.G.B.
DATE
8/1/17
SCALE
N.A.
JOB NO.
2017-156
SHEET

L-2

Attachment 2
Legal Description

Lot A:

A parcel of land being part of Lot 10 of Delcrest, a subdivision recorded in Plat Book 45 Page 46 of The St. Louis County Land Records Office in Clayton, Missouri, and also being described as follows:

Commencing at a found 1/2" iron pipe at the Southwest corner of Lot 9 being on the Eastern right of way line of a private road of variable width and also being platted as St. Louis Belt and Terminal Railroad; thence with the Western line of Lot 9 and Lot 10, along a curve to the right with an arc length of 280.52 feet, a radius of 5,679.65 feet, a chord bearing and distance of North 33 degrees 11 minutes 34 seconds West, 280.49 feet to the point of beginning of the herein described parcel; thence continuing along Western line of Lot 10, along a curve to the right with an arc length of 190.44 feet, with a radius of 5679.65 feet, and a chord bearing and distance of North 30 degrees 49 minutes 02 seconds West, 190.43 feet to a point being the Northwest Corner of Lot 10; thence along the Northern line of Lot 10, North 62 degrees 15 minutes 34 seconds East a distance of 284.58 feet to a found 1/2" iron pipe being the Northeast Corner of said Lot 10 being on the Western right of way line of Delcrest Drive (50' wide); thence along said right of way line of Delcrest Drive, along a curve to the left with an arc length of 102.58 feet, a radius of 822.00 feet, and a chord bearing and distance of South 31 degrees 18 minutes 57 seconds East, 102.51 feet to a point; thence leaving said right of way, South 62 degrees 16 minutes 15 seconds West a distance of 260.06 feet to a point; thence South 27 degrees 43 minutes 45 seconds East a distance of 87.90 feet to a point; thence South 62 degrees 16 minutes 15 seconds West a distance of 20.67 feet to the point of beginning containing 31,170 square feet or 0.72 acres as surveyed by Marler Surveying Company Inc. during February 2021.

Lot B:

A parcel of land being part of Lot 9 and Lot 10 of Delcrest, a subdivision recorded in Plat Book 45 Page 46 of The St. Louis County Land Records Office in Clayton, Missouri, and also being decribed as follows:

Commencing at point in the Northern right of way of Centennial Greenway, a private road of variable width and also being platted as St. Louis Belt and Terminal Railroad. Said point being the Southwest corner of Lot 10 of said Delcrest;

Thence with the Northern right of way of said Centennial Greenway, along a curve turning to the right with an arc length of 143.74 feet, a radius of 5,679.65 feet, a chord bearing of North 33 degrees 52 minutes 43 seconds West, with a chord distance of 143.74 feet to the point of beginning;

Thence with a curve turning to the right with an arc length of 136.78 feet, a radius of 5,679.65 feet, a chord bearing of North 32 Degrees 27 Minutes 50 Seconds West, with a chord length of 136.77 feet;

Thence departing the Northern right of way of Centennial Drive, North 62 Degrees 16 Minutes 15 Seconds East a distance of 20.67 feet;

Thence North 27 Degrees 43 Minutes 45 Seconds West a distance of 87.90 feet;

Thence North 62 Degrees 16 Minutes 15 Seconds East a distance of 260.06 feet to a point in the Southern right of way of Delcrest Drive, an 80 foot wide public drive;

Thence along the Southern right of way of said Delcrest Drive, with a curve turning to the left, with an arc length of 59.18 feet, with a radius of 822.00 feet, with a chord bearing of South 36 Degrees 57 Minutes 12 Seconds East, and a chord length of 59.17 feet;

Thence departing the Southern right of way of said Delcrest Drive, South 52 Degrees 54 Minutes 44 Seconds West a distance of 142.99 feet;

Thence South 02 Degrees 16 Minutes 15 Seconds West a distance of 164.60 feet;

Thence South 62 Degrees 16 Minutes 15 Seconds West a distance of 55.54 feet to the point of beginning and having an area of 34,605 square feet or 0.79 acres, more or less.

Attachment 3 Stages of Project

Phase 1 would consist primarily of 1-bdrm / 1-bath units and several 2-bdrm / 1 bath units located in a 4-story building over podium parking which will provide covered parking to the residents. We anticipate. Phase 1 would be constructed adjacent the existing Tallin Building which will remain occupied during construction to avoid the need for extended off-site relocation of the existing tenants away from their homes.

During Phase 1 construction, The Crown Center will stop leasing any vacant units in the Tallin Building. After completion of Phase 1 and all tenants of the Tallin Building have been relocated into the Phase 1 building or the neighboring Weinberg Building, the existing Tallin Building will be demolished. Phase 1 is anticipated to take approximately 18 months, and must be "placed in service" for tax credit purposes by the end of December 2022.

After the demolition of the Tallin Building, we will commence the development of Phase 2 which will also consist primarily of 1-bdrm / 1-bath units and several 2-bdrm / 1 bath units located in a 4-story building over podium parking. The corridors of each floor will connect to the Phase 1 corridors so as to seamlessly connect the two phases. The Phase 2 project will also include new common areas for tenants as well as management space. Phase 2 is anticipated to take approximately 18 months and shall start immediately after completion of Phase 1.

Attachment 4 Zoning Changes

There are no current proposed changes to zoning ordinances for this Project. The project is part of a Planned Development that was approved by the City Council on October 9, 2017 by ordinance 7054.

Attachment 5 Street Changes

There are no proposed changes to the streets or street levels nor any proposed street closings. It is anticipated that the existing curb cuts from the property onto Delcrest Drive shall remain in their current locations.

Attachment 6 Housing

During Phase 1 construction, The Crown Center will stop leasing any vacant units in the Tallin Building. After the Phase 1 building is complete, the remaining residents from the Tallin Building will be relocated into the newly constructed Phase 1 building or the existing Weinberg Building. The existing ownership entities have carefully analyzed the occupancies and turnover rates for both the existing buildings, to ensure that no residents will need to be displaced outside of the existing community.

**Attachment 7
Public Property**

No public property will be acquired for this Project.

Attachment 8 Acquisition of Real Property

The Crown Center for Senior Living currently owns all the property (through its affiliates) that will be used for the redevelopment project. No additional real property will be acquired, and eminent domain will not be needed for the Project.

**Attachment 9
Tax Impact Statement**

Enclosed with this letter is a tax impact statement performed by PGAV Consultants.



Planning Saint Louis Place 314 231-7318
Development Finance 200 North Broadway 314 231-7433 FAX
Urban Design Suite 1000
 St. Louis, Missouri 63102

TECHNICAL MEMORANDUM

To: Council Apartments, Inc.

Date: March 16, 2021

From: Adam Jones

Cc: City of University City, Missouri
 David S. Lang – Rosenblum Goldenhersh

Re: Crown Center Phase 1

Project Name: Crown Center Phase 1 353 – University City

I. INTRODUCTION

This Memorandum and the accompanying tables comprise the Tax Impact Statement for the Council Apartments 353 Project (the “Project”) proposed by Council Apartments, Inc. (the “Developer”) for the Council Apartments 353 Redevelopment Area (the “Redevelopment Area” or “Area”). The Area is located at 8350 Delcrest Drive in the City of University City, Missouri (the “City”).

The tables that follow this Memorandum describe the impact of the proposed tax abatement program, and of the Project in general, on the affected taxing jurisdictions.

This analysis is for a Project that will be constructed. The current building is a 10-story apartment building, inclusive of 8 studio and 117 one-bedroom units (125 total units). The Property, while assessed for valuation purposes by the St. Louis County Assessor’s Office, pays no real estate taxes due to the charitable status of its use and ownership. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs. The Project that will be constructed is a 52-unit multifamily project restricted to “seniors” and constructed using federal low-income housing tax credits provided under §42 of the Internal Revenue Code.

II. REAL PROPERTY TAX ABATEMENT

1. Tax Abatement Period

The Developer has proposed to build a 52-unit apartment building as part of this abatement petition. Abatement is projected to begin January 1, 2022 and run a total of 20 years until the year 2041. As mentioned, although the Property is regularly assessed by the St. Louis County Assessor's Office the Property pays no real estate taxes due to its charitable status. This analysis reviews the impact on affected taxing jurisdictions of the Project receiving:

- For years 1-10, tax abatement is 100% of the incremental value of real property above the value of land established on January 1, 2021.
- For years 11-20, tax abatement is 50% of the full value of property (land + improvements) within the Area.

2. Tax Rates

The total property tax rate levied against Area's residential property is \$7.5928 per \$100 of assessed valuation.

3. Projected Market Value and Assessed Value

See Table 1 attached, in Appendix A. The assumptions used in this analysis to project future market values are based on projected value of the property determined under the Missouri Revised Statutes: Mo. Rev. Stat. § 137.076 using the net operating income method of valuation.

4. Growth in Market Value

The Project's market value is projected to grow three percent (3%) after full build-out at each reassessment year (on odd-numbered years).

III. FISCAL IMPACT

1. Real Property Taxes

Table 1 – Method of Property Valuation: Income Approach shows the method of valuing property using the net operating income method of valuation, determined under the Missouri Revised Statutes: Mo. Rev. Stat. § 137.076

Table 2 – Summary of Projected Market and Assessed Valuations Upon Redevelopment shows the estimated market and assessed value of the property at the beginning of the abatement program.

Table 3 – 2020 Real Property Tax Rates per \$100 shows the current property tax rates subject to the property.

Table 4 – Summary of Real Property Taxes Paid shows the property taxes paid during the tax abatement period.

Table 5 – Summary of Real Property Taxes Paid per Jurisdiction summarizes the estimated annual revenue to each affected taxing jurisdiction during the tax abatement period and pursuant to the Project.

Table 6 – Summary of Real Property Tax Abatement shows the property taxes abated during the tax abatement period. For the purposes

of this Study, projected abated taxes are shown. The Project is anticipated to appreciate by three percent (3%) every odd year.

Table 7 – Summary of Taxes Abated per Jurisdiction shows the property taxes abated during the tax abatement period. The summary table shows the estimated annual revenue to each affected taxing jurisdiction during the tax abatement period and pursuant to the Project.

Table 8 – No Build Scenario Summary of Real Property Tax provides a summary of the property taxes collected as a result of the project and collected as a result of the project not being completed.

Table 9 – No Build Scenario Summary of Real Property Taxes Paid per Jurisdiction summarizes the estimated annual revenue to each affected taxing jurisdiction to be collected if the project is not completed.

IV. GENERAL ASSUMPTIONS AND CONDITIONS

These projections are intended to be interpreted and used based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation.

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the Developer and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV Planners assumes no responsibility for its accuracy or certainty.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the Developer and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product.

APPENDIX A

List of Tables
Council Apartments 353
University City, MO

Table 1	Method for Property Valuation: Income Approach1
Table 2	Summary of Projected Market and Assessed Valuations Upon Redevelopment
Table 3	2020 Real Property Tax Rates per \$100
Table 4	Summary of Real Property Taxes Paid
Table 5	Summary of Taxes Paid per Jurisdiction
Table 6	Summary of Real Property Abatement
Table 7	Summary of Real Property Taxes Abated per Jurisdiction
Table 8	"No Build Scenario" Summary of Real Property Taxes
Table 9	"No Build Scenario" Summary of Real Property Taxes Paid Per Jurisdiction

Table 1
Method for Property Valuation: Income Approach¹
Council Apartments 353
University City, MO

Estimated Gross Revenue (52-Units) ² :	\$	634,416
Less Vacancy (5%):	\$	31,721
Less Operating Expenses	\$	327,600
Net Operating Income	\$	275,095
Base Market Cap Rate		7.5%
Residential Property Tax Rate		7.6597%
Cap Rate Discount to Account for Tax Load (Levy Rate x Assessment Rate)		1.4553%
Cap Rate for Value Estimate (Cap Rate + Discount)		8.9553%
Residential Assessment Rate		19%
Market Value (NOI/Valuation for Ad Valorem)	\$	3,071,856

¹ RSMo 137.076 Valuation by assessor, factors to be considered--income-based approach for assessment of parcels:

1. In establishing the value of a parcel of real property the county assessor shall consider current market conditions and previous decisions of the county board of equalization, the state tax commission or a court of competent jurisdiction that affected the value of such parcel. For purposes of this section, the term "current market conditions", shall include the impact upon the housing market of foreclosures and bank sales.

2. In establishing the value of a parcel of real property, the county assessor shall use an income-based approach for assessment of parcels of real property with federal or state imposed restrictions in regard to rent limitations, operations requirements, or any other restrictions imposed upon the property in connection with:

- (1) The property being eligible for any income tax credits under Section 42 of the Internal Revenue Code of 1986, as amended;
- (2) Property constructed with the use of the United States Department of Housing and Urban Development HOME investment partnerships program;
- (3) Property constructed with the use of incentives provided by the United States Department of Agriculture Rural Development; or
- (4) Property receiving any other state or federal subsidies provided with respect to use of the property for housing purposes

For the purposes of this subsection, the term "income-based approach" shall include the use of direct capitalization methodology and computed by dividing the net operating income of the parcel of property by an appropriate capitalization rate not to exceed the average of the current market data available in the county of said parcel of property. Federal and state tax credits or other subsidies shall not be used when calculating the capitalization rate. Upon expiration of a land use restriction agreement, such parcel of property shall no longer be subject to this subsection.

² According to the Developer's application to the Missouri Housing Development Commission for tax Affordable 1-Bedroom units are expected to rent between \$838-\$1,000 a month. Market Rate 1-Bedroom units are expected to rent for \$1,250 a month. 2-Bedroom affordable units are expected to rent between \$1,006-\$1,100 a month. Market Rate 2-Bedroom units are expected to rent for \$1,350 a month. The Developer has proposed 39 Affordable 1-Bedroom Units, 3 Market Rate 1-Bedroom Units, 5 Affordable 2-Bedroom Units, and 5 Market Rate 2-Bedroom Units.

Table 2
Summary of Projected Market and Assessed Valuations Upon Redevelopment¹
Council Apartments 353
University City, MO

Address	No. of Units	Estimated 2022 Market Value	Assessment Rate	Estimated 2022 Assessed Value
8350 Delcrest	52	\$ 3,588,474	19%	\$ 681,810
		\$ 3,588,474	19%	\$ 681,810

¹ See notes on Table 1

Table 3
2020 Real Property Tax Rates per \$100 ¹
Council Apartments 353
University City, MO

Taxing Jurisdiction	Residential Rate
State of Missouri - Blind Pension Fund	0.0300
County General	0.1760
County Health Fund	0.1180
County Park Maintenance	0.0420
County Bond Retire	0.0190
Roads and Bridges	0.0880
St. Louis Community College	0.1987
Special School District	1.1077
Metropolitan Zoo Museum District	0.2532
University City Library	0.3650
School - University City	4.4003
Metropolitan Sewer District	0.1078
Sewers - Deer Creek	0.0690
City of University City	0.6100
Sheltered Workshop	0.0750
Subtotal Tax Rate	7.6597

¹Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

Table 4
Summary of Real Property Taxes Paid ^{1,2}
Council Apartments 353
University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Residential Real Property Market Value	\$ 3,588,474	\$ 3,588,474	\$ 3,588,474	\$ 3,696,128	\$ 3,696,128	\$ 3,807,012	\$ 3,807,012	\$ 3,921,222	\$ 3,921,222	\$ 4,038,859
Residential Improvement Market Value (Improvements)	\$ 2,440,162	\$ 2,440,162	\$ 2,440,162	\$ 2,513,367	\$ 2,513,367	\$ 2,588,768	\$ 2,588,768	\$ 2,666,431	\$ 2,666,431	\$ 2,746,424
Residential Real Property Market Value (Land)	\$ 1,148,312	\$ 1,148,312	\$ 1,148,312	\$ 1,182,761	\$ 1,182,761	\$ 1,218,244	\$ 1,218,244	\$ 1,254,791	\$ 1,254,791	\$ 1,292,435
Residential Real Property Assessed Value (Improvements)	\$ 463,631	\$ 463,631	\$ 463,631	\$ 477,540	\$ 477,540	\$ 491,866	\$ 491,866	\$ 506,622	\$ 506,622	\$ 521,821
Residential Real Property Assessed Value (Land)	\$ 218,179	\$ 218,179	\$ 218,179	\$ 224,725	\$ 224,725	\$ 231,466	\$ 231,466	\$ 238,410	\$ 238,410	\$ 245,563
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597
Total Taxes Paid on Land Value	\$ 16,712	\$ 16,712	\$ 16,712	\$ 17,213	\$ 17,213	\$ 17,730	\$ 17,730	\$ 18,262	\$ 18,262	\$ 18,809

Revenue Sources	Projected Revenues by Year in Dollars									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Residential Real Property Market Value	\$ 4,038,859	\$ 4,160,025	\$ 4,160,025	\$ 4,284,826	\$ 4,284,826	\$ 4,413,370	\$ 4,413,370	\$ 4,545,772	\$ 4,545,772	\$ 4,682,145
Residential Improvement Market Value (Improvements)	\$ 2,746,424	\$ 2,828,817	\$ 2,828,817	\$ 2,913,681	\$ 2,913,681	\$ 3,001,092	\$ 3,001,092	\$ 3,091,125	\$ 3,091,125	\$ 3,183,858
Residential Real Property Market Value (Land)	\$ 1,292,435	\$ 1,331,208	\$ 1,331,208	\$ 1,371,144	\$ 1,371,144	\$ 1,412,279	\$ 1,412,279	\$ 1,454,647	\$ 1,454,647	\$ 1,498,286
Residential Real Property Assessed Value (Improvements)	\$ 521,821	\$ 537,475	\$ 537,475	\$ 553,599	\$ 553,599	\$ 570,207	\$ 570,207	\$ 587,314	\$ 587,314	\$ 604,933
Residential Real Property Assessed Value (Land)	\$ 245,563	\$ 252,930	\$ 252,930	\$ 260,517	\$ 260,517	\$ 268,333	\$ 268,333	\$ 276,383	\$ 276,383	\$ 284,674
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.5928	7.5928	7.5928	7.5928	7.5928
Taxes Paid on 50% of Total Value	\$ 29,390	\$ 30,271	\$ 30,271	\$ 31,179	\$ 31,179	\$ 31,834	\$ 31,834	\$ 32,789	\$ 32,789	\$ 33,773

¹ Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

² Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 5
Summary of Real Property Taxes Paid per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Paid									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	\$ 65	\$ 65	\$ 65	\$ 67	\$ 67	\$ 69	\$ 69	\$ 72	\$ 72	\$ 74
County General	\$ 384	\$ 384	\$ 384	\$ 396	\$ 396	\$ 407	\$ 407	\$ 420	\$ 420	\$ 432
County Health Fund	\$ 257	\$ 257	\$ 257	\$ 265	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 290
County Park Maintenance	\$ 92	\$ 92	\$ 92	\$ 94	\$ 94	\$ 97	\$ 97	\$ 100	\$ 100	\$ 103
County Bond Retire	\$ 41	\$ 41	\$ 41	\$ 43	\$ 43	\$ 44	\$ 44	\$ 45	\$ 45	\$ 47
Roads and Bridges	\$ 192	\$ 192	\$ 192	\$ 198	\$ 198	\$ 204	\$ 204	\$ 210	\$ 210	\$ 216
St. Louis Community College	\$ 434	\$ 434	\$ 434	\$ 447	\$ 447	\$ 460	\$ 460	\$ 474	\$ 474	\$ 488
Special School District	\$ 2,417	\$ 2,417	\$ 2,417	\$ 2,489	\$ 2,489	\$ 2,564	\$ 2,564	\$ 2,641	\$ 2,641	\$ 2,720
Metropolitan Zoo Museum District	\$ 552	\$ 552	\$ 552	\$ 569	\$ 569	\$ 586	\$ 586	\$ 604	\$ 604	\$ 622
University City Library	\$ 796	\$ 796	\$ 796	\$ 820	\$ 820	\$ 845	\$ 845	\$ 870	\$ 870	\$ 896
School - University City	\$ 9,601	\$ 9,601	\$ 9,601	\$ 9,889	\$ 9,889	\$ 10,185	\$ 10,185	\$ 10,491	\$ 10,491	\$ 10,805
Metropolitan Sewer District	\$ 235	\$ 235	\$ 235	\$ 242	\$ 242	\$ 250	\$ 250	\$ 257	\$ 257	\$ 265
Sewers - Deer Creek	\$ 151	\$ 151	\$ 151	\$ 155	\$ 155	\$ 160	\$ 160	\$ 165	\$ 165	\$ 169
City of University City	\$ 1,331	\$ 1,331	\$ 1,331	\$ 1,371	\$ 1,371	\$ 1,412	\$ 1,412	\$ 1,454	\$ 1,454	\$ 1,498
Sheltered Workshop	\$ 164	\$ 164	\$ 164	\$ 169	\$ 169	\$ 174	\$ 174	\$ 179	\$ 179	\$ 184
Total	\$ 16,712	\$ 16,712	\$ 16,712	\$ 17,213	\$ 17,213	\$ 17,730	\$ 17,730	\$ 18,262	\$ 18,262	\$ 18,809

Affected Taxing District	Taxes Paid									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	\$ 115	\$ 119	\$ 119	\$ 122	\$ 122	\$ 126	\$ 126	\$ 130	\$ 130	\$ 133
County General	\$ 675	\$ 696	\$ 696	\$ 716	\$ 716	\$ 738	\$ 738	\$ 760	\$ 760	\$ 783
County Health Fund	\$ 453	\$ 466	\$ 466	\$ 480	\$ 480	\$ 495	\$ 495	\$ 510	\$ 510	\$ 525
County Park Maintenance	\$ 161	\$ 166	\$ 166	\$ 171	\$ 171	\$ 176	\$ 176	\$ 181	\$ 181	\$ 187
County Bond Retire	\$ 73	\$ 75	\$ 75	\$ 77	\$ 77	\$ 80	\$ 80	\$ 82	\$ 82	\$ 85
Roads and Bridges	\$ 338	\$ 348	\$ 348	\$ 358	\$ 358	\$ 369	\$ 369	\$ 380	\$ 380	\$ 391
St. Louis Community College	\$ 762	\$ 785	\$ 785	\$ 809	\$ 809	\$ 833	\$ 833	\$ 858	\$ 858	\$ 884
Special School District	\$ 4,250	\$ 4,378	\$ 4,378	\$ 4,509	\$ 4,509	\$ 4,644	\$ 4,644	\$ 4,784	\$ 4,784	\$ 4,927
Metropolitan Zoo Museum District	\$ 972	\$ 1,001	\$ 1,001	\$ 1,031	\$ 1,031	\$ 1,062	\$ 1,062	\$ 1,093	\$ 1,093	\$ 1,126
University City Library	\$ 1,400	\$ 1,442	\$ 1,442	\$ 1,486	\$ 1,486	\$ 1,530	\$ 1,530	\$ 1,576	\$ 1,576	\$ 1,624
School - University City	\$ 16,884	\$ 17,390	\$ 17,390	\$ 17,912	\$ 17,912	\$ 18,449	\$ 18,449	\$ 19,003	\$ 19,003	\$ 19,573
Metropolitan Sewer District	\$ 414	\$ 426	\$ 426	\$ 439	\$ 439	\$ 452	\$ 452	\$ 466	\$ 466	\$ 479
Sewers - Deer Creek	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 289	\$ 289	\$ 298	\$ 298	\$ 307
City of University City	\$ 2,341	\$ 2,411	\$ 2,411	\$ 2,483	\$ 2,483	\$ 2,558	\$ 2,558	\$ 2,634	\$ 2,634	\$ 2,713
Sheltered Workshop	\$ 288	\$ 296	\$ 296	\$ 305	\$ 305	\$ 314	\$ 314	\$ 324	\$ 324	\$ 334
Total	\$ 29,390	\$ 30,271	\$ 30,271	\$ 31,179	\$ 31,179	\$ 32,115	\$ 32,115	\$ 33,078	\$ 33,078	\$ 34,071

¹ Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

² Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 6
Summary of Real Property Tax Abatement^{1,2}
Council Apartments 353
University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Residential Real Property Market Value	\$ 3,588,474	\$ 3,588,474	\$ 3,588,474	\$ 3,696,128	\$ 3,696,128	\$ 3,807,012	\$ 3,807,012	\$ 3,921,222	\$ 3,921,222	\$ 4,038,859
Residential Real Property Market Value (Improvements)	\$ 2,440,162	\$ 2,440,162	\$ 2,440,162	\$ 2,513,367	\$ 2,513,367	\$ 2,588,768	\$ 2,588,768	\$ 2,666,431	\$ 2,666,431	\$ 2,746,424
Residential Real Property Market Value(Land)	\$ 1,148,312	\$ 1,148,312	\$ 1,148,312	\$ 1,182,761	\$ 1,182,761	\$ 1,218,244	\$ 1,218,244	\$ 1,254,791	\$ 1,254,791	\$ 1,292,435
Residential Real Property Assessed Value	\$ 681,810	\$ 681,810	\$ 681,810	\$ 702,264	\$ 702,264	\$ 723,332	\$ 723,332	\$ 745,032	\$ 745,032	\$ 767,383
Residential Real Property Assessed Value (Improvements)	\$ 463,631	\$ 463,631	\$ 463,631	\$ 477,540	\$ 477,540	\$ 491,866	\$ 491,866	\$ 506,622	\$ 506,622	\$ 521,821
Residential Real Property Assessed Value (Land)	\$ 218,179	\$ 218,179	\$ 218,179	\$ 224,725	\$ 224,725	\$ 231,466	\$ 231,466	\$ 238,410	\$ 238,410	\$ 245,563
Abated Value	\$ 463,631	\$ 463,631	\$ 463,631	\$ 477,540	\$ 477,540	\$ 491,866	\$ 491,866	\$ 506,622	\$ 506,622	\$ 521,821
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597
Taxes Abated	\$ 35,513	\$ 35,513	\$ 35,513	\$ 36,578	\$ 36,578	\$ 37,675	\$ 37,675	\$ 38,806	\$ 38,806	\$ 39,970

Revenue Sources	Projected Revenues by Year in Dollars									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Residential Market Value	\$ 4,038,859	\$ 4,160,025	\$ 4,160,025	\$ 4,284,826	\$ 4,284,826	\$ 4,413,370	\$ 4,413,370	\$ 4,545,772	\$ 4,545,772	\$ 4,682,145
Residential Real Property Market Value (Improvements)	\$ 2,746,424	\$ 2,828,817	\$ 2,828,817	\$ 2,913,681	\$ 2,913,681	\$ 3,001,092	\$ 3,001,092	\$ 3,091,125	\$ 3,091,125	\$ 3,183,858
Residential Real Property Market Value(Land)	\$ 1,292,435	\$ 1,331,208	\$ 1,331,208	\$ 1,371,144	\$ 1,371,144	\$ 1,412,279	\$ 1,412,279	\$ 1,454,647	\$ 1,454,647	\$ 1,498,286
Residential Real Property Assessed Value	\$ 767,383	\$ 790,405	\$ 790,405	\$ 814,117	\$ 814,117	\$ 838,540	\$ 838,540	\$ 863,697	\$ 863,697	\$ 889,607
Residential Real Property Assessed Value (Improvements)	\$ 521,821	\$ 537,475	\$ 537,475	\$ 553,599	\$ 553,599	\$ 570,207	\$ 570,207	\$ 587,314	\$ 587,314	\$ 604,933
Residential Real Property Assessed Value (Land)	\$ 245,563	\$ 252,930	\$ 252,930	\$ 260,517	\$ 260,517	\$ 268,333	\$ 268,333	\$ 276,383	\$ 276,383	\$ 284,674
Abated Value	\$ 383,692	\$ 395,202	\$ 395,202	\$ 407,058	\$ 407,058	\$ 419,270	\$ 419,270	\$ 431,848	\$ 431,848	\$ 444,804
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597
Taxes Abated	\$ 29,390	\$ 30,271	\$ 30,271	\$ 31,179	\$ 31,179	\$ 32,115	\$ 32,115	\$ 33,078	\$ 33,078	\$ 34,071

¹ Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

² Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 7
Summary of Real Property Tax Abated per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Abated									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	\$ 139	\$ 139	\$ 139	\$ 143	\$ 143	\$ 148	\$ 148	\$ 152	\$ 152	\$ 157
County General	\$ 816	\$ 816	\$ 816	\$ 840	\$ 840	\$ 866	\$ 866	\$ 892	\$ 892	\$ 918
County Health Fund	\$ 547	\$ 547	\$ 547	\$ 563	\$ 563	\$ 580	\$ 580	\$ 598	\$ 598	\$ 616
County Park Maintenance	\$ 195	\$ 195	\$ 195	\$ 201	\$ 201	\$ 207	\$ 207	\$ 213	\$ 213	\$ 219
County Bond Retire	\$ 88	\$ 88	\$ 88	\$ 91	\$ 91	\$ 93	\$ 93	\$ 96	\$ 96	\$ 99
Roads and Bridges	\$ 408	\$ 408	\$ 408	\$ 420	\$ 420	\$ 433	\$ 433	\$ 446	\$ 446	\$ 459
St. Louis Community College	\$ 921	\$ 921	\$ 921	\$ 949	\$ 949	\$ 977	\$ 977	\$ 1,007	\$ 1,007	\$ 1,037
Special School District	\$ 5,136	\$ 5,136	\$ 5,136	\$ 5,290	\$ 5,290	\$ 5,448	\$ 5,448	\$ 5,612	\$ 5,612	\$ 5,780
Metropolitan Zoo Museum District	\$ 1,174	\$ 1,174	\$ 1,174	\$ 1,209	\$ 1,209	\$ 1,245	\$ 1,245	\$ 1,283	\$ 1,283	\$ 1,321
University City Library	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,743	\$ 1,743	\$ 1,795	\$ 1,795	\$ 1,849	\$ 1,849	\$ 1,905
School - University City	\$ 20,401	\$ 20,401	\$ 20,401	\$ 21,013	\$ 21,013	\$ 21,644	\$ 21,644	\$ 22,293	\$ 22,293	\$ 22,962
Metropolitan Sewer District	\$ 500	\$ 500	\$ 500	\$ 515	\$ 515	\$ 530	\$ 530	\$ 546	\$ 546	\$ 563
Sewers - Deer Creek	\$ 320	\$ 320	\$ 320	\$ 330	\$ 330	\$ 339	\$ 339	\$ 350	\$ 350	\$ 360
City of University City	\$ 2,828	\$ 2,828	\$ 2,828	\$ 2,913	\$ 2,913	\$ 3,000	\$ 3,000	\$ 3,090	\$ 3,090	\$ 3,183
Sheltered Workshop	\$ 348	\$ 348	\$ 348	\$ 358	\$ 358	\$ 369	\$ 369	\$ 380	\$ 380	\$ 391
Total	\$ 35,513	\$ 35,513	\$ 35,513	\$ 36,578	\$ 36,578	\$ 37,675	\$ 37,675	\$ 38,806	\$ 38,806	\$ 39,970

Affected Taxing District	Taxes Abated									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	\$ 115	\$ 119	\$ 119	\$ 122	\$ 122	\$ 126	\$ 126	\$ 130	\$ 130	\$ 133
County General	\$ 675	\$ 696	\$ 696	\$ 716	\$ 716	\$ 738	\$ 738	\$ 760	\$ 760	\$ 783
County Health Fund	\$ 453	\$ 466	\$ 466	\$ 480	\$ 480	\$ 495	\$ 495	\$ 510	\$ 510	\$ 525
County Park Maintenance	\$ 161	\$ 166	\$ 166	\$ 171	\$ 171	\$ 176	\$ 176	\$ 181	\$ 181	\$ 187
County Bond Retire	\$ 73	\$ 75	\$ 75	\$ 77	\$ 77	\$ 80	\$ 80	\$ 82	\$ 82	\$ 85
Roads and Bridges	\$ 338	\$ 348	\$ 348	\$ 358	\$ 358	\$ 369	\$ 369	\$ 380	\$ 380	\$ 391
St. Louis Community College	\$ 762	\$ 785	\$ 785	\$ 809	\$ 809	\$ 833	\$ 833	\$ 858	\$ 858	\$ 884
Special School District	\$ 4,250	\$ 4,378	\$ 4,378	\$ 4,509	\$ 4,509	\$ 4,644	\$ 4,644	\$ 4,784	\$ 4,784	\$ 4,927
Metropolitan Zoo Museum District	\$ 972	\$ 1,001	\$ 1,001	\$ 1,031	\$ 1,031	\$ 1,062	\$ 1,062	\$ 1,093	\$ 1,093	\$ 1,126
University City Library	\$ 1,400	\$ 1,442	\$ 1,442	\$ 1,486	\$ 1,486	\$ 1,530	\$ 1,530	\$ 1,576	\$ 1,576	\$ 1,624
School - University City	\$ 16,884	\$ 17,390	\$ 17,390	\$ 17,912	\$ 17,912	\$ 18,449	\$ 18,449	\$ 19,003	\$ 19,003	\$ 19,573
Metropolitan Sewer District	\$ 414	\$ 426	\$ 426	\$ 439	\$ 439	\$ 452	\$ 452	\$ 466	\$ 466	\$ 479
Sewers - Deer Creek	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 289	\$ 289	\$ 298	\$ 298	\$ 307
City of University City	\$ 2,341	\$ 2,411	\$ 2,411	\$ 2,483	\$ 2,483	\$ 2,558	\$ 2,558	\$ 2,634	\$ 2,634	\$ 2,713
Sheltered Workshop	\$ 288	\$ 296	\$ 296	\$ 305	\$ 305	\$ 314	\$ 314	\$ 324	\$ 324	\$ 334
Total	\$ 29,390	\$ 30,271	\$ 30,271	\$ 31,179	\$ 31,179	\$ 32,115	\$ 32,115	\$ 33,078	\$ 33,078	\$ 34,071

¹ Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

² Tax abatement is 100% of the incremental value of property above the value of land for years 1-10. For years 11-20, tax abatement is 50% of the value of land and improvements.

Table 8
"No Build Scenario" Summary of Real Property Taxes
Council Apartments 353
University City, MO

Revenue Sources	Projected Revenues by Year in Dollars									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
Real Property Tax Revenues										
Projected Residential Real Property Assessed Value	\$ 582,130	\$ 582,130	\$ 599,594	\$ 599,594	\$ 617,582	\$ 617,582	\$ 636,109	\$ 636,109	\$ 655,192	\$ 655,192
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597
Taxes Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Revenue Sources	Projected Revenues by Year in Dollars									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Real Property Tax Revenues										
Projected Residential Real Property Assessed Value	\$ 674,848	\$ 674,848	\$ 695,094	\$ 695,094	\$ 715,946	\$ 715,946	\$ 737,425	\$ 737,425	\$ 759,548	\$ 759,548
Tax Rate	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597	7.6597
Taxes Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

¹ Property is tax exempt due to Charitable status- 501(c)(3). No taxes are projected to be paid.

² Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

Table 9
"No Build Scenario" Summary of Real Property Taxes Paid Per Jurisdiction
Council Apartments 353
University City, MO

Affected Taxing District	Taxes Paid									
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	2	3	4	5	6	7	8	9	10
State of Missouri - Blind Pension Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Health Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Bond Retire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Louis Community College	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special School District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Zoo Museum District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
University City Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Sewer District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewers - Deer Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of University City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheltered Workshop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Affected Taxing District	Taxes Paid									
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
State of Missouri - Blind Pension Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Health Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Bond Retire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Bridges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Louis Community College	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special School District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Zoo Museum District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
University City Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Sewer District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewers - Deer Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of University City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sheltered Workshop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

¹ Property is tax exempt due to charitable status - 501(c)(3). No taxes are projected to be paid.

² Market values are projected to increase at an average rate of 3% each reassessment (odd) year.

Attachment 10
Other Information

In addition, we are providing a Fiscal Impact Study was the subsequently requested by Gregory Rose and Attorney John Mulligan.

Blighting Analysis from March 11, 2021

Articles of Incorporation of Council Preservation Redevelopment Corporation, a Missouri 353-redevelopment corporation.

MEMORANDUM

Re: Proposed Crown Center Apartments – Fiscal Impact Analysis
Date: February 26, 2020
To: City of University City
From: Adam Jones
CC: David S. Lang

EXECUTIVE SUMMARY

This memorandum presents PGAV's fiscal impact analysis of the proposed 120-unit, Section 42 apartment building, constructed in two phases (collectively, the "Project") located at... 8350 Delcrest Drive (the "Property") and its correlated impacts on the City of University City's (the "City") public safety operations and the University City School District (the "School District").¹ These two units of government constitute nearly 68% of the tax bill for properties located within both of these jurisdictions. The results of this analysis indicate that the fiscal impact on the City and School District would be positive. The Property currently generates no property taxes due to its status as an "exempt" property because it is owned by a not-for-profit organization. The Property and proposed Project will be identical in terms of its land use and occupancy, as income and age restricted rental units.

In addition to the positive fiscal impact, it's probable, taken by itself, that the development could be absorbed within the existing service capacity of either the City or the School District without any negative effects. The Project is expected to generate no new students while decreasing the number of dwelling units currently on site. With this in mind, PGAV concludes that the fiscal impact on the City or the School District would be positive.

FISCAL IMPACT ANALYSIS GENERALLY

Fiscal Impact Analysis (FIA) studies compare tax revenues generated by development (typically new development) to the cost of providing public services at the current level of service. The use of FIAs has been around since the 1950's but got a big boost with Burchell and Listokin's seminal volume outlining six methods for undertaking FIAs.² Burchell and Listokin's work was later updated in 1985 and other scholars, government entities, and organizations have developed various FIA models. FIAs continue to be a topic of debate due to an infinite array of circumstances that can render any particular methodology flawed to some degree.

FIA's are typically more meaningful in assessing impacts of development in larger geographic areas. They are often used in the evaluation of community planning alternatives and have been used extensively by researchers in measuring the cost of urban sprawl versus more compact urban development. When getting

¹ Section 42 Housing refers to that section of the Internal Revenue Tax Code which provides tax credits to investors who build affordable housing. Investors receive a reduction in their tax liability in return for providing affordable housing to people with fixed or lower income.

² Burchell, Robert W., and David Listokin. *The Fiscal Impact Handbook: Estimating Local Costs and Revenues of Land Development*. Center for Urban Policy Research, 1978.

MEMORANDUM

down to the micro level, the “elasticity” of a local governmental unit to accommodate growth can be the most significant factor in determining if the fiscal impact is positive, negative, or neutral. In a community having low to moderate rates of growth, a relatively small increase in residential, commercial or industrial development may be accommodated without any need for increased government staffing or capital expenses. Conversely, a community that is stretched to the limit on service delivery and infrastructure will be unable to accommodate increases in development without commensurate increases in revenue (from the development or increased taxes) to maintain the current level of service.

FISCAL IMPACT ANALYSIS METHODOLOGY

As part of this analysis, revenues associated with property tax collections for both the City and School District were considered. No consideration was given for sales taxes. However, it should be noted that residents of the proposed development will acquire goods and services within the City and the immediate area, many of which will be subject to sales taxes. This analysis revealed the City and School District have the potential to see benefits as a result of the successful implementation of the proposed Project as a result of increased property taxes.

Calculating Costs

There are various methods of estimating the community costs associated with new development. The most common is the “average costing method” and it is useful in estimating the impacts of residential development or evaluating land use alternatives for a particular growth zone of a community. Average cost is applied on a per capita basis or other meaningful unit (e.g., per household or per student) and is relatively easy to apply and understand. For example, development induced government service costs are determined by applying the unit cost (e.g., average cost per student) by the number of units (e.g., students) created by the development. This is the method used in this analysis. The assumptions associated with average costing include:

- The current average operating costs per capita or other unit are considered reasonable estimates of future operating costs.
- The current level of service is a reasonable indicator of future service levels.

One of the key limitations of the average costing method is that it does not account for the current service capacity of a particular unit of local government. This is particularly true for small increments of development or in-fill development such as the proposed Project. For instance, it may take multiple residential subdivisions over time that would create enough demand for adding a new police beat. The first subdivision may actually result in a decrease in per capita costs for public safety services. Conversely, a large new development may require capital investment in infrastructure or new building construction not reflected in the current average cost. However, the latter can be calculated separately and apportioned.

General Project Overview

As mentioned, the Property is an age and income restricted, 52-unit apartment complex located generally at the intersection of Delmar Boulevard and Interstate 170. The Project proposes the construction of 52 new age

MEMORANDUM

and income restricted units. The Project currently pays no property taxes due to its status as a not-for-profit organization. Therefore, the City and the School District currently receive no property tax revenue from the Property. It is expected that upon completion of the Project, it will be owned by a for-profit limited partnership entity, to allow for the beneficial use of the low-income housing tax credits. This ownership structure could result in the assessment and collection of property taxes.

Projected Number of Students Generated by the Project

According to estimates provided by the developer, 44 of the 52 units are expected to be age and income restricted. The remaining 8 units will be age restricted, but not income restricted by a land use restriction agreement. Age and income restricted units mean those units that can only be rented to persons aged 62 and older at a rate equal to 60% of the area median income. The owner intends to income restrict the 8 units not covered by a land use restriction agreement, to those tenants that are below the area median income, but may not necessarily qualify at the 60% level. **Table 1** shows that no new school aged children are expected to be generated by the Project in the future. This is due to the advanced age of the residents and the age restricted nature of the Project. This results in the Project having no effect on student growth within the School District.

Shown in **Table 2**, on the next page, after the first ten years of the requested 25-year abatement program, the Project creates taxes through its assessed value that benefits both taxing jurisdictions. Under the requested abatement program, approximately \$61,000 in taxes are to be paid to City and \$434,000 to the School District.³

Table 1

ESTIMATE OF NET NEW STUDENTS FROM 120-UNIT LIHTC APARTMENT COMPLEX Proposed Crown Center Apartments University City, MO

Units by No. of Bedrooms	Measure
1 bedroom units (Market)	4 units
2 bedroom units (Market)	2 units
3 bedroom units (Market)	0 units
Subtotal Phase 1 units	6 units
1 bedroom fixed rent units (60% AMI) ¹	42 units
2 bedroom fixed rent units (60% AMI)	4 units
3 bedroom fixed rent units (60% AMI)	0 units
Subtotal Units	46 units
TOTAL UNITS	52 units
No of 2 & 3 bedroom units	6 units
Est. average school aged children/unit ²	0.000
Projected school aged children⁵	0 students
Assumed percent of tenant children transferred from within University City SD	25%
Est. of students transferring from within University City SD	0 students
Est. of NET NEW students	0 students
Assumed percent of tenant children requiring Special Ed services	25%
Assumed percent of tenant children qualifying as low-income students	85%
Est. Special Ed students	0 students
Est. of low-income students (net of Special Ed students)	0 students

¹ Source: Developer information provided to City and adjusted to match number of PBV units to be provided per a joint venture letter of commitment between the Developer and the Housing Authority of the City of Bloomington, dated June 6, 2017.

² 60% AMT = Fixed rent housing to be rented to households having household incomes of not more than 60% of the Average Median Income for St. Louis County households.

³ Based on the number of enrolled students to total housing units in comparative senior apartment/condominium complexes.

³ 10 years of 100% tax abatement beginning on January 1, 2021 on real property taxes with an exception for real property taxes assessed on the land, exclusive of improvements, the year prior (2019) to establishing the redevelopment area; Followed by 15 years of 50% tax abatement on all land and improvements within the redevelopment area.

MEMORANDUM

Table 2
Summary of Real Property Tax Paid During Abatement Period
Council Apartments 353
University City, MO

Affected Taxing District	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
School - University City	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
City of University City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,767	\$ 19,767	\$ 19,965	\$ 19,965	\$ 20,165
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,785	\$ 2,785	\$ 2,823	\$ 2,823	\$ 2,851
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,306	\$ 33,306	\$ 33,639	\$ 33,639	\$ 33,976

Affected Taxing District	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
School - University City	16	17	18	19	20	21	22	23	24	25
City of University City	\$ 20,165	\$ 34,301	\$ 34,301	\$ 34,644	\$ 34,644	\$ 34,990	\$ 34,990	\$ 35,340	\$ 35,340	\$ 35,694
	\$ 2,051	\$ 4,050	\$ 4,050	\$ 4,089	\$ 4,089	\$ 4,940	\$ 4,940	\$ 4,997	\$ 4,997	\$ 5,047
Total	\$ 33,976	\$ 57,794	\$ 57,794	\$ 58,372	\$ 58,372	\$ 58,956	\$ 58,956	\$ 59,545	\$ 59,545	\$ 60,141

MEMORANDUM

As mentioned in the Qualifications Study, the current structure was built in 1967 and its age qualifies for the definition of blight under Chapter 353. In the building's current state and configuration, there are several features that do not comply with the Americans with Disabilities Act and Section 504 of the Fair Housing Act and thus impose unnecessary hardship on residents. In the course of the building's lifetime, building codes and standards have also been made more stringent to increase occupant safety. One of the most significant safety developments as it relates to the Project is the addition of an automatic fire sprinkler requirement to all multi-family buildings in the 2003 edition of the International Building Code. This requirement was incorporated into subsequent editions of the International Building Code and International Fire Code, the latter of which forms the basis of University City's municipal fire code. The building currently lacks an automatic sprinkler system, which results in possible life safety issues for the building's residents and any public safety personnel responding to emergencies. The construction of a new facility would remediate these construction and life safety deficiencies by bringing a non-compliant building up to current construction and life safety standards. This results in a positive benefit to both the City's public safety personnel and the building's residents.

As mentioned, the building is age restricted to those persons aged 62 and older. Persons this age are typically past the age of having children therefore no school aged children are currently generated by, nor expected to be generated by the Project in the future. As a result, the Project has no effect on student growth within the School District.

Interviews with Public Safety Officials and the School District

As part of this analysis, senior PGAV staff spoke or attempted to speak with representatives of the University City Fire and Police Departments, and the University City School District.

Chief Vincent of the fire department stated that proposed Project should not result in a change in the level of service the department provides to the property. Chief Vincent stated the majority of the responses to the property were the results of false alarms or medical emergencies correlated with the age of the residents. Chief Vincent also stated that bringing the building up to current building and fire codes, including the addition of sprinklers throughout the building, would be beneficial.

PGAV spoke to Chief Hampton with the University City Police Department regarding the proposed Project. Chief Hampton stated he had no concerns with the proposed Project but needed more time to further research it. Chief Hampton stated he did have concerns regarding the general area around the proposed Project, as a hotel and office project had also been proposed near the site. Chief Hampton stated the two projects as a whole may result in a net increase in the level of service needed for the general area. Several attempts, including messages left with the Chief's office, were made to follow up upon the initial conversation, however those attempts were unsuccessful.

MEMORANDUM

PGAV senior staff left several messages over a two-week period were left with Dr. Hardin-Bartley's Office⁴, however those messages were not returned.

FISCAL IMPACT ANALYSIS

The current management and ownership group for the property is a tax-exempt organization under the State of Missouri. It is anticipated that the Project will discontinue its tax-exempt status in 2021 after a change in ownership. Over the course of the last ten years the property has increased in assessed value by approximately 71%. Any amount of taxes generated as a result of the Project and a change in the taxable status of the Project would benefit both the City and the School District. **Table 3**, on the next page, shows over the course of the proposed abatement, the Project is expected to generate approximately \$495,000 in taxes between both taxing jurisdictions, compared to \$0 received under the current property.

Table 2
ASSESSED AND TAXABLE VALUE HISTORY: 8350 DELCREST DRIVE
Proposed Crown Center Apartments
University City, MO

Tax Year	Appraised Value			Assessed Value			Year Over Year Change	Total Exempted AV ¹	Total Taxable Value
	Land	Improvements	Total	Land	Improvements	Total			
2019	2,520,000	6,507,100	9,027,100	478,800	1,236,350	1,715,150	28%	\$ 1,715,150	\$ -
2018	2,520,000	4,530,100	7,050,100	478,800	860,720	1,339,520	0%	\$ 1,339,520	\$ -
2017	2,520,000	4,530,100	7,050,100	478,800	860,720	1,339,520	34%	\$ 1,339,520	\$ -
2016	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2015	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2014	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2013	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2012	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2011	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2010	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910	0%	\$ 1,001,910	\$ -
2009	3,150,000	2,123,200	5,273,200	598,500	403,410	1,001,910		\$ 1,001,910	\$ -

¹ The property is owned and managed by a not-for-profit organization and is not subject to property taxes.

⁴ Superintendent of the University City School System.

MEMORANDUM

Table 3
ESTIMATED REVENUES WITH OR WITHOUT PROPOSED
52-UNIT APARTMENT COMPLEX
Proposed Crown Center Apartments
University City, MO

Taxing District	WITH APARTMENT COMPLEX	WITHOUT APARTMENT COMPLEX¹
City of University City		
Taxes collected during 25 year abatement period	\$ 61,374	\$ -
University City School District		
Estimated property tax revenue to the School District ³	\$ 434,039	\$ -
Total estimated revenue to University City School District	\$ 434,039	\$ -
Total estimated tax revenue	\$ 495,413	\$ -

¹ Assumes project will remain a tax exempt 501(c)(3) organization.

² Based on the 2019 residential tax levy rate of .6890. Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

³ Based on the 2019 residential tax levy rate of 4.8796. Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

SUMMARY OF FISCAL IMPACTS AND CONCLUSIONS

Table 5, on the next page, provides a summary of the estimated fiscal impacts utilizing the average costing method. It compares projected costs associated with the City providing services to the proposed project vs. what is currently provided. The projections show the proposed project would allow the City to save approximately \$47,752 in general fund expenditures to provide services.

The results of this analysis indicate that the fiscal impact on the City and the School District would be positive. In addition to the positive fiscal impact, due to a reduction in residential units and the generation of taxes, it could be argued that the proposed development, taken by itself, could be absorbed within the service capacity of the City and most certainly the University School District. PGAV concludes that the fiscal impact on the City and the University School District would be insignificant.

MEMORANDUM

Table 4
ESTIMATED FISCAL IMPACT SUMMARY
Proposed Crown Center Apartments
University City, MO

Taxing District	Proposed Apartments	Existing Apartments
City of University City		
Est. property tax revenue	\$ 433,828	\$ -
Est. cost of services	\$ 36,517	\$ 84,269
Est. Fiscal Impact	\$ 397,312	\$ (84,269)
District 5		
Est. property tax revenue	\$ 434,039	\$ -
Total estimated revenue	\$ 434,039	\$ -
Est. cost of services	\$ -	\$ -
Est. Fiscal Impact	\$ 434,039	\$ -

**REVISED REPORT
ANALYSIS FOR DESIGNATION OF
8348/8350 DELCREST DRIVE
UNDER THE PROVISIONS OF CHAPTER 353**



**City of University City
Council Apartments, Inc.**

PGAV PLANNERS LLC

March 11, 2021

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION.....	1
Purpose of this Revised Report.....	1
Area Description and Background.....	3
SECTION 2 - BLIGHTED AREA DESIGNATION ANALYSIS.....	4
Methodology.....	4
Age.....	4
Obsolescence	5
Inadequate or Outmoded Design	5
Physical Deterioration.....	8
Economic Liability.....	10
Social Liability.....	11
Conditions Conducive to Ill Health and the Transmission of Disease.....	13
Conditions Conducive to Crime.....	14
Inability to Pay Reasonable Taxes.....	14
Summary.....	15

APPENDICES

Appendix A – Supporting Exhibits

Exhibit A - Subdivision Plat

Plate 1 - Redevelopment Area Boundary & Lot Locator

Legal Description

Plate 2 - Existing Land Use

Appendix B – Photographs of Existing Conditions

SECTION 1 INTRODUCTION

PURPOSE OF THIS REVISED REPORT

In February of 2019, certain property comprising the land and improvements located at 8350 Delcrest Drive in the City of University City was investigated by PGAV to determine whether the proposed 8350 Delcrest Redevelopment Area (the “Redevelopment Area” or the “Area,” consisting of the site located at 8350 Delcrest Drive in the City of University City, Missouri (St. Louis County Parcel Number 18K440050), should be declared a “blighted area” under Chapter 353 of the Revised Statutes of Missouri. A subsequent report dated February 27, 2019 was prepared by PGAV and provided to the City.

The City continued the process of review and approval for a redevelopment project under the provisions of Chapter 353 and in the course of such activities it became necessary to subdivide the 8350 Delcrest parcel (St. Louis County Parcel Identification number 18K440050) and an adjacent parcel at 8348 Delcrest Drive (St. Louis County Parcel Identification number 18K440687). This splits the two parcels into three lots (A, B, and C) as shown on the subdivision plat provided in **Appendix A** to this report as **Exhibit A – Subdivision Plat**. As of the date of this report, the subdivision has not yet been recorded and therefore, St. Louis County has not assigned new parcel identification numbers to these parcels.

This revised report now addresses the conditions related to a redevelopment project under consideration by the City for the Area now renamed the 8348/8350 Delcrest Redevelopment Area (the “Redevelopment Area” or the “Area,”) in the City of University City, Missouri. The Area now consists of Lots A and B as shown on **Exhibit A – Subdivision Plat**, in **Appendix A** and as shown on **Plate 1 - Redevelopment Area Boundary & Lot Locator** in **Appendix A** as referenced later in this section of this revised report. **Appendix A** also contains legal descriptions for Lots A and B which comprise the Redevelopment Area as shown on **Plate 1**.

This revised report documents the conditions found in the Area and provides an analysis of how such conditions cause the Area to be a “blighted area” pursuant to the definition of such term found in the Urban Redevelopment Corporations Law, Sections 353.010 - 353.190, R.S.MO. (“Chapter 353”):

“Blighted area”, that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and

social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes; (R.S. MO 353.020(2))

As such, blight conditions may be physical conditions such as “age” or “physical deterioration” or functional, such as “obsolescence” or “inadequate or outmoded design,” that result in the Area being an economic liability and a social liability in addition to being conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. Chapter 353 defines “area” as follows:

“Area”, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part. (R.S. MO 353.020(1))

Chapter 353 allows cities to:

1. Identify and designate areas for redevelopment that qualify as “Blighted Areas”.
2. Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
3. Approve a redevelopment project for implementation of such development plan; and
4. Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “Blighted Area” through the completion of a redevelopment project.

AREA DESCRIPTION AND BACKGROUND

The Area is located in west University City, Missouri, and is comprised of a total of 1.51 acres consisting of two of the lots of the 3-lot subdivision of the two existing parcels as identified by the St. Louis County parcel identification numbers shown in **Table 1** below.

Plate 1 - Redevelopment Area Boundary & Lot Locator provides an aerial overview of the Area boundaries and as noted above **Exhibit A** shows the pending subdivision.

Table 1. 8348/8350 Delcrest Redevelopment Area Parcel Data				
Parcel ID Number	Assessor Classification	Owner Name	Subdivision Lot Designation	Acres
18K440050	Residential	Council Apartments, Inc.	A	0.72
18K440687	Residential	Council Apartments, Li Inc	B	0.79
			Total Area Acres	1.51

The Area's current site improvements on Lot A consist of a single, 10-story high rise apartment tower constructed in 1967 with funding from the U.S. Department of Housing and Urban Development (HUD) Supportive Housing for the Elderly program, also known as "Section 202." The 89,508 square foot elevator-served building consists of cast-in-place concrete frame construction with exterior brick veneer and aluminum window frames.¹ The building contains 125 apartments (8 studios and 117 one-bedroom units) that are restricted to low-income residents age 62 and older.

A parking lot with 117 spaces serves the building and its neighbor to the south (located on Lot C as shown on Exhibit A and not part of the Area), and the remainder of the site is dedicated to circulation, landscaping, and service areas. Surrounding land uses include a mixed-use apartment building with ground floor retail (Delcrest Plaza) to the north, a retail pharmacy (Walgreens) and preschool to the east, a high-rise low-income senior apartment building owned by an affiliate of Council Apartments, Inc. to the south, and a service road, greenway, and Interstate I-170 to the west. The existing land uses for the Area and the bordering properties are depicted in **Plate 2 – Existing Land Use** in **Appendix A**.

¹ St. Louis County Assessor. Real Estate Information. Accessed February 2019.

SECTION 2 BLIGHTED AREA DESIGNATION ANALYSIS

METHODOLOGY

This report is based upon an on-site investigation of the Area conducted by PGAV PLANNERS LLC (PGAV) on January 22 and January 25, 2019 and again on February 24, 2021. In addition, discussions with building ownership have verified that, beyond needed repairs or ongoing maintenance, no significant improvements have been made to the building or site since the original February 2019 publication of this report. PGAV relied upon its extensive experience, knowledge of the real estate market, and professional expertise during the preparation of the analysis. Photographs taken by senior PGAV staff during the on-site investigations that illustrate representative blighting conditions throughout the Area are provided in *Appendix B – Photographs of Existing Conditions*. This report also incorporates supplemental information from the St. Louis County Assessor, the staff of Council Apartments, Inc. (the owner), and an inspection report written by McCormack Baron Salazar, Inc. in 2014. This report will not reflect changes in conditions or events that have occurred after the date of the site visits or publication of this report.

AGE

Building age has long been recognized as a contributing factor to urban blight. Early Federal urban renewal standards from the housing and urban renewal acts dating from the mid to late 1930's established the "35-years old or older" standard found in many state redevelopment statutes, including the Missouri TIF Act. The Area's high-rise apartment building was completed in 1967 and is 54 years of age, beyond the typical 35-year standard.

It is recognized that as buildings age, the maintenance requirements of the building will increase as materials reach the end of their usable life. Age is also a contributor to obsolescence, given that the majority of buildings 35 years and older have not been brought into compliance with evolving building codes and requirements. A detailed account of obsolete building features is given in the following section.

Conclusion

The age of the building (54 years) exceeds the commonly used definition of age (35 years and older) and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353. The deteriorating condition of the building systems and design obsolescence

of the interior improvement as documented later in this report as further evidence of how building age contributes to such deficiencies.

OBSOLESCENCE

The common definition or standard for determining “obsolescence” under federal and state urban renewal statutes is that the condition or process of falling into disuse represents this factor. This also means that buildings and/or site improvements have become ill-suited for the original use. This factor typically closely relates to the inadequate or outmoded design factors discussed below. Therefore, by virtue of the factors that represent inadequate or outmoded design, this building is now obsolete. This is further reinforced by the fact that the property owner (Council Apartments Inc.) has determined that the cost of renovations that would correct this obsolescence and inadequate and outmoded design equals or exceeds the cost of new construction. Therefore, the proposed redevelopment project for this site will involve the construction of a new building for the same use on an adjacent portion of the site followed by the demolition of this structure.

INADEQUATE OR OUTMODED DESIGN

In the 54 years since the building’s completion, advancements in building materials and methods have superseded older construction technologies, resulting in buildings that are more easily maintained, have components that more easily accessed and replaced upon failure, are more resistant to deterioration, do not contain known toxins, and decrease energy inefficiency. Additionally, the passage of the American with Disabilities Act in 1990 was a turning point in building construction, mandating a number of design considerations to accommodate people with disabilities.²

Design is Inadequate for the Needs of Senior Residents

Regulations such as the American with Disabilities Act (1990) and Section 504 of the Fair Housing Act (1998) have introduced design standards that ensure that persons with disabilities do not experience unnecessary hardship navigating and living within public and private spaces. Residents of the Area, who are exclusively age 62 and older, are more vulnerable to

² The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101) and as later amended in 2008 and signed by President George W. Bush with changes effective as of January 1, 2009.

mobility loss than the general population³ and therefore design standards are of particular importance in this context. According to the most recent University City Comprehensive Plan (2005), “[t]here are segments of the community that need special consideration with regards to housing [...], these groups are the elderly and disabled.”

In the building’s current state and configuration, there are several features that do not comply with the Americans with Disabilities Act and Section 504 of the Fair Housing Act and thus impose unnecessary hardship on residents. Per a 2006 *Section 504 Self Evaluation* report prepared for the property owner, none of the current apartment units meet Section 504 Fair Housing Act requirements. This is especially evident in unit galley-style kitchens, where narrow clearance between the wall and appliances makes navigating the space unnecessarily challenging for residents using walkers and wheelchairs.⁴ Though Section 504 of the Fair Housing Act defines minimal clearance for kitchen spaces as 40 inches or greater,⁵ unit kitchen layouts vary from a clearance of 29 inches to 34 inches, well below this standard. Even with minimum clearance of 40 inches, galley-style kitchens are still considered “difficult” for wheelchair users,⁶ due to the inability to turn around within the space.

Likewise, unit bathrooms have inadequate clearance for wheelchair users.⁷ The original cast-iron bathtubs are not considered accessible, but extensive plumbing repairs would be necessary to replace all current bathtubs with accessible walk-in shower units.

Finally, bedroom and bathroom doors have inadequate clearance when compared to current ADA standards. While the ADA mandates doorway clearance of at least 32 inches, bedroom and bathroom doorways in the subject have clearances of 30.75 inches. In the decades since the building was built, consideration of the day-to-day needs of disabled and senior persons has evolved considerably. In addition to the legislation described above,

³ According to the U.S. Department of Housing and Urban Development, “thirty-eight percent of existing Section 202 tenants are frail or near-frail.” Housing for the Elderly. Accessed February 2019.

<https://www.hud.gov/sites/documents/26-HSNGFORELDERLY.PDF>

⁴ Fair Housing Act Regulations, 24 CFR 100.205 “...covered multi-family dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multi-family dwelling units contain usable kitchens...such that an individual in a wheelchair can maneuver about the space.” <https://www.huduser.gov/portal/publications/fairch7.pdf>

⁵ Fair Housing Act Design Manual (1998) Chapter 7. Accessed February 2019 <https://www.huduser.gov/portal/publications/fairch7.pdf>

⁶ Ibid.

⁷ Ibid.

the practice of “universal design,” that is, designing features to be as broadly accessible as possible, is increasingly common within architecture. For this reason, the design of the building would be considered inadequate and outmoded for its primary purpose: providing housing that fully meets the needs of senior residents.

Inadequate and Outmoded Building Technologies

At the time of its construction, the building used modern materials and systems that were emblematic of 1960s high-rise design. However, many of these choices would now be considered outmoded, either because they have been replaced by newer techniques or drawbacks have become apparent with the passage of time.

Aluminum window frames are one example. In the era of the building’s construction, there was less concern with energy efficiency⁸ and aluminum was widely used as a window frame material. Aluminum considered a “very poor insulating material” by the U.S. Department of Energy,⁹ and its use in framing windows increases energy requirements for heating and cooling compared to more energy-efficient and more widely-used materials such as vinyl and wood.¹⁰ There are an estimated 262 aluminum-frame windows throughout the building,¹¹ many of which have broken seals, further decreasing their energy efficiency, and which have over time become more difficult or impossible for residents to open and close.

Another example is the exhaust ventilation system, which is functionally obsolete. The original system uses rooftop fans without belt enclosures, exposing rubber belts to the elements and causing premature failure when compared to enclosed-belt equipment. In its current condition, the system fails to adequately remove humidity and circulate air, but full replacement is the only method to improve building air circulation.

⁸ Bernstein, Fred A. (2004) “The End of 1960s Architecture.” *The New York Times*. Accessed February 2019: <https://www.nytimes.com/2004/10/31/arts/design/the-end-of-1960s-architecture.html>

⁹ U.S. Department of Energy “Window Types and Technologies.” Accessed February 2019: <https://www.energy.gov/energysaver/window-types-and-technologies>

¹⁰ University of Massachusetts Dept. of Environmental Conservation. “Windows: Understanding Energy Efficient Performance.” Accessed February 2019: <https://bct.eco.umass.edu/publications/articles/windows-understanding-energy-efficient-performance/>

¹¹ McCormack Baron Salazar, Inc. (2014) *Feasibility Study for The Gladys & Henry Crown Center for Senior Living*.

Within the apartments, through-wall packaged terminal air conditioners (PTACs) provide heating and air conditioning to individual units, while common areas are served by a whole-building system. Because PTACs pass through the exterior wall of the building, they create openings that must be constantly maintained to avoid energy loss and moisture entry. PTACs also require regularly cleaning to prevent the accumulation of mold, mildew, and bacteria. Additionally, condensation from these units has led to discoloration and deterioration around each unit on the building's exterior. Today, variable refrigerant volume (VRV) systems are preferred for interior heating and cooling due to their superior energy efficiency, with PTAC systems only used as a last resort due to their limitations.

In addition to outmoded heating and cooling technology used within apartment units, the common area heating and cooling system in use no longer effectively dehumidifies, heats, and/or cools the entire building and frequently overloads the building's electrical system. For this reason, the building's heating and cooling systems would be considered inadequate and outmoded.

Finally, ceiling heights in the hallways of the 10th floor fall below current national and municipal standards, which mandate a minimum height of 7.5 feet.^{12,13} In contrast, hallway heights on the 10th floor reach 7 feet (barely extending beyond the top of entry doorways). Within the units, ceiling heights reach 7.8 feet, barely exceeding the minimal standard.

Conclusion

These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the Area both in terms of buildings and other above-ground structures, below-grade

¹² *University City Building Code*. Ord. No. 6928 §1, 10-28-2013 Accessed February 2019 from <https://ecode360.com/28508428>

¹³ *2012 International Building Code*. Chapter 12: Interior Environment. 1208.2 Minimum Ceiling Heights. Accessed February 2019 from <https://codes.iccsafe.org/content/IBC2012/chapter-12-interior-environment>

supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, and lighting fixtures, signage, etc.

Extensive Deterioration of Sewer Pipes

The greatest challenge faced by building staff relates to the physical deterioration of various systems, most importantly the deterioration of cast iron sewer pipes throughout the entire building and the lack of functional shutoff valves in the fresh water supply. Extensive deterioration is present throughout the building's entire system of cast iron sewer pipes. Over the past five decades, scaling has built up along the inside of the pipes to the point where regularly augering is required to maintain sewage flow. However, despite preventative maintenance, according to building maintenance records, total blockages unrelated to misuse occurred on average every eight days in 2018, with 45 recorded work orders for blocked pipes in that year. In ten of these cases, major overflows caused significant secondary damage to walls, fixtures, and ceilings, and created unsanitary conditions that required extensive cleaning of floors and walls to remove wastewater. Addressing the overflows and resulting damage requires a substantial diversion of staff time and resources away from other efforts to improve residential living conditions, and, without extensive replacement, will continue to do so indefinitely.

Additionally, the corrosion and oxidation taking place on the exterior of the pipes produces flaky mineral deposits and discoloration that stain the surrounding walls and floors, contributing to unsightly living and working conditions for building residents and staff and that require continual cleaning efforts.

Deteriorated and Inoperable Water Supply Valves

With regards to the building's water supply system, the deterioration of riser shutoff valves over time has rendered many inoperable and unable to close. Therefore, any repair to the building's water system requires building staff to shut off fresh water to the entire building. The restoration of water service to the building likewise creates an outsize burden as the returning water pressure loosens calcified deposits within pipes throughout the building, blocking faucets and aerators, and causing compromised pipes to fail and release water into the building.

Other Evidence of Deterioration

Other evidence of deterioration is found throughout the building and shown in the photo appendix. Exterior concrete walls and sills are beginning to deteriorate due to moisture and exposure to the elements. In some areas of the building, moisture from outside makes its way into interior walls, most notably on the northern elevation, where signs of moisture entry are visible on the sixth floor wall, around window openings, and within the stairwell. Efforts to isolate and remedy the source of water entry have been unsuccessful to date, requiring ongoing efforts to mitigate damage and mold as they occur.

On the first floor, the trash collection area that services the entire building is showing signs of deterioration, namely in the chute, which has been patched and reinforced over time, but necessitates replacement.

Conclusion

In a large and continuously fully occupied residential building such as the subject, repairs to major systems such as HVAC, plumbing, and electricity are often made in a patchwork fashion as needed, as vacating sections of a building to conduct widescale rehabilitation is often infeasible or impossible. These factors and conditions as outlined above represent inadequate and outmoded design and support the definition of a “Blighted area” as defined in Section 353.020, (2) of Chapter 353.

ECONOMIC LIABILITY

The Area, by reason of age, obsolescence, inadequate or outmoded design and physical deterioration has become an economic liability. Council Apartments, Inc., a not-for-profit company, owns and operates a building that was constructed and continues to be operated using US Department of Housing and Urban Development support programs to provide affordable housing for low-income elderly individuals. Therefore, this property, while assessed for valuation purposes by the Assessor, pays no real estate taxes and thus creates minimal revenues to the City and other taxing districts. To the extent that residents own vehicles and purchase goods and services locally, there are tax revenues from secondary sources created from this property, but they are not significant.

In reviewing the real estate tax history, PGAV PLANNERS noted a curious change in the valuation data. Although, the Area pays no real estate taxes, the Assessor has increased its appraised and assessed values between 2008 and 2018 by 40%. Another curious factor about

this valuation is that amount attributed to the land has declined while the amount attributed to the building has increased. This is contrary to what should be the case given the age of the building, the fact that no major renovations have been made over this time frame, and the obsolescence of the living spaces and building systems. In normal real estate valuation context this does not make sense.

Tax-exempt properties such as this, although providing a valued community benefit for low-income, elderly residents, are also an economic liability to the City and the other taxing districts because no property taxes are paid. The Area building, as a mid-rise structure, represents an added burden to fire services in terms of the equipment that is required to fight any fire that may occur, particularly on upper floors. The age of residents increases the likelihood of ambulance calls to the property compared to those to a building with younger residents. In summary, while the City and other taxing districts must provide services to the Area, the taxes returned from resident spending and any building services purchased locally are far less than those that would occur from a comparable taxable property.

SOCIAL LIABILITY

The Area, by reason of age, obsolescence, inadequate and outmoded design, physical deterioration, and property topography has become a social liability. The conditions described previously, as well as those detailed in this section, constitute a social liability as such conditions menace the public health, safety and welfare of those in the Area. It is important to note that the residents living within the Area are considered a “vulnerable population” by reason of age and economic disadvantage and therefore require a greater amount of attention to their welfare in case of emergency or health hazard.¹⁴

These conditions are summarized as follows:

Unnecessary Risk of Injury or Loss of Life in a Fire Emergency

In the course of the building’s lifetime, building codes and standards have been made more stringent to increase occupant safety. One of the most significant safety developments as it relates to the Area is the addition of an automatic fire sprinkler requirement to all multi-family buildings in the 2003 edition of the International Building Code. This requirement was

¹⁴ World Health Organization. “Vulnerable Groups.” Accessed February 2019 from https://www.who.int/environmental_health_emergencies/vulnerable_groups/en/

incorporated into subsequent editions of the International Building Code and International Fire Code, the latter of which forms the basis of University City's municipal fire code.¹⁵ Though this requirement applies to all new construction, it is not retroactively applied to older multi-family buildings, including the subject building. However, the importance of sprinklers in containing building fires and preventing injury and loss of life for residents and firefighters alike cannot be overstated. A 2017 report by the National Fire Protection Association found that, compared to buildings without automatic extinguishing systems (including wet and dry sprinklers), buildings with such measures in place had an 87 percent lower civilian fire death rate, a 27 percent lower civilian injury rate, and a 67 percent lower firefighter injury rate.¹⁶

This issue is of particular consequence when discussing the need of older residents. As stated previously, this age group is more likely to experience mobility limitations that restrict their ability to swiftly vacate the building in case of a fire emergency. In fact, a case in St. Louis in 1998 highlights the challenges of non-sprinklered high-rise senior apartment housing. Like the subject, the concrete-frame Council Towers building was built in the 1960s (1969) and housed approximately 160 residents at the time of the fire. Fire protection measures were nearly identical to the subject, with two standpipe risers, firehose cabinets, and a partial sprinkler system in the building's trash chute. A fire that started in one apartment unit led to the injury of 16 residents and firefighters, including one firefighter who was unable to return to duty as a result of his injuries. Over 150 firefighters were needed to contain the fire.¹⁷ One of the main points arising from the analysis of the fire was that all high-rise buildings should be equipped with automatic fire sprinkler systems.

Because fire safety technology has evolved beyond the measures in place at the subject, the building in its present condition should be considered a social liability, placing residents and firefighters at an unnecessarily elevated risk of injury or loss of life in case of a fire emergency.

¹⁵ *University City Fire Code*. Ord. No. 6930 §1, 10-28-2013 Accessed February 2019 from <https://www.ecode360.com/28289852>

¹⁶ National Fire Protection Association. (2017) *U.S. Experience with Sprinklers*. Accessed February 2019 from <https://www.nfpa.org/-/media/Files/News-and-Research/Fire-statistics-and-reports/Suppression/ossprinklers.pdf>

¹⁷ Federal Emergency Management Agency. (1998) *A Comparison of Two Fires: The Westview Towers – North Bergen, New Jersey and The Council Towers Apartments – St. Louis, Missouri* U.S. Fire Administration Technical Report Series

Not Designed to Current Seismic Standards

In the age of the building's construction, seismic requirements were not as well defined as they are in the present day. In 1985, the National Earthquake Hazards Reduction Program (NEHRP) released its first seismic design recommendations. These were codified regionally throughout the 1980s and 1990s and then promulgated with the publication of the 2000 International Building Code, which codified seismic design provisions nationwide.^{18,19}

University City's residential code is based on the 2012 edition of the International Building Code,²⁰ which requires building design to conform to seismic design category "C,"²¹ defined as "moderate seismic vulnerability."²² Though seismic design factors are not enforced retroactively, their purpose is to better prevent injury and loss of life in the case of a seismic event. For this reason, a lack of attention to seismic design represents a social liability by exposing residents to a known greater risk of harm or loss of life from building failure in the case of a seismic event.

Conclusion

These factors and conditions as outlined above represent a social liability and support the definition of a "Blighted area" as defined in Section 353.020, (2) of Chapter 353.

CONDITIONS CONDUCTIVE TO ILL HEALTH AND THE TRANSMISSION OF DISEASE

The Area contains conditions that are conducive to ill health and the transmission of disease. These include the conditions identified in the preceding discussions, including inadequacies

¹⁸ Federal Emergency Management Agency. (2006) *Designing for Earthquakes*. Chapter 6: The Regulation of Seismic Design. Accessed February 2019 from https://www.fema.gov/media-library-data/20130726-1556-20490-0774/fema454_chapter6.pdf

¹⁹ Anderson, James C. and Farsad Naeim. (2012) *Basic Structural Dynamics*. Appendix – Historical Development of Building Code Seismic Provisions. Accessed February 2019 from <https://onlinelibrary.wiley.com/doi/pdf/10.1002/9781118279137.app1>

²⁰ *University City Residential Code*. Ord. No. 6933 §1, 10-28-2013 Accessed February 2019 from <https://ecode360.com/28508429>

²¹ *University City Residential Code*. Table R301.2(1) Climatic and Geographic Design Criteria. Accessed February 2019 from <https://ecode360.com/28508429>

²² International Code Council (2007) "Seismic Design Category." Accessed February 2019 from <http://www.co.yuba.ca.us/departments/Community%20Development/Building/documents/Seismic.pdf>

in building plumbing leading to periodical lack of access to fresh water and potential exposure to untreated sewage, an elevated risk of injury in a fire or seismic event, as well as the potential presence of substances which may cause ill health, as detailed below.

Potential Presence of Toxic Materials

The building's age makes the presence of toxic materials a possibility, specifically asbestos and lead. Asbestos, now a known carcinogen, was legal in residential construction until 1977. It had many residential applications, including insulating material, paint texture, and floor tiles. Lead, which can concentrate in the bloodstream and lead to organ damage, was permitted as an additive to paint until 1978. Any building built prior to 1977 is therefore presumed to contain these two materials unless proven otherwise, and costly mitigation methods are required to isolate them for removal.

In addition to these two environmental toxins, the presence of mold is also a possibility, given the building's issues with water incursion, inadequate ventilation, and PTAC units. The presence of mold in the environment has been associated with a number of respiratory problems, which is of special concern to the senior population.²³

CONDITIONS CONDUCIVE TO CRIME

In discussing the property with ownership management staff, it was indicated that there have been no significant crime issues associated with the Area property.

INABILITY TO PAY REASONABLE TAXES

The Area, by reason of age, obsolescence, inadequate and outmoded design, and physical deterioration suffers from an inability to pay reasonable taxes. This statement can be made since this is a tax-exempt property and is bolstered by the fact that even if this property were privately-owned, its ability to pay taxes commensurate with its use as an apartment building would be that of a declining asset based on its current physical condition and obsolete living spaces.

²³ Mendell, Mark J. (2004) Air conditioning as a risk for increased use of health services. *International Journal of Epidemiology*. <https://academic.oup.com/ije/article/33/5/1123/624014>

The Area conditions, development impediments, and other limitations identified in this study have contributed to the Area's continued inability to develop to a higher and better use. The vacancies in the building will continue to increase as the property owner reduces occupancy to provide for the ultimate demolition of the building.

SUMMARY

The Area, on the whole, is a "Blighted Area," as such term is defined in the Chapter 353. The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Age.
- Obsolescence.
- Inadequate and Outmoded Design; and,
- Physical Deterioration.

By reason of these conditions, the Area has become an economic liability and a social liability and is conducive to ill health, transmission of disease, crime, and the inability to pay reasonable taxes.

APPENDIX A

SUPPORTING EXHIBITS

EXHIBIT A – SUBDIVISION PLAT

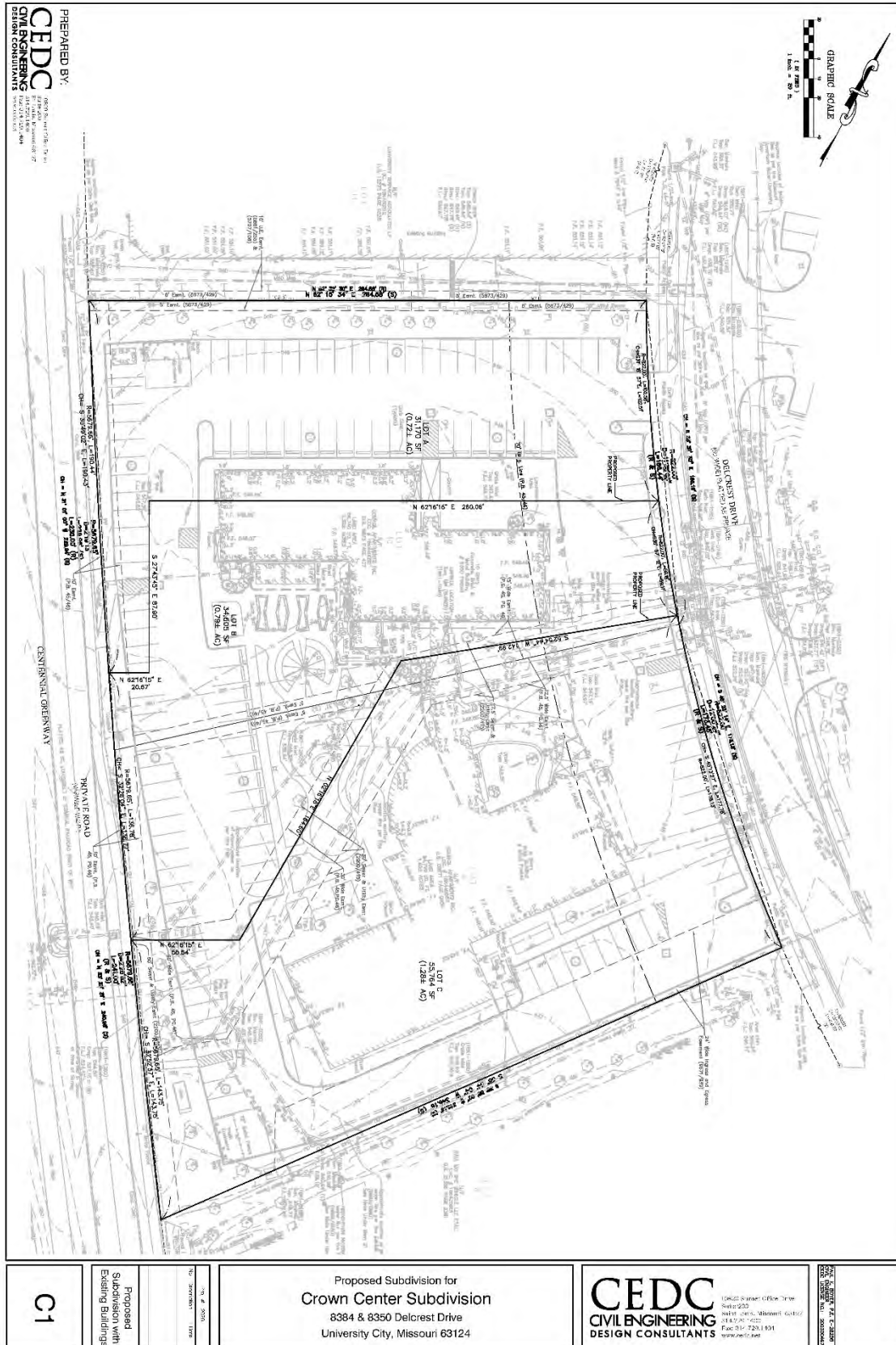





PLATE 1 - REDEVELOPMENT AREA BOUNDARY & LOT LOCATOR

8350 Delcrest Redevelopment Area

University City, Missouri

Feet 0 50 100

 Redevelopment Area Boundary  Lot Lines

PGAV PLANNERS LLC

February 2021

MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler
MO PLS 2501 / IL PLS 3891

David J. Naeger PLS 2002014104

Land Description (Proposed Lot A)

A parcel of land being part of Lot 10 of Delcrest, a subdivision recorded in Plat Book 45 Page 46 of The St. Louis County Land Records Office in Clayton, Missouri, and also being described as follows:

Commencing at a found 1/2" iron pipe at the Southwest corner of Lot 9 being on the Eastern right of way line of a private road of variable width and also being platted as St. Louis Belt and Terminal Railroad; thence with the Western line of Lot 9 and Lot 10, along a curve to the right with an arc length of 280.52 feet, a radius of 5,679.65 feet, a chord bearing and distance of North 33 degrees 11 minutes 34 seconds West, 280.49 feet to the point of beginning of the herein described parcel; thence continuing along Western line of Lot 10, along a curve to the right with an arc length of 190.44 feet, with a radius of 5679.65 feet, and a chord bearing and distance of North 30 degrees 49 minutes 02 seconds West, 190.43 feet to a point being the Northwest Corner of Lot 10; thence along the Northern line of Lot 10, North 62 degrees 15 minutes 34 seconds East a distance of 284.58 feet to a found 1/2" iron pipe being the Northeast Corner of said Lot 10 being on the Western right of way line of Delcrest Drive (50' wide); thence along said right of way line of Delcrest Drive, along a curve to the left with an arc length of 102.58 feet, a radius of 822.00 feet, and a chord bearing and distance of South 31 degrees 18 minutes 57 seconds East, 102.51 feet to a point; thence leaving said right of way, South 62 degrees 16 minutes 15 seconds West a distance of 260.06 feet to a point; thence South 27 degrees 43 minutes 45 seconds East a distance of 87.90 feet to a point; thence South 62 degrees 16 minutes 15 seconds West a distance of 20.67 feet to the point of beginning containing 31,170 square feet or 0.72 acres as surveyed by Marler Surveying Company Inc. during February 2021.

End of Description

Land Description (Proposed Lot B)

A parcel of land being part of Lot 9 and Lot 10 of Delcrest, a subdivision recorded in Plat Book 45 Page 46 of The St. Louis County Land Records Office in Clayton, Missouri, and also being described as follows:

Commencing at point in the Northern right of way of Centennial Greenway, a private road of variable width and also being platted as St. Louis Belt and Terminal Railroad. Said point being the Southwest corner of Lot 10 of said Delcrest;

Thence with the Northern right of way of said Centennial Greenway, along a curve turning to the right with an arc length of 143.74 feet, a radius of 5,679.65 feet, a chord bearing of North 33 degrees 52 minutes 43 seconds West, with a chord distance of 143.74 feet to the point of beginning;

Thence with a curve turning to the right with an arc length of 136.78 feet, a radius of 5,679.65 feet, a chord bearing of North 32 Degrees 27 Minutes 50 Seconds West, with a chord length of 136.77 feet;

Thence departing the Northern right of way of Centennial Drive, North 62 Degrees 16 Minutes 15 Seconds East a distance of 20.67 feet;

Thence North 27 Degrees 43 Minutes 45 Seconds West a distance of 87.90 feet;

Thence North 62 Degrees 16 Minutes 15 Seconds East a distance of 260.06 feet to a point in the Southern right of way of Delcrest Drive, an 80 foot wide public drive;

Thence along the Southern right of way of said Delcrest Drive, with a curve turning to the left, with an arc length of 59.18 feet, with a radius of 822.00 feet, with a chord bearing of South 36 Degrees 57 Minutes 12 Seconds East, and a chord length of 59.17 feet;

Thence departing the Southern right of way of said Delcrest Drive, South 52 Degrees 54 Minutes 44 Seconds West a distance of 142.99 feet;



Thence South 02 Degrees 16 Minutes 15 Seconds West a distance of 164.60 feet;

Thence South 62 Degrees 16 Minutes 15 Seconds West a distance of 55.54 feet to the point of beginning and having an area of 34,605 square feet or 0.79 acres, more or less.

End of Description



PLATE 2 - EXISTING LAND USE
8350 Delcrest Redevelopment Area
University City, Missouri

 Redevelopment Area Boundary  Lot Lines

Feet 0 100 200

PGAV PLANNERS LLC

February 2021

APPENDIX B

PHOTOGRAPHS OF EXISTING CONDITIONS

DRAFT PHOTOGRAPHS OF EXISTING CONDITIONS

Chapter 353 Qualifications Analysis for 8348/8350 Delcrest Redevelopment Area

University City, Missouri

On January 25, 2019, PGAV PLANNERS staff conducted a field review of the 8348/8350 Delcrest Redevelopment Area at that time. The following pages contain a series of photographs, which PGAV PLANNERS believes to be representative of the conditions of the Area. Based on discussions with property owner representatives and a field visit by senior PGAV staff on February 24, 2021 the general conditions shown continue to exist. In some instances, walls will have been repaired where broken piping has been replaced but similar situations have occurred in other locations in the building over the 2 year period since these photos were taken.



Corrosion and deterioration to sewer pipes, showing deterioration originating from the interior. Corroded sewer pipes are present throughout the building.



Deteriorated sewer pipes leach liquid and disintegrating particles into utility areas



Oxidizing iron fire sprinkler riser



Oxidation on the exterior of a fire sprinkler riser



Discoloration of floor tiles as a result of oxidizing pipes



Corroding and deteriorating pipe in elevator penthouse.



Recently repaired sewer pipe in eighth floor apartment whose failure led to water damage in the unit below.



Damaged and corroding pipes



Repair in progress in apartment unit, showing floor-to-ceiling cutaway to replace corroded cast iron sewer pipe with PVC pipe



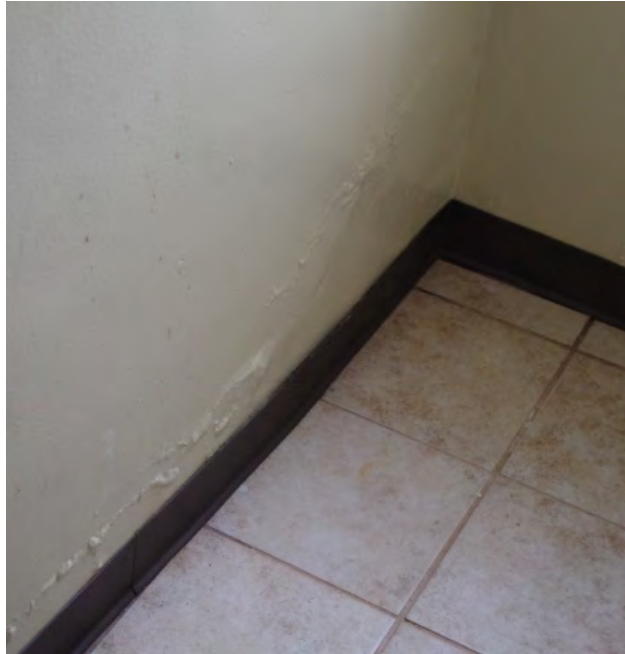
Site of pipe replacement extending into ceiling, showing discoloration to concrete structure from failing cast iron pipe.



Cast iron sewer pipe extending into ceiling, showing signs of corrosion and oxidation, as well as damage to the surrounding wall.



Repaired sewer pipe joined to deteriorating cast iron pipe extending between floors. Repairs to pipes between floors are considerably more difficult than those accessed behind walls.



Signs of water entry in 6th floor apartment. The source of the exterior leak has been investigated but not determined.



Signs of water entry within building wall and resulting damage in first floor stairwell.



Signs of water entry and damage in an apartment unit undergoing repairs.



Water entry into light fixture in first floor restroom from recently-detected leak.



Damaged ceiling tiles from ongoing leaks in ductwork.



Site where ceiling tiles have been removed to determine source of leak that has damaged ceiling tiles.



Water entry damage around exterior door, first floor.

DRAFT PHOTOGRAPHS OF EXISTING CONDITIONS

Chapter 353 Qualifications Analysis for 8348/8350 Delcrest Redevelopment Area

University City, Missouri



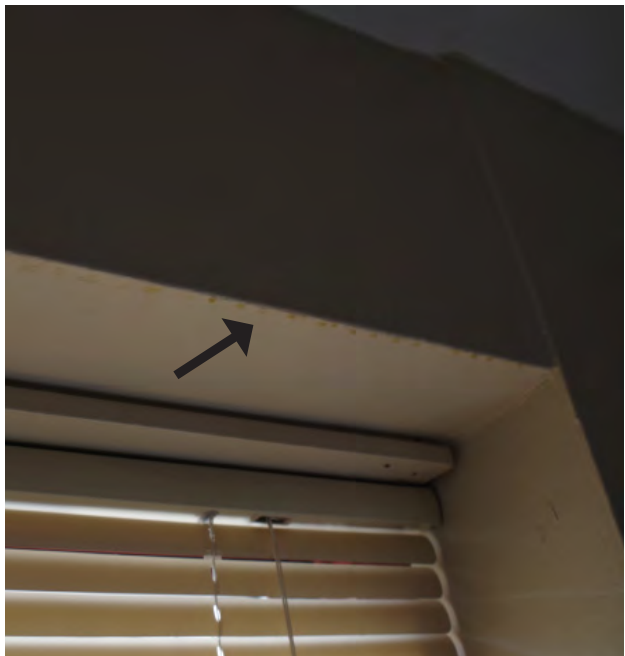
Through-wall PTAC units throughout the building require ongoing maintenance to avoid energy loss and moisture damage when seals fail.



Condensation from through-wall PTAC units causes moisture to accumulate on the building exterior and discoloration and deterioration of the surrounding areas.



Signs of moisture entry above a window in an eighth-floor unit.



Water droplets accumulating along the edge of a window opening.

DRAFT PHOTOGRAPHS OF EXISTING CONDITIONS

Chapter 353 Qualifications Analysis for 8348/8350 Delcrest Redevelopment Area

University City, Missouri



Low ceilings on the tenth floor extend only slightly above doorway openings.



Narrow elevator doors present difficulties for mobility-impaired residents.



Narrow, galley-style kitchens present difficulties for mobility-impaired residents.



Cast-iron tubs are difficult for senior residents to use. Past plumbing repairs are evident around the faucets.



Wear and tear on exterior concrete wall.



Deteriorating concrete window sills.



Deteriorating aluminum around main entry door.



Oxidizing iron on awning posts near main entry door.



1960s boiler and furnace technology in use.



Kitchen and bath exhaust fans with exposed belts are susceptible to breakage and need replacement.



The trash chute serving the building is deteriorating and nearing the end of its useful life.



Exterior cast-iron pipes continue to rust even with regular application of paint.



Creation - For Profit (D)

RD001393953**Date Filed: 3/18/2019****John R. Ashcroft****Missouri Secretary of State**

**ARTICLES OF AGREEMENT
OF
COUNCIL PRESERVATION REDEVELOPMENT CORPORATION**

The undersigned natural person of the age of eighteen years or more for the purpose of forming and incorporating a corporation under The Urban Redevelopment Corporations Law of the State of Missouri (Chapter 353 of the Missouri Revised Statutes) adopts the following Articles of Agreement:

ARTICLE I

The name of the corporation (hereinafter referred to as the "Corporation") is Council Preservation Redevelopment Corporation.

ARTICLE II

The purposes for which the Corporation is formed are:

- (a) to acquire, construct, maintain, and operate a redevelopment project or redevelopment projects in accordance with the provisions of The Urban Redevelopment Corporations Law of the State of Missouri, Chapter 353 of the Missouri Revised Statutes, as now enacted or hereafter amended; and
- (b) in general, to have and exercise all powers conferred by the laws of Missouri upon corporations formed under The Urban Redevelopment Corporations Law of the State of Missouri, and to do any and all things hereinbefore set forth to the same extent as natural persons might or could do.

ARTICLE III

The aggregate number, class and par value, if any, of shares which the Corporation shall have authority to issue shall be One Thousand (1,000) shares of Common Stock, each of which shall have a par value of One Dollar (\$1.00) per share, amounting in the aggregate to One Thousand Dollars (\$1,000). The preferences, qualifications, limitations, restrictions, and the special or relative rights including convertible rights, if any, in respect of the shares of each class are as follows: None.

ARTICLE IV

The preemptive right of a shareholder to acquire additional shares is denied.

ARTICLE V

The City and the County in which the Corporation's principal business office is to be located are the City of University City, in the County of St. Louis, Missouri.

ARTICLE VI

The duration of the Corporation shall be for ninety-nine (99) years from the date of incorporation.

ARTICLE VII

The number of Directors to constitute the initial Board of Directors is three (3). Thereafter, the number of Directors shall be fixed by, or in the manner provided in, the Bylaws; provided, however, that

the number of Directors shall in no event be either fewer than three (3) or greater than thirteen (13). Any changes in the number will be reported to the Secretary of State within thirty (30) calendar days of such change.

ARTICLE VIII

The names and addresses of the Directors of the Corporation for the first year are as follows:

David S. Lang
7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

Keith Cohen
8350 Delcrest Drive
St. Louis, Missouri 63124

Mark Rubin
8350 Delcrest Drive
St. Louis, Missouri 63124

ARTICLE IX

The name and address of the Subscriber and Incorporator of the Corporation are as follows:

David S. Lang
7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

ARTICLE X

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them.

ARTICLE XI

The Corporation has been organized to serve a public purpose; all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, and the stockholders of the Corporation shall, when they subscribe to and receive the stock thereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to the Corporation of the redevelopment project including the cost of the land, or the balances of such cost as reduced by amortization payments; provided, that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent (8%) per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges; and
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period,

which shall not be more than sixty (60) years from the date of completion of the project.

The Corporation's development plan may contain provisions satisfactory to the legislative authority authorizing such plan that any surplus earnings in excess of the rate of net earnings provided in The Urban Redevelopment Corporations Law of Missouri may be held by the Corporation as a reserve for maintenance of such rate of return in the future and may be used by the Corporation to offset any deficiency in such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payments; or for the enlargement of the project; or for reduction in rentals therein; provided, that any excess of such surplus earnings remaining at the termination of the any tax relief granted pursuant to section 353.110 of the Missouri Revised Statutes shall be turned over by the Corporation to the City of University City.

ARTICLE XII

The Corporation is organized for the purpose of the clearance, replanning, reconstruction or rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto.

ARTICLE XIII

The address, including street and number, if any, of the Corporation's initial registered office in this State is:

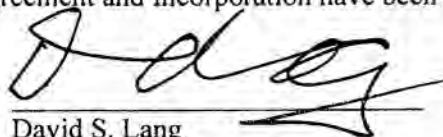
7733 Forsyth Blvd., Suite 400
St. Louis, Missouri 63105

The name of the Corporation's initial agent at such address is David S. Lang.

ARTICLE XIV

The Corporation shall have the authority to amend these Articles of Agreement, at any time or from time to time, as permitted by the provisions of The Urban Redevelopment Corporations Law of Missouri, as now enacted or as hereafter amended from time to time.

12th IN WITNESS WHEREOF, these Articles of Agreement and Incorporation have been signed this
day of March, 2019.



David S. Lang
Subscriber and Incorporator

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

I, Cynthia L. Decker, a Notary Public, do hereby certify that on the 12th day of March, 2019, personally appeared before me, David S. Lang, who being by me first duly sworn declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.


Notary Public

My Commission expires: Apr 2, 2022



CYNTHIA L. DECKER
My Commission Expires
April 2, 2022
St. Louis County
Commission #14863365



CYNTHIA L. DECKER
My Commission Expires
April 2, 2022
St. Louis County
Commission #14863365

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

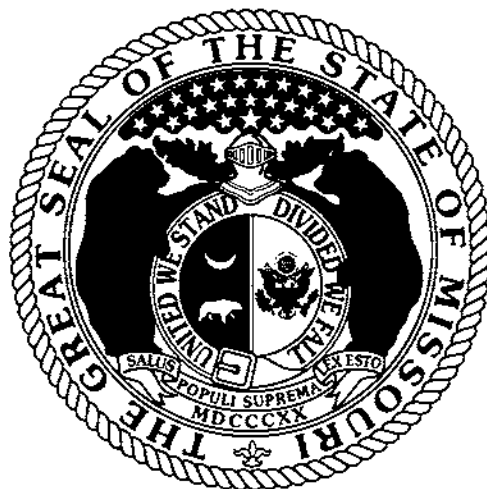
Council Preservation Redevelopment Corporation
RD001393953

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 18th day of March, 2019.


Secretary of State





PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Plan Commission

FROM: Clifford Cross, Director of Planning & Development

DATE: April 28, 2021

SUBJECT: Crown Center for Senior Living 353 Tax Abatement Request

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

At the upcoming Plan Commission meeting, members will be asked to re-consider a request by Council Apartments, LLC for real property tax abatement for the property at 8350 Delcrest Drive and commonly known as the Crown Center Senior Living facility. The applicant is requesting tax abatement in accordance to Chapter 353, Section 353.110 of the Missouri Revised Statutes. The request, for this tax abatement, is to assist in the redevelopment of a planned development that is proposing the construction of two four story senior living residential structures with associated offices and accessory uses.

Background:

The property was rezoned to its current PD-M classification in 2013. The original PD-M zoning classification was sought to accommodate the café and other accessory uses that would be open to the general public and residents of the existing Tallin Building. However, in 2017 the applicant requested an amendment to the PD-M plan to allow for the reconstruction of 120 housing units that were not addressed within the 2013 plan. Specifically, the applicant made the request based upon the conclusion that the original 1960's Tallin Building consisted of a poor design that was functionally obsolete and did not meet current codes and standards resulting in a cost prohibitive renovation project. As a result, the amendment request proposed a new construction option consisting of the following phases;

Phase 1 - This phase proposes the construction of a new 4 – story 64-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. The building will be constructed over a 31-space podium parking garage. The location of this building will be immediately north of the Tallin Building.

Phase 2 – Phase two will consist of the current residents of the Tallin Building being relocated to the newly constructed phase 1 building. The Tallin Building will be demolished and a newly constructed 4 – story 56-unit building with 1-bedroom/1 bath units and several 2-bedroom/1 bath units. This building will include connecting corridors, expanded amenity spaces for residents and new management and administrative offices. It will be constructed over a 28-space podium parking garage.

As previously identified, in the 2017 amended plan, the proposed additions and modifications to the site will result in exterior reconfigurations to the site. Specifically, the amended plan approved reconfigurations to curb cut locations, surface parking locations and associated landscaping. The approved plan also approved the utilization of 131 total parking spaces to accommodate the 238 residential units (consisting of the 2 new buildings and existing Weinberg Building) and accessory offices/amenities. The Planned Development was further granted a one-year extension on October 26, 2020 which will run thru October 9, 2021.

In addition, to the zoning actions identified above, this request came before the Plan Commission in 2020. Specifically, the Plan Commission considered this request and recommended approval of both the blighting analysis and the redevelopment plan. In presenting this request the proposed redevelopment plan is the same plan as previously reviewed. However, the applicant has completed an updated blighting analysis and tax impact study for review.

Request:

The applicant is requesting tax abatement under Chapter 353 of the Missouri Revised Statutes for this project. Specifically, as identified in Mr. Lang's request, real property can be exempt from ad valorem taxes at the rate of 100% for up to 10 years and up to 50% for an additional 15 years. This request is for 20 years resulting in an application to the City to abate 100% of the taxes for 10 years and 50% for an additional 10 years to satisfy the tax credit compliance period for the project. In summary, the request is to assist the applicant in their efforts to reserve Federal Low-Income Housing Tax Credits to fund the Crown Center For Senior Living redevelopment project.

The property is operated and owned by Council Apartments which is a non-profit organization. Therefore, they are currently tax exempt which drives the question why would they need this abatement? In my conversations, with Mr. Lang, the reason for the abatement request is based upon the Tax Credit structure and rehabilitation process. Specifically, the entity that gets/receives the credits "admits a 99.9% limited partner (typically a financial institution) that pays in equity for the right to come in as a 99.9% limited partner. Because that financial institution is a 99.9% limited partner, they are allocated 99.9% of the tax credits." In summary, it is staff's understanding that the limited partner pays a sum of the equity upfront to fund the construction and in turn receives a stream of tax credits.

Based upon the above scenario, the non-profit owner transfers the project into a "For-Profit" limited partnership which then results in them being ineligible for non-profit tax exemptions during the tax credit compliance period. At the end of the compliance period the non-profit will then re-purchase the property which would go back into a traditional tax-exempt category.

City Role/Process:

In October 2017 the City Council approved the Crown Center Redevelopment Plan and further approved the extension of that Plan in October 2019. However, I do not see where there was ever an official acceptance or approval of the blight determination. As a result, in accordance to the provisions set forth in Section 510.070 of the University City Code the request pertaining to this application requires a commission recommendation to the Mayor and Council to determine the following;

1. *Whether the area proposed to be redeveloped pursuant to the plan is a blighted area as defined in Section 510.040 and redevelopment of the area under the Urban*

Redevelopment Corporation Law and this Chapter is necessary or advisable to effectuate the public purposes declared herein and is in the public interest;

2. *Whether the plan is in the public interest;*
3. *Whether the public facilities of school, fire, water, sewer, police, transportation, park and playground, public or private are presently adequate or will be adequate at the time the redevelopment project is completed;*
4. *Whether the proposed changes, if any, in zoning ordinances or maps are necessary or desirable for the redevelopment of the area or its protection against blighting influences or both;*
5. *Whether the acquisition of any part of the real property included in the area to be redeveloped pursuant to the plan by eminent domain is for the public convenience and necessity;*
6. *Whether the proposed changes, if any, in streets and street levels or any proposed street closings are necessary or desirable for the redevelopment of the area or as protection against blighting influences or both;*
7. *Whether the size of the area proposed by the proposed plan will allow a practical and satisfactory development*

Attachments:

1. Redevelopment Plan
2. Revised Blighting Analysis dated March 11, 2021
3. Revised Tax Impact Study dated March 16, 2021



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Contract Award - Driving Range Utility Car

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED? Yes

PREPARED/SUBMITTED BY: Darren Dunkle, Director of Parks, Recreation and Forestry

BACKGROUND:

The Driving Range Car that it is specially designed/equipped to pick up golf balls at the driving range has broken down. After an evaluation of the cart, it has was discovered that the engine had blown and that it would cost approximately \$4,000.00 to replace the blown engine.

The Driving Range Car was originally purchased in 2017, and over the past couple of years we have had various issues that have needed repair. With that being said, we requested a quote for the cost of replacing the Driving Range Car. Upon review of what it would cost to replace the engine on a five-year old Driving Range Car that has continued to show other maintenance issues, opposed to what it would cost (\$7,932.00) to trade it in for a new Driving Range Car, it seems to make sense to replace the Driving Range Car.

RECOMMENDATION:

City Manager recommends that the City Council approve an award to M & M Golf Cars for the replacement of the Driving Range Car in the amount of \$7,932.00. It is further recommended that funds for this purchase come from the Golf Course Reserve Fund.

ATTACHMENTS:

- M & M Golf Car Quote/Agreement



PROPOSAL

M&M Golf Cars LLC

131 North Central
O'Fallon, MO 63366

April 28, 2021

**Mr. Ken Morgan, Superintendent
Ruth Park Golf Course
8211 Groby Rd.
University City, MO 63132**

Dear Ken:

Great talking to you yesterday. Below is a proposal for a new, 2021, Club Car Carryall 500 Gas, Utility Car to use for your range. This new vehicle has an updated 429 CC, 14 Hp. Kohler "Command Pro" Electronic Fuel Injected Engine vs. your current vehicle which has a Subaru engine. The pricing below includes us removing your current range cage and picker mount on your range vehicle and transferring it over to the new vehicle.

M&M Golf Cars LLC and Club Car takes pride in not only our products, but also our commitment to customer service and satisfaction. It is this combination of uncompromising quality, reliability and service that has made M & M Golf Cars, LLC and Club Car the most respected companies in the golf industry and a valued partner with golf clubs in Missouri, Kansas, Iowa and Illinois. M & M Golf Cars has been in the golf car/utility business for 42 years and has received numerous awards recognizing its exemplary business performance and customer service.

If you have questions about any aspect of this proposal or if you would like to discuss additional ways we might meet your needs, please call me at 573-721-5449, or send an e-mail to rluedloff@mmgolfcars.com. I look forward to serving you.

Sincerely,

**Russ Luedloff, PGA
M&M Golf Cars, LLC**



PROPOSAL



1, 2021 Club Car Carryall 500 Gas Utility Vehicle that has a 429 CC, 14 Hp. Kohler "Command Pro" Electronic Fuel Injected Engine along with the following:

- Green Front Body Color**
- Gray Seats**
- 6-Ply Turf Tires – Front**
- 6-Ply, Extra-Traction Turf Tires – Rear**
- Heavy Duty Front Suspension**
- 4 Wheel Brakes**
- Halogen Headlights**
- 12-Volt PowerPoint**
- Fuel Gauge/Hour Meter**
- Cargo Box**
- Trailer Hitch**
- Rear Differential Cover**
- Move your current Range Cage & Picker Mount to New Vehicle**
- Delivery**

MSRP w/ Shipping:	\$13,950.00
<u>Less M&M Golf Cars Discounts:</u>	<u>(\$ 2,518.00)</u>
Price After Discounts:	\$11,432.00
<u>Less Trade Allowance:</u>	<u>(\$ 3,500.00)</u>
Price After Trade Allowance:	\$ 7,932.00
<u>Sales Tax:</u>	<u>\$ 630.59*</u>
Final Price w/ Tax:	\$ 8,562.59

****Would be no tax since this is a government entity? All I would need is a copy of your state Sales Tax Exemption Form.***

Please let me know if you have any questions.

**Russ Luedloff, PGA
M & M Golf Cars, LLC**

Signature below is acceptance of this quote:

Russ Luedloff

M & M Golf Cars, LLC

Signature of Representative For

Ruth Park Golf Course/City of University City

Printed Name of Representative



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Army Corps – River Des Peres Study – Update & Funding Request (Reimbursable)

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED?: Yes

PREPARED/SUBMITTED BY: Sinan Alpaslan, Director of Public Works

BACKGROUND:

On September 9, 2019 City Council approved to enter into an amended design agreement with the Army Corps to complete a General Reevaluation Report for Flood Risk Reduction on the University City Branch of the River Des Peres. On January 31, 2020 the agreement was fully executed.

The Army Corps made an initial funding request for half of the study cost (\$325,000) and was approved by the City Council on February 10, 2020 for that payment. The City has in turn received a reimbursement from the Metropolitan St. Louis Sewer District (MSD) for the initial payment.

The project team has completed their work up to the proposal of a Tentatively Selected Plan (TSP) to University City and anticipates the second set of funds (\$325,000) for the activities between the TSP and the Agency Decision Milestone (ADM) and future activities through study completion in early-to-mid 2023. The TSP milestone meeting of the Army Corps is scheduled to occur on May 26, 2021 when the local St. Louis District project team will report to the Mississippi Valley Division and possibly the Headquarters command team of the Army Corps. Our staff has been asked to attend the meeting for participation and assigned personnel for it. Beyond the TSP milestone, a few of the future activities through to completion of the study include:

- Drafting of the Feasibility Report
- Reviews of the Feasibility Report including public review, legal and policy, District Quality Control, Agency Technical Review, State and Agency review
- A public meeting in the summer of 2021
- Further design of the TSP (up to a 35% level of design for the final report review/approval)
- Chief's Report: April 2023
- Fiscal close-out

The City of University City has received a funding request for the second (and final) payment in the amount of \$325,000, as attached. The requested amount (\$325,000) accounts for the balance of the projected cost of this work. The payment is fully reimbursable by the Metropolitan St. Louis Sewer District (MSD) in a 30-day turnaround after University City's submittal of its reimbursement request.

The proposed local fund to use for extending the requested payment is 14-Park&Stormwater Tax Fund.

RECOMMENDATION:

City Manager recommends approval to pay Army Corps the requested amount and submit for MSD reimbursement thereafter.

ATTACHMENT:

- Army Corps letter for funding request



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. LOUIS DISTRICT
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

April 13, 2021

Programs and Project Management Division

Mr. Keith Cole
City of University City
Director of Finance
6801 Delmar Boulevard
University City, MO 63130

Dear Mr. Cole:

This letter is to request sponsor funds for the General Reevaluation Report (GRR) of the University City Branch of the River Des Peres, Missouri Project as authorized in the Water Resources Development Act of 1990.

According to the fully executed Amendment Number 1 to the Design Agreement dated January 31, 2020, between the U.S. Army Corps of Engineers and University City, the projected cost for the GRR is as follows:

Federal Share (0%)	\$0
<u>Local Share (100%)</u>	<u>\$650,000</u>
Total	\$650,000

The second (and final) payment requested is \$325,000, with a remaining balance of \$0. The preferred method for receiving these funds is through Electronic Funds Transfer (EFT), or the funds may be disbursed by check made payable to "FAO, USAED, St. Louis District (B3)." The check should be mailed to the U.S. Army Corps of Engineers, St. Louis District, ATTN: CEMVS-PM-N (Matt Jones), 1222 Spruce Street, St. Louis, Missouri 63103-2833.

If you have any questions, please feel free to contact the Project Manager, Matt Jones, at Matthew.A.Jones@usace.army.mil or at (314) 331-8293.

Sincerely,

Susan Wilson, P.E.
Deputy District Engineer
Programs and Project Management



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Metropolitan St. Louis Sewer District Operations, Maintenance and Construction Improvements (OMCI) Tax Funding Request (Reimbursable) – Ratify Application

AGENDA SECTION: Consent Agenda

CAN THIS ITEM BE RESCHEDULED?: Yes

PREPARED/SUBMITTED BY: Sinan Alpaslan, Director of Public Works

BACKGROUND:

The attached application package was submitted for the MSD OMCI Tax Funding reimbursement (2nd round review for the MSD fiscal year 2021 with the application deadline of May 7, 2021) for Delmar Blvd. Drainage Improvements at Lewis Park.

The project consists of designing and constructing curb side intake inlets along the north curb line of Delmar Blvd. at or near the vertical sag curve and provide sewer connection to the existing MSD combined sewer network to the west of the proposed inlet locations. The reimbursement amount requested is \$165,000 per the project cost estimate. The jurisdictional agency for Delmar Blvd. at the location, St. Louis County, supports the project.

Staff seeks City Council's ratification of the reimbursement application as the total project cost is \$165,000. The annual funding allocation to the OMCI grant reimbursement area for this project (University City Branch of River des Peres) is \$179,193. This project was proposed to the Commission on Storm Water Issues and received concurrence to proceed with the application. No other projects in the same grant reimbursement area were proposed at this time.

The proposed local fund to use for upfront project expenditures up to reimbursement by MSD is 14-Park&Stormwater Tax Fund.

RECOMMENDATION:

City Manager recommends City Council's ratification of the "Delmar Blvd. Drainage Improvements at Lewis Park" project application for MSD OMCI Tax Funding reimbursement in the amount of \$165,000.

ATTACHMENT:

- MSD OMCI Tax Funding Reimbursement Application

Application for OMCI Stormwater
Project Reimbursement Program



Date: May 7, 2021

Municipality: City of University City

Project Contact:

Name: Sinan Alpaslan

Title: Director of Public Works

E-mail: sinan@ucitymo.org

Phone: 314-505-8572

To be completed by MSD

Date Received: _____

MSD Project #: _____

MSD Project Name: _____

Project Information:

OMCI Subdistrict: University City Branch of RDP OMCI Grant Reimbursement Area

OMCI Reimbursement Amount Requested: \$165,000

Project Name: Delmar Blvd. Drainage Improvements at Lewis Park in University City

Project Address: 7059 Delmar Blvd., University City, MO 63130

Problem Being Addressed: Overflow drainage from sag curve on Delmar Blvd. causing overcharged sewers and overland flooding north of Lewis Park in order to avoid property damage in public park and private property.

Project Description: Design and construct curb side intake inlets along north curb of Delmar Blvd. at or near vertical sag curve and provide underground pipe connection to existing MSD combined sewer network to the west of the proposed inlet locations.

Has project been submitted to MSD Development Review: ____ Yes ☒ No

If Yes, MSD Accela #: N/A

Other Pertinent Information: St. Louis County Department of Transportation supports the project application. The department is the agency having jurisdiction for the section of Delmar Blvd. where sewer inlet is proposed.

Please attach the following additional supporting materials:

☒ Overview Map of project location including street names (required)

☒ Cost Estimate (required)

☒ Project Plans (if relevant)

☒ Other Supporting Documents, Reports, Pictures Etc. (describe) St. Louis County Department of Transportation and Public Works letter of support.

Note: The Metropolitan St. Louis Sewer District plans to allocate OMCI taxing subdistrict revenue to municipalities to reimburse them for costs incurred for eligible stormwater projects. Eligible stormwater expenditures may include the following: storm sewer and inlet construction; drainage improvements; streambank stabilization and erosion control projects; clearing under bridges or cleaning detention basins; stormwater planning or engineering costs; and other stormwater related expenses as determined appropriate by the District to address drainage, flooding, and erosion issues. Activities for MS4 permit compliance and routine maintenance are not considered eligible.

Signature: _____

Title: _____

Printed Name: _____

Date: _____

Return completed form to: Jeff Riepe, MSD, 2350 Market Street, St. Louis, MO 63103, or jriepe@stlmsd.com

This aerial map illustrates the proposed location for a new 12-inch storm sewer and sidewalk along Vassar Ave. The map includes the following labels and features:

- VASSAR AVE.**: The main street running horizontally across the top of the map.
- LEWIS PARK**: A large green area located to the right of Vassar Ave.
- DELMAR BLVD.**: A street running vertically along the left side of the map.
- Proposed Infrastructure Elements**:
 - NEW 12" STORM SEWER**: Indicated by a dashed blue line running parallel to Vassar Ave.
 - REPLACE CONCRETE SIDEWALK**: Indicated by a solid yellow line running parallel to the sewer.
 - NEW ADA RAMP**: A small orange-shaded area at the intersection of Vassar Ave. and Delmar Blvd.
 - 48" Ø CONC. MANHOLE**: Two circular blue markers, one at the intersection and another further east.
 - REPLACE CONCRETE CURB, 6"**: Indicated by a red line running parallel to the sidewalk.
 - NEW CURB INLET**: Three rectangular blue markers along the curb line.
- Scale and Orientation**:
 - A north arrow pointing towards the top right of the map.
 - A scale bar at the bottom right showing distances of 15, 0, 15, and 30 feet.

DATE:		REVISION:	
DATE BY:	APPROVED:		
KJW	MOS		
SCALE:			
5/4/21			
SCALE: 1" = 30'			
PROJECT NO:			
SC20-1186			
DATE: 5/01			
C-1			

UNIVERSITY CITY, MISSOURI
LEWIS PARK DRAINAGE IMPROVEMENTS
CONCEPTUAL PLANS

THE PROFESSIONAL'S SEAL ATTACHED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DEFENDANTS OR OTHER DOCUMENTS NOT EXEMPTED THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THE PROFESSIONAL.



737 RUDDER ROAD
FENTON, MISSOURI 63026

314-842-4033 (tel.)
314-842-5957 (fax)
www.cochraneng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- Master Planning
- General Consulting

ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 0007006937
LAND SURVEYING CERTIFICATE OF AUTHORITY NUMBER - 0007004529



**UNIVERSITY CITY, MISSOURI
LEWIS PARK
DRAINAGE IMPROVEMENTS
PRELIMINARY CONSTRUCTION COST
ESTIMATE**

Bid No.	Description	Unit	Quantity	Unit Cost	Extended Cost
1	Mobilization	LS	1	\$20,000.00	\$20,000.00
2	Traffic Control	LS	1.0	\$5,000.00	\$5,000.00
3	Clearing and Grubbing	AC	0.5	\$10,000.00	\$5,000.00
4	Removal of Improvements	LS	1	\$10,000.00	\$10,000.00
5	Earthwork	STA	4.0	\$1,000.00	\$4,000.00
6	Silt Fencing	LF	400	\$2.00	\$800.00
7	Inlet Check	EA	3	\$200.00	\$600.00
8	12" Storm Sewer	LF	408	\$70.00	\$28,560.00
9	48" Dia. Manholes	EA	2	\$3,000.00	\$6,000.00
10	Curb Inlet	EA	2	\$3,000.00	\$6,000.00
11	Utility Cut Pavement Repair, 8"	LF	80	\$12.00	\$960.00
12	Concrete Vertical Curb, 6"	LF	225	\$30.00	\$6,750.00
13	Concrete Sidewalk, 4"	SF	2,065	\$5.00	\$10,325.00
14	Detectable Warning	SF	28	\$40.00	\$1,120.00
15	Seeding and Strawing	AC	0.3	\$20,000.00	\$5,000.00
16	Rock Excavation Allowance	CY	50	\$250.00	\$12,500.00
Total Construction Costs					\$122,615.00
Contingency 10%					\$12,261.50
Engineering and Surveying 15%					\$20,231.48
Construction Inspection					\$10,115.74
Total Project Cost					\$165,223.71

SAY = \$165,000.00

Sam Page
County Executive

Saint Louis
COUNTY
TRANSPORTATION
PUBLIC WORKS

ATTACHMENT #3

Stephanie Leon Streeter, P.E.
Acting Director

Joseph W. Kulesa, P.E.
Acting Deputy Director

May 6, 2021

Mr. Jeff Riepe, P.E.
Stormwater Manager
Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, Missouri 63103

Subject: City of University City's Application for OMCI Stormwater Project Reimbursement Program
-Delmar Boulevard Drainage Improvements at Lewis Park in University City

Dear Mr. Riepe:

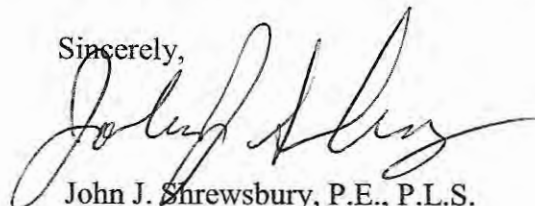
Please accept this letter of St. Louis County support of the City of University City OMCI Stormwater Project Reimbursement Program application for a stormwater drainage improvement project on Delmar Boulevard between Big Bend Boulevard and Vassar Avenue in the City of University City, Missouri.

St. Louis County Department of Transportation and Public Works has an interest in improving the conditions of roadways, and roadway surface drainage improvements in the Mid-County region. This project along the north curb line of Delmar Boulevard will improve drainage conditions along a segment of St. Louis County maintained Delmar Boulevard. The proposed roadway improvements will greatly benefit Mid-County residents and commuters who will utilize the Delmar Boulevard corridor in the future. To make this a great success, the City of University City will have to obtain all the necessary permits required by St. Louis County. We will not provide any financial assistance with this project.

St. Louis County Department of Transportation and Public Works is dedicated to giving our residents the safest experience possible. I hope you favorably consider the City of University City's application for OMCI Stormwater funds for the Delmar Boulevard Drainage Improvements at Lewis Park Project.

If you have any questions, please feel free to contact me at (314) 615-8592 or JShrewsbury@stlouisco.com.

Sincerely,



John J. Shrewsbury, P.E., P.L.S.
South Area Engineer

JJS:mtb

cc: Stephanie Leon Streeter, P.E., Acting Director
Joseph W. Kulesa, P.E., Acting Deputy Director/Division Manager, Project Development Division
Glenn E. Henninger, P.E., Assistant Division Manager, Planning and Programming

Transportation: 1050 North Lindbergh Boulevard • Saint Louis, MO 63132 • 314/615-8504 • FAX 314/615-8194
Public Works: 41 South Central Avenue • Saint Louis, MO 63105 • 314/615-5184 • FAX 314/615-7085
Internet: <http://www.stlouiscountymo.gov> • RelayMO 800-735-2966



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: St. Louis County Waste Reduction Grant

AGENDA SECTION: City Manager's Report

CAN THIS ITEM BE RESCHEDULED?: Yes

PREPARED/SUBMITTED BY: Sinan Alpaslan – Director of Public Works

BACKGROUND REVIEW:

The City of University City applied for and was awarded \$45,000 grant funds through the St. Louis County Department of Health to execute a recycling anti-contamination campaign.

St. Louis County Department of Health required that the City sign a Resolution in support of the project, as well as a contract agreement. This resolution was signed on June 24th, 2019.

The program was initially planned for a June-August 2020 timeframe implementation and halted due to the Coronavirus pandemic affecting public health. The department of public works then attempted to work with the grantor St. Louis County department in this year to implement an amended version of the education campaign that was originally included in the project scope. The original program included, besides several beneficial activities to inform University City households of the importance of recycling responsibly and why/how, observing/tagging and leaving recycling carts with possible contamination at the curb for collection later when contamination was removed. An educational effort without leaving carts behind is the University City's preferred method.

After discussions with St. Louis County as to the best way forward to still benefit our community with the recycling educational efforts, a method is devised to stop the St. Louis County's funding of this recycling anti-contamination campaign grant and apply for funding of a redesigned program at an upcoming grant round.

The City has not used grant funding that was allocated for this program to-date, so no monies are owed to the grantor and no funding reimbursements are pursued.

RECOMMENDATION:

The City Manager recommends closing out the 2019 St. Louis County Department of Public Health recycling anti-contamination grant and preparing a future grant application for a redesigned education campaign working toward the objective of a successful recycling program.



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Conditional Use Permit – PC 21-06 – Approval of a Conditional Use Permit to establish and operate a “Private School” at the property commonly known as 8136 Groby Road.

AGENDA SECTION: City Manager’s Report

CAN THIS ITEM BE RESCHEDULED? Yes

PREPARED/SUBMITTED BY: Clifford Cross, Director of Planning and Development

BACKGROUND REVIEW: Attached are the relevant documents for the above-referenced C.U.P. application. The applicant is requesting a Conditional Use Permit to establish and operate a “Private School”. The proposed use requires a Conditional Use permit, within the Public Activity (PA) zoning district, as identified within the provisions set forth in section 400.690.

Staff and the Plan Commission evaluated the request and considered the review criteria set forth in Section 400.2710 of the zoning code. The review criteria considered and evaluated during the meeting consisted of the following;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts

The Plan Commission held the required public hearing and considered the application on May 6, 2021. The C.U.P. was subsequently considered and recommended for approval by the Plan Commission.

A C.U.P. does not require a public hearing at the City Council level. For its approval, this agenda item would require a motion by the City Council.

Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: Staff Report

RECOMMENDATION:

The City Manager concurs with the approval and recommendation of the Planning Commission.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

May 6, 2021

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Application for Conditional Use Permit PC 21-06 – Establishment and operation of a Private School at 8136 Groby Road.

Dear Ms. Reese,

At a scheduled meeting, on May 6, 2021 at 6:30 pm via video conference, the Plan Commission considered the above-referenced application by Torah Center Midwest Inc. (DBA Torah Prep School) for a Conditional Use Permit to establish and operate a Private School in the “PA” – Public Activity District.

By a vote of 6 for and 0 against, the Plan Commission recommended approval of the Conditional Use Permit to establish and operate a “Private School” at the property commonly know as 8136 Groby Road.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: May 6, 2021

FILE NUMBER: PC 21-06

COUNCIL DISTRICT: 1

Location: 8136 Groby Road

Applicant: Torah Center Midwest Inc. (DBA Torah Prep School)

Property Owner: Same

Request: Conditional Use Permit (C.U.P.) for a proposed Private School

COMPREHENSIVE PLAN CONFORMANCE

☐ Yes ☐ No ☒ No reference

STAFF RECOMMENDATION

☒ Approval ☐ Approval with Conditions in Attachment A ☐ Denial

ATTACHMENTS:

A. Application Packet

Existing Zoning: PA – Public Activity
Existing Land Use: Institutional (Public School)
Proposed Zoning: No change – PA - District
Proposed Land Use: Institutional

Surrounding Zoning and Current Land Use:

North:	PA:	School (Institutional - FLU)
East:	SR:	Residential, (Single-Family- FLU)
South:	SR	Residential (Single- Family - FLU)
West:	SR:	Residential (Single-Family – FLU)

Existing Property

The existing property consists of approximately 5.7 acres and houses an approximate 42,500 square foot building at the property commonly known as 8136 Groby Road. The prior use of the building was McNair Elementary School. The lot includes approximately 182 dedicated parking spaces throughout the site.

Parcel Location



Surrounding Zoning



Aerial Overhead



Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Private School". The proposed use requires "Private Schools" obtain a Conditional Use Permit in accordance to section 400.690 of the code.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis

The potential "Private School" use would mirror the current public-school use. As a result, the proposed use would remain consistent with the trend of development and uses throughout the neighborhood resulting in no negative impact to the surrounding properties.

In evaluating the parking requirements, the parking schedule requires 1 space for every 20 students for elementary students and 1 space per 7 for high school students. Based upon the assumption of 260 students the site exceeds the requirements for parking.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 185 feet of the subject property. Staff also provided courtesy notices to property owners within 500 feet of the proposal. Staff provided the public responses to the Plan Commission prior to the meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
 - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on

adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;

- f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
- g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

- 1. Complies with all applicable provisions of this Chapter;
- 2. At the specific location will contribute to and promote the community welfare or convenience;
- 3. Will not cause substantial injury to the value of neighboring property;
- 4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
- 5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter

Staff / Plan Commission Recommendation

Based on the preceding considerations, staff and the Plan Commission recommends approval of the application. The proposed use is consistent with the district zoning and surrounding parcels. The proposed use is consistent with the previous use and original intent of the building. This use would appear to have no other negative effects on the surrounding area.



Council Agenda Item Cover

MEETING DATE: May 10, 2021

AGENDA ITEM TITLE: Resolution for Fiscal Year 2020-2021 Budget Amendment #3

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? Yes

PREPARED/SUBMITTED BY: Keith Cole, Director of Finance

BACKGROUND REVIEW:

Attached is the third (3rd) budget amendment of fiscal year 2021. This amendment incorporates the increases and decreases of revenues and expenditures of the below mentioned Funds.

General Fund

Revenues:

- 1) Decrease in Safer Grant of \$600,000 due to anticipated receiving more funds during this fiscal year than originally calculated.
- 2) Increase in Credit Card Fees of \$4,000 due to more patrons using credit cards for making payments. The fees are coming from the payment processing through MyGov software.
- 3) Increase in Rental Property Registration of \$1,000 due to additional registrations for renting City facilities.
- 4) Increase in Interest – Investments of \$30,000 due to the markets being favorably for the first nine (9) months of the FY.

Expenditures:

1) City Manager's Office

- a. Increase in Salaries Full-Time of \$13,000 due to the hiring of an Assistant City Manager to assist in developing and administering a housing program, work with departments relative to construction projects and oversee the courts. City Council approved 04/12/21.

The total amount of \$13,000 will need to be transferred from fund reserves.

2) Finance

a. Increase in Professional Services of \$15,000 due to funding for Consulting and Accounting Assistance Services. Funding for this was based on recommendations from external and internal audits. City Council approved 03/22/21.

The total amount of \$15,000 will need to be transferred from fund reserves.

3) Information Technology

a. Increase in Maintenance Contracts of \$13,000 and decrease in Salaries Full-Time of \$13,000 due to the cost of the renewal for Unitrends Backup Appliance for the City's servers.

No impact to fund reserves.

4) Police

a. Increase in Maintenance Contracts of \$20,000 due to costs for camera upgrade to the camera surveillance system and wireless network repair. Costs were not anticipated at the time of original budget.

The total amount of \$20,000 will need to be transferred from fund reserves.

5) Public Works – Admin & Engineering

a. Increase in Professional Services of \$13,800 due to funding for the parking study to evaluate the need to convert on street parking to metered parking for the 6600 block of Washington Avenue. Discussed at the Traffic Commission at their November 11, 2020 meeting. City Council approved 01/11/21.

The total amount \$13,800 will need to be transferred from fund reserves.

6) Parks, Recreation & Forestry – Park Maintenance

a. Increase in Operating Transfer Out of \$250,000 due to additional funding for fleet operations for the remaining two (2) months (May-June) of fiscal year 2021. The amount represents an average of \$125,000 a month. Of this amount, approximately \$69,000 is for personnel services, and the remaining amount of \$56,000 will go towards contractual services, materials, and supplies.

The total amount of \$250,000 will need to be transferred from fund reserves.

The effect on the General Fund from the above amendments is as follows:

Original Adopted Budget (Deficit)	\$ (481,615)
Change in Budget Amendment #1	1,081,796
Balance after Budget Amendment #1	\$ 600,181
Change in Budget Amendment #2	252,534
Balance after Budget Amendment #2	852,715
Change in Budget Amendment #3	(876,800)
Balance after Budget Amendment #3	(24,085)

Fleet Maintenance Fund

1) Increase in Transfer In of \$250,000 due to transfer in from the General Fund. Funding for the remaining two (2) months (May-June) of fiscal year 2021 for operating costs.

The total amount of \$250,000 will be an increase to fund reserves.

Economic Development Retail Sales Tax Fund

1) Increase in Events and Receptions of \$21,000 due to funding for Mannequins on the Loop event. The event was budgeted in FY2020, however, due to COVID-19, the event was unable to take place due to restrictions. Requesting re-allocation for FY21. City Council approved 02/22/21.

The total amount of \$21,000 will need to be transferred from fund reserves.

Capital Improvement Sales Tax Fund

1) Increase in Miscellaneous Improvements of \$65,000 due to funding for Canton Avenue fence and retaining wall project. The amount was a carryforward from FY20 as part of the Resolution 2020-5 Committed Fund Reserves. Approved by City Council 06/22/20.

The total amount of \$65,000 will need to be transferred from fund reserves.

Parks & Stormwater Sales Tax Fund

1) Increase in Flood Mitigation Assistance of \$18,054 due to funding for rain gauges. The amount was included in the carryforward amount \$200,000 from FY20 as part of the Resolution 2020-5 Committed Fund Reserves. Approved by City Council 06/22/20.

The total amount of \$18,054 will need to be transferred from fund reserves.

Public Safety Sales Tax Fund

1) Increase in Insurance Recoveries of \$24,600 due to receiving remaining proceeds from insurance company for the loss of Car 99 police care and equipment. Received \$11,204.81 in September 2020.

2) Increase in Vehicles and Equipment of \$45,000 due to funding for the replacement car which comes from the insurance proceeds totaling \$35,804. Remaining funds will come from the UCPD Capital Improvement Plan. Approved by City Council 02/22/21.

The total amount of \$20,400 will need to be transferred from fund reserves.

Olive I-170 TIF RPA 2 Fund

1) Increase in Salaries Full-Time of \$12,000 due to the hiring of an Assistant City Manager to assist in developing and administering a housing program, work with departments relative to construction projects and oversee the courts. City Council approved 04/12/21.

The total amount of \$12,000 will need to be transferred from fund reserves.

The changes in Budget Amendment #3 will have a reduction to the General Fund, fund reserves by \$24,085. The changes in the Economic Development Retail Sales Tax Fund, Capital Improvement Sales Tax Fund, Parks & Stormwater Sales Tax Fund, Public Safety Sales Tax Fund, and Olive I-170 TIF RPA 2 Fund have a reduction in fund reserves by \$21,000, \$65,000, \$18,054, \$20,400, and \$12,000, respectively. The change will have an addition to the Fleet Maintenance Fund, fund reserves by \$250,000.

RECOMMENDATION:

The City Manager recommends the City Council approve the Resolution for fiscal year 2020-2021 Budget Amendment #3.

ATTACHMENTS:

- 1) Budget Amendment Details
- 2) Resolution 2021-7 for Approval of the Amendment

**FY21 Budget Amendment #3
To Be Approved by City Council
May 10, 2021**

General Fund:

	<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
	<u>Revenues</u>			
1)	4540.05 Safer Grant		(600,000)	Decrease due to anticipated receiving more funds than originally calculated. As a percentage, funds being received are less.
2)	4808 Credit Card Fees	4,000		Increase due to more patrons are using credit cards for making payments. The fees are coming from the payment processing through MyGov software.
3)	4503 Rental Property Registration	1,000		Increase due to additional registrations for renting of City facilities.
4)	4852 Interest - Investments	30,000		Increase due to markets being favorably for the first nine (9) months of FY.
	Change in Revenues - (Decrease)		(565,000)	

**FY21 Budget Amendment #3
To Be Approved by City Council
May 10, 2021**

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
<u>Expenditures</u>			
1) City Manager's Office			
5001 Salaries-Full-Time	13,000		Funding for the hiring of an Assistant City Manager to assist in developing and administering a housing program, work with depts relative to const. projects and oversee courts. Funds will come from General Fund reserves. Approved by City Council 04/12/21.
2) Finance			
6010 Professional Services	15,000		Funding for Consulting and Accounting Assistance Services. Funding for this was based upon results from the annual external and internal audits. Funding would come from General Fund Reserves. City Council approved 03/22/21.
3) Information Technology			
5001 Salaries-Full-Time		(13,000)	Move funds from Salaries-Full-Time to Maintenance
6050 Maintenance Contracts	13,000		Contracts due to the cost of the renewal for Unitrends Backup Appliance for the City's servers. No impact to fund reserves.
4) Police			
6050 Maintenance Contracts	20,000		Increase due to costs for camera upgrade to the camera surveillance system and wireless network repair, costs that were not anticipated.
5) Public Works - Admin & Engineering			
6010 Professional Services	13,800		Funding for parking study to evaluate the need to convert on street parking to metered parking for the 6600 block of Washington Ave. Discussed at the Traffic Commission at their November 11, 2020 meeting. Approved by City Council, 01/11/21. Funding will come from General Fund Reserves.
6) Parks, Recreation & Forestry - Park Maintenance			
9950 Operating Transfer Out	250,000		Increase due to additional funding for fleet operations for the remaining two months (May-June) of FY21. The amount represents an average of \$125,000 a month. Of this amount, approximately \$69,000 is for personnel services, and the remaining amount of \$56,000 will go towards contractual services, materials and supplies.
Change in Expenditures - Increase		311,800	
Total General Fund			
Reduction to Fund Balance		(876,800)	

**FY21 Budget Amendment #3
To Be Approved by City Council
May 10, 2021**

Fleet Maintenance Fund:

<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
1) 4900 Transfer In	250,000		Transfer In from the General Fund. Funding for remaining two months (May-June) FY21, for operating costs.
Total Fleet Maintenance Fund Increase in Fund Balance		250,000	

Economic Development Retail Sales Tax Fund:

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 6040 Events & Receptions	21,000		Funding for Mannequins on the Loop event. The event was budgeted in FY20, however due to COVID-19, the event was unable to take place, due to restrictions. Requesting re-allocation for FY21. Funding to come from fund reserves. City Council approved 02/22/21.
Total Economic Development Retail Sales Tax Fund Reduction in Fund Balance		21,000	

Capital Improvement Sales Tax Fund:

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 8100 Miscellaneous Improvements	65,000	-	Funding for Canton Ave. Fence and Retaining Wall. Carryforward from FY20 as part of the Resolution 2020-5 Committed Fund Reserves, approved by City Council, 06/22/20.
Total Capital Improvement Sales Tax Fund Reduction in Fund Balance		65,000	

**FY21 Budget Amendment #3
To Be Approved by City Council
May 10, 2021**

Parks & Stormwater Sales Tax Fund:

<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1) 8130 Flood Mitigation Assistance	18,054	-	Funding for rain guages. Carryforward from FY20 as part of the Resolution 2020-5 Committed Fund Reserves, approved by City Council, 06/22/20.
Total Parks & Stormwater Sales Tax Fund Reduction in Fund Balance		18,054	

Public Safety Sales Tax Fund:

<u>Account</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Description</u>
1) 4805 Insurance Recoveries	24,600	-	Increase due to receiving remaining proceeds from insurance co. for loss of Car 99 police car and equipment. Received \$11,204.81 in September 2020.
<u>Account</u>	<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
2) 8200 Vehicles & Equipment	45,000		Funding for replacement car comes from the insurance proceeds totaling \$35,804. Remaining funds of \$12,197 will come from the UCPD Capital Improvement Plan. Approved by Council 02/22/21.
Total Public Safety Sales Tax Fund Reduction in Fund Balance		(20,400)	

**FY21 Budget Amendment #3
To Be Approved by City Council
May 10, 2021**

Olive I-170 TIF RPA 2 Fund

<u>Account</u>		<u>Expenditure Increase</u>	<u>Expenditure Decrease</u>	<u>Description</u>
1)	5001 Salaries-Full-Time	12,000		Funding for the hiring of an Assistant City Manager to assist in developing and administering a housing program, work with depts relative to const. projects and oversee courts. Funds will come from fund reserves. Approved by City Council 04/12/21.
Total Olive I-170 TIF RPA 2 Fund				
Reduction in Fund Balance			12,000	

Resolution 2021 - 07

**A RESOLUTION AMENDING THE FISCAL YEAR 2020-2021 (FY21)
BUDGET – AMENDMENT # 3 AND APPROPRIATING SAID AMOUNTS**

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of University City, Missouri, that the Annual Budget for the fiscal year beginning July 1, 2020, was approved by the City Council and circumstances now warrant amendment to that original budget.

BE IT FURTHER RESOLVED, that in accordance with the City Charter, the several amounts stated in the budget amendment as presented, are herewith appropriated to the several objects and purposes named.

Adopted this 10th day of May 2021.

Mayor

Attest:

City Clerk

Certified to be Correct as to Form:

City Attorney