

SPECIAL MEETING OF THE CITY COUNCIL
University City, Missouri 63130
VIA VIDEOCONFERENCE
Monday, July 25, 2022
5:30 p.m.

A. MEETING CALLED TO ORDER

At the Special Session of the City Council of University City held via Videoconference, on Monday, July 25, 2022, Mayor Terry Crow called the meeting to order at 5:32 p.m.

B. ROLL CALL

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

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.

Mayor Crow thanked the members of the public for joining the meeting virtually and noted that some members were having internet issues. He asked that Mayor Pro Tem Smotherson take over should his connection be lost.

C. APPROVAL OF AGENDA

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

(Mayor Crow's connection was lost, Mayor Pro Tem became the chair)

D. PROCLAMATION - none

E. APPROVAL OF MINUTES - none

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Cindy Liberman is nominated to the Loop Special Business District Board by Mayor Terry Crow, it was seconded by Councilmember Cusick, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS - none

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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.*

Mayor Pro Tem Smotherson acknowledged that approximately 40 comments were received and had been provided to Council.

I. PUBLIC HEARINGS – none

J. CONSENT AGENDA

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

Councilmember Clay moved to approve the Consent Agenda, it was seconded by Councilmember McMahan.

Councilmember Clay stated given the recent issues with a couple of different trucks, he asked if there was need for more than one truck?

Mr. Rose stated that one vehicle is waiting on an engine, and there are other vehicles that go down intermittently. Currently we are using parts from the truck that is waiting on the engine to repair the other vehicles. That will only work for so long, this purchase will move us back towards normal operations. Until the supply chain issue is addressed we will not be back to completely normal operations. The new truck will make a significant improvement in our operations.

Councilmember Clay that he is supportive of this purchase, and asked will we need another new truck?

Mr. Rose stated a couple of new trucks are scheduled in the capital improvement program next fiscal year, if we challenges arise, he may ask Council to advance the purchase of one of the trucks to this fiscal year. The funding is currently coming from the solid waste budget; Council recently provided a million-dollar load to the fund, which has its own challenges. We certainly do not want to get into a position of not being able to collect solid waste or recycle materials. We are not at the point.

Voice vote on Councilmember Clays' motion carried unanimously.

K. CITY MANAGER'S REPORT (vote required)

1. Avenir – Chapter 353 Referral to the Plan Commission

Mr. Rose stated this agenda item asks the Council to consider remanding the Avenir Chapter 353 request to the Plan Commission. This recommended action will enable staff to brief the commission and provide them with a recommendation on how to proceed.

Councilmember Hales asked Mr. Rose to expand upon why he asking to remand this item.

Mr. Rose stated in review of the actions take by the Plan Commission when this was initially considered, staff did not provide a briefing that would reflect the economic the pros and cons of the Chapter 353. Therefore, the commission took an action without hearing staff's perspective on the matter. He is recommending the item be remanded so that the Plan Commission which would allow them to receive a briefing from staff that will highlight the economic impact of the project and provide staff's' professional opinion regarding the approval or denial.

Councilmember Clay made a motion to remand the Chapter 353 to the Plan Commission, it was seconded by Councilmember McMahan, the motion carried unanimously.

Mayor Crow's connection was restored, and he resumed chairing the meeting.

L. UNFINISHED BUSINESS – none

M. NEW BUSINESS

Resolutions (vote required)

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

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

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.

Councilmember Hales moved to close the Regular Session and go into a Closed Session, it was seconded by Councilmember Smotherson.

Roll Call Vote Was:

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

Nays: None.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and apologized for the technical issues and closed the Regular Session at 5:44 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 6:27 p.m.

LaRette Reese,
City Clerk, MRCC

LaRette Reese

From: Jonathan <jonathandwitten@gmail.com>
Sent: Thursday, July 21, 2022 6:37 PM
To: Council Comments Shared
Subject: Attention City Clerk

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

Dear City Council,

I support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

My name is:Jonathan Witten

My address is: 8318 Cornell Ave 63132

LaRette Reese

From: rgoldenh@gmail.com
Sent: Thursday, July 21, 2022 6:39 PM
To: Council Comments Shared
Subject: Avenir Development

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

Sam Goldenhersh
819 University Pl
University City, MO 63132

LaRette Reese

From: Matthew Chase <matthew@chaseplanet.us>
Sent: Friday, July 22, 2022 7:10 AM
To: Council Comments Shared
Cc: Charles Deutsch
Subject: Support for Avenir tax incentives

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

My name is:
Matthew Chase

My address is:
936 Wild Cherry Lane, University City, MO 63130-2724

Sent from my iPhone (314) 757-4861

LaRette Reese

From: Alex <alexkbaum@gmail.com>
Sent: Friday, July 22, 2022 9:12 AM
To: Council Comments Shared
Subject: Avenir Development

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

My name is Alex Kestenbaum
My address is 7580 Amherst Ave, Saint Louis, MO 63130

LaRette Reese

From: Hillel Anton <hyanton75@gmail.com>
Sent: Friday, July 22, 2022 9:41 AM
To: Council Comments Shared
Subject: Attention City Clerk

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

Dear City Council,

I have been a resident of University City for 18 years. During that time I have seen many different changes to the landscape, and have always been pleased with the new additions and upgrades to the existing. After seeing the renderings for Avenir, I could only imagine what type of upgrade this would bring to a very busy intersection of the neighborhood. I eagerly await its completion and enhancement to U. City. If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

Thank you for your consideration.

Hillel Anton

915 Dalkeith Ln.

St. Louis, MO 63132

LaRette Reese

From: Jonathan Spetner <jspetner@spetner.com>
Sent: Friday, July 22, 2022 11:12 AM
To: Council Comments Shared
Subject: Avenir Project

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

Dear City Council,

As a lifelong resident of U.City and a U City business owner, I have always been interested in the success of our community. After seeing the renderings for Avenir, I was excited by the beautiful design. I am anxious for U. City to have this gem in our community!

If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will stimulate our economy through shopping, dining, and increased tax revenue.

Thank you for your consideration

Jonathan Spetner
Spetner Associates, Inc.
8220 Delmar Blvd.
St. Louis, MO 63124
Residence: 8360 Balson Ave 63132

[Click Here to Book a Meeting](#)

314-442-0001 Direct
314-442-0051 Fax
314-363-5522 Cell

800-737-4535 x201 Toll Free

LaRette Reese

From: Lyle Weisman <lyleweisman@yahoo.com>
Sent: Friday, July 22, 2022 11:36 AM
To: Council Comments Shared
Subject: Avenir - For Our Positive Future In University City.

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

Dear Honorable City Council,

I have reviewed the Avenir project and know it will be great for our city.

University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district and city at large.
Continued development is the key to our growth and sustainability.

I am a real estate investor living here in University City for over two years, I'm currently involved in around 30 local properties, and have developed many properties in Los Angeles.

By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

Lyle Weisman
7201 Greenway Avenue
University City, MO 63130

From: Yossi Golombeck <ygolombeck@torahprep.com>
Sent: Friday, July 22, 2022 11:49 AM
To: Council Comments Shared
Subject: Avenir project

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

Dear City Council, I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

Sincerely,
Jay Golombeck
825 University Pl
University City, MO 63132

LaRette Reese

From: Ericsethrosen <ericsethrosen@gmail.com>
Sent: Friday, July 22, 2022 11:54 AM
To: Council Comments Shared
Subject: Support for Avenir with Ch 353 and Ch 100

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Sample Letter C

Dear City Council, I have been driving past the Avenir site for years now and have always envisioned what a new development would look like. After seeing the renderings for Avenir, I was blown away by the elegant design. I am excited for U. City to have this gem in our community! If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

My name is: Eric Rosen

My address is: 561 Purdue Ave, St Louis, MO 63130

Best Regards,

Eric Rosen

LaRette Reese

From: Estee Rosen <stpln729@gmail.com>
Sent: Friday, July 22, 2022 12:15 PM
To: Council Comments Shared
Subject: I Support Avenir

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

Dear City Council,

I support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

Respectfully,

Esther Rosen

561 Purdue Avenue

St Louis, MO 63130

LaRette Reese

From: Veronica Volz <zlovacinorev@gmail.com>
Sent: Friday, July 22, 2022 12:24 PM
To: Council Comments Shared
Subject: Attention City Clerk: Avenir Development

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

Dear City Council,

I support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

Sincerely,

Veronica Volz

7201 Greenway Ave

University City, MO 63130

LaRette Reese

From: Yosef David <y david@aish.com>
Sent: Friday, July 22, 2022 1:32 PM
To: Council Comments Shared
Subject: City Clerk

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

Dear City Council,

I support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

My name is: Joseph David

My address is:
827 Swarthmore Lane
University City, MO 63130

Thank you so much,

Joseph David

LaRette Reese

From: Shifra <shifrasemail@gmail.com>
Sent: Friday, July 22, 2022 2:17 PM
To: Council Comments Shared
Subject: Avenir Development

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and to provide increased funds for our school district.

By giving Avenir these minimal incentives in the short term, we will be strengthening the finances of our City in the long term, for many years to come.

I am in support of offering Avenir Ch.353 and Ch.100.
It is the smart thing to do.

Thank you.

My name is Shifra Hastings
My address is 7807 Delmar Blvd, University City, MO 63130

All the best,

Shifra
310-801-1890
"If you stand for nothing, you will fall for anything."



LaRette Reese

From: Sam Freedman <sfreedman84@gmail.com>
Sent: Friday, July 22, 2022 2:32 PM
To: Council Comments Shared
Subject: Avenir Development

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

I believe that by not giving these incentives to local developers we stand to lose in the long run to other communities that are pro development. at which point our properties will sit dormant for years and the tax values will decrease and actually have an incremental downside to tax revenue.

My name is: Sam Freedman
My address is: 7615 Cornell Ave, University City, MO 63130

Sam Freedman
(973) 557-3339

LaRette Reese

From: Rachel Weisman <rpollak127@gmail.com>
Sent: Friday, July 22, 2022 2:57 PM
To: Council Comments Shared
Subject: Attention City Clerk

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

Dear City Council,

Please consider giving Ch. 353 and Ch. 100 to Avenir to help with its development and provide valuable incentives to our city. This project is an asset to University City in many ways. For example, its design and aesthetic will beautify the neighborhood, it will help to further develop our city, and will bring in important funds to both our city and the UCity school district. Thank you for your consideration.

My name is: Rachel Weisman

My address is: 532 Midvale Ave. University City, MO 63130.

Thank you,

Rachel Weisman

LaRette Reese

From: Tova Greenblatt <tgreenblatt@embystl.com>
Sent: Friday, July 22, 2022 4:22 PM
To: Council Comments Shared
Subject: Avenir project

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

Dear City Council,

I very much support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

My name is Tova Greenblatt
My address is: 8327 Balson Ave. University St. , Mo., 63132

Thank you for your attention to this matter.

Tova Greenblatt

--

Mrs. Tova Greenblatt
Menaheles
Esther Miller Bais Yaakov
314-863-9230

LaRette Reese

From: katia Rosenberg <rosenbergkatia@gmail.com>
Sent: Friday, July 22, 2022 6:40 PM
To: Council Comments Shared
Subject: Avenir development

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

Dear City Council, I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

My Address is 7544 Amherst Ave

Katia Rosenberg

Chaya Golda Rosenberg
(541) 760-6331

LaRette Reese

From: Victoria McMullen <mcmullenvictoria@gmail.com>
Sent: Saturday, July 23, 2022 9:26 PM
To: Council Comments Shared
Subject: Avenir tax abatement reconsideration

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

Please do NOT refer the Chapter 353 proposal to the Plan Committee. This tax abatement proposal has already been voted down. The Avenir developer has already begun the teardown process without a promise of tax abatement and it is inappropriate to remove this potential tax revenue from the city and school district.

Dr. Victoria McMullen
8730 West Kingsbury Avenue
St. Louis, MO. 63124

LaRette Reese

From: Asim Thakore <asim.thakore@gmail.com>
Sent: Saturday, July 23, 2022 10:45 PM
To: Council Comments Shared
Subject: Public Comment for 7/27 meeting

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

Dear Councilmembers,

I am writing to ask you to *not* refer the Chapter 353/Avenir proposal back to the Plan Commission. I believe this is Agenda Item K 1, but I could be mistaken. It's hard to figure out.

This was already voted on by that commission and already voted down. There is no need to reconsider unless the plan has drastically changed, in which case the planning process needs to start from scratch.

At whose behest is this proposal being reconsidered, and why?

Tax abatements should be used to help complete projects that fill a public need or get them started. Mr Deutsch is U City's largest employer because he does very well for himself. He doesn't need or deserve public funds for a building that is going to make him richer. A direct wealth transfer to millionaires isn't what University City should be about.

Mr Deutsch is a very successful real estate developer---and a savvy guy like him wouldn't start a project that relied on the razor thin (to him, not to ordinary people) amount this abatement would provide. Long story short, he's going to build the Avenir anyway and has already started. Why throw money at it now? Maybe you could ask him to include units that are both accessible and truly affordable if he really wants a tax abatement. That would actually serve the public good.

Please do not refer this back to the Plan Commission.

Thank you,

Asim Thakore
8727 W Kingsbury

LaRette Reese

From: Arnold Hermelin <arnchi18@icloud.com>
Sent: Sunday, July 24, 2022 10:02 AM
To: Council Comments Shared
Subject: Important to approve tax incentives

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

Dear City Council:

I have been driving past the Avenir site for years now and have tried to envision what a new development would look like. After recently seeing the renderings for Avenir, I was impressed with the elegant design. I am excited for U. City to have this gem in our community! If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

Arnold Hermelin
8424 Old Bonhomme Road

LaRette Reese

From: Robert J. Friedman <friedman.robertj@gmail.com>
Sent: Sunday, July 24, 2022 10:52 AM
To: Council Comments Shared
Subject: Attention City Clerk - Avenir Development

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

Dear City Council, I support giving Ch. 353 and Ch. 100 to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District. We hope you can see all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

My name is: Robert J. Friedman

My address is: 887 Alanson Drive, St. Louis, MO 63132 (owner of this property) -- my permanent residence is 14169 Fennsbury Drive, Tampa, FL 33624

--

Rob Friedman

314-283-4094 (c)

friedman.robertj@gmail.com

LaRette Reese

From: Sylvia Poe <spoe32jpgr@charter.net>
Sent: Sunday, July 24, 2022 12:14 PM
To: Council Comments Shared
Cc: Bill Poe
Subject: Avenir Development (Attention: City Clerk)

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

Dear City Council,

I have lived in University City almost my entire life and am very familiar with the block on which the Avenir site is proposed. We feel that the only way to keep a vibrant and prosperous community is to continue with new growth and development. The work that this company has done in the past has always been outstanding and far and above first class. After seeing the renderings for Avenir, we are very impressed and excited about the elegant design. We are also excited for University City to have this beautiful and fresh looking project in our community! If Ch. 353 and Ch. 100 will allow Avenir to be built as proposed in the renderings, we are in support of providing these incentives since Avenir will bring in much needed City funds and will increase the population who will contribute to University City by shopping, dining, and paying taxes.

With best regards,
Sylvia and William Poe
851 Lionsgate Drive
University City 63130

LaRette Reese

From: Daniel Kamins <dkamins314@gmail.com>
Sent: Sunday, July 24, 2022 12:26 PM
To: Council Comments Shared
Subject: Avenir

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

The Avenir project on Delmar will be a long term boost to Ucity - both in attracting new residents and encouraging other property owners to update their properties, or bringing in investors to to update and develop properties - enhancing Ucity image, public pride, property values and - ultimately - tax revenues.

I feel it is very worthwhile for Ucity to partner with responsible developers with a long track record of quality developments.

Daniel Kamins

7853 Balson Ave

From: Jim Zaitz <jimzaitz@gmail.com>
Sent: Sunday, July 24, 2022 1:08 PM
To: John Wagner; Council Comments Shared
Subject: Chapter 353 proposal

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It is my understanding that the Aventir Project is being reviewed and/or re-considered for tax abatement. I am completely against any type of tax abatement for this project. Tax abatement is intended to allow development projects that could not otherwise happen without tax abatement. The developer has not made a solis business case for tax abatement.

The developer is proposing 262 units with monthly rents that range from \$1600-\$2600. As a tax payer and citizen of Unverified City, I, nor my fellow citizens, should be burden of the developers tax liability.

The tax abatement issue has already been voted down by a 4-1 vote. I'm looking for someone to please provide me with a logical and rational explanation as why this is being reconsidered now, what party or parties are promoting this and asking for a reconsideration, and what is the justification.

I am vehemently against referring chapter at 353 proposal to the plan committee.

Jim Zaitz
8735 Teasdale Avenue

LaRette Reese

From: Shirley Seele <seele.a.shirley@gmail.com>
Sent: Sunday, July 24, 2022 4:04 PM
To: Council Comments Shared
Subject: Fwd: Tax Abatement for Avenir Project at the Gatesworth, now Chapter 353

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

> Dear Mayor and Council Committee Members,

>

> I am against referring the Chapter 353 proposal (Avenir Project) to the Planning Committee who originally vetoed 4:1 against the proposal.

>

> I am questioning a re-review. University City needs revenue for all the services for all residents. Giving free money (tax abatement) for high-end apartments to the Gatesworth does not meet the citizens' needs.

>

> (Consider 100% occupancy of 262 rental units at an average of \$2000/month rental for 12 months which is \$6,288,000 annually.)

>

> Thank you for your consideration,

> Shirley Seele

> 8716 Washington Ave, resident since May 1994

> 63124

LaRette Reese

From: Marc Jacob <marcjacob1@gmail.com>
Sent: Sunday, July 24, 2022 4:13 PM
To: Council Comments Shared
Subject: Avenir apartments

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

Dear City Council,

I support giving Ch. 353 and Ch. 100 incentives to Avenir. This project will benefit University City in many ways, such as promoting continued development in the area and bringing in additional funds for the City and the School District, I'm addition to the construction jobs it will create. As you know, the Gatesworth and Brentmoor have lured many residents to U City and as we are a pooled tax city that has not been growing, increasing population density is paramount. We hope you can see all the good that can come from such a unique and well-designed building to enhance the aesthetics of Delmar and spur even more quality development in our western corridor, and that you will recommend these incentives for Avenir.

-Marc Jacob
873 Greenshire Court
University City, MO 63130

[Get Outlook for Android](#)

From: joel ehrlich <joelvbs@yahoo.com>
Sent: Sunday, July 24, 2022 4:25 PM
To: Council Comments Shared
Subject: Avenir - Advancing The Community

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Dear City Council, I have been driving past the Avenir site for years now and have always envisioned what a new development would look like. After seeing the renderings for Avenir, I was blown away by the elegant design. I am excited for U. City to have this gem in our community! If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

Joel Ehrlich
733A Lepere Ave.
St. Louis, MO 63132
314.724.4344

LaRette Reese

From: Jemcoflooring <jemcoflooring@gmail.com>
Sent: Sunday, July 24, 2022 4:30 PM
To: Council Comments Shared
Subject: Avenir -Elevating The Community

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

Dear City Council,

I have been driving past the Avenir site for years now and have always envisioned what a new development would look like. After seeing the renderings for Avenir, I was blown away by the elegant design. I am excited for U. City to have this gem in our community! If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

Joel Ehrlich
JEMCO Flooring, LLC
733A Lepere Ave.
St. Louis, MO 63132
314.724.4344

LaRette Reese

From: Tzvi Freedman <tzvifreedman@gmail.com>
Sent: Sunday, July 24, 2022 4:37 PM
To: Council Comments Shared
Subject: Avenir Development

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

Dear City Council,

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district.

I am a resident of University City for over 50 years and have never witnessed the amount of new construction that is underway in and around our lovely community. We need attractive new housing to be made available for our future growth.

By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

Thank you.

All the best,

My name is: Tzvi Freedman _____

My address is: 848 Saxony Court St. Louis, MO 63130 _____

From: Shelley List <sheindel3169@gmail.com>
Sent: Sunday, July 24, 2022 5:42 PM
To: Council Comments Shared
Subject: Avenir

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

Dear City Council,

I wanted to express my support for granting Chapter 353 and Chapter 100 to Avenir.

I believe that this project will benefit our community both short term and long term, by updating the quality of infrastructure in our neighborhood, and by bringing in increased revenue for the city.

Thank you

Shelley List
7741 Gannon Avenue
St Louis, MO 63130

From: Sarah Myers <shmyers4@gmail.com>
Sent: Sunday, July 24, 2022 9:17 PM
To: Council Comments Shared
Cc: Jeff Hales; Steve McMahon; John Wagner
Subject: Pubic Comment on City Council Agenda Item, Monday, July 25

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

Hello,

My name is Sarah Herstand Myers and I live at 8716 West Kingsbury Ave. I am writing to comment on the Avenir development at Delmar and Kingdel. I understand tax abatement is still under consideration for this project. And, that this issue may actually go back to the Plan Commission for reconsideration. Why?? I attended (virtually) the Plan Commission meeting in March where the proposed tax abatement was considered and rejected by a vote of 4-1. I don't understand, or support, going back to the plan commission on this. If for some reason beyond my comprehension it does go back to the plan commission, I encourage the commission to again reject the developer's request for tax abatement. I also encourage the city council to vote firmly against tax abatement for this project. It makes no sense to me to grant abatement for this project. It's already underway without it, so it certainly appears the developer can proceed without it. The city needs the money. Why would the city give money away for tax abatement on this high end residential project, only to continue to ask its residents to support other tax increases? This abatement will not benefit all the people in UCity. It will benefit the developer who will already do very well with this project.

Sarah

--

Sarah Herstand Myers
8716 West Kingsbury Ave.
University City, MO 63124

LaRette Reese

From: Sarah Myers <shmyers4@gmail.com>
Sent: Sunday, July 24, 2022 9:25 PM
To: Council Comments Shared
Cc: Jeff Hales; Steve McMahon; John Wagner
Subject: Re: Pubic Comment on City Council Agenda Item, Monday, July 25

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

Hello -- This is Sarah Herstand Myers and I am adding a part two to my previous comments submitted about 2 minutes ago, for clarification. I live at 8716 West Kingsbury Ave. I have owned this home for eight years. What I meant to say in my previous note about the city council vote is that I hope the city council votes against resubmitting the tax abatement proposal to the Plan Commission, and that if it does go back to the Plan Commission, that the commission hold strong and again reject tax abatement. And, finally, that if the Plan Commission does change its vote and support tax abatement, I hope the City Council will the vote against that recommendation.

The rest of my letter stands the same -- I don't think Avenir warrants tax abatement. Furthermore, the developer has already begun demolition, apparently willing and able to go ahead on Avenir without the abatement. And finally, I don't think tax abatement in this case is good for UCity or its residents.

Why does it feel like we keep going around in circles on this one??

Sarah

On Sun, Jul 24, 2022 at 9:17 PM Sarah Myers <shmyers4@gmail.com> wrote:

Hello,

My name is Sarah Herstand Myers and I live at 8716 West Kingsbury Ave. I am writing to comment on the Avenir development at Delmar and Kingdel. I understand tax abatement is still under consideration for this project. And, that this issue may actually go back to the Plan Commission for reconsideration. Why?? I attended (virtually) the Plan Commission meeting in March where the proposed tax abatement was considered and rejected by a vote of 4-1. I don't understand, or support, going back to the plan commission on this. If for some reason beyond my comprehension it does go back to the plan commission, I encourage the commission to again reject the developer's request for tax abatement. I also encourage the city council to vote firmly against tax abatement for this project. It makes no sense to me to grant abatement for this project. It's already underway without it, so it certainly appears the developer can proceed without it. The city needs the money. Why would the city give money away for tax abatement on this high end residential project, only to continue to ask its residents to support other tax increases? This abatement will not benefit all the people in UCity. It will benefit the developer who will already do very well with this project.

Sarah

--

Sarah Herstand Myers
8716 West Kingsbury Ave.
University City, MO 63124

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LaRette Reese

From: Mark Friedman <mfriedman01@hotmail.com>
Sent: Sunday, July 24, 2022 9:50 PM
To: Council Comments Shared
Subject: comments

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Dear City Council,

I have reviewed the plans for Avenir apartment complex on Delmar and I and believe it will be great for University City. I absolutely support continued development to upgrade our infrastructure and provide increased funds for our school district. By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come. I am in support of offering Avenir Ch. 353 and Ch. 100.

My name is: Mark Friedman
My address is: 716 Brittany Ln, 63130

thank you

Mark Friedman
mfriedman012@outlook.com

LaRette Reese

From: Yerucham List <yeruchamlist@gmail.com>
Sent: Sunday, July 24, 2022 10:23 PM
To: Council Comments Shared
Subject: Avenir Development

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Dear City Council,

I have reviewed the concept for Avenir and believe it will be very good for our city. University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district.

By giving Avenir these minimal incentives in the short term, we will be strengthening the City in the long term for many years to come.

I am in support of offering Avenir Ch. 353 and Ch. 100.

Thank you.

My name is: Gerald List
My address is: 7741 Gannon Avenue
University City, MO 63130

LaRette Reese

From: Aryeh Freylicher <aryehfrey@gmail.com>
Sent: Monday, July 25, 2022 6:51 AM
To: Council Comments Shared
Subject: Attention City Clerk

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To Our Esteemed City Council,

As a Resident of University City as well as a Real Estate Agent that does a large percentage of my business in University city, I always get excited when a new development is announced in our neighborhood. I have personally witnessed the positive impact that each new project has had on our city. When a developer invests a large amount of money to build something beautiful and useful to the residents of our community, it raises the bar for the rest of the existing buildings and businesses. People seeking a home see our city as an attractive place to live. Smaller investors improve their existing properties and new investors get a boost of confidence to do business in University City because they see so much successful development and growth. This gives them reassurance that they are spending their dollars in the right place. I fully support offering Ch. 353 and Ch. 100 to Avenir. It comes at a very low cost to University City with a major upside to the city and to the neighborhood as a whole. Thank you for your consideration.

My Name is: Aryeh Freylicher
My Address is: 7477 Delmar Blvd, University City, MO 63130
Re: Agenda items for 07/25 City Council meeting

Sincerely,

Aryeh Freylicher

From: Todd Silverman <silverman.todd@gmail.com>
Sent: Monday, July 25, 2022 7:54 AM
To: Council Comments Shared
Subject: Avenir

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Dear City Council,

I have been driving past the Avenir site for over 20 years now and have always envisioned what a new development would look like. After seeing the renderings for Avenir, I was very impressed by the elegant design and overall impact on the site. I am excited for U. City to have such a gem in our community! If Ch. 353 and Ch. 100 will allow for Avenir to be built as depicted in the renderings, I am in support of providing these incentives as Avenir will be a real asset that will bring in needed City funds and will increase the population who will contribute to our community.

Dr. Todd B. Silverman
7931 Gannon Avenue
U. City

LaRette Reese

From: Heschel Raskas <hraskas@gmail.com>
Sent: Monday, July 25, 2022 9:02 AM
To: Council Comments Shared
Subject: Avenir project

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Dear City Council,

We have been homeowners in University City since 1967. We very much want University City to continue in the positive direction of recent years. For that to happen we need continued development to upgrade our infrastructure and provide more funds for our school district.

We are pleased to learn that the new Avenir project on Delmar meets those objectives. We support offering Avenir Ch. 353 and Ch. 100.

Adinah and Heschel Raskas

722 Brittany lane

University City

LaRette Reese

From: Yuliana Erazo <yulianaandrea8@gmail.com>
Sent: Monday, July 25, 2022 10:32 AM
To: Council Comments Shared
Subject: As U city residents we ask NOT to refer the Chapter 353 proposal to the Plan Committee

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Good morning City Council,

This Monday' City Council agenda has the Avenir project once again for discussion, we as U city residents ask the Council NOT to refer the Chapter 353 proposal to the Plan Committee.

tax abatement is intended to allow development projects that *could not otherwise happen* without tax abatement.

This is a project that will provide profits and benefits to a one individual not a community, why instead of U city taking advantage of this to collect more taxes and build or improve our neighborhood and our schools is considering instead to ask its residents to shoulder this tax burden to the benefit of one individual?

The tax abatement proposal has already been voted down by a 4-1 vote! WHY is this being re-considered? Who is promoting it, and why? What is the justification for reconsidering this?

Yuliana Erazo and Edwin van Norden
8733 Washington ave, St. Louis, MO 63124

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Monday, July 25, 2022 11:07 AM
To: Council Comments Shared
Subject: Avenir – Chapter 353 Referral to the Plan Commission

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To U-City Council members,

With regard to **K. CITY MANAGER'S REPORT** (vote required)
1. Avenir – Chapter 353 Referral to the Plan Commission

Basically, I would just point out point out that tax abatement is intended to allow development projects that *could not otherwise happen* without tax abatement—and the developer would have to make a strong case based on insufficient projected rental receipts (262 units with monthly rents from \$1600-\$3600 per unit = \$419,200/month at the absolute minimum!) or enormous construction and/or finance costs (which seems unlikely-- obviously the developer is already moving ahead with his plans within the fenced area.)

A tax abatement totaling \$3.45 million simply means that till 2030 OUR taxes will remain high or may have to be increased to provide police, fire, EMS, school, library, etc. services to 262 new units. Based on the population of University City, the proposed tax abatement works out to a \$100 gift to Charles Deutsch & Company from every citizen.

The developer should make his case clearly with financial projections and with review by a knowledgeable disinterested party if he is to be accorded this. The figures should confirm that the Avenir project *could not otherwise happen* without the requested tax abatement. Otherwise I feel that asking U-City residents to be asked to shoulder HIS tax burden, or else give up social services due to the shortfall just to increase his profits, is inappropriate.

Tax Abatement under Chapter 353 or Chapter 100 or any other name is the SAME TAX ABATEMENT THAT WAS ALREADY VOTED DOWN BY THE PLAN COMMISSION. What possible justification is there for re-consideration of the same bill?

William Ash
8690 West Kingsbury Ave.
University City, MO 63124