

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
Monday, September 12, 2022
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, September 12, 2022, via videoconference, Mayor Terry Crow called the meeting to order at 6:31 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; (*excused*)

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., and Corey D. Williams, Public Information Officer, Office of Disaster Assistance, Field Operations for the U.S. Small Business Administration.

C. APPROVAL OF AGENDA

Mayor Crow noted that Mr. Rose requested that Item J (1); Ratification of Flood Emergency Expenses be moved to the City Manager's Report.

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

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

D. PROCLAMATIONS

1. Commission on Stormwater Recognition - A Proclamation recognizing and applauding the Commission on Stormwater Issues, the Director of Public Works, and staff upon receiving the 2022 James Lee Witt Local Award for Excellence in Floodplain Management.
2. Redbird Rookies Day in University City - A Proclamation recognizing the City's participation in the Redbird Rookies Program, and proclaiming Friday, September 30, 2022, as Redbird Rookies Day.

E. APPROVAL OF MINUTES

1. July 11, 2022, Study Session Minutes (Trinity/Annex Update); was moved by Councilmember Hales, it was seconded by Councilmember Cusick, and the motion was carried unanimously.
2. August 8, 2022, Study Session Minutes (Active Shooter and Proposed Bike Path); was moved by Councilmember Klein, it was seconded by Councilmember Clay, and the motion was carried unanimously.
3. August 8, 2022, Regular Meeting Minutes was moved by Councilmember McMahon, it was seconded by Councilmember Clay, and the motion was carried unanimously.
4. August 22, 2022, Special Session Minutes was moved by Councilmember Cusick, it was seconded by Councilmember Hales, and the motion was carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Helen Fuller was sworn into the Historic Preservation Commission on August 22nd in the Clerk's office.

H. CITIZEN PARTICIPATION

*Citizens may provide written comments ahead of the meeting, which must be received **no later than 12:00 p.m. on the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to City Hall at 6801 Delmar Blvd.; Attention City Clerk. **Please note that to be recorded in the official record, a name and address must be provided**, as well as whether your comment is related to an agenda or non-agenda item.*

Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.

Mayor Crow thanked everyone for taking the time to share their comments and concerns with Council.

I. PUBLIC HEARINGS

1. Parking Text Amendment

Mayor Crow opened the Public Hearing at 6:35 p.m., and after acknowledging the receipt of written comments, the hearing was closed at 6:36 p.m.

J. CONSENT AGENDA

1. Ratification – Flood Emergency Expenses; (*moved to City Manager's Report*)
2. State of Missouri, Application for Federal/State Public Assistance – Ratifying Mayor's signature
3. Heman Park Pool Pump Replacement
4. Golf Course - Fairway Mower Purchase

Councilmember Cusick moved to approve Items 2 through 4 of the Consent Agenda, it was seconded by Councilmember McMahon, and the motion was carried unanimously.

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

1. Historic Flood Recovery Efforts Update

Mr. Rose stated this is an update on the recovery events for the floods that occurred on July 26th and 28th. The Disaster Recovery Center was opened on August 26th, to host several organizations working to assist businesses and residents who were impacted by these floods. And tonight, Corey Williams from the Small Business Administration's Office of Disaster Assistance is here to provide Counsel with information about their program.

Mr. Williams, Public Information Officer with the U.S. Small Business Administration (SBA), thanked the City's administration for allowing him to present this information.

He stated he has been in U City since August 9th, in response to the President's Declaration filed on August 8th for the flooding that occurred in St. Louis County, St. Charles County, and the City of St. Louis. The SBA's Individuals and Households Program (IHP) is a part of this Declaration that provides direct federal assistance to businesses, homeowners, renters, and non-profits.

The first step of this process is to register with FEMA by going to either disasterassistance.gov, calling 1-800-621-3362, downloading the FEMA mobile app, or visiting the Disaster Recovery Center located at Centennial Commons. This Center is open Monday through Friday from 8 a.m. to 6 p.m., and Saturdays from 9 a.m. to 5 p.m. Please note, that these hours may be modified based on the demonstrated need for service.

Once registered, FEMA has the option of referring applicants to the SBA's Office of Disaster Assistance, which administers the (IHP), and offers low-interest disaster assistance loans to the following four entities:

- Businesses can borrow up to 2 million dollars through the Economic Injury Disaster Loan Program that can be used as working capital to sustain their business, and/or repair/replace disaster-damaged real estate, machinery, inventory, and equipment. Interest rates can be as low as 2.935%, and there are no closing costs, application fees, or prepayment penalties. All loans are amortized for up to 30 years, and the first payment is deferred for five months.
- Nonprofits that have experienced an economic impact are treated similarly, in that they can also borrow up to 2 million dollars, with no closing costs, application fees, or prepayment penalties. However, in this instance, there is a fixed interest rate of 1.87%. Even though there is a filing deadline of March 8, 2023, it is important for businesses and nonprofits to be proactive, rather than waiting months to determine all of their economic injuries.
- It's important for homeowners and renters that receive a referral to SBA's program to complete their application because if they are not approved for a loan, they will be referred back to FEMA to see if they are eligible for assistance under the Other Needs Program. Participants in this program can borrow up to \$200,000 to repair or replace disaster-damaged real estate, and up to \$40,000 to repair or replace personal property; which includes vehicles. Interest rates are as low as 1.688%.

Mr. Williams stated this is the key connection for how the SBA partners with FEMA. Therefore, it is absolutely critical that applicants complete their applications as soon as possible once they are referred to the SBA; even if they are not interested in receiving a loan, to be referred back to FEMA for further grant assistance. Applications can also be made by going to disasterloanassistance.sba.gov or calling SBA's customer service number, 1-800-659-2955. Approved applicants are under no obligation to accept the funds.

The deadline to apply for physical damage is October 7, 2022, and the deadline for economic injury is March 8, 2023.

Mr. Rose asked if members of Council had any questions for Mr. Williams.

Councilmember Klein stated she and her husband visited the Disaster Recovery Center last week and in her opinion, some of the components described in this presentation, are not being clearly communicated. So, she hopes residents will be able to get the information presented here tonight because it certainly made things a lot clearer.

Mr. Williams stated he, as well as other customer service representatives from FEMA, are trying to put as much information out to the public as possible. However, one of the most common misperceptions seems to be that once an applicant is referred to the SBA and provided with a fact sheet, is that the process is complete. So, the more these facts can be disseminated, the better off everyone will be because the goal is to make sure that no one misses out on any of the benefits that are available to them.

Councilmember Clay echoed Councilmember Klein's comments about the succinct nature of this presentation, and asked Mr. Rose if the City could add this portion of the meeting to its flood of resources being provided to the public on the City's website? Mr. Rose stated he would work with Mike to see whether it is possible to carve out this presentation and put it on the site.

Councilmember Clay stated he would be interested in getting information about the upcoming deadlines to provide to his constituents.

Mr. Williams stated he believes there is a FEMA press release about these deadlines, which he will provide to Mr. Rose.

Councilmember Cusick stated a couple of residents who applied for a loan through the SBA expressed how confusing it was to complete the application online since some of the forms have to be

downloaded and notarized before being returned.

So, he was curious to know whether representatives at the Recovery Center have the capacity to help residents complete these forms, without going online? Mr. Williams stated the documents these residents are referring to are the loan closing documents that are required after an applicant has been approved. At this stage, the process can be expedited by working with a customer service representative at any Disaster Recovery Center who will walk them through all of the paperwork. These loans require a second mortgage, so U City residents can take any document that needs to be notarized and stamped to the St. Louis County Clerk's office.

Mayor Crow thanked Mr. Williams for this very insightful information.

Mr. Rose stated while staff is sensitive to the fact that some residents have been unable to access their homes and set out items for pickup, they have started their final pass-through for bulky item retrieval. So, at this point, he would like to stress that residents follow the normal standards for the pickup of any non-flood-related items. All of the following information related to pickups can be found on the City's Calendar:

- East Pickup - To be completed by September 16th
- Central Pickup - From September 19th through September 23rd
- West Pickup - From September 26th through September 30th

Mr. Rose stated the next plan is to file a Notice of Intent to participate in FEMA's Buy-Out Program and request funding for the construction of a detention basin. The application is due by September 23rd, so additional information will be forthcoming.

This week, Mr. Rose stated he is scheduled to meet with representatives from MSD to better understand their role relative to the management of River Des Peres, and whether they will be able to provide any financial support in the event FEMA approves the City's applications

Mr. Rose stated while staff is keeping a close watch on these figures, to date, the financial impact on the City's finances as a result of flooding, is approximately 1.65 million dollars. He stated Council's good judgment with respect to the need to be prepared for these kinds of disasters has led to the City being in a very strong financial position. That position should be reinforced by the expectation that some of these funds will be reimbursed by insurance and FEMA.

Councilmember Cusick asked Mr. Rose if he was aware of what the next steps would be once the application is submitted to FEMA? Mr. Rose stated beyond the submission of these applications he has no knowledge of what the next steps will consist of.

2. Ratification – Flood Emergency Expenses

Mr. Rose stated staff is recommending that Council consider the ratification of expenses related to purchases made as a result of the flooding. He stated he would like to add an additional item to these expenses; the purchase of a second trash truck for the amount of \$349,000. The addition of this truck will improve the City's sanitation operations, which are being hampered by equipment failures due to age. He stated Council's report outlines the type of equipment currently available and the age of that equipment.

Councilmember Hales asked Mr. Rose if it was correct, that this will be the second truck purchased this year; one of which was budgeted to be replaced in the next fiscal year? Mr. Rose stated that is correct. His recommendation is to expedite the purchase of that second truck to this year.

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

L. UNFINISHED BUSINESS

1. **Bill 9472** – AN ORDINANCE AMENDING SECTION 400.2140 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO THE SCHEDULE OF OFF-STREET

PARKING SPACE REQUIREMENTS, BY ESTABLISHING A MINIMUM PARKING REQUIREMENT FOR RETAIL STORES WITH MORE THAN 45,000 SQUARE-FEET OF COMBINED SPACE. Bill Number 9472 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 2. Bill 9475** - AN ORDINANCE APPROVING THREE FINAL RIGHT-OF-WAY DEDICATION PLATS FOR LAND ALONG MCKNIGHT PLACE, SOUTH OF DELMAR BOULEVARD. Bill Number 9475 was read for the second and third time.

Councilmember Hales moved to approve, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

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

Nays: None.

M. NEW BUSINESS

Resolutions (vote required)

None

Bills (Introduction and 1st reading - no vote required)

Introduced by Councilmember Hales

- 1. Bill 9479** – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF ELMORE COURT. Bill Number 9479 was read for the first time.

Introduced by Councilmember Clay

- 2. Bill 9480** – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF ORCHARD COURT. Bill Number 9480 was read for the first time.

Introduced by Councilmember Klein

- 3. Bill 9481** – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF RICHARD COURT. Bill Number 9481 was read for the first time.

Introduced by Councilmember Hales

- 4. Bill 9482** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “MARKET AT OLIVE PLAT 4.” Bill Number 9482 was read for the first time.

Introduced by Councilmember Cusick

- 5. Bill 9483** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “ADJUSTED LOT 7” IN MARKET AT OLIVE PLAT 3R. Bill Number 9483 was read for the first time.

Introduced by Councilmember Klein

- 6. Bill 9484** – AN ORDINANCE APPROVING A RIGHT-OF-WAY DEDICATION PLAT FOR A PORTION OF TRINITY AVENUE, NORTH OF DELMAR BOULEVARD, ADJACENT TO THE CITY HALL CIVIC COMPLEX. Bill Number 9484 was read for the first time.

Introduced by Councilmember Cusick

7. **Bill 9485** – AN ORDINANCE AUTHORIZING THE CITY OF UNIVERSITY CITY, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (DELMAR BOULEVARD REDEVELOPMENT AREA PROJECT), SERIES 2022, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$90,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH. Bill Number 9485 was read for the first time.

Introduced by Councilmember McMahon

8. **Bill 9486** – AN ORDINANCE DESIGNATING A CERTAIN TRACT OF LAND IN THE CITY OF UNIVERSITY CITY AS A BLIGHTED AREA; APPROVING THE DEVELOPMENT PLAN FOR THE DELMAR BOULEVARD REDEVELOPMENT AREA; APPROVING A DEVELOPMENT AND PERFORMANCE AGREEMENT IN CONNECTION WITH THE DEVELOPMENT PLAN; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH. Bill Number 9486 was read for the first time.

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

Mayor Crow stated on behalf of himself and his colleagues, he would like to congratulate Blueberry Hill and Joe Edwards on their 50th Anniversary.

Mayor Crow stated he has been advised that there is no need for an Executive Session and therefore, would ask for a motion to adjourn the meeting.

Councilmember Hales moved to adjourn the Regular Council Session, seconded by Councilmember Clay, and the motion carried unanimously.

P. ADJOURNMENT

Mayor Crow adjourned the Regular Council meeting at 7:08 p.m.

LaRette Reese,
City Clerk, MRCC

LaRette Reese

From: Donna Nickum <dsn232@sbcglobal.net>
Sent: Sunday, September 11, 2022 8:36 AM
To: Council Comments Shared
Subject: September 12 City Council Meeting

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

Good Morning,

My name is Donna Nickum. My address is 8717 Teasdale Ave.

I am writing regarding the proposal to issue bonds for the Delmar Boulevard Redevelopment Area Project. I am TOTALLY opposed to issuing these bonds for this project. The city has many issues (timely trash pickup, flood damage, tax reduction, many others) that funds need to be used for, rather than this project. If the developer cannot build the project without city bonds and tax abatement, then they shouldn't build it. Or the residents of University City should have the opportunity to vote on issuing the bonds and providing the tax abatement.

Donna Nickum

From: Cindy <spacoach@yahoo.com>
Sent: Sunday, September 11, 2022 10:54 AM
To: Council Comments Shared
Subject: Taxes

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Dear Council Members,

I have been against the "tax abatement" for the Avenir Project since discovering it was on the council for consideration. However, for materials for this project to be purchased at a tax exemption is totally out of line as well. I have just completed a total renovation for a condo rental property in Brentwood MO and paid all sales taxes on material purchases. Had I not it would have costs 5-8% less in my total materials costs. How do I re-cap that.

For a company who has the money for such a project such as the Avenir one on Delmar. They should not be excluded in paying their fair share to a neighborhood where I'm Expected to do so.

I strongly object to this and if it passes will show my objection at the ballot box against those council members who support this.

Regards,

Cindy Angelly

Angelly701 LLC
8743 Teasdale Ave
U City, MO 63124

LaRette Reese

From: robert kuhlman <rk-gw467@att.net>
Sent: Sunday, September 11, 2022 11:48 AM
To: Council Comments Shared
Subject: Avenir Project Tax Abatement

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

My name is Robert Kuhlman and I live at 8670 West Kingsbury Ave (which is located right next to the Gatesworth West Wing project completed 2010 and the Assisted Living project completed in about 2015). I have been a resident of U city for over 20 years and I have seen and experienced a lot of questionable decisions made by various boards and the city council over the years. We have also been personally involved with the various Gatesworth development projects and I can attest to anyone who asks that many promises made to residence and the public by the development company involved have not been followed through on.

I am writing specifically about the issue of granting any ANY tax abatement for the Avenir Project. It is unbelievable to me, as a tax payer and resident, that this is even being considered-especially in these difficult financial times. The city cannot afford to pay this developer to build a project that is not even really needed. If the only case the developer is making is that the area is blighted, it is so because he made it that way in order to get what he wants. I firmly believe that NO consideration should be given to granting any kind of financial assistance to this project. If this were to proceed it would cement for me how poorly run and planned out U City has become over the last 20 years and helps to further not just mine but that of many tax paying residence to look for a better city in which to live.

Thank you for considering my comments and point of view.

Robert E. Kuhlman, Jr.
rk-gw467@att.net

LaRette Reese

From: Aryeh Freylicher <aryehfrey@gmail.com>
Sent: Sunday, September 11, 2022 5:22 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.

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

LaRette Reese

From: Rachel Weisman <rpollak127@gmail.com>
Sent: Sunday, September 11, 2022 5:38 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: Yosef David <y david@aish.edu>
Sent: Sunday, September 11, 2022 5:49 PM
To: Council Comments Shared
Subject: The 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 understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir. I believe this project will be very beneficial to university city.

Thank you,
Joseph David
827 Swarthmore lane, university city MO 63130

Sent from my iPhone

LaRette Reese

From: Arnold Hermelin <arnchi18@icloud.com>
Sent: Sunday, September 11, 2022 6:04 PM
To: Council Comments Shared
Subject: Support for Avenir

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Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,
Name: Arnold Hermelin
Address: 8424 Old Bonhomme Rd

LaRette Reese

From: Joel Ehrlich <jemcoflooring@gmail.com>
Sent: Sunday, September 11, 2022 6:12 PM
To: Council Comments Shared
Subject: Avenir -Elevating The Community

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Subject: Avenir -Elevating The Community

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.

Make U City Great Again!

Joel Ehrlich

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

LaRette Reese

From: SylviaPoe <spoe32jpgr@charter.net>
Sent: Sunday, September 11, 2022 6:12 PM
To: Council Comments Shared
Cc: Billy Poe
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,

We understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to confirm once again our support of the Ch. 100/353 for Avenir.

Below is our previous letter to you from July:

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: Tova Greenblatt <tgreenblatt@embystl.com>
Sent: Sunday, September 11, 2022 6:26 PM
To: Council Comments Shared
Subject: Request for continued support
Attachments: Greenblatt, Tova.pdf

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Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,
Tova Greenblatt
8327 Balsom Ave.
St. Louis, Mo. 63132

--

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

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
Menacheles
Esther Miller Bais Yaakov
314-863-9230

LaRette Reese

From: Shelley List <sheindel3169@gmail.com>
Sent: Sunday, September 11, 2022 6:45 PM
To: Council Comments Shared
Subject: Avenir 100/353

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Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda.

I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

As mentioned in my email sent on July 24, I believe that this project will update the quality of infrastructure in our neighborhood, and bring in increased revenue for the city.

Thank you,
Shelley List
7741 Gannon Avenue
St Louis, MO 63130

LaRette Reese

From: Rob Friedman <friedman.robertj@gmail.com>
Sent: Sunday, September 11, 2022 7:17 PM
To: Council Comments Shared
Subject: Avenir Ch. 100 and Ch. 353 - comments

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

Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

We are a military family. While we own the property at 887 Alanson Drive, we host tenants in that property. Our permanent home is in Tampa, FL.

Thank you,
Name: Robert Friedman (Capt, USAFR)
Address: 887 Alanson Drive, St. Louis, MO 63132

--
Rob Friedman
314-283-4094 (c)
friedman.robertj@gmail.com

From: Todd Silverman <silverman.todd@gmail.com>
Sent: Sunday, September 11, 2022 7:21 PM
To: Council Comments Shared
Subject: Design for 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 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
University City, MO 63130

LaRette Reese

From: Jonathan Spetner <jspetner@spetner.com>
Sent: Sunday, September 11, 2022 7:23 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 understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Jonathan Spetner
Spetner Associates, Inc.
8220 Delmar Blvd.
St. Louis, MO 63124

Home: 8360 Balson Ave.
University City, MO 63132

314-442-0001 Direct

314-442-0051 Fax

314-363-5522 Cell

800-737-4535 x201 Toll Free

book.spetner.co.il

nozix

LaRette Reese

From: Tzvi Freedman <tzvifreedman@gmail.com>
Sent: Sunday, September 11, 2022 8:26 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 understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

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,

Tzvi Freedman
848 Saxony Court
University City, MO 63130

LaRette Reese

From: Axelbaum, Richard <axelbaum@wustl.edu>
Sent: Sunday, September 11, 2022 9:22 PM
To: Council Comments Shared
Subject: Attention City Clerk: Avenir multifamily development

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

Dear City Council:

My name is Richard Axelbaum and my address is 7918 Gannon Avenue, University City

I grew up in University City, and have lived in my present address for 32 years. Also, I have been a faculty member in the School of Engineering at Washington University this entire time, and so it should be clear that I only want what is best for University City.

I have reviewed the concept for the Avenir development 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.

Respectfully,
Rich

Richard L. Axelbaum
Jens Professor of Environmental Engineering Science
Department of Energy, Environmental and Chemical Engineering
Washington University in St. Louis

LaRette Reese

From: William Ash <wmash47@gmail.com>
Sent: Sunday, September 11, 2022 9:56 PM
To: William Ash (wmash47); Council Comments Shared
Subject: Fwd: Fw: 2022-09-12 Council Agenda Packet and Tax Abatement pages
Attachments: 2022-09-12-Council-Agenda.pdf; 2022-09-12-Council-Packet-Tax Abatment pages 197-217.pdf

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

Hi All Kingdel U-City Neighbors,

This from our local Architect Valmik Thakore. Note that the comments and requests to speak at this virtual meeting are due by NOON Tomorrow Mon Sep12! Send to Councilcomments@ucitymo.org.

MEETING AT 6:30 PM! See the Agenda here:

[https://apps.ucitymo.org/PublicPortal/0/edoc/206900/2022-09-12%20Council%20Packet%20\(large%20file\).pdf](https://apps.ucitymo.org/PublicPortal/0/edoc/206900/2022-09-12%20Council%20Packet%20(large%20file).pdf)

Webinar via the link below:

<https://us02web.zoom.us/j/86280816680?pwd=SWs3VFZQdEoxK2pgdXFZTzNNbzFHQT09>

Passcode: 985312

Live Stream via YouTube:

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

Let's be heard! All written comments must be received no later than 12:00 p.m. THIS MONDAY September 12. Comments and requests to speak may be sent via email to: councilcomments@ucitymo.org. (Please be clear but cordial in your remarks—we want the City Council members on our side!)

Feel free to forward this to other U-City Residents. Points to make: No need to give Abatements- need money for Flood Relief; Tax Relief/ no tax increase; maintaining City Services; Purchasing aging City Trash Trucks, etc as major points.

William Ash
8690 West Kingsbury Ave.
University City, MO 63124
314 569-3299

----- Forwarded message -----

From: **valmik thakore** <valmikt@hotmail.com>
Date: Sat, Sep 10, 2022 at 12:47 PM
Subject: Fw: 2022-09-12 Council Agenda Packet and Tax Abatement pages
To: William Bill Ash <wmash47@gmail.com>

Hello All,

I have reviewed the Agenda (attached as PDF) and its Attachments for Bill 9485 - Tax Abatement is buried in this bill which starts at page 197 to page 338 (see link in the email below from the City Clerk). I am attaching selected pages from this (pages 197 to 217 in the Council Packet) which gives info about tax abatement

amounts. ONCE AGAIN AVENIR is not mentioned anywhere. Also, the Agenda does not mention TAX ABATEMENT.

Property Tax Abatement is \$2,185,659 and Sales Tax/ Use Abatement is \$1,264,312 = Total \$3,449,971 for \$87.5 million project. This is about 3.94% of the project cost.

Bill 9486 is for Blighting the Project Area (pages 339 to 416 if you open the linked Council Package).

Bill 9475 if for vacating Right Of Way on McKnight Place.

Please share and forward/ post as necessary. Please send comments for the meeting to City Council. No need to give Abatements- need money for Flood Relief; Tax Relief/ no tax increase; maintaining City Services; Purchasing aging City Trash Trucks, etc as major points.

Thanks.- Valmik

From: City Clerk <listserv@civicplus.com>
Sent: Friday, September 9, 2022 12:28 PM
To: valmikt@hotmail.com <valmikt@hotmail.com>
Subject: 2022-09-12 Council Agenda Packet - Virtual Meeting (large file)

[View this in your browser](#)

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by following the instructions at the bottom of this message.

<<https://www.ucitymo.org/DocumentCenter/View/16810/2022-09-12-Council-Packet>-> *****

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://ucitymo.org/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Council Agendas on www.ucitymo.org. To unsubscribe, click the following link:

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LaRette Reese

From: mfriedman01@hotmail.com
Sent: Sunday, September 11, 2022 10:05 PM
To: Council Comments Shared
Subject: Comments
Attachments: Friedman, Mark.pdf

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

Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Name: Mark Friedman

Address: 716 Brittany Ln, St. Louis, MO 63130

Mark Friedman
mfriedman012@outlook.com

LaRette Reese

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

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 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: William Ash <wmash47@gmail.com>
Sent: Sunday, September 11, 2022 10:09 PM
To: Council Comments Shared
Subject: Comments on Avenir Tax Abatement

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

Dear Council Members,

On p. 385 of the documents attached to the September 12 Agenda for the U-City City Council Meeting, we see the DEVELOPER'S "BUT FOR" AFFIDAVIT. It reads in part:

'...the implementation of the Redevelopment Project involves unusual and extraordinary expense which make the Redevelopment Project financially infeasible in the market place. As such, but for the tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken.'

(Signed and notarized by Charles Deutsch)

Has the developer shared the financial analysis upon which this statement is based with the Plan Commission, or U-City Officials, or Council Members? If so, has it been shared with the public?

If not, shouldn't this be required to be submitted, reviewed by independent authority and shared with the public before voting to pass forward any tax abatement request for final voting?

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

LaRette Reese

From: Asim Thakore <asim.thakore@gmail.com>
Sent: Sunday, September 11, 2022 10:40 PM
To: Council Comments Shared
Subject: citizen comment for 9-12 meeting

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

Dear Councilmembers,

This is a citizen comment on Bill 9485 on the agenda and other bills associated with the Avenir condo project.

We own the property at 8727 W Kingsbury in University City.

I have several concerns about the bill. It appears that what was once a standalone tax abatement is now also a 90 million dollar bond issue.

While I understand that this is accepted practice, this is very risky in the current climate: University City's position and the housing market's uncertain outlook mean that there is a significant chance that citizens are left holding the bag if the economy goes south and construction is halted. This has happened before in other municipalities, both in recent memory and during the Great Recession in 2007. The Council should reject this mechanism; an established developer like Mr Deutsch can find financing for his own project. If he cannot, than the Council should be even more wary: skittish lenders are a sign of an economic downturn.

The abatement itself is also unwise: it amounts to about 4% of the project cost or a 100 dollar tax per citizen. That's a lot of money for U City, which is struggling to provide needed services like trash pickup after recent flooding and doesn't have the cash to build an appropriately sized overflow reservoir on the Seafood City site.

That is not a lot of money for Mr Deutsch, the developer. He can make it up by charging a little bit extra for his luxury units---50 more dollars in rent per month per unit will cover his costs in 10 years.

I urge the Council to take the advice of the member of the Plan Commission that is an economist at the Federal Reserve--he is the most qualified of anyone involved to judge this---and reject the abatement and any other financial considerations requested by the developer.

City finances are based on how much money comes in vs how much goes out. Tax breaks are a form of spending. Public money should be used to help citizens, not line the pockets of developers for building luxury condos. Please stop handing out tax breaks to developers for luxury condos. That money could instead be used for a tax break for ordinary citizens impacted by the flood.

I would also like the Council to know how difficult the substance of the item addressed above was to find; what was previously referred to as Avenir now seems to have been changed to "Delmar Redevelopment" in City communications, even though the name of the project hasn't changed from the developer's end. Please urge whomever is responsible for the agenda to clearly define agenda items with commonly known names in the future.

Thank you,

Asim Thakore

LaRette Reese

From: katia Rosenberg <rosenbergkatia@gmail.com>
Sent: Monday, September 12, 2022 8:42 AM
To: Council Comments Shared
Subject: reconfirm my support

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

Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,
Name: Chaya Rosenberg
Address: 7544 Amherst Ave. 63130 St. Louis MO

LaRette Reese

From: Nick Rugen <mrrugen@gmail.com>
Sent: Monday, September 12, 2022 9:20 AM
To: Council Comments Shared
Subject: Public comment for today's meeting

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

Sincerely,

Nick P. Rugen
8812 Washington Ave, St.Louis MO 63124

LaRette Reese

From: Marc Jacob <marcjacob1@gmail.com>
Sent: Monday, September 12, 2022 9:38 AM
To: Council Comments Shared
Subject: City Council Agenda - Avenir Ch. 100 and Ch. 353

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

Dear U City Council Members,

I understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Name: Marc Jacob

Address: 873 Greenshire Court, University City, MO 63130

-Marc Jacob

LaRette Reese

From: rgoldenh@gmail.com
Sent: Monday, September 12, 2022 10:19 AM
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 understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Samuel Goldenhersh
819 University Pl
University City, MO 63132

LaRette Reese

From: Yerucham List <yeruchamlist@gmail.com>
Sent: Monday, September 12, 2022 10:38 AM
To: Council Comments Shared
Subject: Avenir Ch 100 and Ch 353

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

Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this weeks agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Gerald List
7741 Gannon Avenue
University City, MO 63130

From: valmik thakore <valmikt@hotmail.com>
Sent: Monday, September 12, 2022 10:43 AM
To: Council Comments Shared; Jeff Hales; Steve McMahon
Cc: Terry Crow; Gregory Rose; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay; John Wagner
Subject: Re: Public Comment on City Council Agenda Item for September 12, 2022 Meeting with attachment
Attachments: Attachments for the email to the City Council Members 9-12-22.pdf; September 12, 2022 Council Meetings Comments Email.pdf
Importance: High

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

September 12, 2022, Council Meeting Comments Email:

This is a public comment on City Council Meeting on September 12, 2022;

On Agenda Item M: New Business Item #7 and 8- Bill 8485 & 9486: Taxable Industrial Revenue Bonds (Delmar Boulevard Redevelopment Project) and Blighting Item for the same Project Area.

My wife and I own the property at 8727 W Kingsbury Ave, University City, MO, 63124. Our house is in the neighborhood impacted by the proposed "**Facility for An Industrial Development Project**" previously known as "Avenir Project".

Tax Abatement and Blighting Related IMPORTANT COMMENTS

Dear City Council Member,
University City, MO

We would like to alert you about the following facts for Delmar Boulevard Redevelopment/ Avenir Project's Tax Abatement and Blighting requests that are on your Agenda.

- Why are we giving away over \$3.44 million as Tax Abatement and sales tax exemptions for **Luxury Apartments?**
- 1. Construction has started with on-going demolition. **Project will be built without any tax abatement.** Developer is not going to stop \$89 million project for \$3.5 million. _
- 2. 80% of the project area and 13 out of 17 properties* were owned by the Developer for over 5 years- the Developer caused the blight- if any (see attached). Why are we creating a **precedent** for abusing the Zoning and Tax Abatement process?
- 3. Age and obsolescence arguments are used for "blighting" the project area. This means more than 90% of University City should qualify as "blight-able".
- 4. Developer claimed at the Plan Commission meeting on 7/27/22 that his initial cash flow is short by 2.3% of the project cost that requires Tax Abatement. If true, he can easily raise his rent for his Luxury Apartments by 2.3% from \$1600 to \$1640 and \$3600 to \$3680** (see attached).
- 5. Developer presented Project Budget slide at the Plan Commission meeting on 7/27/22 which showed Land Value as **\$12,570,000**. But in Developer's own submittal to Plan Commission packet for 3/23/22 meeting Land Appraised Value was shown as **\$2,839,200** (see attached). This is over \$9.73 million or about 3 times the tax abatement request. **We need independent consultant audit of all cost-benefit assumptions to be re-examined by the Plan Commission and before voting again on the Tax Abatement request.**

6. Plan Commission had voted down the Tax Abatement request on 3/31/22. For whatever reason it was sent back to Plan Commission for reconsideration. Why are we creating a precedent that if you don't like the result you can keep going back for reconsideration? **Does this allow us- tax payers- to ask for reconsideration by the Plan Commission of their vote on the Tax Abatement request by the Developer?**
 7. Plan Commission have commented in 7/27/2022 meeting that they did not have enough information to vote and asked for additional analyses made available to them and the City Council prior to any vote by the City Council on Tax Abatement request. We, the Citizens, also need to see the information couple of weeks prior to the City Council meeting. We have requested this from Mr. John Wagner and have not seen this.
- University City has limited tax revenue. We also have other needs- e.g. Flood Victims Relief, Fire Department/ EMS Retirement funding (Prop F), City Reserve Funds for high inflation period, replacement of leaky trash trucks, etc.
 - Also, the Agenda for this meeting **does not mention Tax Abatement or the approved Final Development Plan's name "AVENIR" project**. The agenda hides these facts by saying "AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH". I wonder why? This maybe illegal- or at least unethical in my opinion. As City Council Members you should find out why this was done and stop it.

Please let us know when you are available to discuss our concerns in a call or a Zoom call with you. Please also review attached and let us know if you need any additional details or clarifications.

Thank you.

Valmik Thakore

8727 West Kingsbury Avenue, St. Louis, MO 63124

Attachments: 1- As noted above for points 2 *, 4 ** and in point 5 text above.

2- PDF of this email for Format and highlights.

Attachments for the email to the City Council Members

Note # 1:

Avenir Project's Existing Zoning and Square Footage by each parcel of the project

Item No.	Current Address	Lot Area Sq. Ft. based on County Assessor Record	Charlie's Ownership Date From St. Louis County Records
1	8650 Delmar Avenue	11,060	2-Mar-2015
2	8656 Delmar Avenue	10,360	23-May-2018
3	8662 Delmar Avenue	10,360	17-Jan-2006
4	8668 Delmar Avenue	10,434	4-May-2006
5	8674 Delmar Avenue	10,434	2-Mar-2015
6	8680 Delmar Avenue	8,700	17-Aug-2016
7	8686 Delmar Avenue	8,584	10-Jan-2014
8	554 Kingdel	11,371	2-Jun-2009
MR	MR Zoning Sub-Total	81,303	
9	544 Kingdel	11,500	13-Aug-2010
10	538 Kingdel	6,025	28-Apr-2011
11	534 Kingdel	6,150	3-Nov-2017
12	8689 Barby Lane	7,750	13-Apr-2006
13	8687 Barby Lane	12,800	21-Nov-2008
14	8683 Barby Lane	8,500	6-Jun-2007
15	8677 Barby Lane	9,375	9-Jul-2020
SR	SR Zoning Sub-Total	62,100	
16	8630 Delmar-Commercial	27,443	8-Jan-2021
17	Lot 3 (Gatesworth Exp 2)	91,040	1-Jan-2002
	GRAND TOTAL	261,886	

13 out of 17 Owned for More Than 5 Years

Ownership By Number of Years- Current Year June 2022			
Item	Owned by Charlie's Cos.	Area in Sq. Ft.	AS % of Total Project Area
A	Over 5 Years (before 6 /17)	208,558	79.64%
B	Over 4 Years (before 6 /18)	16,510	6.30%
C	4 Yrs or less (after 6/18)	36,818	14.06%
	Total	261,886	100.00%

About 80% Owned for More Than 5 Years

LINKS TO COUNTY ASSESSORS PROPERTY DATA/ REAL ESTATE DATA MAP

<https://stlco.gis.maps.arcgis.com/apps/webappviewer/index.html?id=e70f8f1814a34cd7bf8f6766bd950c68>

Note #2: Charles Deutsch and Company's letter dated October 16, 2020 states that the Avenir Project will have "luxury one-bed and two-bed apartments, with rents ranging from \$1,600 to \$3,600 per month". This will be much higher by now due to current inflation.

From University City Plan Commission's 3/23/2022 Meeting Packet from City's Website.

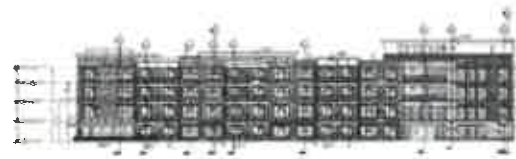
From Development Plan submitted by Charles Deutsch & Company- Section V- Page 12

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	Locator Number	Address	Appraised Value		Assessed Value	
			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		\$ 2,572,300	\$ 4,075,100	\$ 582,940	\$ 897,260

From Presentation at 7/27/2022 Plan Commission Meeting by Charles Deutsch & Company Showing Land Cost as \$12,570,000



Budget

Since 2020, the total estimated project cost has INCREASED to \$89,738,724 due to:

- Increased material costs
- Rising interest rates
- Enhanced aesthetics

Approximately \$2,548,567* will be used to pay for public infrastructure (e.g., new and upgraded utility facilities, new/regraded roads and curbing, and new sidewalks)

Note: Budget includes sales tax exemption on construction materials (under Ch. 100) valued at approximately \$1,264,312.

* Estimated P&ID for reference

	Estimated Cost
General Conditions	\$2,422,673
Structural Hard Costs	\$56,150,588
Contingency and Fees	\$4,612,583
Land Value	\$12,570,000
Total Hard Costs:	\$75,755,844
Design and Professional Fees	\$1,051,859
FF&E	\$1,091,573
Insurance, Tax, Legal and Title	\$1,396,867
Construction Loan Fees, Interest and Reimbursables	\$6,220,570
Soft Cost Contingency	\$538,189
Total Soft Costs:	\$11,300,958
Reserve Funds	\$2,641,931
Total Project Cost	\$89,738,724

From Tax Impact Analysis submitted by Charles Deutsch & Company- Section V- Page 8

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 (PILOT)
State of Missouri	\$ 7,581	\$ 2,233	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	\$ 30,833	\$ 14,774	14,774
Special School District	\$ 283,572	\$ 82,405	82,405
Metropolitan Zoo Museum District	\$ 65,243	\$ 18,965	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 Bnd	\$ 19,342	\$ 5,579	5,579
Commercial Surcharge	\$ 27,418	\$ -	-
Total	\$ 1,954,489	\$ 564,852	\$ 564,852

September 12, 2022, Council Meeting Comments Email:

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On Agenda Item M: New Business Item #7 and 8- Bill 8485 & 9486: Taxable Industrial Revenue Bonds (Delmar Boulevard Redevelopment Project) and Blighting Item for the same Project Area.

My wife and I own the property at 8727 W Kingsbury Ave, University City, MO, 63124. Our house is in the neighborhood impacted by the proposed "**Facility for An Industrial Development Project**" previously known as "Avenir Project".

Tax Abatement and Blighting Related IMPORTANT COMMENTS

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University City, MO

We would like to alert you about the following facts for Delmar Boulevard Redevelopment/ Avenir Project's Tax Abatement and Blighting requests that are on your Agenda.

- Why are we giving away over \$3.44 million as Tax Abatement and sales tax exemptions for Luxury Apartments?
 1. Construction has started with on-going demolition. Project will be built without any tax abatement. Developer is not going to stop \$89 million project for \$3.5 million.
 2. 80% of the project area and 13 out of 17 properties were owned by the Developer for over 5 years- the Developer caused the blight- if any (see attached). Why are we creating a precedent for abusing the Zoning and Tax Abatement process?
 3. Age and obsolescence arguments are used for "blighting" the project area. This means more than 90% of University City should qualify as "blight-able".
 4. Developer claimed at the Plan Commission meeting on 7/27/22 that his initial cash flow is short by 2.3% of the project cost that requires Tax Abatement. If true, he can easily raise his rent for his Luxury Apartments by 2.3% from \$1600 to \$1640 and \$3600 to \$3680** (see attached).
 5. Developer presented Project Budget slide at the Plan Commission meeting on 7/27/22 which showed Land Value as **\$12,570,000**. But in Developer's own submittal to Plan Commission packet for 3/23/22 meeting Land Appraised Value was shown as **\$2,839,200** (see attached). This is over \$9.73 million or about 3 times the tax abatement request. **We need independent consultant audit of all cost -benefit assumptions to be re-examined by the Plan Commission and before voting again on the Tax Abatement request.**
 6. Plan Commission had voted down the Tax Abatement request on 3/31/22. For whatever reason it was sent back to Plan Commission for reconsideration. Why are we creating a precedent that if you don't like the result you can keep going back for reconsideration? **Does this allow us- tax payers- to ask for reconsideration by the Plan Commission of their vote on the Tax Abatement request by the Developer?**
 7. Plan Commission have commented in 7/27/2022 meeting that they did not have enough information to vote and asked for additional analyses made available to them and the City Council prior to any vote by the City Council on Tax Abatement request. We, the Citizens, also need to see the information couple of weeks prior to the City Council meeting. We have requested this from Mr. John Wagner and have not seen this.

- University City has limited tax revenue. We also have other needs- e.g. Flood Victims Relief, Fire Department/ EMS Retirement funding (Prop F), City Reserve Funds for high inflation period, replacement of leaky trash trucks, etc.
- Also, the Agenda for this meeting **does not mention Tax Abatement or the approved Final Development Plan's name "AVENIR" project.** The agenda **hides these facts** by saying "AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH". I wonder why? This maybe illegal- or at least unethical in my opinion. As City Council Members you should find out why this was done and stop it.

Please let us know when you are available to discuss our concerns in a call or a Zoom call with you. Please also review attached and let us know if you need any additional details or clarifications.

Thank you.

Valmik Thakore
8727 West Kingsbury Avenue, St. Louis, MO 63124

Attachments: As noted above for points 2 , 4  and in point 5 text above.

LaRette Reese

From: David Harris <djharris11@sbcglobal.net>
Sent: Monday, September 12, 2022 10:57 AM
To: Council Comments Shared
Subject: Agenda Item M7 for September 12, 2022 Council Meeting - Bills 9485 and 9486 - Avenir Property Tax Abatement and Sales Tax Exemption

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

I oppose the proposed property tax abatements for the Avenir project and I hope you will also.

There is no reason to grant property tax abatement for a rental development, especially a high-end high-income luxury development.

The developer or the owner can pay the property tax on the actual value without abatement and, if desired, collect some or all of the tax amount from the tenants as part of the rent. Otherwise, with abatement, you are approving a project that is supposed to attract hundreds of new residents and some businesses and the new residents and businesses - who will be using and are supposed to be supporting the same services and institutions as everyone else - will not be paying property tax for those services and institutions based on the actual value of the property they occupy. That is unfair to everyone else, both owners and renters, who pay property tax based on the actual value of their property.

Ultimately, the result of the abatement is to increase the developer's or the owner's profit, subsidized by other taxpayers.

For a high-end high-income luxury development, the owner or the tenants can afford to pay the actual property taxes.

According to the proposed bills, whether through the Chapter 100 abatement (Bill 9485) or the Chapter 353 abatement (Bill 9486), the total expected property tax abatement over five years is about \$2,200,000 so about \$440,000 per year. The project plans 262 residential units and 1,300 sf of commercial space. Current allocation of residential and commercial taxes is about 70% residential, 30% commercial. Assuming the same allocation, the residential abatement is \$308,000 per year ($\$440,000 \times .70$), \$1,185 per unit on average ($\$308,000/260$), or less than \$100 per month per unit ($\$1,185/12$). If the residential tenants paid all the tax, it would be \$140 per month per unit on average. But the commercial tenants will pay a portion. Whatever the allocated amounts, the new tenants, and thus the developer or the owner, can afford to pay that tax without relying on abatement.

I also oppose the proposed sales tax exemption for the same reasons. There is no reason to provide a \$1,264,312 sales tax subsidy on construction materials.

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

From: Roger <rocketpolymers@att.net>
Sent: Monday, September 12, 2022 11:11 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.

To whom it may concern,

I am increasingly alarmed at the lack of transparency going on with the tax abatement and bond issue regarding the Avenir development project. This was presented to the neighbors as a Luxury Apartment Complex. Is University City now subsidizing Luxury Properties? This project has already been started and a considerable amount of work done. Since when does the city approve abatements and bond issues on projects AFTER they have been started? There is no question this project will continue to completion and the city does NOT need to be involved in subsidizing a successful developer in a LUXURY apartment complex. Factoring in all the neighborhood opposition to the size and increased density(too the neighborhood) of the project, I can't figure out what the actual benefit to the city is. One other thing I wanted to ask was why are "public" meetings still closed to the public? Why hasn't the public been allowed to see the numbers that make it a necessity for the city(the taxpayers) to support this project? We are being asked to participate in financing this project but not being allowed to see why or how it will benefit us. I'd really appreciate clarification on that as well.

Respectfully,
Roger Cohen
506 Kingdel

LaRette Reese

From: Lyle Weisman <lyleweisman@yahoo.com>
Sent: Monday, September 12, 2022 11:11 AM
To: Council Comments Shared
Subject: Fw: 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: Heschel Raskas <hraskas@gmail.com>
Sent: Monday, September 12, 2022 11:18 AM
To: Council Comments Shared
Subject: Fwd: 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,

Below is a copy of the letter we sent in late July confirming our continuing support of the Avenir project, including support of Avenir Ch. 353 and Ch. 100.

As University City homeowners since 1967, we are very excited about the Avenir project and hope it is approved with City Council support very quickly.

Adinah and Heschel Raskas
722 Brittany Lane
University City

----- Forwarded message -----

From: **Heschel Raskas** <hraskas@gmail.com>
Date: Mon, Jul 25, 2022 at 9:02 AM
Subject: Avenir project
To: <councilcomments@ucitymo.org>

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

LaRette Reese

From: Diane Davenport <dianedavenport046@gmail.com>
Sent: Monday, September 12, 2022 11:19 AM
To: Council Comments Shared
Subject: Agenda Item comment

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

To: Council Members: City of University City

I received information from one of our active citizens regarding an item to be discussed at tonight's meeting—The Avenir Tax Abatement issue. I feel that this is another example of extreme importance that deserves more transparency. I was speaking to some of my very involved citizens—usually well-informed—and they had never heard of this request from a developer for another site on Olive. I hope that no decision is made on this tonight. Please do not support this until you bring it before a larger number of community members. Our local government has really been out touch with many of our citizens. There should have been more information about this in the recent "Roars" publication. Thanks for listening.

Sincerely,

Diane Davenport
784 Yale Ave
63130

Resident of University City for 56 years

From: Ellen Bern <ellendebbiebern@gmail.com>
Sent: Monday, September 12, 2022 11:23 AM
To: Council Comments Shared
Cc: William Ash (wmash47); David Harris
Subject: Abatement

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

I agree with David Harris's points that abatement should NOT be granted on this project. We should look to find every dollar we can to buy out more of our recently condemned homes due to the floods. This will happen again and we need to be prepared. However, I would consider some level of abatement if 10 or 15 percent of the new units were set aside and rented as affordable housing. This is a topic that should be considered in the very near future.

Ellen Bern

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

From: mlaz279293@aol.com
Sent: Monday, September 12, 2022 11:24 AM
To: Council Comments Shared
Subject: Avenir, Delmar Redevelopment Area Project, Charles Deutch & Co, Avenir Redevelopment Corp, Delmar View Properties LLC, and whatever else it is called

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

To the City Council-

As I have driven around U City the last few weeks and have seen all those bright colored stickers plastered on people's homes condemning their houses and knowing they have to live through the misery of losing their homes and belongings and either fixing their houses up or moving through no fault of their own but choosing to live in U City, most without insurance, having to go through tons of red tape....

And compare it to the 8600 block of Delmar, where someone deliberately bought properties that had been lived in until 3 months before having them blighted, and letting these properties deteriorate and now wanting to be rewarded by getting tax abatement to build a luxury apartment. It makes me very sad about the priorities and the state of our community if the City Council allows this to happen.

The \$2 plus million dollars that it will cost the city in the next 5 years if tax abatement is granted, could be used for so many other worthwhile expenses in addition to getting the flooding issue more under control, helping these victims, pay police and fire fighters more, purchasing trash trucks that don't leak on our streets, buying an expensive pump for the Heman Park swimming pool so many can use the pool next summer, etc
and helping the entire population, not just a very few.

The DEVELOPERS'S "BUT FOR" AFFIDAVIT (p.385)

'...the implementation of the Redevelopment Project involves unusual and extraordinary expense which make the Redevelopment Project financially infeasible in the market place. As such, but for the tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken.'

(signed) Charles Deutsch, Delmar View Properties.

So, basically, if someone cannot get what they want- tax abatement in this case, he will take his toys and go home since it is such an "unusual and extraordinary expense" that is realized after planned and started. No one told anyone to undertake it in the first place- If there was not enough money or contingency funds set aside, why was it started? Tax abatement was not granted earlier this year. It was turned down by a 4-1 vote from the Planning Commission, so why were the apartments torn apart anyway

unless the plans were to continue? They had been told NO. The asbestos abatement had started even before tax abatement was finally passed under various different names and plans. Leaving it in the current shape, when it looked fine before, to make a point, is this the plan so you have to get your way? If the plan does not go through, they should be made to be put back the way they were.

The argument that something worse could go in at this spot is a questionable. You, as elected Council people, would not allow that to happen, as we have faith that you will do the best for your constituency and the community. Maybe, something better will go there that everyone can get behind and be happy about on a smaller scale that won't have as much of an impact on the DelPrice/Kingdel neighborhood with less traffic, noise, congestion, etc. Maybe a smaller apartment building that does not need tax abatement or condos might be an option.

Also, why are there are at least 5 different names involved in paperwork and verbally throughout this process for the name of the project? The Planning Commission was presented a project with one name and the name was different on the confirmed plans they were later sent and voted on, so was really not the same project on paper that they were asked to vote on, only in theory. The same thing is happening here.

We had always been told it is the Avenir- then bonds are trying to be issued to a different name. And the agenda does not mention the Avenir. I realize that some companies have many divisions or shell names, but why aren't we presented with one name everywhere for consistency and transparency?

And where are the Special Conditions that you all passed for the developer to comply with in the several hundred pages submitted to you? Shouldn't they be included in all these documents?

Why would U City, with everything going on, take the risk of having \$90,000,000 in a leasehold interest and hold that lease for the duration of the project for one specific project? What if the project cannot generate that amount of rent to be paid back? Are you going to now start this precedent for other projects too that want to come here that start and then say they don't have enough money to finish? Do you really want to be a landlord? Don't you already have enough on your plates?

Wouldn't all those other homeowners with the bright stickers slapped on their houses wish they had the options afforded this luxury apartment project?

PLEASE do not allow Bills 9485 and 9486 to go forward and don't allow tax abatement whenever the vote comes up for it for whatever name it is listed as.

Thank you.

Margie Lazarus

8808 Washington Ave

LaRette Reese

From: Rebecca Hrustic <rlmunsen@hotmail.com>
Sent: Monday, September 12, 2022 11:26 AM
To: Council Comments Shared
Subject: Bill 9485 Bill 9486

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

Bill 9485
Bill 9486

We are opposed to Bill 9485 and Bill 9486.

In regards to Bill 9485, why is the City of University City providing tax breaks for a development that is not in need of help? There are several other pressing issues that the city is facing that will require a large amount of funding. Instead they are considering welfare for a multimillion dollar development of luxury apartments. This does not seem like a priority. My guess is that the developer will continue with this build regardless of what the city provides.

In regards to Bill 9486, a request for blighting a tract of land associated with this development. The developer has owned the tracts of land associated with this development for several years. During this time, the developer has allowed the area to fall into disrepair. If the developer caused the blight, should they be rewarded with tax incentives?

Thank you,

Haris and Rebecca Hrustic
8586 W. Kingsbury Ave
St. Louis, MO 63124

LaRette Reese

From: William Ash <wmash47@gmail.com>
Sent: Monday, September 12, 2022 11:28 AM
To: Council Comments Shared
Subject: Re the Avenir proposals to be considered

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

Dear U-City Council Members,

It seems clear that Charles Deutsch and Company and our University City Officials are working together with attorneys to create all the necessary documentation for the issuance of industrial bonds and tax abatement in advance of approval from the City Council. The bond issuance in particular, with its stated purpose of allowing the developer to purchase building materials and supplies, appears to be a highly sophisticated legal work-around to benefit the developer at the expense of St. Louis Municipalities who rely on sales taxes to fund their essential services. The tax abatement similarly, with the burden falling directly on U-City residents. Where has the developer justified that these programs are necessary for the Avenir project to occur, justified that is with documentation of project and ongoing operational costs that are insufficient "but for"?

Secondly, I realize tonight's vote is for the first reading only, but nevertheless I feel the public is entitled to hear each of you speak out for the record on what your reasons are for voting for or against forwarding the bond issue and the tax abatement for second and third readings. And similarly if these bills move forward. Please remember that you are representing us, the citizens, and not our City officials or outside developers. The city has many needs, given the failure of Proposition F and the now urgent need to buy our 300 flooded homes along the Des Peres river. And isn't the remodelling of City Hall and similar projects now seen as a lower priority?

Finally, I feel that doing this meeting virtual only--and then without allowing personal comments--is an unacceptable way to do the City's business. Where is the transparency and openness to our personal input? These Avenir bills should be tabled until a financial case for the necessity of tax abatement can be made available to the public, and an open meeting allowing citizens to speak can be subsequently arranged.

Please stand up for a city government that works to the benefit of all of us. We are counting on you!

William Ash
8690 West Kingsbury Avenue
St. Louis, MO 63124

LaRette Reese

From: Tom Sullivan <tsullivan@sullivanadvco.com>
Sent: Monday, September 12, 2022 11:50 AM
To: Council Comments Shared
Subject: Council Comments, Sept. 12, 2022

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September 12, 2022

COUNCIL COMMENTS

RE: Agenda Item Nos. 7 &8 (New Business)

I object to the \$3.4 million subsidy for a favored developer. There are so many things that stink about this deal, not the least of which is the development has already begun and there is no demonstrated need for a subsidy. Perhaps that explains why you are so anxious to shut the public out of Council meetings. It seems the developer, who is good buddies with City Hall, can just put the money in his pocket.

Sad to say but we have reached a point where the city government in University City is run by such dishonest and untrustworthy people that nothing any of you say can be trusted. We learned that with the Costco development. Mayor Terry Crow and then-Councilwoman Paulette Carr started lying at the beginning and never stopped. ("*Eminent domain will only be used for Public Storage.*") Everyone else backed up the lies.

It is time to bring this matter to the attention of the U.S. Attorney's office.

Tom Sullivan
751 Syracuse Avenue
University City, MO 63130

LaRette Reese

From: Rose OBrien <obrienrose@sbcglobal.net>
Sent: Monday, September 12, 2022 11:55 AM
To: Council Comments Shared
Subject: Council meeting

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Why are there no comments allowed for the meeting this evening? I would like to have the opportunity to ask questions.

I believe the meeting is in regard to a very large tax abatement related to the Avenir project. I am opposed to such abatement. I don't think that they should be given preferential treatment to build the site - particularly since other luxury apartments nearby are not full. I am a neighbor to the proposed project and reside at 8706 Teasdale Ave. and am worried about potential increased traffic in my area as well as other hindrances from the project. A tax abatement just encourages that activity.

Rose O'Brien
314-974-3055
obrienrose@sbcglobal.net

LaRette Reese

From: Grace Collins <taylorcollins@att.net>
Sent: Monday, September 12, 2022 12:01 PM
To: William Ash
Cc: Council Comments Shared
Subject: Re: Re the Avenir proposals to be considered

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Thank you Bill

I got my letter in by 2:13 am this morning- I just checked as I wasn't sure if I acknowledged my address - fortunately I did
Really appreciate your efforts and enormous amount of time

Grace

Sent from my iPhone

> On Sep 12, 2022, at 11:27 AM, William Ash <wmash47@gmail.com> wrote:

>

>

> Dear U-City Council Members,

>

> It seems clear that Charles Deutsch and Company and our University City Officials are working together with attorneys to create all the necessary documentation for the issuance of industrial bonds and tax abatement in advance of approval from the City Council. The bond issuance in particular, with its stated purpose of allowing the developer to purchase building materials and supplies, appears to be a highly sophisticated legal work-around to benefit the developer at the expense of St. Louis Municipalities who rely on sales taxes to fund their essential services. The tax abatement similarly, with the burden falling directly on U-City residents. Where has the developer justified that these programs are necessary for the Avenir project to occur, justified that is with documentation of project and ongoing operational costs that are insufficient "but for"?

>

> Secondly, I realize tonight's vote is for the first reading only, but

> nevertheless I feel the public is entitled to hear each of you speak out for the record on what your reasons are for voting for or against forwarding the bond issue and the tax abatement for second and third readings. And similarly if these bills move forward. Please remember that you are representing us, the citizens, and not our City officials or outside developers. The city has many needs, given the failure of Proposition F and the now urgent need to buy our 300 flooded homes along the Des Peres river. And isn't the remodelling of City Hall and similar projects now seen as a lower priority?

>

> Finally, I feel that doing this meeting virtual only--and then without allowing personal comments--is an unacceptable way to do the City's business. Where is the transparency and openness to our personal input? These Avenir bills should be tabled until a financial case for the necessity of tax abatement can be made available to the public, and an open meeting allowing citizens to speak can be subsequently arranged.

>

> Please stand up for a city government that works to the benefit of all of us. We are counting on you!

>

> William Ash

> 8690 West Kingsbury Avenue

> St. Louis, MO 63124

From: [Alex](#)
To: [Council Comments Shared](#)
Subject: Avenir Development
Date: Monday, September 12, 2022 8:19:42 AM

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Dear City Council,

I understand that the Avenir Ch. 100 and Ch. 353 is on this week's agenda. I previously shared a letter of support and would like to reconfirm my support of the Ch. 100/353 for Avenir.

Thank you,

Name: Alex Kestenbaum

Address: 7580 Amherst Avenue, Saint Louis, MO 63130