



SPECIAL MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
Monday, July 25, 2022
5:30 p.m.

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

City Council will Meet Electronically on July 25, 2022

Due to the ongoing efforts to limit the spread of the COVID-19 virus, the July 25, 2022 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/81583804139?pwd=R0tkaU50c1JmNW5RY1IUODArkcXUT09>

Passcode: 855150

Live Stream via YouTube:

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

Audio Only Call

Or iPhone one-tap :

US: +13126266799,,81583804139# or +16469313860,,81583804139#

Or Telephone:

US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 859 or
888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 815 8380 4139

International numbers available: <https://us02web.zoom.us/j/81583804139>

Citizen Participation and/or 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 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.

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.



SPECIAL MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
Monday, July 25, 2022
5:30 p.m.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS - none

E. APPROVAL OF MINUTES – none

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. Cindy Liberman is nominated for appointment to the Loop Special Business District Board as a fill in, replacing Joe Edwards expired seat by Mayor Terry Crow.

G. SWEARING IN TO BOARDS AND COMMISSIONS - none

H. 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 not 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.*

I. PUBLIC HEARINGS - none

J. CONSENT AGENDA

1. Cochran Supplemental Agreement
2. Ferguson Ave. TAP Application
3. Solid Waste Automated Truck Purchase

K. CITY MANAGER’S REPORT *(vote required)*

1. Avenir – Chapter 353 Referral to the Plan Commission

L. UNFINISHED BUSINESS - none

M. NEW BUSINESS

Resolutions (vote required)

1. **Res 2022-8** FY23 Budget Amendment #1 - Additional funds for Comprehensive Planning Update consultant.

N. 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

O. COUNCIL COMMENTS

P. 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

Q. ADJOURNMENT

Posted 22nd day of July 2022.



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

| | |
|---|----------------------|
| NUMBER: <i>For City Clerk Use</i> | CA20220725-01 |
|---|----------------------|

| | | | |
|--|-------------------------------------|---|---------------|
| SUBJECT/TITLE: Cochran Engineering Supplement Agreement for Ferguson (TAP) Project | | | |
| REQUESTED BY: Darren Dunkle | | DEPARTMENT / WARD Public Works/Ward 3 | |
| AGENDA SECTION: | Consent Agenda | CAN ITEM BE RESCHEDULED? | No |
| CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval of the proposed contract Agreement with Cochran Engineering and authorizes the City Manager to execute the contract contained in Council's packet. | | | |
| FISCAL IMPACT: \$123,603 would come out of the City's Capital Improvement Program - Curb and Sidewalk Program FY23. | | | |
| AMOUNT: | \$123,603.00 | ACCOUNT No.: | 12-40-90-8040 |
| FROM FUND: | Capital Improvements Sales Tax Fund | TO FUND: | |
| EXPLANATION: Application, Design and Construction Management services related to the Ferguson Avenue TAP grant project. | | | |

| | |
|---|--|
| STAFF COMMENTS AND BACKGROUND INFORMATION: Ferguson Avenue Sidewalk project is intended to provide for the replacement of existing sidewalks and make ADA improvements from Olive Blvd. to Melrose Ave. The sidewalk provides a critical transportation connection for pedestrians to shopping, schools, and other transportation services. | |
|---|--|

| | |
|---|-----|
| CIP No. | N/A |
| RELATED ITEMS / ATTACHMENTS: Supplemental Agreement #10 University City Project Limit - Ferguson Avenue Ferguson Ave - TAP - Estimate | |

| | | | |
|---|----------------------------|----------------------|---------------|
| LIST CITY COUNCIL GOALS (5): Maintain infrastructure and buildings to acceptable levels of service. | | | |
| RESPECTFULLY SUBMITTED: | City Manager, Gregory Rose | MEETING DATE: | July 25, 2022 |

SUPPLEMENTAL AGREEMENT #10 –

LUMP SUM PROPOSAL

July 17, 2022

This Supplemental Agreement is made part of the Contract dated October 16, 2020, and approved by the City on November 2, 2020, between the **City of University City and Cochran** for Professional Civil Engineering Services. The purpose for this Lump Sum Proposal is to provide Professional Engineering Services for the Ferguson Avenue ADA Sidewalks to Schools TAP Project. In accordance with our previous discussions, we offer the following professional services:

SCOPE OF SERVICES:

1. **Grant Application Services** – we will prepare and submit a grant application in this current round of TAP solicitations, due August 19, 2022. The application shall be in accordance with scope of work identified on the attached cost estimate. The application is a very detailed and involved process; here are some of the questions and information required on the application:
 - a. Project map showing limits of improvements
 - b. Written description of proposed project
 - c. Description of how the project relates to surface transportation in terms of function, impact, and proximity.
 - d. Discuss how the project enhances the overall transportation system network, complementing other improvements, providing linkages to transit and employment, improving network continuity, improving accessibility and safety, complete streets improvements, etc.
 - e. Public involvement activities to obtain public and community support.
 - f. Average daily traffic (ADT) counts
 - g. Description of bicycle and pedestrian elements
 - h. Detailed cost estimate
 - i. Project implementation schedule

2. **Design and Bidding Phase** – we will provide professional services necessary to produce a quality set of construction and bidding documents. The scope will be in accordance with the attached cost estimate. Tasks will include the following:
 - a. Determine the needs of the City by meeting with City officials and representative interest groups.
 - b. Conduct topographic, property and utility surveys sufficient to develop plans for the project.
 - c. Develop preliminary plans and cost estimates and recommend to the City the best overall general design.

- d. Submit four copies of preliminary plans and estimates for review by the City and the Missouri Department of Transportation.
 - e. Based on approvals of preliminary plans, prepare detailed construction plans, cost estimates, specifications and related documents as necessary for the purpose of soliciting bids for constructing the project.
 - f. Ensure compliance with all regulations in regards to noise abatement and air quality, if necessary.
 - g. Provide the City with five sets of completed plans, specifications and cost estimates for the purpose of obtaining construction authorization from the Missouri Department of Transportation.
 - h. Upon receipt of construction authorization from MODOT, make final corrections resulting from reviews by agencies involved and provide plans, specifications, and bid documents to the City.
 - i. Provide the City with a list of qualified area bidders and assist the City in advertising for bids.
 - j. Assist the City in evaluating bids and requesting concurrence in award from MoDOT.
3. **Construction Phase** - we will serve as the City's representative for administering the terms of the construction contract between the City and their Contractor. Cochran will endeavor to protect the City against defects and deficiencies in workmanship and materials in work by the Contractor. However, the furnishing of such project representation will not make Cochran responsible for the construction methods and procedures used by the Contractor or for the Contractor's failure to perform work in accordance with the contract documents. Tasks will include the following:
- a. Provide the City with a list of qualified area bidders and assist in advertising for bids, distributing bid packages, pre-bid conference, addendums, and pre-bid questions from Contractors.
 - b. Assist the City in opening and evaluating bids and requesting concurrence in award from MoDOT.
 - c. Assist the City with a preconstruction conference to discuss project details with the Contractor.
 - d. Make periodic site visits to observe the Contractor's progress and quality of work, and to determine if the work conforms to the contract documents. It is contemplated that survey staking and layout will be accomplished by the contractor's forces. We will accompany MoDOT and FHWA representatives on visits of the project site as requested.
 - e. Check shop drawings and review schedules and drawings submitted by the Contractor.
 - f. Reject work not conforming to the project documents.
 - g. Prepare change orders for issuance by the City as necessary and assure that proper approvals are made prior to work being performed.
 - h. Review wage rates, postings, equal employment opportunity and other related items called for in the contract documents.

- i. Inspect materials, review material certifications furnished by Contractor, sample concrete and other materials as required, and provide for laboratory testing of samples.
- j. Maintain progress diary and other project records, measure and document quantities, and prepare monthly estimates for payments due the Contractor.
- k. Be present during critical construction operations.
- l. Participate in final inspection, provide the City with project documentation (diaries, test results, certifications, etc.), and provide as-built plans for the City's records.

FEE:

1. The total amount of fee to be paid for the "Grant Application Services" outlined in this proposal shall be a lump sum fee of \$5,000.00. We offer that if the application is not approved, we will reimburse the entire fee.
2. If the grant is awarded by EWG, the total amount of fee to be paid for the "Design and Bidding Phase" outlined in this proposal shall be a lump sum fee of \$69,052.00.
3. The total amount of fee to be paid for the "Construction Phase" outlined in this proposal shall be a lump sum fee of \$51,789.00.

Supplement Agreement No. 10 accepted as defined herein:

Sincerely,



Dave Christensen, P.E.
Vice President

Acceptance:
University City

By: _____

Title: _____

Date: _____



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

| | |
|--------------------------------------|---------------|
| NUMBER: <i>For City Clerk Use</i> | CA20220725-02 |
|--------------------------------------|---------------|

SUBJECT/TITLE:
Ferguson Transportation Alternatives Program (TAP) Application

| | |
|---------------------------------------|---|
| REQUESTED BY: Darren Dunkle | DEPARTMENT / WARD Public Works/Ward 3 |
|---------------------------------------|---|

| | |
|--|---------------------------------------|
| AGENDA SECTION: Consent Agenda | CAN ITEM BE RESCHEDULED? No |
|--|---------------------------------------|

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends approval of submitting grant program application and incorporating the Ferguson Ave. Sidewalk/ADA project into University City's Capital Improvement Program for the respective grant implementation fiscal years (FY23 through FY24). Funding to cover the City's match will be taken from the Annual Curb and Sidewalk program (PWST23/27-02).

FISCAL IMPACT:
Project was not budgeted and the current grant application round is now open until August 19th. If University City gets the grant, 80% of the eligible expenses will be borne by Federal-aid dollars.

| | | | |
|----------------|--------------|---------------------|---------------|
| AMOUNT: | \$690,518.00 | ACCOUNT No.: | 12-40-90-8040 |
|----------------|--------------|---------------------|---------------|

| | | | |
|-------------------|-------------------------------------|-----------------|--|
| FROM FUND: | Capital Improvements Sales Tax Fund | TO FUND: | |
|-------------------|-------------------------------------|-----------------|--|

EXPLANATION:
East-West Gateway Council of Governments is currently accepting applications for the Transportation Alternatives Program (TAP). TAP provides funding for a variety of transportation projects such as pedestrian and bicycle facilities and safe routes to schools projects. Grant project costs would be \$552,414 (80% Grant) and \$138,104 (20% City).

STAFF COMMENTS AND BACKGROUND INFORMATION:
Ferguson Avenue Sidewalk project is intended to provide for the replacement of existing sidewalks and make ADA improvements from Olive Blvd. to Melrose Ave. The sidewalk provides a critical transportation connection for pedestrians to shopping, schools, and other transportation services.

| | |
|----------------|-----|
| CIP No. | N/A |
|----------------|-----|

RELATED ITEMS / ATTACHMENTS:
University City Project Limit - Ferguson Avenue
Ferguson Ave - TAP - Estimate

LIST CITY COUNCIL GOALS (5):
Maintain infrastructure and buildings to acceptable levels of service.

| | | | |
|--------------------------------|----------------------------|----------------------|---------------|
| RESPECTFULLY SUBMITTED: | City Manager, Gregory Rose | MEETING DATE: | July 25, 2022 |
|--------------------------------|----------------------------|----------------------|---------------|

City of University City – Project Location Map

TAP Project:

- Ferguson Avenue ADA Sidewalk to Schools Project



Project Cost Estimate - Construction Only Grant

TAP Application - Due August 19, 2022

University City - Ferguson Avenue ADA Sidewalk to Schools Project

| Item No. | Item Description | Unit | Plan Quantity | Unit Price (\$) | Total (\$) |
|--|------------------------------|------------------------------|---------------|-----------------|------------------|
| 1 | Removal of Improvements | LS | 1 | 55,000.00 | 55,000 |
| 2 | Linear Grading | STA | 27 | 850.00 | 22,950 |
| 3 | Curb and Gutter | LF | 5,400 | 28.50 | 153,900 |
| 4 | ADA Compliant Sidewalk | SF | 32,400 | 8.00 | 259,200 |
| 5 | Driveway Entrances | SF | 3,600 | 9.00 | 32,400 |
| 6 | Construction Mobilization | LS | 1 | 42,000.00 | 42,000 |
| 7 | Construction Traffic Control | LS | 1 | 35,000.00 | 35,000 |
| General Notes: 1. From Olive Blvd. to Melrose Ave. 2. Approximate Length = 0.51 Miles 3. Construction 2024 | | Construction Totals | | | 600,450 |
| | | 15% Contingency | | | 90,068 |
| | | STP Project Total = | | | 690,518 |
| | | Federal Share @ 80% = | | | 552,414 |
| | | Local Share @ 20% = | | | 138,104 |
| EWGCC Application Fee (1/2% of Federal Funds Requested) = | | | | | 2,762 |
| Surveying/Design Engineering Services | | | | | 69,052 |
| Const. Admin./Inspection/Testing | | | | | 51,789 |
| City Expenditure (EWG Fee + TAP 20% Share + Engineering + Application Fee) = | | | | | \$261,706 |



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

| | |
|---|----------------------|
| NUMBER: <i>For City Clerk Use</i> | CA20220725-03 |
|---|----------------------|

| | | | |
|---|------------------|--|---------------|
| SUBJECT/TITLE: FY23 Solid Waste Automated Truck Purchase | | | |
| REQUESTED BY: Darren Dunkle | | DEPARTMENT / WARD Public Works/All Wards | |
| AGENDA SECTION: | Consent Agenda | CAN ITEM BE RESCHEDULED? | No |
| CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval to purchase said trash truck from Elliott Equipment Co. | | | |
| FISCAL IMPACT: \$354,000.00 | | | |
| AMOUNT: | \$354,000.00 | ACCOUNT No.: | 08-40-90-8200 |
| FROM FUND: | Solid Waste Fund | TO FUND: | |
| EXPLANATION: The FY23 CIP Budget allocated \$280,000 for the replacement of an automated Solid Waste truck. However, due to the short supply and high demand, the price of trash trucks have gone up to \$354,000.00. | | | |

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| STAFF COMMENTS AND BACKGROUND INFORMATION: Staff has exhausted the process of locating additional fleet to assist with our curbside collections. However, our staff was able to demo an automated New Way Sidewinder 2021 model and have found this truck to fit our collection process and it is available for immediate purchase through the Sourcewell Cooperative Purchase program from Elliot Equipment Co. in the amount of \$354,000.00. |
|---|

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|--|----------|
| CIP No. | PWS23-01 |
| RELATED ITEMS / ATTACHMENTS: NWT SidewinderXTRS Sales Order | |

| | | | |
|-------------------------------------|----------------------------|----------------------|---------------|
| LIST CITY COUNCIL GOALS (S): | | | |
| | | | |
| RESPECTFULLY SUBMITTED: | City Manager, Gregory Rose | MEETING DATE: | July 25, 2022 |

SIDEWINDER XTR™ S E R I E S



TRACTION IN ANY ENVIRONMENT

With the New Way® Sidewinder XTR™ Automated Side Loader, efficiency is always at your side. Enjoy smooth one-operator convenience and a faster compaction rate than any other side loader on the market. Combine the strongest frame-mounted arm in the industry—boasting a 12-foot reach—with the convenience of automated loading and the ability to maneuver in tight spaces and you have an agile, ultra-tough, overbuilt loader.

SIDEWINDER XTR™



GENERAL SPECIFICATIONS

| Model | 22 A | 24 A | 29 A | 31 A | 31XL | 33YD ³ |
|-------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Body Capacity | 22 yd ³ | 24 yd ³ | 29 yd ³ | 31 yd ³ | 31 yd ³ | 31 yd ³ |
| Body Width (A) | 96" | 96" | 96" | 96" | 96" | 96" |
| Body Height (B) | 108" | 108" | 108" | 108" | 108" | 108" |
| Body Length (C) | 237" | 247" | 286" | 297" | 305" | 316" |
| †Raised Tailgate Height | 213.5" | 213.5" | 213.5" | 213.5" | 213.5" | 213.5" |
| †Body Height (Raised) | 195" | 195" | 229" | 229" | 273.5" | 273.5" |

MINIMUM CHASSIS SPECIFICATIONS

| Model | 22 A | 24 A | 29 A | 31 A | 31XL | 33 |
|-----------------|------------|------------|------------|------------|------------|------------|
| *Minimum GVWR | 46,000 lbs | 46,000 lbs | 64,000 lbs | 64,000 lbs | 64,000 lbs | 64,000 lbs |
| Cab to Trunnion | 160" | 160" | 194" | 194" | 218"-226" | 218"-226" |

ALSO AVAILABLE IN 18 AND 20 YD³ MODELS

PACKER SPECIFICATIONS

| | |
|----------------------|------------------------|
| Hopper Capacity | 6 yd ³ |
| Packer Swept Volume | 2 yd ³ |
| Packer Cycle Time | 21 secs. |
| Ram Penetration | 8.5" |
| Ram Compaction Force | 75,000 lbs @ 3,000 psi |

ARM SPECIFICATIONS

| | |
|--------------------------|-----------------|
| Arm Extension | 144" |
| ** Arm Lifting Capacity | Up to 1,000 lbs |
| Horizontal Mast Bearings | 6 |
| Arm Cycle Time | 6-8 secs. |

BODY CONSTRUCTION

| | | |
|--------------------|-----------|-------------------------------------|
| Roof | 10 gauge | 80K |
| Sides | 1/8" | AR450 |
| Packer Panel | 1/4" | AR450 |
| Body Floor | 3/16" | AR450 |
| Tailgate Back | 1/8" | AR450 |
| Tailgate Sides | 10 gauge | 80K |
| Hopper Floor/Sides | 1/4" | AR450 |
| Ram Guide | 3/8" x 3" | AR400 wear strips top 1/4" sides |

† As measured from top of truck frame.

* Any Chassis sent to Scranton Manufacturing with less than the minimum guideline requirements will not be mounted.

(Chassis must be capable of carrying the net weight of the body plus the weight of the refuse collected.)

** May require optional equipment.

HYDRAULIC SYSTEM

| | |
|---------------|------------------|
| Oil Reservoir | 70 gal |
| Oil Flow Rate | |
| Body | 20 gpm @ 750 RPM |
| Arm | 18 gpm @ 750 RPM |

Body Operating Pressure

| | |
|-----------------------------|-----------|
| 22-24 yd ³ units | 2,500 psi |
| 29-31 yd ³ units | 3,000 psi |

Arm Operating Pressure

| | |
|-------|--------------|
| Hoses | 4-to-1 burst |
|-------|--------------|

Return Filters

Dual in-tank 10 micron absolute

HYDRAULIC CYLINDER SPECIFICATIONS

| | |
|--------------------------|---|
| Tailgate Cylinders | 3" x 30" x 2" |
| Pack Panel Cylinders | 4" x 43" x 2.5" |
| Gripper Cylinder | 1.5" x 5" x 1" |
| Vertical Lift Cylinder | 3" x 16" x 2" |
| Body Hoist Cylinder | |
| | 22-24 yd ³ 6.5" x 150" 4-Stage |
| | 29-31 yd ³ 6.5" x 180" 4-Stage |
| Horizontal Mast Cylinder | 2" x 54" x 1.25" |
| Hopper Cover Cylinder | 2" x 18" x 1.25" |

STANDARD EQUIPMENT

- Pack-on-the-Go
- Twin 14.5" x 7" clean out doors
- Chrome cylinder rods w/scrapers
- Interlocked side access hopper door
- Nitro carbonite single-hoist cylinder
- Sight gauge on reservoir tank
- Tailgate ajar alarm
- Imron elite productive paint
- High-grade hydraulic fluid
- Dual camera system
- Reinforced frame-mounted arm
- In-line heavy duty grippers
- Sealed roller bearings on packer follower panels
- Ergonomic in-cab control panel and joystick
- Smooth body sidewall design
- Positive automatic tailgate lock
- Back-up alarm
- Body ajar alarm
- Hour meter
- "Arm stowed" indicator
- LED lights
- ANSI Z245.1-2017 compliant
- Multi-cycle packer
- Home position arm lock
- Fold-up valve door

OPTIONAL EQUIPMENT

- Hydraulic hopper cover
- 300 gallon gripper
- Camera options
- Additional arm controls
- Hopper ladder
- Broom/shovel racks
- Arm cycle counter
- CNG powered
- West Coast/Lightweight model also available (1,500 lbs reduction)
- Choice of control systems:
 - Air over hydraulic controls
 - CAN bus controls for in-cab diagnostics
- In-cab adjustable gripper pressure

AUTHORIZED NEW WAY DISTRIBUTOR



Sourcewell
Formerly NAWK
Awarded Contract
Contract # 091219-NWY

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22-2445 REV 01-22



4000 SE Beisser Dr
 Grimes, IA 50111
 Phone: (515) 986-4840
 Fax: (515) 986-9530

Sales Order

| | |
|-----------|----------|
| Date | S.O. No. |
| 7/14/2022 | 109658 |

| |
|---|
| Name / Address |
| City of University City 1015 Pennsylvania University City, MO 63130 |

| |
|---|
| Ship To |
| City of University City 1015 Pennsylvania University City, MO 63130 |

| | | | | | |
|----------|----------------|-----|-----------|----------|-----|
| P.O. No. | Terms | Rep | Ship Date | Ship Via | FOB |
| | Due on receipt | JRN | 7/22/2022 | Elliott | |

| Item | Description | Site | Quantity | Rate | Amount |
|------------|--|----------|----------|------------|-------------|
| Sidewinder | New 2021 Dennis Eagle provision with 31yd Sidewinder refuse packer. Pricing includes all chassis and body surcharges, dealer upgrades, delivery, and training for the maintenance crew as well as the operators on the unit. Source Well #091219 NWY Chassis (\$185,000) Pass through | Missouri | 1 | 354,000.00 | 354,000.00T |
| | Customers Exempt From Sales Tax | | | 0.00% | 0.00 |

| | |
|--------------|--------------|
| Total | \$354,000.00 |
|--------------|--------------|

Customer Signature X _____

Customer is responsible for sales tax and licensing fees.

DO NOT PAY FROM SALES ORDER. WE WILL SEND AN INVOICE.

3100 West 76th Street
 Davenport, IA 52806
 Phone: (563) 391-4840

4000 S.E. Beisser Drive
 Grimes, IA 50111
 Phone: (515) 986-4840
 Fax: (515) 986-9530

Elliott Sanitation Equip. Co.
 1245 Dawes Avenue
 Lincoln, NE 68521
 Phone: (402) 474-4840

14001 Botts Rd
 Grandview, MO 64030
 Phone: (816) 761-4840

CITY OF UNIVERSITY CITY COUNCIL MEETING

AGENDA ITEM



| | |
|--------------------------------------|---------------|
| NUMBER: <i>For City Clerk Use</i> | CM20220725-01 |
|--------------------------------------|---------------|

SUBJECT/TITLE:
Avenir - Chapter 353 Referral to the Plan Commission

| | |
|------------------------------|--|
| REQUESTED BY: John Wagner | DEPARTMENT / WARD Community Development/ Ward 1 |
|------------------------------|--|

| | |
|--|---------------------------------|
| AGENDA SECTION: City Manager's Report | CAN ITEM BE RESCHEDULED? yes |
|--|---------------------------------|

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager recommends the Mayor and Council remand the Avenir-Chapter 353 to the Plan Commission. This will enable staff to provide the Plan Commission with a briefing and a recommendation on the Chapter 353 request.

FISCAL IMPACT:

| | |
|---------|--------------|
| AMOUNT: | ACCOUNT No.: |
|---------|--------------|

| | |
|------------|----------|
| FROM FUND: | TO FUND: |
|------------|----------|

EXPLANATION:

STAFF COMMENTS AND BACKGROUND INFORMATION:

CIP No.

RELATED ITEMS / ATTACHMENTS:
Attached are the Plan Commission Staff Memo from March 31, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Draft Meeting Summary from the March 31 meeting, and the Staff Report to the Plan Commission.

LIST CITY COUNCIL GOALS (S):
Economic Development

| | |
|---|--------------------------------|
| RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose | MEETING DATE: July 25, 2022 |
|---|--------------------------------|



PLAN COMMISSION

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

MEMORANDUM

City Council

TO: City Council
FROM: John Wagner, Director of Planning & Development
DATE: July 25, 2022
SUBJECT: Avenir Chapter 353

The Memo outlined below was presented to the Plan Commission on March 23, 2022. The Commission voted to consider the request at a later meeting in order to have more time to read the supporting documents. This subsequent meeting was scheduled for March 31, 2022. Updated materials were provided to the Commission on March 28, 2022 after receiving them from the Applicant earlier that day.

The meeting summary from the March 31, 2022 Plan Commission meeting is attached to provide a better understanding of the discussion that evening. There were five (5) Commissioners on the Zoom call; two (2) were unable to attend. The discussion lasted for an hour and twenty minutes. There were two (2) votes required of the Commission: a vote on the determination of blight and a vote to approve the tax abatement. The blight determination took up most of the time that evening, as is evident from the meeting summary. The blight determination was approved by a vote of three (3) yes and two (2) no. The tax abatement was denied by a vote of four (4) no and one (1) yes.

Planning Commission

This agenda item concerns the request by Charles Deutsch and Company for a tax abatement proposal for the recently approved Avenir development. Specifically, the Commission will be considering a Chapter 353 Tax Abatement Application request for 100% tax abatement for five (5) years. The proposed tax abatement will be associated with a mixed-use development of 6.2 acres. Specifically, the development will be along the south side of Delmar Boulevard, and between McKnight Place and Kingdel Drive. The development will be comprised of 262 apartments and a 1,300 square-foot coffee shop.

In accordance with 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.*



Department of Planning and Development

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

PLAN COMMISSION MEETING

Via Video Conference

5:30 pm; Thursday, March 31, 2022

The Plan Commission held a special session via video conference on Thursday, March 31, 2022. The meeting commenced at 5:30 pm and concluded at approximately 6:50 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey (*joined at 6:24*)
Ellen Hartz
Charles Gascon
Patricia McQueen

Absent

Al Fleischer Jr.
Victoria Gonzalez

Staff Present

John Wagner, Acting Director of Planning and Development
John Mulligan, City Attorney

Councilmembers Present

Jeff Hales, Ward I – Council Liaison

Call to Order – (5:30 pm.) Chairwoman Holly called the meeting to order.

2. Approval of Minutes – None

3. Public Comments

There were no public comments for non-agenda items from the public

4. Old Business

- a. Development Plan & Blight Study 353 Review/Recommendation.
Applicant: Charles Deutsch and Company
Request: Study and Recommendation of 100% Tax Abatement for 5 Years
Address: 8630 Delmar Blvd
(VOTE REQUIRED)

Chairwoman Holly introduced the agenda item

She said it was necessary to make a 514.40 determination again due to changes in parts of the property included in the project. Tax figures have been changed. She noted that two votes were necessary for this item: one vote was necessary to recommend blight and one vote was necessary to recommend tax abatement.

Staff report was given by Dr. Wagner and Mr. Mulligan. Legal definitions were read.

Mr. Gascon asked what the definition of "area" is for this project.

Mr. Mulligan clarified that it is only the land to be re-developed.

Gerald Greiman, counsel for Applicant, spoke about the changes that have occurred since blight was determined by the commission in August 2020.

Mark Spykerman, special counsel for University City, was available for comments.

Public comments:

William Ash, 8690 W. Kingsbury. Refer to audio recording for details.

Mr. Gascon asked whether there have been maintenance efforts by the property owner since they owned the properties. They responded that normal maintenance had occurred outdoors but none of the properties were updated. They stated that the structures were obsolescent.

Mr. Gascon stated that neglect is not the same thing as Boyd. He referred to point number 0.6 in their memo about litter and abandoned vehicles. He said that this was neglect rather than blight. Mr. Greiman said that there were no abandoned cars seen on the property at this time.

Mr. Gascon questioned them about economic liability versus economic viability. They answered that they could not invest in these properties due to lack of money for redevelopment. Therefore, the properties were not economically viable.

Mr. Gascon asked them about the economic liabilities in the social liabilities that the developer sales today. They answered that the property values have declined therefore they are not generating tax revenue. The rents are not high enough to maintain the properties and therefore they continue to deteriorate.

Ms. Hartz moved that the blight be approved.

Discussion ensued.

Mr. Hales noted exterior violations that occurs with absentee landlords. This a big problem. He questioned what would happen next if this project does not go forward. Mr. Wagner agreed that exterior violations were the most noticeable violations. Mr. Hales also questioned what has changed materially since the original blight consideration.

Ms. Holly noted that a new state law has changed the definition of blight. The bar was lowered. An 'and' was replaced with an 'or'. Therefore, a new plan and a new definition have

been in place since the last blight determination. She also stated that there are new members of the Commission, and they were weighing in with fresh eyes.

Mr. Mulligan stated that city code 510.04 blighted area is not equal to the state code. The Applicant's analysis meets state code. Their process has been explained with regard to blight determination. He stated that the city Council did not ever put on their agenda to approve the April 2020 blight recommendation. He also stated that the applicant was requesting tax abatement that was the maximum allowed under state law.

There was a discussion about the state versus the city definitions of blight.

Ms. Holly asked if there was more discussion. Hearing none, she closed the discussion and called for a vote.

Vote on blight determination:

Yes 3
No 2

The measure passed

Applicant Request for tax abatement of 100% for 5 years.
(Vote Required)

Ms. Holly asked for a motion to approve tax abatement of 100% for five years.

Ms. Hartz so moved.

Ms Holly asked for discussion.

Mr. Gascon noted that the current property did not generate a reasonable tax revenue for the city. Therefore, it was a liability that would be put back on the city if the property remains undervalued.

Mr. Harvey commented about taxes being generated by future development.

Ms. Holly made comments and observations about this package that was presented to support this application. She called for a vote.

Vote on Tax Abatement:

Yes 1
No 4

The measure did not pass.

5. New Business

a. None

6. Other Business

a. None

7. Reports

- a. Council Liaison Report – None
- b. Committee reports - None

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 6:50 pm.

DRAFT



PLAN COMMISSION

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

MEMORANDUM

TO: Plan Commission
FROM: John Wagner, Acting Director of Planning & Development
DATE: March 23, 2022
SUBJECT: Avenir Chapter 353

This agenda item concerns the request by Charles Deutsch and Company for a tax abatement proposal for the recently approved Avenir development. Specifically, the Commission will be considering a Chapter 353 Tax Abatement Application request for 100% tax abatement for five (5) years. The proposed tax abatement will be associated with a mixed-use development of 6.2 acres. Specifically, the development will be along the south side of Delmar Boulevard, and between McKnight Place and Kingdel Drive. The development will be comprised of 262 apartments and a 1,300 square-foot coffee shop.

In accordance with 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. Development Dynamics Memo (Feb. 15, 2022)
2. Development Plan for Delmar Boulevard Redevelopment Area (Feb. 14, 2022)

February 15, 2022

MEMORANDUM

TO: Mr. Keith Cole – Director of Finance, City of University City, Missouri
FROM: Development Dynamics, LLC
RE: Redevelopment Project Fiscal Impact Estimate - Charles Deutsch & Company

(636) 561-8602

Introduction

The accompanying tables and narrative provide an estimation of the anticipated fiscal impacts associated with a proposed redevelopment project by Charles Deutsch & Company (the “Developer”). The proposed redevelopment project involves 17 parcels of land located adjacent to The Gatesworth, west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”) within the City of University City, Missouri (the “City”).

The Redevelopment Area covers approximately (6.2) acres and currently contains one office building, eight four-family apartment buildings, four single-family homes, three vacant lots, and a parking lot. The Redevelopment Area has been previously identified for redevelopment in the 1999 City Comprehensive Plan and updates in 2005 and 2006 (Redevelopment Area 18).

Redevelopment involves the demolition of existing structures and transformation of the area to accommodate a new 262-unit apartment complex with approximately 1,300 square feet of commercial space (the “Redevelopment Project”). This analysis is intended to help evaluate the potential impact on the delivery of police and fire services as well as on the University City School District.

Under Chapter 353, the City is allowed to grant up to 25 years of real property tax abatement on improvements and incremental increases in land value. However, the Developer has requested only partial tax abatement (5 years at 100% of the incremental increase in the assessed value of the real property). Commencement of construction is anticipated to begin in the spring of 2022, with completion expected on or before December 31, 2023. Real property tax abatement is expected to begin in the year after construction is completed.

A. Potential Project Impact - City Police & Fire Services

As a result of discussions with the University City Police and Fire Departments the potential impact to their delivery of services for the redevelopment area are as follows. When considering the potential impacts on calls for service and service delivery, it is important to attempt to identify what might be attributable specifically to a specific redevelopment project, and to distinguish what portion of any new services to the area may be attributable to other proposed area development. While this report is an estimation, it does provide a general order of magnitude of the possible costs to be balanced against projected revenues.

1001 BOARDWALK SPRINGS PLACE
SUITE 50
O'FALLON, MO 63368

636.561.8602

636.561.8605

WWW.D2TEAM.ORG

1. Police Services

Maintaining the current level of service is important for the Police Department. The proposed redevelopment project, in conjunction with the other proposed new development in the area may require the addition of one officer. The cost of a new officer, in salary and benefits, is approximately \$87,800. Allocation of a portion of an officer’s salary requires additional analysis, when taking into consideration the timing, anticipated completion date of the redevelopment project or other area development, and the impact of surveillance capabilities and tenant safety features specifically designed into the new buildings and amenities.

2. Fire Services

The fire department’s current Insurance Services Office Fire Suppression Schedule (FSRS) ISO fire service rating is 3. The FSRS, evaluates four primary categories of fire suppression: 1) The quality of emergency response systems (911) accounts; 2) The quality of fire department, equipment, pump capacity, engine companies, ladder companies, training, and personnel; 3) The quality of water supply by considering hydrant size, type, and installation, as well as the quality and frequency of hydrant inspections and testing; and 4) Community risk reduction by evaluating the ability to prevent fires, enforce codes, and implement fire safety educational

The redevelopment area is serviced by fire station 2 and is currently served by a 24’ “pumper truck”, and aerial ladder truck. In discussion with fire department officials, the proposed redevelopment project alone is not enough to require an additional equipment or ladder truck. However, in combination with other planned future development in the area, maintaining the current ISO rating will require ongoing monitoring of safety needs.

3. City Tax Revenue Impact

a. **Real Property Taxes** – Table 1 depicts real property tax estimates resulting from the proposed redevelopment project over the entire term of the tax abatement.

Table 1: Estimate of Real Property Taxes – City

| Delmar Boulevard Redevelopment Area City of University City Tax Revenue Comparison Before/After Development | | | |
|--|--|---|--------------------------------------|
| Tax Year | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
| <u>Base</u> | | | |
| Year 1 | 11,060 | 9,076 | 9,076 |
| Year 2 | 11,060 | 9,076 | 9,076 |
| Year 3 | 44,576 | 9,076 | 9,076 |
| Year 4 | 44,576 | 9,076 | 9,076 |
| Year 5 | 45,022 | 9,076 | 9,076 |
| | \$ 156,294 | \$ 45,380 | \$ 45,380 |

Delmar Boulevard Redevelopment Area
University City Library
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| <u>Base</u> | | | |
| Tax Year | | | |
| Year 1 | 6,535 | 5,431 | 5,431 |
| Year 2 | 6,535 | 5,431 | 5,431 |
| Year 3 | 26,589 | 5,431 | 5,431 |
| Year 4 | 26,589 | 5,431 | 5,431 |
| Year 5 | 26,855 | 5,431 | 5,431 |
| | \$ 93,101 | \$ 27,153 | \$ 27,153 |

b. Pool Sales Tax - University City is considered a “B” or “Pool Tax City” as it relates to St. Louis County’s 1% sales tax distribution. Pool Tax Cities share the County’s 1% sales tax proportionally based on City population in relation to St. Louis County’s population as a whole. This calculation is based on the decennial census and is recalculated every ten years. Therefore, the current distribution is based on 2010 population, and will be recalculated in 2022, when the 2020 Census numbers are released. For this reason, only an estimate of impact on revenue derived from the Pool Sales Tax can be calculated at this time.

Using the population projections for the unit mix of the apartment complex—505 people—the City’s share of population increases by 0.000495518. Using the 2018 pool sales tax total of \$95,198,059 (the most recent currently available from St. Louis County), University City would receive approximately \$47,175 in additional pool sales tax revenue annually.¹

c. Per Capita Sales Taxes – (½ percent Capital Improvements; ½ percent Public Safety Improvements)

The City levies a one-half of one percent sales tax on retail sales for capital improvements. The City pools the capital improvements sales tax with other cities in St. Louis County. Total capital improvement sales tax revenue is redistributed on a per-capita share of sales taxes generated in the unincorporated areas of the County. In past years, the capital improvement sales tax has generated approximately \$2.2-2.4 million annually. The City budget will see net positive revenues resulting from the addition of population from construction of the redevelopment project.

St. Louis County imposes a one-half of one percent sales tax on retail sales for the purpose of providing funds for police and public safety improvement in the County and each of the municipalities. The City’s share of this revenue is based on population size. In prior years, the City has received approximately \$1.4 million from the tax. The City budget will likely see net positive

¹ It is important to note that the population increase due to the proposed project will not be accounted for in the 2020 Census, therefore the direct revenue benefits of the redevelopment project may not be realized by the City until the 2030 Census recount. Since it is not possible to know what the population distribution or the collected pool sales tax will be, the current allocation was used as a proxy to illustrate the potential benefits.

revenue from the addition of population resulting from the construction of the redevelopment project.

d. Gross Receipts Taxes - (Natural Gas 9%; Telephone 9%; Electric 9%)

The City levies a 9% gross receipts tax on utilities that provide natural gas, telephone, and electric services in the City. The revenue is based on the price of the services as well as usage. The purchase of finished goods and services by consumers and businesses is undergoing dramatic change. The purchase of these utility services by consumers is undergoing dramatic change as a result of technological modernization and energy efficiencies. There are limited means by which to accurately estimate total sales but the City budget will see net positive revenues resulting from construction of the redevelopment project similar to the following: (\$0.35/sq. ft. X 305,765 total sq. ft. X 9%). Based upon this industry average formula City gross receipts tax revenues will equate to approximately \$9,632 annually.

e. Personal Property Taxes

The City levies a tax on personal property within the boundaries of the City in accordance with Missouri statutes. The tax is assessed at 33.3% of the valuation of property established by the St. Louis County Assessor. The City tax levy for personal property was \$0.680 per hundred dollars of assessed valuation. In prior years, personal property tax revenue to the City has averaged approximately \$21/resident/year. If that calculation remains true, the City will likely receive approximately \$10,605 in annual personal property taxes from the redevelopment project at full occupancy.

4. University City School District - Potential Project Impact

The redevelopment project is located within the attendance boundaries of Flynn Park Elementary School and the University City High School, each of which have which have excess classroom capacity. As with most school districts, the University City School District has an interest in the number of children that could potentially live in the new apartments. Given the planned apartment unit mix (185 1-bedroom units, 69 2-bedroom units, and 8 3-bedroom units), the estimated number of school aged children anticipated to live in the apartments is 16.

Table 3: Redevelopment Area Population Estimate

| Unit Type | # of Units | Persons/Unit | Total |
|-------------|------------|--------------|-------|
| 1-Bedroom | 185 | 1.8 | 333 |
| 2-Bedroom* | 69 | 2.1 | 144.9 |
| 3-Bedroom** | 8 | 3 | 24 |
| Total | 262 | | 501.9 |

*Persons per unit for 2-Bedroom units accounts for the possibility that some percentage of the units may have a school age child living in them.

**Persons per unit for the 3-Bedroom units assumes each would have at least 1 school age child.

Table 3 base assumptions include: 1) only adults will occupy 1-bedroom units; 2) 2-bedroom units will be occupied by 2 adults, but in order to allow for some portion of the units to be occupied

by children, a population rate of 2.1 (University City current average household size for rental units of 2.04; and that 64% of renters are non-family households (2017ACS)); and 3) 3-bedroom units will be occupied by 2 adults and one school aged child. This results in the projection of 16 school aged children living in the apartment complex.

The University City school district will continue receiving the same amount of real property taxes that result from real property within the redevelopment area at the present time (\$65,479 annually). In addition, the school district will continue to receive 100% of personal property taxes levied on tangible personal property within the redevelopment area. Personal property tax revenue is estimated to be approximately \$9,059 annually.²

Table 4 depicts real property tax estimates that would benefit the school district over the term of the tax abatement.

Table 4: Estimate of Real Property Taxes – School District

| Delmar Boulevard Redevelopment Area University City School District Tax Revenue Comparison Before/After Development | | | |
|--|--|---|--------------------------------------|
| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
| Base | | | |
| Tax Year | | | |
| Year 1 | 81,705 | 65,479 | 65,479 |
| Year 2 | 81,705 | 65,479 | 65,479 |
| Year 3 | 323,529 | 65,479 | 65,479 |
| Year 4 | 323,529 | 65,479 | 65,479 |
| Year 5 | 326,764 | 65,479 | 65,479 |
| | \$ 1,137,232 | \$ 327,397 | \$ 327,397 |

Given the excess capacities at each affected school and the limited number of students anticipated to live within the proposed apartments (16), the school district should be able to accommodate any news students with existing resources.

5. Other Tax Districts

The accompanying table depicts real property tax estimates resulting from the proposed redevelopment project over the entire term of the tax abatement.

² Personal Property taxes estimate derived from City of University City, Missouri Annual FYE June 30, 2020 budget data (total city personal property assessed valuation, dividing by city population, multiplying by redevelopment area estimated population, then applying the school district tax formula to arrive at an estimate).

Table 5: Estimate of Real Property Taxes -- others

| Delmar Boulevard Redevelopment Area State of Missouri Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area St. Louis County General Tax Revenue Comparison Before/After Development | | | |
|--|---|--------------------------------------|-----------|---|---|--------------------------------------|-----------|
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 542 | 446 | 446 | Year 1 | 3,214 | 2,619 | 2,619 |
| Year 2 | 542 | 446 | 446 | Year 2 | 3,214 | 2,619 | 2,619 |
| Year 3 | 2,191 | 446 | 446 | Year 3 | 12,884 | 2,619 | 2,619 |
| Year 4 | 2,191 | 446 | 446 | Year 4 | 12,884 | 2,619 | 2,619 |
| Year 5 | 2,213 | 446 | 446 | Year 5 | 13,013 | 2,619 | 2,619 |
| \$ | 7,679 | \$ 2,232 | \$ 2,232 | \$ | 45,209 | \$ 13,093 | \$ 13,093 |
| Delmar Boulevard Redevelopment Area County Health Fund Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area County Park Maintenance Tax Revenue Comparison Before/After Development | | | |
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 2,156 | 1,756 | 1,756 | Year 1 | 766 | 625 | 625 |
| Year 2 | 2,156 | 1,756 | 1,756 | Year 2 | 766 | 625 | 625 |
| Year 3 | 8,639 | 1,756 | 1,756 | Year 3 | 3,073 | 625 | 625 |
| Year 4 | 8,639 | 1,756 | 1,756 | Year 4 | 3,073 | 625 | 625 |
| Year 5 | 8,726 | 1,756 | 1,756 | Year 5 | 3,104 | 625 | 625 |
| \$ | 30,316 | \$ 8,778 | \$ 8,778 | \$ | 10,782 | \$ 3,125 | \$ 3,125 |
| Delmar Boulevard Redevelopment Area County Bond Retirement Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area County Roads and Bridges Tax Revenue Comparison Before/After Development | | | |
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 343 | 283 | 283 | Year 1 | 1,607 | 1,309 | 1,309 |
| Year 2 | 343 | 283 | 283 | Year 2 | 1,607 | 1,309 | 1,309 |
| Year 3 | 1,387 | 283 | 283 | Year 3 | 6,442 | 1,309 | 1,309 |
| Year 4 | 1,387 | 283 | 283 | Year 4 | 6,442 | 1,309 | 1,309 |
| Year 5 | 1,401 | 283 | 283 | Year 5 | 6,507 | 1,309 | 1,309 |
| \$ | 4,863 | \$ 1,413 | \$ 1,413 | \$ | 22,605 | \$ 6,547 | \$ 6,547 |
| Delmar Boulevard Redevelopment Area St. Louis Community College Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area Special School District Tax Revenue Comparison Before/After Development | | | |
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 3,590 | 2,955 | 2,955 | Year 1 | 20,026 | 16,481 | 16,481 |
| Year 2 | 3,590 | 2,955 | 2,955 | Year 2 | 20,026 | 16,481 | 16,481 |
| Year 3 | 14,502 | 2,955 | 2,955 | Year 3 | 80,887 | 16,481 | 16,481 |
| Year 4 | 14,502 | 2,955 | 2,955 | Year 4 | 80,887 | 16,481 | 16,481 |
| Year 5 | 14,647 | 2,955 | 2,955 | Year 5 | 81,696 | 16,481 | 16,481 |
| \$ | 50,833 | \$ 14,774 | \$ 14,774 | \$ | 283,522 | \$ 82,405 | \$ 82,405 |

6. Summary

In conjunction with other potential area development, the City may incur costs associated with maintaining the existing level of police service and future additional fire equipment. Those costs will be offset by the following fiscal benefits:

- Over the term of the redevelopment project abatement period, it is estimated the City will receive approximately \$72,533 in real property taxes (see Table 1).
- Upon completion of the redevelopment project, it is estimated the City will receive increased pooled sales taxes of approximately \$47,172 annually (see paragraph A. 3. b.), as well as net fiscal benefits from per capita sales taxes.
- Upon completion of the redevelopment project, the City will benefit from increased personal property taxes amounting to approximately \$10,605 annually.
- The City will see increased gross receipts taxes for natural gas, telephone, and electric services. While these types of taxes are notoriously difficult to estimate, utilizing industry averages (\$0.35/sq. ft. X 305,765 total sq. ft. X 9%) City gross receipts tax revenues will equate to approximately \$9,932 annually.³

Over the term of the redevelopment project abatement period, it is estimated the University City school system will receive approximately \$327,397 (see Table 4) in real property taxes and \$45,295 from personal property taxes to offset any potential attendance impact.

Other taxing jurisdictions will also see similar ranges of benefit (see Table 5) resulting from the redevelopment project.

Conditions and Assumptions

This fiscal analysis is based on data, assumptions, views, and information obtained through a variety of sources including the Missouri Department of Revenue, the City, the Developer, and other sources considered to be reliable. Development Dynamics, LLC ("D2") reviewed the information in its evaluation to help determine the anticipated fiscal impact based upon reasonable expectations of the market and project performance factors. While the estimated fiscal impact is based on a series of complicated estimated and assessments, they should only be used as an indication of redevelopment project outcomes. D2's scope of data verification varied and was dependent on the nature of the data, the availability of relevant public information, and availability of third-party reports. D2 believes the methods used in this analysis constitutes a rational basis for any conclusions but cannot warrant the accuracy of information provided by other entities. The report contains certain forward-looking certain assumptions and judgments regarding future events, it is based upon the best currently available information. Assumptions about the future actions by various parties cannot be assured or guaranteed. The redevelopment project's success is dependent upon the timing and execution of a complex series of events, both internal and external to the project. Events or actions that alter assumed events, assumptions, or conditions used in the analysis shall be considered a cause to void all results. This analysis further contains prospective information, opinions, and views and is not provided as an assurance that certain events will occur. Actual results will vary from the data described herein and the variations may be material. Because the future is uncertain, D2 assumes no responsibility for any degree of risk involved.

³ Average utility cost estimates \$0.35/sq. ft. from Building Owners and Managers Association (BOMA) and CoStar Analytics.

CITY OF UNIVERSITY CITY, MISSOURI

DEVELOPMENT PLAN

FOR

DELMAR BOULEVARD REDEVELOPMENT AREA

**Submitted by
CHARLES DEUTSCH & COMPANY**

February 14, 2022

**REDEVELOPMENT CORPORATION
DEVELOPMENT PLAN**

| | | |
|-------------|---|-----|
| SECTION I | INTRODUCTION | iii |
| SECTION II | OVERVIEW OF URBAN REDEVELOPMENT..... | 1 |
| SECTION III | FINDING THAT REDEVELOPMENT AREA IS A BLIGHTED AREA..... | 1 |
| SECTION IV | DEVELOPMENT PLAN OBJECTIVES..... | 1 |
| SECTION V | REDEVELOPMENT PLAN | 2 |
| 1. | <i>Legal Description</i> | 2 |
| 2. | <i>Design Plan</i> | 2 |
| 3. | <i>Project Phases</i> | 3 |
| 4. | <i>Unit specification</i> | 3 |
| 5. | <i>Property to be Demolished</i> | 3 |
| 6. | <i>Building Rehabilitation</i> | 3 |
| 7. | <i>New Construction</i> | 3 |
| 8. | <i>Open Space and Other Amenities</i> | 3 |
| 9. | <i>Property for Public Agencies or Political Subdivisions</i> | 3 |
| 10. | <i>Zoning Changes</i> | 3 |
| 11. | <i>Street Changes</i> | 3 |
| 12. | <i>Utility Changes</i> | 3 |
| 13. | <i>Tax abatement</i> | 4 |
| 14. | <i>Property Acquisition; Eminent Domain</i> | 4 |
| 15. | <i>Financing</i> | 4 |
| 16. | <i>Management</i> | 5 |
| 17. | <i>Public Property</i> | 5 |
| 18. | <i>Relocation</i> | 5 |
| 19. | <i>Qualifications</i> | 5 |
| 20. | <i>Evidence of Good Standing</i> | 5 |
| 21. | <i>Non-collusive Affidavit</i> | 5 |

4

APPENDICES

- A. LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA
- B. REDEVELOPMENT AREA BLIGHT ANALYSIS
- C. REDEVELOPMENT AREA TAX IMPACT STATEMENT
- D. PRELIMINARY SITE PLAN;
- E. PRELIMINARY ELEVATIONS;
- F. DEVELOPER'S "BUT FOR" AFFIDAVIT;
- G. RELOCATION POLICY;
- H. CERTIFICATE OF GOOD STANDING; AND
- I. NON-COLLUSION AFFIDAVIT.

The foregoing Appendixes are hereby incorporated herein by reference.

SECTION I: INTRODUCTION

The following Development Plan, submitted by Charles Deutsch & Company (the “*Developer*”), relates to the proposed redevelopment of seventeen (17) parcels of land located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”). The Redevelopment Area covers approximately six and one half (6.2) acres, contains one office building, three vacant lots, eight four-family apartment buildings, four single-family homes, and a parking lot, which will be transformed into a new 262-unit apartment complex with commercial space all located in the City of University City, Missouri, as more particularly described in **Appendix A**, attached hereto. Developer is the owner under contract of one hundred percent (100%) of the real property within the proposed area.

SECTION II: OVERVIEW OF URBAN REDEVELOPMENT

In order to promote the redevelopment of a declining area or to induce new activity in an area that has been lacking in growth and development, the State of Missouri provides statutory tools to counties and municipalities to assist private, and initiate public, investment. One such tool is the Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri, as amended, (collectively, the “*Urban Redevelopment Law*”).

Generally, Urban Redevelopment Law allows municipalities to foster economic development and physical improvements in a redevelopment area by:

- Identifying and designating redevelopment areas that qualify as “blighted areas”;
- Adopting a development plan designating the redevelopment area and stating the objectives to be attained and the program to be undertaken;
- Approving a redevelopment project(s) for implementation of the development plan; and
- Utilizing the tools set forth under the Urban Redevelopment Law, including real property tax abatement, to assist in reducing or eliminating those conditions that cause the area to qualify as a redevelopment area.

SECTION III: FINDING THAT REDEVELOPMENT AREA IS A BLIGHTED AREA

An eligibility analysis of the Delmar Boulevard Redevelopment Area as a Blighted Area Under the Provisions of Chapter 353, is attached hereto as **Appendix B**.

SECTION IV: DEVELOPMENT PLAN OBJECTIVES

The objective of this Development Plan is to:

- Enhance the public health, safety, and welfare of the community by improving the infrastructure, curing blight conditions, and the encouragement of other public improvements necessary for insuring the area’s stability and existing and future redevelopment consistent with this Development Plan;
- Increase the level and perception of safety and revitalization in the Redevelopment Area which, in turn, may encourage and attract an influx of new business and residents to the City;
- Enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in and around the Redevelopment Area;

- Promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development;
- Increase property values in and around Redevelopment Area;
- Provide development/business/employment opportunities in and around the Redevelopment Area;
- Stimulate construction and permanent employment opportunities in the Redevelopment Area; and
- Serve as a catalyst for redevelopment in the City.

SECTION V: REDEVELOPMENT PLAN

The Developer proposes to implement the Development Plan in order to facilitate the goals, objectives, and other criteria as set forth in this Development Plan.

1. **Legal Description.** A legal description of the Redevelopment Area is contained herein as **Appendix A**. An aerial map of the proposed Redevelopment Area is located in the Blight Analysis.

The Redevelopment Area is currently comprised of 17 parcels of land, covering a total of (6.2) +/- acres as follows:

| Redevelopment Area | | Appraised Value | | Assessed Value | |
|--------------------|-------------------|-----------------|--------------|----------------|--------------|
| Locator Number | Address | Land | Improvements | Land | Improvements |
| 18K430314 | 8630 Delmar Blvd | \$ 334,500 | \$ 938,800 | \$ 107,040 | \$ 300,420 |
| 18K430194 | 8650 Delmar Blvd | 141,300 | 334,700 | 26,850 | 63,590 |
| 18K430204 | 8656 Delmar Blvd | 139,500 | 333,700 | 26,510 | 63,400 |
| 18L640567 | 8662 Delmar Blvd | 139,500 | 339,300 | 26,510 | 64,470 |
| 18L640941 | 8668 Delmar Blvd | 139,700 | 339,100 | 26,540 | 64,430 |
| 18L640600 | 8674 Delmar Blvd | 135,700 | 340,300 | 25,780 | 64,660 |
| 18L640655 | 8680 Delmar Blvd | 135,300 | 343,500 | 25,710 | 65,270 |
| 18L640677 | 8686 Delmar Blvd | 135,000 | 343,800 | 25,650 | 65,320 |
| 18L640402 | 8677 Barby Lane | 152,300 | 147,600 | 28,940 | 27,990 |
| 18L640413 | 8683 Barby Lane | 150,900 | 105,900 | 28,670 | 21,120 |
| 18L640545 | 8687 Barby Lane | 161,800 | 132,100 | 30,740 | 25,100 |
| 18L640468 | 8689 Barby Lane | 147,700 | 99,700 | 28,060 | 18,940 |
| 18L640370 | 534 Kingdel Drive | 120,900 | - | 22,970 | - |
| 18L640392 | 538 Kingdel Drive | 128,000 | - | 24,320 | - |
| 18L640457 | 544 Kingdel Drive | 156,200 | - | 29,680 | - |
| 18L640590 | 554 Kingdel Drive | 140,600 | 276,600 | 26,710 | 52,550 |
| 18K430491 | 3 McKnight Place | 380,300 | - | 72,260 | - |
| Totals | | \$ 2,839,200 | \$ 4,075,100 | \$ 582,940 | \$ 897,260 |

2. **Design Plan.** The redevelopment project (the “*Redevelopment Project*”) contemplated by this Redevelopment Plan proposes to accommodate redevelopment of the Redevelopment Area into a new 264-unit apartment complex. To further redevelopment, the Developer proposes to complete (or cause the completion of) the following (as set forth herein):

- The acquisition of certain real property within the Redevelopment Area;

- Demolition of certain existing structures (*see* Subsection 5, *below*); and
- Construction of new structures and related infrastructure (*see* Subsection 7, *below*).

A preliminary site plan is attached hereto as **Appendix D** (such plan, as amended from time to time, is referred to as the “*Site Plan*”), which shows, among other things, the general location and size of structures, general landscaping plan, and general traffic circulation. The Site Plan will be submitted to the City in connection with the pending rezoning application (as defined herein), and, therefore, is subject to change. The Developer anticipates completion of the Redevelopment Project in one phase.

3. **Project Phases.** The Developer anticipates the Redevelopment Project will be completed in one (1) phase beginning in the spring of 2022 and completed within twenty four (24) months after the start of construction or within thirty-six (36) months of the date of adoption of an ordinance approving this Redevelopment Plan (the “*Approval Date*”).

4. **Unit Specification.** As set forth in the Site Plan, the Redevelopment Project contemplates the development of new 262-unit apartment complex, which will be leased and/or sold at market rates. It is anticipated the units will be available within thirty-six (36) months after the Approval Date.

5. **Property to be Demolished.** Subject to Subsection 6, it is anticipated that all of the existing building structures will be demolished within twenty four (24) months after the Approval Date.

6. **Building Rehabilitation.** The Redevelopment Project does not contemplate any rehabilitated or remodeling of existing structures.

7. **New Construction.** The Redevelopment Project contemplates the development of a 262-unit apartment complex, related infrastructure, an approximate 1,300 square feet of commercial space, and accessory structures. All new construction will be completed in accordance with applicable law.

8. **Open Space and Other Amenities.** Any undeveloped areas shall be used for the purposes shown on the Site Plan.

9. **Property for Public Agencies or Political Subdivisions.** No portion of the Redevelopment Area shall be sold, donated, exchanged, or leased to any public agency or political subdivision of the federal, state, or local government.

10. **Zoning Changes.** The Developer will be submitting an application to the City in order to rezone the Redevelopment Area to Planned Development-Mixed Use (PD-M). The Redevelopment Project is consistent with the City’s Comprehensive Plan Update (2006).

11. **Street Changes.** Except for relocation of curb cut access points, the Redevelopment Plan does not contemplate substantial street changes. No public street shall be permanently closed in connection with the Redevelopment Project. However, temporary closures might occur for improvements to McKnight Place as part of the construction process. As set forth in the Site Plan, the Redevelopment Project contemplates the reconfiguration of private drives throughout the Redevelopment Area.

12. **Utility Changes.** The Redevelopment Project does not contemplate any material changes in utility sources.

13. **Tax abatement.** In order to make the Redevelopment Project economically feasible, the Developer requests a tax abatement structure for each tract, lot, or parcel of property within the Redevelopment Area that provides for:

- A one hundred percent (100%) abatement for a period of five (5) years from the later of (i) substantial completion of the Redevelopment Project and (ii) the date upon which the redevelopment corporation established pursuant to Chapter 353, RSMo., (the “**353 Corporation**”) takes title to such tract, lot, or parcel of property;
- Payments in lieu of taxes (“**PILOTS**”) in an amount equal to the current ad valorem real property taxes. To the extent the boundaries of any Lot are adjusted in connection with the Redevelopment Project (via a duly recorded subdivision plat), the current ad valorem real property taxes for the Redevelopment Area will be reapportioned on a pro rata basis based on the square footage of each new lot; and
- After a period totaling five (5) years, each tract, lot, or parcel of property within the Redevelopment Area will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such tract, lot, or parcel.

A detailed tax impact statement is attached hereto as **Appendix C** (the “**Tax Impact Statement**”). The Tax Impact Statement outlines:

- The assessed valuation of each tract, lot, or parcel of real property within the Redevelopment Area and the improvements thereon, before development;
- The estimated assessed valuation of the land and the improvements thereon, respectively, after redevelopment;
- The impact such tax abatement will have on each political subdivision whose boundaries include any portion of the Redevelopment Area, including an estimate of the amount of ad valorem revenues to be affected by the grant of tax abatement.

As set forth in the Eligibility Analysis, the Redevelopment Area contains a number of obstacles that have a negative influence on its success. As such, but for the proposed tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken. A developer’s affidavit is attached hereto as **Exhibit F**.

The tax abatement, if any, with respect to any tract, lot, or parcel of property within the Redevelopment Area, will pass to or inure to the benefit of the 353 Corporation’s successors and assigns (each, a “**Successor**”) so long as such Successor shall continue to use, operate, and maintain such tract, lot, or parcel of property within the Redevelopment Area in accordance with the provisions of the Development Plan and comply with the terms of any contract by and between the City and the 353 Corporation concerning such tax abatement.

14. **Property Acquisition; Eminent Domain.** The ownership of each tract, lot, or parcel of property within the Redevelopment Area is set forth in Subsection 1 of this Section V. The Developer is the owner under contract for all property. The Developer is not requesting the City to acquire any property via eminent domain or otherwise.

15. **Financing.** The District Obligations, financing for the Development Project will be provided through private lending sources.

16. **Management.** The following officers of Developer shall be active in or associated with the management of the Redevelopment Project during the period of at least one (1) year from the Approval Date.

Charles DeutschPresident & Secretary

Developer shall be the sole shareholder of the 353 Corporation. It is anticipated that the officers and directors of the 353 Corporation shall be as follows:

Charles DeutschDirector & President

Christopher LeonardDirector & Vice President

Zachary DeutschDirector & Secretary

17. **Public Property.** NA.

18. **Relocation.** No relocation is anticipated, but if relocation assistance becomes necessary, the Developer will follow the provisions of Sections 523.200 to 523.205, Revised Statutes of Missouri and in the Section 565.010 of the City Code and in accordance with the Relocation Assistance Plan attached as **Appendix G**.

19. **Qualifications.** Charles J Deutsch specializes in the development of luxury senior living and health related properties. Mr. Deutsch is a principal of The Gatesworth Communities, which are comprised of the following premier senior care properties: The Gatesworth at One McKnight Place, a 297-unit independent senior living facility; McKnight Place Extended Care, a 65-bed skilled nursing facility; and McKnight Place Assisted Living and Memory Care, a 135-unit assisted living and memory care facility. These three facilities form the leading luxury continuum of care senior living campus in west St. Louis County. Mr. Deutsch also developed Parc Provence, which is a 124-bed memory care facility, further known as the market leader of its class in the St. Louis region. Private pay represents at least 99% of revenue from all facilities. Mr. Deutsch has been an active residential real estate developer for over forty years. From 1971 to 1974, Mr. Deutsch was actively involved in the management of a family-owned, 2,200-unit group of apartments in St. Louis County. From 1975 through 1986, Mr. Deutsch developed, built and managed approximately 556 condominiums in four separate developments, and one neighborhood shopping center, all located in St. Louis County. Additional information concerning Developer can be found at www.thegatesworth.com.

20. **Evidence of Good Standing.** A certificate of good standing issued by the Missouri Secretary of State is attached hereto as **Appendix H**.

21. **Non-collusive Affidavit.** An affidavit executed by Developer is attached hereto as **Appendix I**.

APPENDIX A

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

Order Number: 19-09-308

Date: December 3, 2021

No of Pages: 2 By: VWH

PROPERTY DESCRIPTION

Project: Avenir
Description: OVERALL PROPERTY DESCRIPTION

A tract of land being all of Lots 1-5 of "Delprice" recorded in Plat Book 41 Page 20 of the St. Louis County, Missouri records, all of Lots 14 and 15 of "Barby Lane", recorded in Plat Book 61 Page 30 of said records, all of Adjusted Lot 4 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" recorded in Plat Book 365 Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above-said Lot 1 of "Delprice", said corner being the intersection of the east right-of-way line of Kingdel Drive (50 feet wide) and the south right-of-way line of Delmar Boulevard (80 feet wide); thence along the south right-of-way line of Delmar Boulevard (width varies) the following courses and distances: South 89°23'32" East, 73.47 feet to the northeast corner of said Lot 1; along the east line of said Lot 1, South 00°56'50" West, 10.00 feet; South 89°23'32" East, 520.23 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; and South 89°23'32" East, 10.98 feet to a point on the west right-of-way line of McKnight Place (width varies); thence leaving said south right-of-way line and along said west right-of-way line of McKnight Place the following courses, distances and curves: South 00°32'17" West, 9.93 feet to a point of curvature; thence along a curve to the left with a radius of 68.00 feet, whose chord bears South 09°42'27" East, 24.19 feet, an arc distance of 24.32 feet to a point of reverse curvature; along a curve to the right with a radius of 63.00 feet, whose chord bears South 09°46'30" East, 22.26 feet, an arc distance of 22.38 feet to a point of tangency; South 00°24'12" West, 52.39 feet to a point of curvature; along a curve to the right with a radius of 88.00 feet, whose chord bears South 11°41'16" West, 34.44 feet, an arc distance of 34.66 feet to a point of reverse curvature; along a curve to the left with a radius of 112.00 feet, whose chord bears South 11°39'43" West, 43.93 feet, an arc distance of 44.22 feet to a point of tangency; South 00°21'06" West, 93.17 feet to a point of curvature; and along a curve to the right with a radius of 20.00 feet, whose chord bears South 17°17'03" West, 11.65 feet, an arc distance of 11.82 feet to a point on the north right-of-way line of Barby Lane (50 feet wide); thence leaving said west right-of-way line and along said north right-of-way line of Barby Lane, said line being non-tangent to the previous course, North 89°37'08" West, 6.78 feet to a point; thence leaving said north right-of-way line, South 00°22'52" West, 11.36 feet to the northeast corner of Adjusted Lot 3 of above-said "McKnight Place Assisted Living Boundary Adjustment Plat 2"; thence along the north line of said Adjusted Lot 3, said line also being the south line of above-said Adjusted Lot 4, North 89°37'08" West, 485.25 feet to the southwest corner of said Adjusted Lot 4; thence leaving last side line and along the west line of said Adjusted Lot 4, North 00°22'52" East, 11.36 feet to the southeast corner of above-said Lot 14, said corner also being on the north right-of-way line of Barby Lane (50 feet wide); thence leaving last said west line and along the north and west right-of-way lines of said Barby Lane the following courses, distances and curves: North 89°37'08" West, 90.69 feet to a point of curvature; along a curve to the right with a radius of 25.00 feet, whose chord bears North 54°21'16" West, 28.87 feet, an arc distance of 30.77 feet to a point of reverse curvature; along a curve to the left with a radius of 50.00 feet, whose chord bears North 54°21'16" West, 57.74 feet, an arc distance of 61.55 feet to a point of tangency; North 89°37'08" West, 49.78 feet

to a point on the east line of Lot 4 of above-said "Delprice"; South $00^{\circ}56'50''$ West, 53.25 feet to the southeast corner of Lot 5 of said "Delprice"; and North $89^{\circ}05'25''$ West, 122.80 feet to the southwest corner of said Lot 5, said corner also being on said east right-of-way line of Kingdel Drive; thence leaving said north and west right-of-way lines of Barby Lane and along said east right-of-way line of Kingdel Drive the following curves: along a curve to the right being non-tangential to the previous course, with a radius of 397.57 feet, whose chord bears North $00^{\circ}40'34''$ West, 22.39 feet, an arc distance of 22.39 feet to a point of compound curvature; along a curve to the right with a radius of 524.24 feet, whose chord bears North $09^{\circ}33'42''$ East, 157.23 feet, an arc distance of 157.82 feet to a point of reverse curvature; and along a curve to the left with a radius of 595.08 feet, whose chord bears North $10^{\circ}29'36''$ East, 159.32 feet, an arc distance of 159.80 feet to the Point of Beginning and contains 260,100 square feet or 5.971 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.

APPENDIX B

REDEVELOPMENT AREA BLIGHT ANALYSIS

[Attached]

**ELIGIBILITY ANALYSIS
OF
THE DELMAR BOULEVARD REDEVELOPMENT AREA
AS A BLIGHTED AREA UNDER THE PROVISIONS OF CHAPTER 353**

CITY OF UNIVERSITY CITY, MISSOURI

Prepared: February 4, 2022

DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602

TABLE OF CONTENTS

| | |
|---|-----------|
| I. INTRODUCTION | 1 |
| A. Purpose of Report..... | 2 |
| B. Provisions of Chapter 353..... | 2 |
| II. QUALIFICATION ANALYSIS | 5 |
| A. Age..... | 5 |
| B. Obsolescence..... | 6 |
| C. Inadequate Or Outmoded Design..... | 6 |
| D. Physical Deterioration..... | 7 |
| E. Economic Liability..... | 8 |
| F. Social Liability..... | 9 |
| III. SUMMARY AND CONCLUSIONS | 10 |

I. INTRODUCTION

The Mayor and City Council of the City of University City, Missouri (the "City") have expressed interest in maintaining and improving the appearance and real estate conditions of properties along Delmar Boulevard, as identified in the City's Comprehensive Plan of 1999 and updates in 2005 and 2006 (Redevelopment Area 18).

A development plan, submitted by Charles Deutsch & Company, (the "Developer") proposes to redevelop seventeen (17) parcels of land located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue as an area for redevelopment (the "Redevelopment Area"). The Redevelopment Area covers approximately (6.2) acres, contains one office building, eight four-family apartment buildings, four single-family homes, three vacant lots, and a parking lot, which will be transformed into a new 262-unit apartment complex with supportive commercial space. To further redevelopment, the Developer proposes to undertake (a) the acquisition of certain real property, (b) demolition of existing structures, (c) renovation of certain structures, and (d) the remediation of certain blighted conditions within the Redevelopment Area.

Figure 1: Redevelopment Area Parcel Data

| Redevelopment Area | | Appraised Value | | Assessed Value | |
|--------------------|-------------------|-----------------|--------------|----------------|--------------|
| Locator Number | Address | Land | Improvements | Land | Improvements |
| 18K430314 | 8630 Delmar Blvd | \$ 334,500 | \$ 938,800 | \$ 107,040 | \$ 300,420 |
| 18K430194 | 8650 Delmar Blvd | 141,300 | 334,700 | 26,850 | 63,590 |
| 18K430204 | 8656 Delmar Blvd | 139,500 | 333,700 | 26,510 | 63,400 |
| 18L640567 | 8662 Delmar Blvd | 139,500 | 339,300 | 26,510 | 64,470 |
| 18L640941 | 8668 Delmar Blvd | 139,700 | 339,100 | 26,540 | 64,430 |
| 18L640600 | 8674 Delmar Blvd | 135,700 | 340,300 | 25,780 | 64,660 |
| 18L640655 | 8680 Delmar Blvd | 135,300 | 343,500 | 25,710 | 65,270 |
| 18L640677 | 8686 Delmar Blvd | 135,000 | 343,800 | 25,650 | 65,320 |
| 18L640402 | 8677 Barby Lane | 152,300 | 147,600 | 28,940 | 27,990 |
| 18L640413 | 8683 Barby Lane | 150,900 | 105,900 | 28,670 | 21,120 |
| 18L640545 | 8687 Barby Lane | 161,800 | 132,100 | 30,740 | 25,100 |
| 18L640468 | 8689 Barby Lane | 147,700 | 99,700 | 28,060 | 18,940 |
| 18L640370 | 534 Kingdel Drive | 120,900 | - | 22,970 | - |
| 18L640392 | 538 Kingdel Drive | 128,000 | - | 24,320 | - |
| 18L640457 | 544 Kingdel Drive | 156,200 | - | 29,680 | - |
| 18L640590 | 554 Kingdel Drive | 140,600 | 276,600 | 26,710 | 52,550 |
| 18K430491 | 3 McKnight Place | 380,300 | - | 72,260 | - |
| Totals | | \$ 2,839,200 | \$ 4,075,100 | \$ 582,940 | \$ 897,260 |

The proposed Redevelopment Area contains a number of obstacles that have negative influences and present obstacles that need to be addressed as part of any future redevelopment. A development plan for the Redevelopment Area outlines the process and objectives to encourage the best use of property within the Redevelopment Area and to help prompt redevelopment. Each of these efforts is necessary to facilitate the clearance, replanning, rehabilitation, and reconstruction of property within the Redevelopment Area into a functional and productive state in order to contribute to the growth and vitality of the City.

A. PURPOSE OF REPORT

This report evaluates conditions affecting the Redevelopment Area and intended assist the City in determining if conditions in the Redevelopment Area satisfy the criteria of a "blighted area" as such term is defined in Section 353.020(2) of the Urban Redevelopment Corporation Act of the Revised Statutes of

Missouri, as amended (“Chapter 353”). This report is intended to supplement the Development Plan which outlines the process for redeveloping all or a part of a blighted area, outlines objectives to facilitate development, and encourage the highest and best use of property within a Redevelopment Area. Financial impediments and barriers to redevelopment must be overcome if clearing, replanning, rehabilitation, and reconstruction is to occur.

The Developer is requesting the City find the Redevelopment Area blighted pursuant to Chapter 353 and grant real property tax abatement to assist in eliminating certain conditions that have resulted in property within the Redevelopment Area falling into disrepair. Work is anticipated to begin in the spring of 2022 and be completed by the end of calendar year 2023.

B. PROVISIONS OF CHAPTER 353

The Missouri General Assembly adopted Chapter 353 in 1943. Chapter 353 allows cities and counties to (1) identify and designate a redevelopment area that qualifies as a “Blighted Area”, (2) adopt a development plan that designates an area in need of development 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.

Chapter 353 defines “Area” as “...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.”¹ Chapter 353 further defines a “Blighted Area” as “...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.”²

With the foregoing in mind, Development Dynamics, LLC (“D2”) performed an analysis of eligibility factors within the Redevelopment Area through on-site inspection, research of aerial maps, public property files/records, and other investigation. The subsequent sections of this report evaluate the conditions existent within the Redevelopment Area relative to the definition of a Blighted Area under Chapter 353.

¹ Section 353.020(1) RSMo.

² Section 353.020(2) RSMo.

Figure 2: Aerial View of Redevelopment Area Boundary

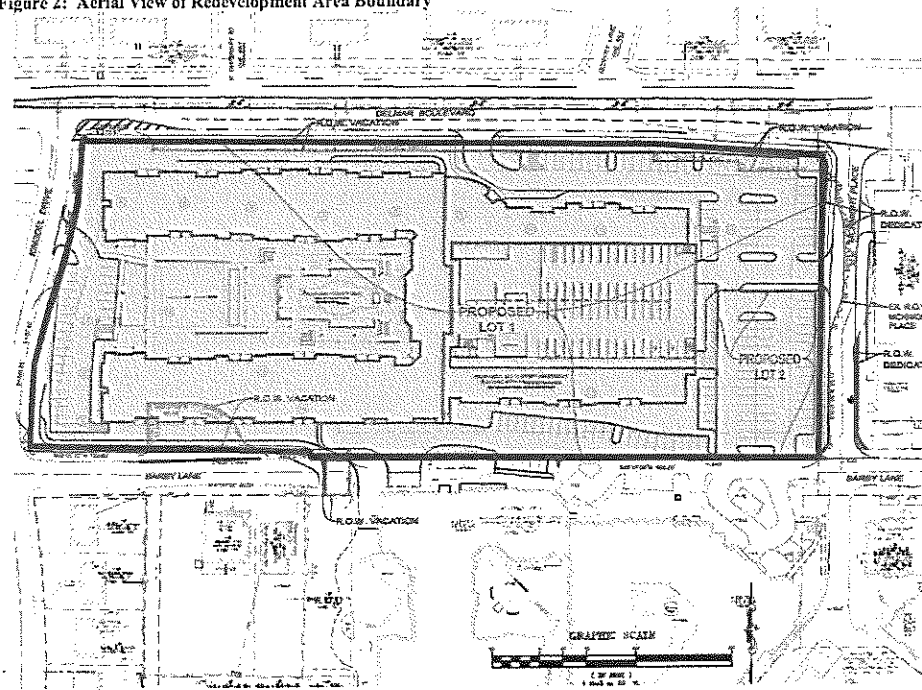
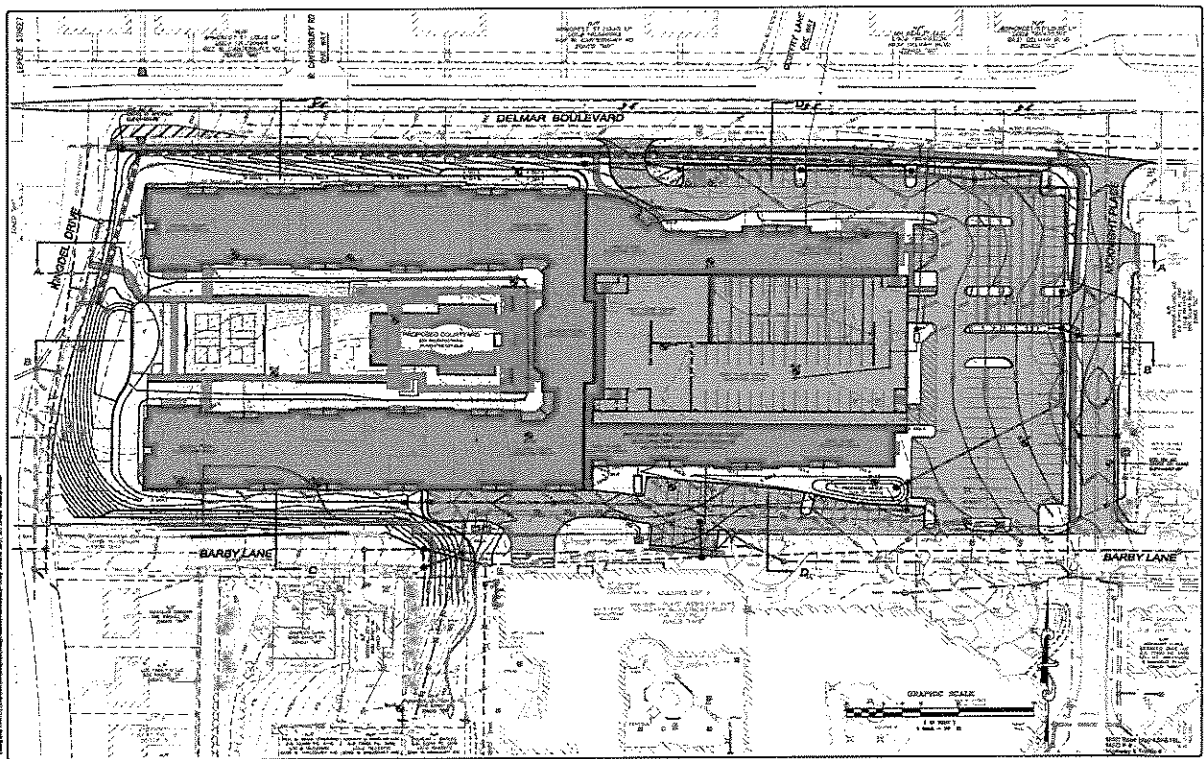


Figure 3: Preliminary Redevelopment Area Site Plan



II. QUALIFICATION ANALYSIS

This section analyzes the existing conditions within the Redevelopment Area as they relate to the definition of a blighted area under Chapter 353. D2 surveyed property conditions on June 9, 2020. This report does not reflect changes in conditions or events occurring after the site visits or publication of this report. Additionally, input from public meetings may result in revisions to this report.

A. AGE - Age can provide an indication of limiting conditions or the existence of problems resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature, and moisture. Additionally, older buildings tend not to be ideally suited for satisfying modern space and development standards. Many factors affect a property's useful life, including frequency of use, the age, and ongoing maintenance. Useful life for identical types of property differ depending on these factors, as well as additional factors such as foreseeable technological improvements, economic changes, and changes in law. These typical and problematic conditions associated with "age", and "age" itself, qualify as a factor of blight.

Findings:

1. While the buildings and property improvements provide the appearance of being basically sound, the majority of the structures are over 50 years old.
2. Buildings within the Redevelopment Area date back as far as 1903 with a majority being built between the late 1940s to mid-1960s. The buildings are deteriorating and in a state of decline. Deterioration may be evident in basically sound buildings containing minor defects such as missing roof tiles or peeling paint.
3. Deterioration of primary building components (foundation, interior/exterior walls, floors, wiring, and plumbing) due to age and lack of adequate maintenance is evident in each of the buildings. This deterioration is not easily curable without substantial new investment.
4. Secondary building components (doors, windows, wall coverings, frames, etc...) evidence examples of cracks, damage, warping, and lack of maintenance. Each deficiency is not easily corrected through normal maintenance and would require substantial investment.

Figure 4: Age Factors Impacting Redevelopment Area

| Property Address | 8630 Delmar Blvd | 8650 Delmar Blvd | 8656 Delmar Blvd | 8662 Delmar Blvd | |
|-------------------------------------|------------------|------------------|------------------|------------------|--------------------|
| Age (year built) | 1966 | 1953 | 1953 | 1950 | |
| Primary Bldg Components in Decline | Yes | Yes | Yes | Yes | |
| Secondary Bldg Component in Decline | Yes | Yes | Yes | Yes | |
| Property Address | 8668 Delmar Blvd | 8674 Delmar Blvd | 8680 Delmar Blvd | 8686 Delmar Blvd | |
| Age (year built) | 1950 | 1950 | 1948 | 1948 | |
| Primary Bldg Components in Decline | Yes | Yes | Yes | Yes | |
| Secondary Bldg Component in Decline | Yes | Yes | Yes | Yes | |
| Property Address | 8677 Barby Lane | 8683 Barby Lane | 8687 Barby Lane | 8689 Barby Lane | |
| Age (year built) | 1957 | 1961 | 1903 | 1961 | |
| Primary Bldg Components in Decline | Yes | Yes | Yes | Yes | |
| Secondary Bldg Component in Decline | Yes | Yes | Yes | Yes | |
| Property Address | 534 Kingdel | 538 Kingdel | 544 Kingdel | 554 Kingdel | 3 McKnight Place B |
| Age (year built) | - | - | - | 1953 | - |
| Primary Bldg Components in Decline | - | - | - | Yes | - |
| Secondary Bldg Component in Decline | - | - | - | Yes | - |

B. OBSOLESCENCE - The viability and usefulness of structures, based on the manner in which it was built and/or placed on the land, is relevant in determining if it has longer-term value in the real estate marketplace. Obsolescence takes many forms, including: functional obsolescence, economic obsolescence, obsolete platting, and obsolete site improvements. Buildings are often considered obsolete when they contain characteristics or deficiencies that are out of date, worn out, or that limit their use and marketability. This form of obsolescence is typically difficult and expensive to correct.

Findings:

1. The Redevelopment Area suffers from obsolescence with respect to its current platting due to lot configurations no longer suited for modern development standards and techniques. Due to the original layout, parcels within the Redevelopment Area lack safe ingress and egress along with inadequate internal traffic circulation.
2. The Redevelopment Area exhibits various levels of obsolescence in its site infrastructure. Pavement surfaces are damaged, demonstrating potholes, alligator cracking, and clogged storm water drains. Sidewalk access to the buildings do not meet current ADA design requirements.
3. As a result of numerous driveway overlays, side entrances to the buildings along Delmar Boulevard have been inappropriately narrowed for safe passage.
4. Primary and secondary building components display evidence of cracks, damage, warping, and were constructed with building materials that are energy inefficient by modern standards. Some of the original building materials used in construction now present environmental hazards.
5. External wiring on the buildings are exposed and open to the elements.
6. Finally, the installation of water, sewer, storm water lines, and internal roadways will be required to improve the functionality, use, and regulatory compliance for property within the Redevelopment Area.

Figure 5: Obsolescence Factors Impacting Redevelopment Area

| Property Address | 8630 Delmar Blvd | 8650 Delmar Blvd | 8656 Delmar Blvd | 8662 Delmar Blvd | |
|------------------------------|------------------|------------------|------------------|------------------|--------------------|
| Obsolete Platting | Yes | Yes | Yes | Yes | |
| Obsolete Site Infrastructure | Yes | Yes | Yes | Yes | |
| Obsolete Building Facilities | Yes | Yes | Yes | NA | |
| Property Address | 8668 Delmar Blvd | 8674 Delmar Blvd | 8680 Delmar Blvd | 8686 Delmar Blvd | |
| Obsolete Platting | Yes | Yes | Yes | Yes | |
| Obsolete Site Infrastructure | Yes | Yes | Yes | Yes | |
| Obsolete Building Facilities | Yes | Yes | Yes | - | |
| Property Address | 8677 Barby Lane | 8683 Barby Lane | 8687 Barby Lane | 8689 Barby Lane | |
| Obsolete Platting | Yes | Yes | Yes | Yes | |
| Obsolete Site Infrastructure | Yes | Yes | Yes | Yes | |
| Obsolete Building Facilities | Yes | Yes | Yes | Yes | |
| Property Address | 534 Kingdel | 538 Kingdel | 544 Kingdel | 554 Kingdel | 3 McKnight Place B |
| Obsolete Platting | Yes | Yes | Yes | Yes | Yes |
| Obsolete Site Infrastructure | Yes | Yes | Yes | Yes | Yes |
| Obsolete Building Facilities | - | - | - | Yes | - |

C. INADEQUATE OR OUTMODED DESIGN - The ability of the Redevelopment Area to continue as viable, based upon the time and manner in which the property was developed and structures were built, is relevant in determining if the use and design are current and adequate. This can be evidenced in structures which were initially adequate but have become outmoded as a result of changes in trends, city codes and plans, current design standards, and restrictions of particular structures. Each of the properties suffers from inadequate or outmoded design.

Findings:

1. The Redevelopment Area is developed with one office building, eight four-family apartment buildings, four single family dwellings and accompanying infrastructure that exceed 50 years of age and built at a time when property development standards were less stringent.
2. The current ingress egress configurations in the Redevelopment Area are non-compliant with modern traffic standards for the orderly, expedient entry and exit. The Redevelopment Area has nine (9) separate access points connecting directly to the busy Delmar Boulevard. New development will reduce access points to accommodate design and safety considerations for anticipated traffic flow. Effective design and layouts is especially important when considering both the automobile and pedestrian uses in order to decrease conflict points but is lacking in the current layout.
3. Emergency vehicles would face difficulty in responding to the rear of the properties under the existing configuration and complicated further by substantial grade elevation changes between rear pavement surfaces. Pavement damage reflects lack of clearance and that vehicles tend to bottom out crossing between properties.
4. Vehicular parking in the rear also blocks access.

Figure 6: Inadequate or Outmoded Design Factors Impacting Redevelopment Area

| Property Address | 8630 Delmar Blvd | 8650 Delmar Blvd | 8656 Delmar Blvd | 8662 Delmar Blvd | |
|-------------------------------------|------------------|------------------|------------------|------------------|--------------------|
| Inadequate/Outmoded Design | Yes | Yes | Yes | Yes | |
| Inadequate/Outmoded Ingress/Egress | Yes | Yes | Yes | Yes | |
| Inadequate Emergency Service Access | Yes | Yes | Yes | Yes | |
| Property Address | 8668 Delmar Blvd | 8674 Delmar Blvd | 8680 Delmar Blvd | 8686 Delmar Blvd | |
| Inadequate/Outmoded Design | Yes | Yes | Yes | Yes | |
| Inadequate/Outmoded Ingress/Egress | Yes | Yes | Yes | Yes | |
| Inadequate Emergency Service Access | Yes | Yes | Yes | - | |
| Property Address | 8677 Barby Lane | 8683 Barby Lane | 8687 Barby Lane | 8689 Barby Lane | |
| Inadequate/Outmoded Design | 1957 | 1961 | 1903 | 1961 | |
| Inadequate/Outmoded Ingress/Egress | Yes | Yes | Yes | Yes | |
| Inadequate Emergency Service Access | Yes | Yes | Yes | Yes | |
| Property Address | 534 Kingdel | 538 Kingdel | 544 Kingdel | 554 Kingdel | 3 McKnight Place B |
| Inadequate/Outmoded Design | - | - | - | Yes | - |
| Inadequate/Outmoded Ingress/Egress | - | - | - | Yes | - |
| Inadequate Emergency Service Access | Yes | Yes | Yes | Yes | Yes |

D. PHYSICAL DETERIORATION - In general, deterioration refers to the physical deterioration of improvements within the Redevelopment Area in terms of buildings and other above-ground structures and surface site improvements such as parking areas, access and circulation roadways and drives, and similar items. Deterioration may be evident in basically sound buildings containing minor defects such as missing roof tiles or peeling paint. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring and plumbing. Secondary building components include the doors, windows, frames, gutters, downspouts, and fascia materials. Physical deterioration of improvements is evident at each of the properties within the Redevelopment Area.

Findings:

1. Buildings within the Redevelopment Area are in a state of decline.
2. The deterioration of primary building components (foundation, interior/exterior walls, floors, wiring, and plumbing) due to age and lack of adequate maintenance is evident in each of the buildings and includes: damaged existing exterior finishes, cracks in physical improvements, inadequate mechanical systems, and a leaking roof system. These deficiencies cannot be corrected through normal maintenance.
3. Secondary building components (doors, windows, wall coverings, frames, etc...) evidence numerous examples of cracks, damage, warping, and lack of maintenance and are exemplified in rust on exterior doorframes and peeling paint on various surfaces which negatively affects the appearance of the property.
4. A majority of paved surfaces are deteriorated (as evidenced by alligator cracking and is an indication of pavement deterioration at its base and is being undermined by water penetration as evidenced by standing water, potholes, and settling. Removal and replacement of impacted areas is required to stabilize the surface and improve safety for drivers and pedestrians).

Figure 7: Physical Deterioration Factors Impacting Redevelopment Area

| Property Address | 8630 Delmar Blvd | 8650 Delmar Blvd | 8656 Delmar Blvd | 8662 Delmar Blvd | |
|--|------------------|------------------|------------------|------------------|--------------------|
| Deterioration of Primary Bldg Components | Yes | Yes | Yes | Yes | |
| Deterioration of Secondary Bldg Comp. | Yes | Yes | Yes | Yes | |
| Deterioration Site Infrastructure | Yes | Yes | Yes | Yes | |
| Property Address | 8668 Delmar Blvd | 8674 Delmar Blvd | 8680 Delmar Blvd | 8686 Delmar Blvd | |
| Deterioration of Primary Bldg Components | Yes | Yes | Yes | Yes | |
| Deterioration of Secondary Bldg Comp. | Yes | Yes | Yes | Yes | |
| Deterioration Site Infrastructure | Yes | Yes | Yes | Yes | |
| Property Address | 8677 Barby Lane | 8683 Barby Lane | 8687 Barby Lane | 8689 Barby Lane | |
| Deterioration of Primary Bldg Components | Yes | Yes | Yes | Yes | |
| Deterioration of Secondary Bldg Comp. | Yes | Yes | Yes | Yes | |
| Deterioration Site Infrastructure | Yes | Yes | Yes | Yes | |
| Property Address | 534 Kingdel | 538 Kingdel | 544 Kingdel | 554 Kingdel | 3 McKnight Place B |
| Deterioration of Primary Bldg Components | - | - | - | Yes | - |
| Deterioration of Secondary Bldg Comp. | - | - | - | Yes | - |
| Deterioration Site Infrastructure | Yes | Yes | Yes | Yes | Yes |

E. ECONOMIC LIABILITY - Economic liability may arise from an area's decline in taxable value or from an area's economic underutilization, meaning that if a property is properly zoned for its highest and best use but has not experienced development or improvement due to characteristics that frustrate or make such improvements infeasible, then the area is an "economic liability" due to an inability to perform to its economic potential from a tax-generation aspect.

Findings:

1. The deleterious and obsolete conditions within the Redevelopment Area have hampered new investment in the Redevelopment Area and, correspondingly, the ability of the area to help generate tax revenue to pay for vital services. The performance of property below its economic potential is a symptom of a blighted area. With redevelopment, real property, personal property, utility, sales, and use taxes will be incrementally increased, benefiting the community as a whole through entities which provide municipal services.
2. The Redevelopment Area's condition as an economic liability contributes to its inability to pay reasonable taxes for the affected taxing districts. The longer the Redevelopment Area

continues in its current state, it is likely assessed values and, consequently, the taxes collected will stagnate. If steps are not taken to facilitate redevelopment of the property, it is reasonable to assume conditions will worsen and result in increased dilapidation.

F. SOCIAL LIABILITY - This factor relates to conditions within the Redevelopment Area that are a threat to the public health, safety, and welfare of the community as a result of obsolescence, inadequate or outmoded design, physical deterioration, insanitary conditions, inadequate provision for ventilation, light, air sanitation or open spaces, overcrowding of land, poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; uneven grading or steep slopes; the existence of trash, debris, weeds, abandoned vehicles; and a high incidence of graffiti, vandalism, or vagrant activity, or other reported crimes and other causes, or combination of factors, that are conducive to ill health, transmission of disease, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare of a community constitute a social liability. The social liabilities associated with the Redevelopment Area, caused by the preceding blighting factors are related to the presence of various conditions that threaten or endanger the health, safety and welfare of both City residents and non-resident patrons of the Area.

Findings:

1. An environmental assessment of property within the Redevelopment Area identified several environmental concerns including the potential presence of lead paint based materials, suspected asbestos-containing materials (ACMs) in drywall systems, plaster, cove base mastic, carpet mastic, floor tile and mastic, sheet flooring, cement siding, wood panel mastic, ceiling tiles, caulking, terrazzo, window glaze, and roofing materials.³
2. The majority of the buildings within the Redevelopment Area lack modern fire safety suppression and detection systems to properly protect life safety and property in accordance modern fire department standards and regulations. These conditions present potentially dangerous conditions for public health and safety and a risk for the surrounding properties.
3. Despite ongoing maintenance efforts, the Redevelopment Area suffers from deteriorated pavement surfaces that are cracked, uneven, and disintegrating. These conditions present trip and fall hazards and are unsafe. Addressing these hazards through reinvestment will provide increased safety for residents as they traverse in and around the development.
4. The Redevelopment Area contains evidence of litter, dumped debris, and an abandoned vehicle with an expired license. These conditions require cleanup and maintenance attention to discourage vandalism, illegal dumping, and to remedy the conditions.

Each of the abovementioned conditions help reinforce an understanding that the Redevelopment Area is in a state decline through disinvestment and is a social liability. Left unchecked, these conditions could worsen and, combined with other factors, may lead to more widespread and intensive disinvestment.

(remainder of page intentionally left blank)

³ Phase One Environmental Assessment, SCI Engineering, December 13, 2019.

Figure 9: Social Liability Factors Impacting Redevelopment Area

| Property Address | 8630 Delmar Blvd | 8650 Delmar Blvd | 8656 Delmar Blvd | 8662 Delmar Blvd | |
|------------------------------------|------------------|------------------|------------------|------------------|--------------------|
| Conditions Conducive to Ill Health | Yes | Yes | Yes | Yes | |
| Public Health/Safety Concerns | Yes | Yes | Yes | Yes | |
| Property Address | 8668 Delmar Blvd | 8674 Delmar Blvd | 8680 Delmar Blvd | 8686 Delmar Blvd | |
| Conditions Conducive to Ill Health | Yes | Yes | Yes | Yes | |
| Public Health/Safety Concerns | Yes | Yes | Yes | Yes | |
| Property Address | 8637 Barby Lane | 8683 Barby Lane | 8687 Barby Lane | 8689 Barby Lane | |
| Conditions Conducive to Ill Health | Yes | Yes | Yes | Yes | |
| Public Health/Safety Concerns | Yes | Yes | Yes | Yes | |
| Property Address | 534 Kingdel | 538 Kingdel | 544 Kingdel | 554 Kingdel | 3 McKnight Place B |
| Conditions Conducive to Ill Health | Yes | Yes | Yes | Yes | - |
| Public Health/Safety Concerns | - | - | - | - | - |

III: SUMMARY AND CONCLUSIONS

Chapter 353 sets forth determinants which individually or in combination may provide the justification for a designation as a blighted area. The actual determination of blight can occur when an area is found to be an economic or social liability and the blighting conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes. Property within the Redevelopment Area has been found to exhibit multiple factors of the one or more deficiencies which can be cause for designation of the property as a blighted area.

Figure 10: Blight Factor Summary

| Blight Factors | Present | Constitutes an economic liability | Constitutes a social liability |
|---|---------|-----------------------------------|--------------------------------|
| Age | YES | X | X |
| Obsolescence | YES | X | X |
| Physical Deterioration | YES | X | X |
| Inadequate or Outmoded Design | YES | X | X |
| Inability to Pay Reasonable Taxes | YES | X | X |
| Existence of Conditions Conducive to Ill Health, Transmission of Disease, and Crime | YES | - | X |

- As a result of age and obsolescence, structures within the Redevelopment Area have fallen into disrepair, and further suffer from deterioration. A number of the resultant physical deficiencies require treatments, substantial upgrades, and/or replacement which are infeasible under current market conditions.

- Property within the Redevelopment Area display obsolescence under current conditions. In order to cure the deficiencies and to leverage the private mitigation of conditions previously described, significant costs must be incurred. The extraordinary costs associated with the issues previously noted makes revitalization of the Redevelopment Area economically unfeasible without some intervention.

- The Redevelopment Area demonstrates economic liability because the typical economic benefits generated from properties is being hampered by declining property conditions. If steps are not taken to facilitate redevelopment of the property, it is reasonable to assume conditions will worsen,

exacerbating current conditions and hampering the performance of property within the Redevelopment Area below its economic potential.

- Property within the Redevelopment Area is a social liability and threat to the public health, safety, and welfare of the community because: a) building components pose an environmental and health risk that threatens public safety and welfare, and b) deteriorated building components and a lack of modern code compliance with respect to accessibility are a safety concern.

Under current conditions, it is improbable the Redevelopment Area will experience growth and development solely through investment by private enterprise. Furthermore, it is unlikely redevelopment will occur, absent the benefit and resources provided by implementation of the Development Plan. Thus, if taken as a whole, the Redevelopment Area represents a portion of the City that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, has become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

Based upon the entirety of the information collected, reviewed, and analyzed in the course of preparation of this analysis, the proposed Redevelopment Area satisfies the requirements for designation of the property as a Blighted Area, as outlined in Chapter 353.

APPENDIX C

REDEVELOPMENT AREA TAX IMPACT STATEMENT

[Attached]

APPENDIX ___

TAX IMPACT STATEMENT

CITY OF UNIVERSITY CITY, MISSOURI

TAX IMPACT ANALYSIS

FOR

DELMAR BOULEVARD REDEVELOPMENT AREA

February 15, 2022

Development Dynamics, LLC ("D2") prepared this tax impact analysis of a proposed project by Charles Deutsch & Company, LLC in the City of University City, St. Louis County, Missouri. The analysis was performed in accordance with Section 353.110.3 of the Missouri Revised Statutes to evaluate the projected impact to affected tax jurisdictions as part of a Chapter 353 project.

1. PURPOSE OF THIS ANALYSIS

The purpose of this tax impact analysis is to provide timely and relevant information pertaining to the affected taxing districts to which this report is sent pursuant to Section 353.110.3 of The Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended (“Chapter 353”).

2. DESCRIPTION OF THE PROJECT

The proposed development project is located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”). The Redevelopment Area covers approximately (6.2) acres, contains one office building, eight four-family apartment buildings, four single-family homes, three empty lots, and a parking lot, which will be transformed into a new 262-unit apartment complex and with commercial space located in the City of University City, Missouri.

The City of University City, Missouri (the “City”) is authorized and empowered pursuant to the provisions of Chapter 353 to aid the redevelopment of underutilized property within a redevelopment area through adoption of a Development Plan and the grant of real property tax abatement. In the case of this Redevelopment Area, the Development Plan provides for up to 5 years of real property tax abatement to offset the extraordinary financial costs of remediating the blighted conditions present in the Redevelopment Area. Financial impediments and barriers to development of the Redevelopment Area must be overcome in order for the development and rehabilitation to occur.

3. PROJECT OBJECTIVE

In order to facilitate redevelopment, Charles Deutsch & Company (the “Developer”) intends to demolish existing structures and replace them with a new 262-unit residential apartment complex and associated infrastructure improvements. Due to the extraordinary costs of the Redevelopment Project, public assistance is necessary to feasibly transform the Redevelopment Area from its current condition into one that enhances the community and provides long-term benefit to all taxing entities.

The City has been asked to provide partial real property tax abatement, through the use of Chapter 353, to assist in the remediation of blight in the Redevelopment Area. Under Chapter 353, the City is allowed to grant up to 25 years of real property tax abatement on improvements and incremental increases in land value. The Developer has requested 5 years of 100% abatement on the entire assessed value of the real property.

The future projected tax savings on the real property are proposed to be reinvested by the Developer in the Redevelopment Area, to cover eligible project costs incurred in the reduction and clearance of blighting factors present on the project site.

Commencement of construction will occur upon approval, with completion expected on or before December 31, 2023. Real property tax abatement is expected to begin in the year after construction is completed.

4. TAX INFORMATION

The Redevelopment Project will impact the governmental revenues through projected increases in real property tax. This tax impact analysis applies only to increased real property tax receipts. The real property tax revenue calculations are based upon improvements anticipated as part of the Redevelopment Project.

A. TAX REVENUE

Figure 1 identifies the address, property locator number, 2021 appraised valuation, and 2021 assessed valuation for the Redevelopment Area. According to the St. Louis County Assessor’s records, the Redevelopment Area is assessed as follows.

Figure 1: Redevelopment Area Property Data

| Redevelopment Area | | Appraised Value | | Assessed Value | |
|--------------------|-------------------|-----------------|--------------|----------------|--------------|
| Locator Number | Address | Land | Improvements | Land | Improvements |
| 18K430314 | 8630 Delmar Blvd | \$ 334,500 | \$ 938,800 | \$ 107,040 | \$ 300,420 |
| 18K430194 | 8650 Delmar Blvd | 141,300 | 334,700 | 26,850 | 63,590 |
| 18K430204 | 8656 Delmar Blvd | 139,500 | 333,700 | 26,510 | 63,400 |
| 18L640567 | 8662 Delmar Blvd | 139,500 | 339,300 | 26,510 | 64,470 |
| 18L640941 | 8668 Delmar Blvd | 139,700 | 339,100 | 26,540 | 64,430 |
| 18L640600 | 8674 Delmar Blvd | 135,700 | 340,300 | 25,780 | 64,660 |
| 18L640655 | 8680 Delmar Blvd | 135,300 | 343,500 | 25,710 | 65,270 |
| 18L640677 | 8686 Delmar Blvd | 135,000 | 343,800 | 25,650 | 65,320 |
| 18L640402 | 8677 Barby Lane | 152,300 | 147,600 | 28,940 | 27,990 |
| 18L640413 | 8683 Barby Lane | 150,900 | 105,900 | 28,670 | 21,120 |
| 18L640545 | 8687 Barby Lane | 161,800 | 132,100 | 30,740 | 25,100 |
| 18L640468 | 8689 Barby Lane | 147,700 | 99,700 | 28,060 | 18,940 |
| 18L640370 | 534 Kingdel Drive | 120,900 | - | 22,970 | - |
| 18L640392 | 538 Kingdel Drive | 128,000 | - | 24,320 | - |
| 18L640457 | 544 Kingdel Drive | 156,200 | - | 29,680 | - |
| 18L640590 | 554 Kingdel Drive | 140,600 | 276,600 | 26,710 | 52,550 |
| 18K430491 | 3 McKnight Place | 380,300 | - | 72,260 | - |
| Totals | | \$ 2,839,200 | \$ 4,075,100 | \$ 582,940 | \$ 897,260 |

Figure 2 identifies the most recent (2021) real property residential tax rates, by taxing district, for property within the Redevelopment Area.

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Figure 2: Real Property Tax Rate Data (2021)

| Tax Jurisdiction | Residential Tax Rate | Commercial Tax Rate |
|--|----------------------|---------------------|
| State of Missouri | 0.0300 | 0.0300 |
| County General | 0.1760 | 0.1860 |
| County Health Fund | 0.1180 | 0.1250 |
| County Park Maintenance | 0.0420 | 0.0440 |
| County Bond Retire | 0.0190 | 0.0190 |
| Roads and Bridges | 0.0880 | 0.0930 |
| St. Louis Community College | 0.1986 | 0.1986 |
| Special School District | 1.1077 | 1.1077 |
| Metropolitan Zoo Museum District | 0.2549 | 0.2549 |
| University City Library | 0.3650 | 0.3450 |
| School - University City | 4.4009 | 5.0704 |
| Metropolitan Sewer District | 0.1077 | 0.1077 |
| City of University City | 0.6100 | 0.6200 |
| Dev. Disability- Productive Living Brd | 0.0750 | 0.0840 |
| Commercial Surcharge | - | 1.7000 |
| Total | 7.5928 | 9.9853 |

B. FUTURE REAL PROPERTY TAX REVENUE

The direct tax impact on the affected taxing jurisdictions was determined through the utilization of existing property record data and evaluation of tax-related calculations. Real property tax projections utilized preliminary investment estimates included in the Development Plan. Real property taxes were derived from fair market value estimates, multiplied by the commercial assessment rate of 32.00% and the combined 2019 commercial tax rate of \$9.9853 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70 and fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2019 residential tax rate of \$7.5928 per \$100 of assessed valuation. Assessed valuation estimates within the Redevelopment Area were further projected to increase at a rate of 1% biannually.

Figure 3 represents the tax impact on real property tax revenue if the new residential investment occurred without abatement. Figure 4 represents the tax impact on real property tax revenue if the new commercial investment occurred without abatement. Figure 5 represents the tax impact on real property tax revenue with 5 years of 100% abatement of the combined residential and commercial new real property investment. Figure 6 represents a compilation of the previous figures with summary totals. Figure 7 represents the tax impact on real property tax revenue during the term of abatement on new real property investment by taxing district during the term of the abatement.

While it is reasonable to assume additional personal property taxes and sales taxes will result from the Redevelopment Project, such estimates were excluded from this analysis. Personal property and other forms of taxes resulting from the Redevelopment Project will not be abated.

5. ASSUMPTIONS AND CONDITIONS

The following assumptions were used in preparation of the tax calculations:

- A. Construction period of 18-36 months with project completion anticipated by the end of 2023.
- B. The Project assessed valuation for the residential element was derived from fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2019

residential tax rate of \$7.5928 per \$100 of assessed valuation. The Project assessed valuation for the commercial element was derived from fair market value estimates, multiplied by the commercial assessment rate of 32.00% and the combined 2019 commercial tax rate of \$9.9853 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70.

- C. The Project cost basis was adjusted to 65.7% of estimated hard construction costs pursuant to standard cost approach and fair market value appraisal principles and excludes indirect costs (such as professional costs, transactional costs, interest carry, insurance costs, management and marketing fees) which do not directly translate into fair market value and therefore assessed valuation. Market comparisons were obtained by review of assessed valuations of comparable properties in the market.¹
- D. Bi-annual increases in assessed valuation were project at 1.0%.
- E. Although it is reasonable to assume sales or use taxes might result from Project expenditures, there is limited certainty and assurance sales would have situs within the State of Missouri or at the Project-Site, therefore, those calculations were excluded.
- F. All numbers are rounded to the nearest dollar.

Project estimates and projections presented in this analysis are based upon project information provided by the Developer, published government tax tables, and other information sources considered to be reliable. There is an inherent assumption that information provided by these sources is correct, complete, and reliable. Limited steps were taken to verify the accuracy of the aforementioned assumptions; nevertheless, D2 believes they constitute a reasonable basis for the report's preparation. The tax impact projections represent prospective information and estimates regarding a project yet to be constructed. The projections are not provided as assurance that a certain levels will be achieved or that certain events will occur because actual results may vary from the calculations described herein. D2 assumes no risk for events or uncertainties that occur.

¹ See, The Appraisal of Real Estate, Twelfth Edition, p. 359.

FIGURE 3: TAX IMPACT -- RESIDENTIAL REAL PROPERTY NO ABATEMENT

| | Tax Rate Residential | Base Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Total |
|--|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Estimated Assessed Valuation (Residential) | | \$ 1,487,863 | \$ 1,487,863 | \$ 1,487,863 | \$ 6,979,063 | \$ 6,979,063 | \$ 7,048,859 | |
| State of Missouri | 0.0300 | 446 | 446 | 446 | 2,094 | 2,094 | 2,115 | 7,195 |
| County General | 0.1760 | 2,619 | 2,619 | 2,619 | 12,283 | 12,283 | 12,406 | 42,210 |
| County Health Fund | 0.1180 | 1,756 | 1,756 | 1,756 | 8,235 | 8,235 | 8,318 | 28,300 |
| County Park Maintenance | 0.0420 | 625 | 625 | 625 | 2,931 | 2,931 | 2,961 | 10,073 |
| County Bond Retire | 0.0190 | 283 | 283 | 283 | 1,326 | 1,326 | 1,339 | 4,557 |
| Roads and Bridges | 0.0880 | 1,309 | 1,309 | 1,309 | 6,142 | 6,142 | 6,203 | 21,105 |
| St. Louis Community College | 0.1986 | 2,955 | 2,955 | 2,955 | 13,860 | 13,860 | 13,999 | 47,630 |
| Special School District | 1.1077 | 16,481 | 16,481 | 16,481 | 77,307 | 77,307 | 78,080 | 265,656 |
| Metropolitan Zoo Museum District | 0.2549 | 3,793 | 3,793 | 3,793 | 17,790 | 17,790 | 17,968 | 61,132 |
| University City Library | 0.3650 | 5,431 | 5,431 | 5,431 | 25,474 | 25,474 | 25,728 | 87,537 |
| School - University City | 4.4009 | 65,479 | 65,479 | 65,479 | 307,142 | 307,142 | 310,213 | 1,055,455 |
| Metropolitan Sewer District | 0.1077 | 1,602 | 1,602 | 1,602 | 7,516 | 7,516 | 7,592 | 25,829 |
| City of University City | 0.6100 | 9,076 | 9,076 | 9,076 | 42,572 | 42,572 | 42,998 | 146,294 |
| Dev. Disability- Productive Living Brd | 0.0750 | 1,116 | 1,116 | 1,116 | 5,234 | 5,234 | 5,287 | 17,987 |
| Totals | 7.5928 | \$ 112,970 | \$ 112,970 | \$ 112,970 | \$ 529,906 | \$ 529,906 | \$ 535,205 | \$ 1,820,959 |

FIGURE 4: TAX IMPACT -- COMMERCIAL REAL PROPERTY NO ABATEMENT

| | Tax Rate Commercial | Base Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Total |
|---|---------------------|-----------|------------|------------|------------|------------|------------|------------|
| Estimated Assessed Valuation (Commercial) | | \$ - | \$ 320,000 | \$ 320,000 | \$ 323,200 | \$ 323,200 | \$ 326,432 | |
| State of Missouri | 0.0300 | - | 96 | 96 | 97 | 97 | 98 | 484 |
| County General | 0.1860 | - | 595 | 595 | 601 | 601 | 607 | 3,000 |
| County Health Fund | 0.1250 | - | 400 | 400 | 404 | 404 | 408 | 2,016 |
| County Park Maintenance | 0.0440 | - | 141 | 141 | 142 | 142 | 144 | 710 |
| County Bond Retire | 0.0190 | - | 61 | 61 | 61 | 61 | 62 | 306 |
| Roads and Bridges | 0.0930 | - | 298 | 298 | 301 | 301 | 304 | 1,500 |
| St. Louis Community College | 0.1986 | - | 636 | 636 | 642 | 642 | 648 | 3,203 |
| Special School District | 1.1077 | - | 3,545 | 3,545 | 3,580 | 3,580 | 3,616 | 17,865 |
| Metropolitan Zoo Museum District | 0.2549 | - | 816 | 816 | 824 | 824 | 832 | 4,111 |
| University City Library | 0.3450 | - | 1,104 | 1,104 | 1,115 | 1,115 | 1,126 | 5,564 |
| School - University City | 5.0704 | - | 16,225 | 16,225 | 16,388 | 16,388 | 16,551 | 81,777 |
| Metropolitan Sewer District | 0.1077 | - | 345 | 345 | 348 | 348 | 352 | 1,737 |
| City of University City | 0.6200 | - | 1,984 | 1,984 | 2,004 | 2,004 | 2,024 | 10,000 |
| Dev. Disability- Productive Living Brd | 0.0840 | - | 269 | 269 | 271 | 271 | 274 | 1,355 |
| Commercial Surcharge | 1.7000 | - | 5,440 | 5,440 | 5,494 | 5,494 | 5,549 | 27,418 |
| Totals | 9.9853 | \$ - | \$ 31,953 | \$ 31,953 | \$ 32,772 | \$ 32,772 | \$ 32,595 | \$ 161,046 |

DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS

FIGURE 5: TAX IMPACT – REAL PROPERTY WITH ABATEMENT

| Tax Abatement Amount | Residential Tax Rate | Commercial Tax Rate | Base Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Total |
|--|-------------------------|------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | | 0% | 100% | 100% | 100% | 100% | 100% | |
| State of Missouri | 0.0300 | 0.0300 | \$ 446 | \$ 446 | \$ 446 | \$ 446 | \$ 446 | \$ 446 | \$ 2,232 |
| County General | 0.1760 | 0.1860 | 2,619 | 2,619 | 2,619 | 2,619 | 2,619 | 2,619 | 13,093 |
| County Health Fund | 0.1180 | 0.1250 | 1,756 | 1,756 | 1,756 | 1,756 | 1,756 | 1,756 | 8,778 |
| County Park Maintenance | 0.0420 | 0.0440 | 625 | 625 | 625 | 625 | 625 | 625 | 3,125 |
| County Bond Retire | 0.0190 | 0.0190 | 283 | 283 | 283 | 283 | 283 | 283 | 1,413 |
| Roads and Bridges | 0.0880 | 0.0930 | 1,309 | 1,309 | 1,309 | 1,309 | 1,309 | 1,309 | 6,547 |
| St. Louis Community College | 0.1986 | 0.1986 | 2,955 | 2,955 | 2,955 | 2,955 | 2,955 | 2,955 | 14,774 |
| Special School District | 1.1077 | 1.1077 | 16,481 | 16,481 | 16,481 | 16,481 | 16,481 | 16,481 | 82,405 |
| Metropolitan Zoo Museum District | 0.2549 | 0.2549 | 3,793 | 3,793 | 3,793 | 3,793 | 3,793 | 3,793 | 18,963 |
| University City Library | 0.3650 | 0.3450 | 5,431 | 5,431 | 5,431 | 5,431 | 5,431 | 5,431 | 27,153 |
| School - University City | 4.4009 | 5.0704 | 65,479 | 65,479 | 65,479 | 65,479 | 65,479 | 65,479 | 327,397 |
| Metropolitan Sewer District | 0.1077 | 0.1077 | 1,602 | 1,602 | 1,602 | 1,602 | 1,602 | 1,602 | 8,012 |
| City of University City | 0.6100 | 0.6200 | 9,076 | 9,076 | 9,076 | 9,076 | 9,076 | 9,076 | 45,380 |
| Dev. Disability- Productive Living Brd | 0.0750 | 0.0840 | 1,116 | 1,116 | 1,116 | 1,116 | 1,116 | 1,116 | 5,579 |
| Commercial Surcharge | - | 1.7000 | - | - | - | - | - | - | - |
| Totals | 7.5928 | 9.9853 | \$ 112,970 | \$ 112,970 | \$ 112,970 | \$ 112,970 | \$ 112,970 | \$ 112,970 | \$ 564,852 |

FIGURE 6: TAX IMPACT SUMMARY

| Delmar Boulevard Redevelopment Area | | | |
|--|---|---|---|
| Tax Impact Analysis Summary | | | |
| Term of Abatement | | | |
| | Est. Real Property Taxes After Development (No Abatement) | Est. Real Property Taxes After Development (With Abatement) | Est. Payment In Lieu of Taxes (PILOTS) |
| State of Missouri | \$ 7,581 | \$ 2,232 | 2,232 |
| County General | \$ 45,209 | \$ 13,093 | 13,093 |
| County Health Fund | \$ 30,316 | \$ 8,778 | 8,778 |
| County Park Maintenance | \$ 10,782 | \$ 3,125 | 3,125 |
| County Bond Retire | \$ 4,863 | \$ 1,413 | 1,413 |
| Roads and Bridges | \$ 22,605 | \$ 6,547 | 6,547 |
| St. Louis Community College | \$ 50,833 | \$ 14,774 | 14,774 |
| Special School District | \$ 283,522 | \$ 82,405 | 82,405 |
| Metropolitan Zoo Museum District | \$ 65,243 | \$ 18,963 | 18,963 |
| University City Library | \$ 93,101 | \$ 27,153 | 27,153 |
| School - University City | \$ 1,137,232 | \$ 327,397 | 327,397 |
| Metropolitan Sewer District | \$ 27,566 | \$ 8,012 | 8,012 |
| City of University City | \$ 156,294 | \$ 45,380 | 45,380 |
| Dev. Disability- Productive Living Brd | \$ 19,342 | \$ 5,579 | 5,579 |
| Commercial Surcharge | \$ 27,418 | \$ - | - |
| Total | \$ 1,954,489 | \$ 564,852 | \$ 564,852 |

**DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS**

FIGURE 7: TAX IMPACT BY TAXING DISTRICT

| Delmar Boulevard Redevelopment Area State of Missouri Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area St. Louis County General Tax Revenue Comparison Before/After Development | | | |
|--|---|--------------------------------------|----------|---|---|--------------------------------------|-----------|
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 542 | 446 | 446 | Year 1 | 3,214 | 2,619 | 2,619 |
| Year 2 | 542 | 446 | 446 | Year 2 | 3,214 | 2,619 | 2,619 |
| Year 3 | 2,191 | 446 | 446 | Year 3 | 12,884 | 2,619 | 2,619 |
| Year 4 | 2,191 | 446 | 446 | Year 4 | 12,884 | 2,619 | 2,619 |
| Year 5 | 2,213 | 446 | 446 | Year 5 | 13,013 | 2,619 | 2,619 |
| \$ | 7,679 | \$ 2,232 | \$ 2,232 | \$ | 45,209 | \$ 13,093 | \$ 13,093 |

| Delmar Boulevard Redevelopment Area County Health Fund Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area County Park Maintenance Tax Revenue Comparison Before/After Development | | | |
|---|---|--------------------------------------|----------|--|---|--------------------------------------|----------|
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 2,156 | 1,756 | 1,756 | Year 1 | 766 | 625 | 625 |
| Year 2 | 2,156 | 1,756 | 1,756 | Year 2 | 766 | 625 | 625 |
| Year 3 | 8,639 | 1,756 | 1,756 | Year 3 | 3,073 | 625 | 625 |
| Year 4 | 8,639 | 1,756 | 1,756 | Year 4 | 3,073 | 625 | 625 |
| Year 5 | 8,726 | 1,756 | 1,756 | Year 5 | 3,104 | 625 | 625 |
| \$ | 30,316 | \$ 8,778 | \$ 8,778 | \$ | 10,782 | \$ 3,125 | \$ 3,125 |

| Delmar Boulevard Redevelopment Area County Bond Retirement Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area County Roads and Bridges Tax Revenue Comparison Before/After Development | | | |
|---|---|--------------------------------------|----------|---|---|--------------------------------------|----------|
| Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | |
| Base | | | | Base | | | |
| Year 1 | 343 | 283 | 283 | Year 1 | 1,607 | 1,309 | 1,309 |
| Year 2 | 343 | 283 | 283 | Year 2 | 1,607 | 1,309 | 1,309 |
| Year 3 | 1,387 | 283 | 283 | Year 3 | 6,442 | 1,309 | 1,309 |
| Year 4 | 1,387 | 283 | 283 | Year 4 | 6,442 | 1,309 | 1,309 |
| Year 5 | 1,401 | 283 | 283 | Year 5 | 6,507 | 1,309 | 1,309 |
| \$ | 4,863 | \$ 1,413 | \$ 1,413 | \$ | 22,605 | \$ 6,547 | \$ 6,547 |

FIGURE 7: TAX IMPACT BY TAXING DISTRICT (CONTINUED)

Delmar Boulevard Redevelopment Area
St. Louis Community College
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 3,590 | 2,955 | 2,955 |
| Year 2 | 3,590 | 2,955 | 2,955 |
| Year 3 | 14,502 | 2,955 | 2,955 |
| Year 4 | 14,502 | 2,955 | 2,955 |
| Year 5 | 14,647 | 2,955 | 2,955 |
| | \$ 50,833 | \$ 14,774 | \$ 14,774 |

Delmar Boulevard Redevelopment Area
Special School District
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 20,026 | 16,481 | 16,481 |
| Year 2 | 20,026 | 16,481 | 16,481 |
| Year 3 | 80,887 | 16,481 | 16,481 |
| Year 4 | 80,887 | 16,481 | 16,481 |
| Year 5 | 81,696 | 16,481 | 16,481 |
| | \$ 283,522 | \$ 62,405 | \$ 82,405 |

Delmar Boulevard Redevelopment Area
Metropolitan Zoo/Museum District
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 4,608 | 3,793 | 3,793 |
| Year 2 | 4,608 | 3,793 | 3,793 |
| Year 3 | 18,613 | 3,793 | 3,793 |
| Year 4 | 18,613 | 3,793 | 3,793 |
| Year 5 | 18,800 | 3,793 | 3,793 |
| | \$ 65,243 | \$ 18,963 | \$ 18,963 |

Delmar Boulevard Redevelopment Area
University City Library
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 6,535 | 5,431 | 5,431 |
| Year 2 | 6,535 | 5,431 | 5,431 |
| Year 3 | 26,589 | 5,431 | 5,431 |
| Year 4 | 26,589 | 5,431 | 5,431 |
| Year 5 | 26,855 | 5,431 | 5,431 |
| | \$ 93,101 | \$ 27,153 | \$ 27,153 |

Delmar Boulevard Redevelopment Area
University City School District
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 81,705 | 65,479 | 65,479 |
| Year 2 | 81,705 | 65,479 | 65,479 |
| Year 3 | 323,529 | 65,479 | 65,479 |
| Year 4 | 323,529 | 65,479 | 65,479 |
| Year 5 | 326,764 | 65,479 | 65,479 |
| | \$ 1,137,232 | \$ 327,397 | \$ 327,397 |

Delmar Boulevard Redevelopment Area
Metropolitan Sewer District
Tax Revenue Comparison
Before/After Development

| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
|-----------------|--|---|--------------------------------------|
| Base | | | |
| Tax Year | | | |
| Year 1 | 1,947 | 1,602 | 1,602 |
| Year 2 | 1,947 | 1,602 | 1,602 |
| Year 3 | 7,865 | 1,602 | 1,602 |
| Year 4 | 7,865 | 1,602 | 1,602 |
| Year 5 | 7,943 | 1,602 | 1,602 |
| | \$ 27,566 | \$ 8,012 | \$ 8,012 |

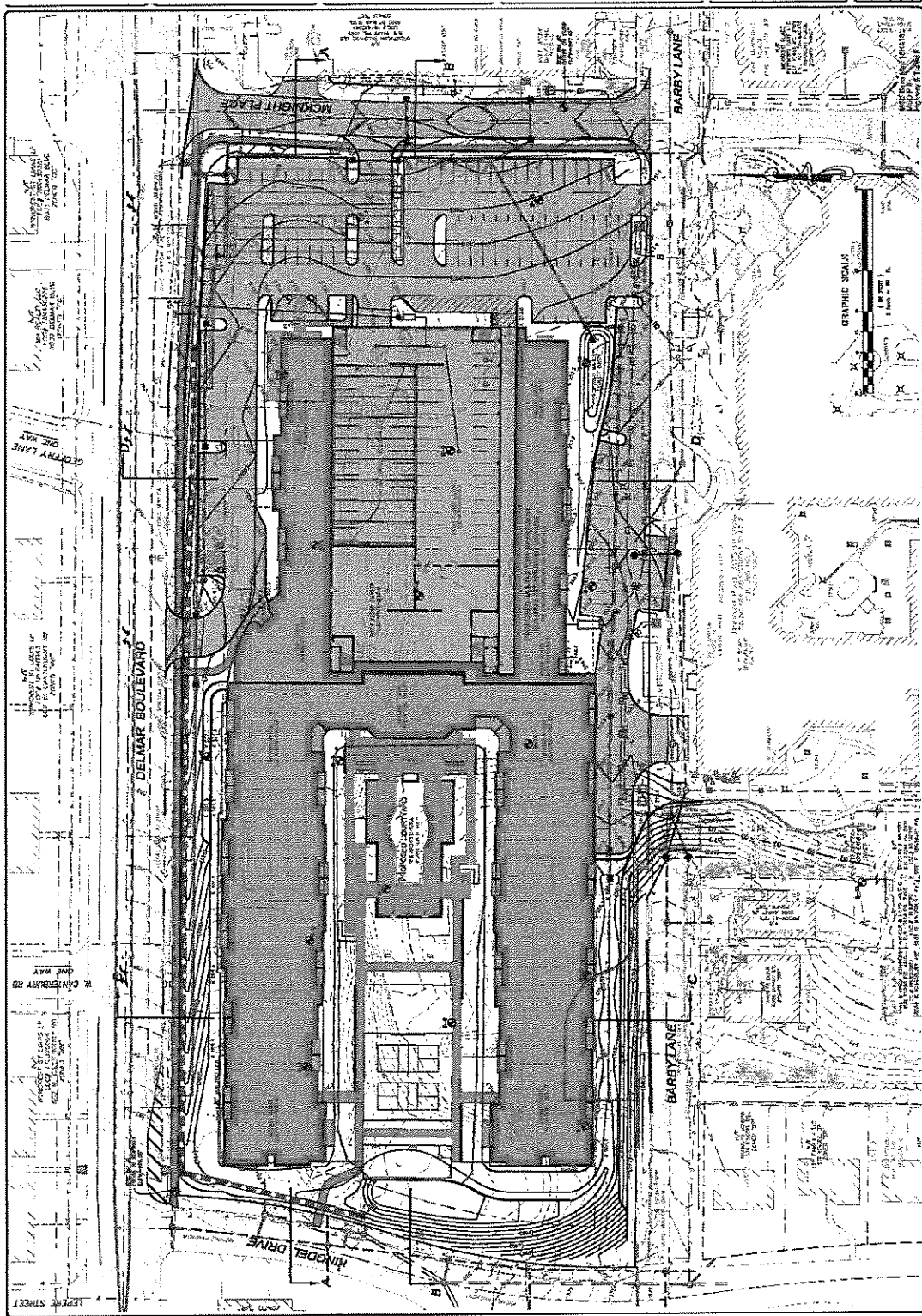
**DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS**

FIGURE 7: TAX IMPACT BY TAXING DISTRICT (CONTINUED)

| Delmar Boulevard Redevelopment Area City of University City Tax Revenue Comparison Before/After Development | | | | Delmar Boulevard Redevelopment Area Development Disabilities - Productive Living Board Tax Revenue Comparison Before/After Development | | | |
|--|--|---|--------------------------------------|---|--|---|--------------------------------------|
| | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) | | Est. Real Property Taxes After Development (Without Abatement) | Est. Real Property Taxes After Development (With Abatement) | Payments in Lieu of Taxes (PILOT) |
| Base: | | | | Base: | | | |
| Tax Year | | | | Tax Year | | | |
| Year 1 | 11,060 | 9,076 | 9,076 | Year 1 | 1,385 | 1,116 | 1,116 |
| Year 2 | 11,060 | 9,076 | 9,076 | Year 2 | 1,385 | 1,116 | 1,116 |
| Year 3 | 44,576 | 9,076 | 9,076 | Year 3 | 5,506 | 1,116 | 1,116 |
| Year 4 | 44,576 | 9,076 | 9,076 | Year 4 | 5,506 | 1,116 | 1,116 |
| Year 5 | 45,022 | 9,076 | 9,076 | Year 5 | 5,561 | 1,116 | 1,116 |
| | \$ 156,294 | \$ 45,380 | \$ 45,380 | | \$ 19,342 | \$ 5,579 | \$ 5,579 |

APPENDIX D
PRELIMINARY SITE PLAN

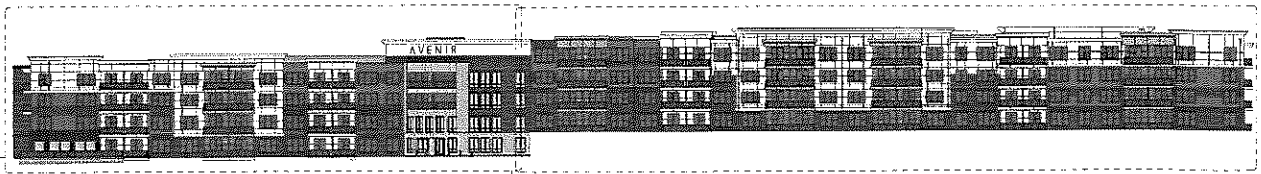
[Attached]



APPENDIX E

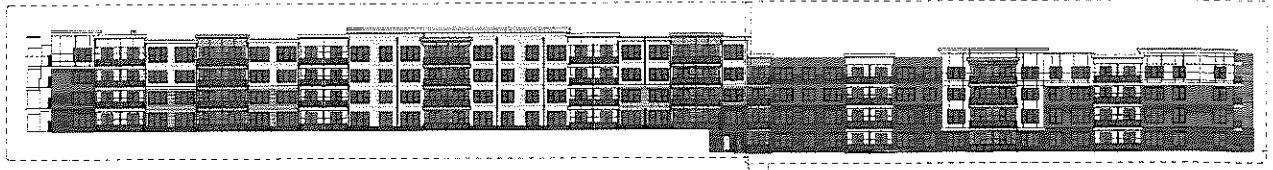
PRELIMINARY ELEVATIONS

[Attached]



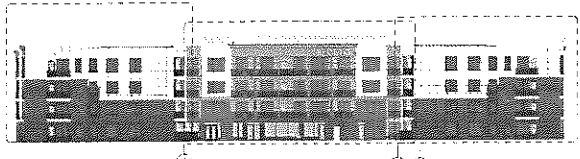
ELEVATION - NORTH OVERALL

10000 UNIVERSITY BLVD
 10000 UNIVERSITY BLVD

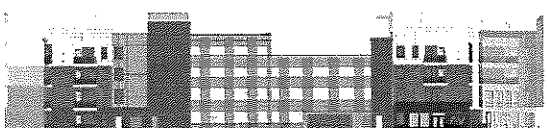


ELEVATION - SOUTH OVERALL

10000 UNIVERSITY BLVD
 10000 UNIVERSITY BLVD



ELEVATION - WEST OVERALL



ELEVATION - EAST OVERALL

Commissioned by:
 Avenir Apartments
 University City, Dallas, TX

EXTERIOR ELEVATIONS - NORTH, SOUTH, AND WEST OVERALL

EXTERIOR FINISH SPECIFICATIONS

| EXTERIOR FINISH | FINISH DESCRIPTION | FINISH CODE |
|-----------------|--|-------------|
| 1 | CONCRETE | 100 |
| 2 | BRICK | 200 |
| 3 | GLAZED TERRAZZO | 300 |
| 4 | SMOOTH TERRAZZO | 400 |
| 5 | SMOOTH POLISHED CONCRETE | 500 |
| 6 | SMOOTH POLISHED TERRAZZO | 600 |
| 7 | SMOOTH POLISHED CONCRETE WITH TERRAZZO | 700 |
| 8 | SMOOTH POLISHED CONCRETE WITH TERRAZZO AND METAL | 800 |
| 9 | SMOOTH POLISHED CONCRETE WITH TERRAZZO AND METAL AND GLASS | 900 |
| 10 | SMOOTH POLISHED CONCRETE WITH TERRAZZO AND METAL AND GLASS AND BRICK | 1000 |

EXTERIOR ELEVATION KEYED NOTES

1. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
2. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
3. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
4. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
5. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
6. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
7. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
8. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
9. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.
10. SEE FINISH SPECIFICATIONS FOR ALL FINISHES.

EXT ELEVATION GENERAL NOTES

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



NOT FOR CONSTRUCTION
 27119311 00
 A6.01

APPENDIX F

DEVELOPER'S "BUT FOR" AFFIDAVIT

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

COMES NOW, Charles Deutsch, and being first duly sworn, on his oath states:

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of Avenir Development Corporation, a Missouri corporation (" Avenir ").

2. I am the President of Avenir, the proposed developer of the Redevelopment Project pursuant to the Delmar Boulevard Urban Redevelopment Plan (the "**Plan**").

3. In my opinion, the redevelopment area as defined in the Plan (the "**Redevelopment Area**") on the whole (a) is a "blighted area" as that term is defined in the blight study attached to the Plan as Exhibit B (the "**Blight Study**"), and (b) has not been subject to growth and recent development through investment by private enterprise.

4. In my opinion, the Redevelopment Area would not reasonably be anticipated to be sufficiently redeveloped without the adoption of tax abatement because the Redevelopment Area requires significant public infrastructure investment in order to (i) demolish obsolete, outmoded and deteriorated structures; and (ii) remedy other conditions contributing to blight, as set forth in the Blight Study. As such, implementation of the Redevelopment Project involves unusual and extraordinary expense which make the Redevelopment Project financial infeasible in the market place. As such, but for the tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken.

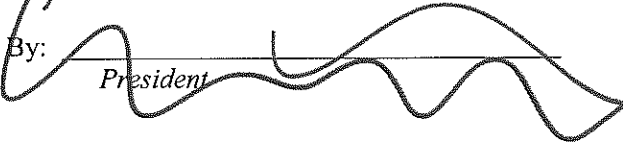
5. Avenir would not and could not be reasonably expected to develop the Redevelopment Area without tax abatement.

[Notarized signature on the following page.]

Avenir Development Corporation
a Missouri partnership

By: _____

President



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

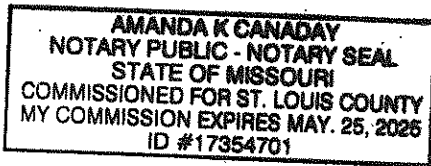
On this 15 day of February, 2022, before me, a Notary Public, personally appeared Charles Dewich the President of Avenir, a Missouri corporation, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of said corporation. *electronically signed*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Amanda K Canada

Notary Public

My Commission Expires: 5-25-25



APPENDIX G

RELOCATION POLICY

A. **Purpose.** This Relocation is attached to the Delmar Boulevard Urban Relocation Plan in order to comply with the City of University City Municipal Code.

B. **Application.** The following Relocation Policy shall apply to:

1. Any land acquisitions under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., which is filed for approval, approved or amended on or after August 31, 1991; and/or
2. Any condemnation proceedings, which in either case proposes or includes within its provisions or may necessitate displacement of persons, when such displacement is not subject to the provisions of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended) or to Subsection (1) of Section 523.205, RSMo.

C. **Definitions.** As used herein, the following terms shall mean:

BUSINESS. Any lawful activity that is conducted: (a) Primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; (b) Primarily for the sale of services to the public; or (c) On a not-for-profit basis by any organization that has obtained an exemption from payment of Federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations.

DECENT, SAFE AND SANITARY DWELLING. A dwelling which meets applicable housing and occupancy codes. The dwelling shall: (a) Be structurally sound, weathertight and in good repair; (b) Contain a safe electrical wiring system; (c) Contain an adequate heating system; (d) Be adequate in size with respect to the number of rooms needed to accommodate the displaced person; and (e) For a handicapped person, be free of barriers which would preclude reasonable ingress, egress or use of the dwelling.

DISPLACED PERSON. Any person that moves from the real property or moves his personal property from the real property permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire such real property, in whole or in part, for a public purpose.

HANDICAPPED PERSON. Any person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other persons would encounter or to the extent that modifications to the replacement residence would be necessary.

PERSON. Any individual, family, partnership, corporation or association that has a legal right to occupy the property including, but not limited to, month-to-month tenants.

URBAN REDEVELOPMENT CORPORATION. As defined in Section 353.020, RSMo.

D. **Contents of Plan.** Unless the property acquisition under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., is subject to Federal relocation standards or Subsection (1) of Section 523.205, RSMo., the relocation plan shall provide for the following:

1. Payments to all eligible displaced persons who occupied property to be acquired for not less than ninety (90) days prior to the initiation of negotiations who are required to vacate the premises;
 2. A program for identifying special needs of displaced persons with specific consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities;
 3. A program for providing proper and timely notice to all displaced persons, including a general description of their potential rights and benefits if they are displaced, their eligibility for relocation assistance and the nature of that assistance. The notices required for compliance with this Section are as follows:
 - a. A general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and non-residential owners and occupants of a potential project, including the potential acquisition of the property;
 - b. A notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and non-residential occupants within the project area who will be displaced of their relocation assistance and nature of that assistance, including ninety (90) days' advance notice of the date the occupants must vacate.
 4. A program of referrals of displaced persons with provisions for a minimum of three (3) decent, safe and sanitary housing referrals for residential persons or suitable referral sites for displaced businesses, a minimum of ninety (90) days' notice of referral sites for all displaced persons prior to the date such displaced persons are required to vacate the premises and arrangements for transportation to inspect referral sites; and
 5. Every displaced person shall be given a ninety (90) day notice to vacate, prior to the date such displaced person is required to vacate the premises.
- E. **Relocation Payments - Displaced Residential Persons.** All displaced residential persons eligible for payments shall be provided with relocation payments based upon one (1) of the following, at the option of the person:
1. A one thousand dollar (\$1,000.00) fixed moving expense payment; or
 2. Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one (1) month, utility transfer and connection fees and other initial rehousing deposits including first (1st) and last month's rent and security deposit. Such costs of relocation shall not include the cost of replacement property or any capital improvements thereto.
- F. **Relocation Payments - DISPLACED BUSINESSES.** All displaced businesses eligible for payments shall be provided with relocation payments based upon the following, at the option of the business:
1. A three thousand dollar (\$3,000.00) fixed moving expense payment and up to an additional ten thousand dollars (\$10,000.00) for re-establishment expenses. Re-establishment

expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or

2. Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery and up to an additional ten thousand dollars for re-establishment expenses. Re-establishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

G. **Advance Relocation Payments.** If a displaced person demonstrates the need for an advance relocation payment in order to avoid or reduce a hardship, the developer or the City (or public agency, if applicable) shall issue the payment subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. Payment for a satisfactory claim shall be made within thirty (30) days following receipt of sufficient documentation to support the claim. All claims for relocation payment shall be filed with the displacing agency within six (6) months after:

1. For tenants, the date of displacement;
2. For owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later.

H. **Waiver Of Relocation Payments.** Any displaced person, who is also the owner of the premises, may waive relocation payments as part of negotiations for acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of Section 523.205, RSMo., and his entitlement to payment and shall be filed with the City (or the acquiring public agency, if applicable). However, any such waiver shall not include a waiver of any notice provisions of Section 523.205, RSMo., and a displaced person shall remain entitled to all of the provisions regarding programs which are contained in Subdivisions (2) and (3) of Subsection (5) of Section 523.205, RSMo.

I. **Notice Of Relocation Payments And Assistance.** All persons eligible for relocation benefits shall be notified in writing of the availability of such relocation payments and assistance with such notice to be given concurrently with the notice of referral sites as required in Subdivision (4) of Subsection (5) of Section 523.205, RSMo.

J. **Reports.** Any urban redevelopment corporation, its assigns or transferees, which has been provided any assistance under the operation of Chapter 99, RSMo., Chapter 100, RSMo., Chapter 353, RSMo., or Chapter 523, RSMo., with land acquisition by the City (or local Governing Body, as applicable) shall be required to make a report to the City Council (or local Governing Body, as applicable) or appropriate public agency which shall include, but not be limited to, the addresses of all occupied residential buildings and structures within the redevelopment area and the names and addresses of persons displaced by the redeveloper and specific relocation benefits provided to each person, as well as a sample notice provided to each person.

K. **Tax Abatement.** An urban redevelopment corporation which fails to comply with the relocation requirements provided in Section 523.205, RSMo., shall not be eligible for tax abatement as provided for in Chapter 353, RSMo.

L. **Standards.** The requirements set out herein shall be considered minimum standards. In reviewing any proposed relocation plan under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or

Chapter 353, RSMo., the City Council or public agency shall determine the adequacy of the proposal and may require additional elements to be provided.

- M. **No Payments To Person Who Purposely Resides Or Locates His Business In A Redevelopment Area.** Relocation assistance shall not be provided to any person who purposely resides or locates his business in a redevelopment area solely for the purpose of obtaining relocation benefits.

- N. **Applicability of State Law.** The provisions of Sections 523.200 and 523.205, RSMo., shall apply to land acquisitions under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., filed for approval, approved or amended on or after August 31, 1991 and, as provided by Subsection (2) of Section 523.205, RSMo., any other land acquisitions by a political subdivision or governmental entity through condemnation proceedings initiated after December 31, 2006.

APPENDIX H

CERTIFICATE OF GOOD STANDING

[Attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State


CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

CHARLES DEUTSCH AND COMPANY
00197451

was created under the laws of this State on the 9th day of January, 1978, and is in good standing, having fully complied with all requirements of this office.

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 7th day of December, 2021.


Secretary of State



Certification Number: CERT-12072021-0127

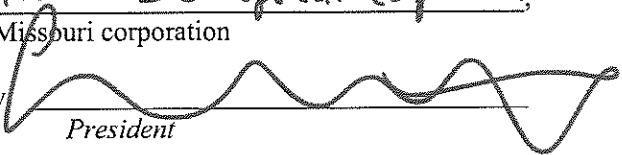
APPENDIX I

NON-COLLUSIVE AFFIDAVIT

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

Charles Deutsch, being first duly sworn, deposes and says:

That he is the **President** of Avenir Development Corporation (the "**Developer**"), the party proposing the urban redevelopment plan to which this affidavit is attached (the "**Development Plan**"), that such Development Plan is genuine and not collusive or sham; that said Developer has not colluded, conspired, connived or agreed, directly or indirectly, with any person, to put in a sham proposal or to refrain from submitting a proposal, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the terms of the Plan, or to secure any advantage against the City of University City, Missouri, or any person interested in the proposed Plan; and that all statements in said Plan are not tainted by any collusion, conspiracy and connivance.

Avenir Development Corporation,
a Missouri corporation
By 
President

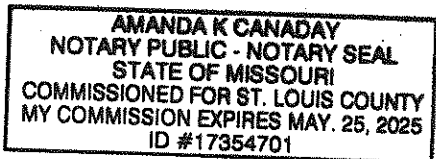
STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 15 day of February, 2022, before me, a Notary Public, personally appeared Charles Deutsch, the **President** of Avenir, a Missouri corporation, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of said corporation. *electronically signed*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


Notary Public

My Commission Expires:
5-25-25





**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

| | |
|--------------------------------------|----------------------|
| NUMBER: <i>For City Clerk Use</i> | NB20220725-01 |
|--------------------------------------|----------------------|

SUBJECT/TITLE:
FY23 Budget Amendment #1 - Additional funds for Comprehensive Planning Update consultant.

| | |
|-------------------------------------|---|
| REQUESTED BY: John Wagner | DEPARTMENT / WARD Community Development |
|-------------------------------------|---|

| | |
|--|--|
| AGENDA SECTION: New Business - Resolution 2022-8 | CAN ITEM BE RESCHEDULED? Yes |
|--|--|

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager recommends approval of the FY23 Budget Amendment #1.

FISCAL IMPACT:
\$98,285 additional funds will need to come from fund reserves.

| | |
|----------------------------|--------------------------------------|
| AMOUNT: \$98,285 | ACCOUNT No.: 01.45.40.6010 |
|----------------------------|--------------------------------------|

| | |
|--|--------------------------------------|
| FROM FUND: General Fund - 01 | TO FUND: General Fund - 01 |
|--|--------------------------------------|

EXPLANATION:
Council approved, June 27, 2022, funds for the Comprehensive Plan Document in the amount of \$100,000 with Resolution 2022-7 as a Carryforward to the FY23 budget.

STAFF COMMENTS AND BACKGROUND INFORMATION:
The current FY23 budget allotted \$100,000 as a Carryforward for the update to the Comprehensive Plan. The fee for the consultant is \$198,285. The firms work is scheduled to begin in August. It should be noted that the proposal for the update in 2019 was \$178,000, before COVID halted the process.

| | |
|----------------|--|
| CIP No. | |
|----------------|--|

RELATED ITEMS / ATTACHMENTS:
1. Attached is the budget for PlanningNext to consult on the Comprehensive Plan Update.
2. Resolution 2022 - 8

LIST CITY COUNCIL GOALS (S):

| | |
|--|---------------------------------------|
| RESPECTFULLY SUBMITTED: City Manager, Gregory Rose | MEETING DATE: July 25, 2022 |
|--|---------------------------------------|

Resolution 2022 - 8

**A RESOLUTION AMENDING THE FISCAL YEAR 2022-2023 (FY23)
BUDGET – AMENDMENT # 1 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, 2022, 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 amount stated in the budget amendment as presented, are herewith appropriated to the object and purpose named.

Adopted this 25th day of July 2022.

Mayor

Attest:

City Clerk

Certified to be Correct as to Form:

City Attorney

Budget

Following is a revised cost estimate for completion of the scope of services revised as of June 2, 2022.

| Phase | Proposed Cost |
|-----------------------------------|----------------------|
| Phase 1: Preparation | \$22,790 |
| Phase 2: Public Engagement | \$47,135 |
| Phase 3: Analysis | \$86,570 |
| Phase 4: Plan Development | \$41,170 |
| Total Fee | \$198,285 |

In addition to the professional fee above, expenses will be reimbursed as accrued with a target of \$15,000.

