

**LaRette Reese**

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**From:** Maziar Nooran <maziarnooran@icloud.com>  
**Sent:** Wednesday, September 21, 2022 6:12 AM  
**To:** Council Comments Shared  
**Subject:** Flood Condemned Homes

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

Good morning to whom it may concern. I am requesting to be heard at any and all meetings regarding my home that was destroyed in the flood. I want to know if University City is going to buy our houses or should we continue repairing our homes especially the ones directly affected by the flood on River Des Peres. Thank you for Sent from my iPhone

Ms. Vera Carter-Smith  
8505 Elmore Ave.  
University City, MO 63132-2811  
314-323-9680

September 27, 2022

Meeting Of The City Council  
City Of University City  
6801 Delmar Blvd.  
University City, MO 63130

Attention City Clerk:  
La Rette Reese

**Re: Council Comments**  
Olive Corridor New Development - Traffic

Dear University City Council;

**The 8500 Block of Elmore Ave .**

Intersections - Sheridan Ave. on the (East) and Woodson Road at the(West)

Concerns regarding the traffic that may deviate turning off of Woodson Road, which would be headed South onto our small narrow residential street to avoid the electrical lights and traffic at the intersection of Woodson and Olive Streets. This has been an on-going situation through the years if there has been a major Detour/Traffic Jam / Accident , Etc., on Olive St. Road in the past. With the New Development and Woodson Road will become one of the major thoroughfares with more traffic .

What would be your recommendations to cut down the traffic onto our narrow residential street ?

Questions / Considerations ??

1. **A One Way Residential Street .....** ?

**" OR "**

2. **A Cul-de-sac .....** ?

Thanking you in advance for this consideration,



Ms. Vera Carter-Smith  
8505 Elmore Ave.  
[vvscarer7@sbcglobal.net](mailto:vvscarer7@sbcglobal.net)

**LaRette Reese**

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**From:** mfriedman01@hotmail.com  
**Sent:** Saturday, September 24, 2022 10:17 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 Ch 353 and Ch 100 to Avenir. I believe this is a positive development for University City and will be the beginning of further development and growth for our city. This project will bring in long-term funds for UCity and UCity school district. I also support the beautification of this stretch of Delmar Blvd just blocks from my home.

Thank you.

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

Mark Friedman  
mfriedman012@outlook.com

**From:** Donna Perel <dl.perel342@gmail.com>  
**Sent:** Friday, September 23, 2022 5:19 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 name is: Mrs Donna Perel  
My address is: 821 Saxony Ct St Louis MO 63130

**LaRette Reese**

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**From:** Rochel Frank <rfrank@torahprep.com>  
**Sent:** Friday, September 23, 2022 5:07 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 name is: Rochel Frank

My address is: 922 Abbeville University City MO 63130

**From:** NaomiBaila Perel <nbperel@torahprep.com>  
**Sent:** Friday, September 23, 2022 5:06 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 name is: Naomi Perel  
My address is: 821 Saxony Ct St Louis MO 63130

**From:** Rochel Frank <rfrank@torahprep.com>  
**Sent:** Friday, September 23, 2022 5:03 PM  
**To:** Council Comments Shared

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: Rochel Frank  
My address is: 922 Abbeville University City MO 63130

**From:** Chavie Frank <cfrank@torahprep.com>  
**Sent:** Friday, September 23, 2022 5:01 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 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: Mrs Chavi Frank  
My address is: 922 Abbeville Dr University Missouri 63130



**From:** Brian Glazer <brian.glazer@gmail.com>  
**Sent:** Friday, September 23, 2022 1:55 PM  
**To:** Council Comments Shared  
**Subject:** Attention City Clerk - 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 and would be excited to see this development come to completion, especially after seeing renderings. University City is already a great St Louis destination and Avenir would only improve U City's appeal. If Ch. 353 abatement and Ch. 100 exemption will allow Avenir to be built as depicted in the renderings, it has my support. I see U City becoming more and more a hub of living, shopping, dining and an increased population that will pay taxes. Respectfully, I ask that you give this project your consideration.

My name is: Brian Glazer  
My address is: 8140 Tulane Avenue, University City, MO 63130

**LaRette Reese**

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**From:** behavioranalyst@aol.com  
**Sent:** Thursday, September 22, 2022 11:49 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.

I 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: Shelley List  
My address is: 7741 Gannon Avenue  
University City, MO 63130

**From:** Ellen Notowich <enotowich@gmail.com>  
**Sent:** Thursday, September 22, 2022 6:11 PM  
**To:** Council Comments Shared  
**Subject:** Re: Agenda Item: Avenir

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

The previous email should be marked: Attention City Clerk

On Thu, Sep 22, 2022 at 5:59 PM Ellen Notowich <enotowich@gmail.com> wrote:

Dear City Council,

I am a U. City resident who has driven past the Avenir site for years now, and I have often envisioned what a new development might look like for our City. After seeing the renderings for Avenir, I was very impressed by its elegant design and would be so thrilled to be able to have this gem in our very own 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 much needed funds to U. City and will increase the number of citizens who will contribute to University City via shopping, dining, and paying taxes.

Thank you for your consideration.

My name and address:  
Ellen Notowich  
847 Wilner Dr.  
University City, MO 63130

**LaRette Reese**

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**From:** Yale and Gail Miller <milleryg@sbcglobal.net>  
**Sent:** Thursday, September 22, 2022 6:10 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.

Sent from Mail for Windows

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.

Very truly,  
Gail Miller  
8015 Delmar  
St. Louis, MO 63130

**From:** Yale and Gail Miller <milleryg@sbcglobal.net>  
**Sent:** Thursday, September 22, 2022 6:09 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.

Sent from Mail for Windows  
Dear City Council:

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 population who will contribute to U. City by shopping, dining, and paying taxes.

Sincerely,  
Yale Miller 8015 Delmar  
St. Louis, MO 63130

**LaRette Reese**

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**From:** Lewis Notowich <lewisnotowich@gmail.com>  
**Sent:** Thursday, September 22, 2022 6:09 PM  
**To:** Council Comments Shared  
**Subject:** Attention City Clerk: Re Avenir - Agenda Item

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.

The Avenir project will benefit University City in many ways, such as promoting continued development in the area as well as bringing in additional funds for both the City and the School District.

I hope you can envision all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

Thank you.

My name is: Lewis Notowich

My address is: 847 Wilner Dr., University City, MO, 63130

**From:** Ellen Notowich <enotowich@gmail.com>  
**Sent:** Thursday, September 22, 2022 6:00 PM  
**To:** Council Comments Shared  
**Subject:** Agenda Item: 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 am a U. City resident who has driven past the Avenir site for years now, and I have often envisioned what a new development might look like for our City. After seeing the renderings for Avenir, I was very impressed by its elegant design and would be so thrilled to be able to have this gem in our very own 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 much needed funds to U. City and will increase the number of citizens who will contribute to University City via shopping, dining, and paying taxes.

Thank you for your consideration.

My name and address:  
Ellen Notowich  
847 Wilner Dr.  
University City, MO 63130

**LaRette Reese**

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**From:** Ellen Notowich <enotowich@gmail.com>  
**Sent:** Thursday, September 22, 2022 5:48 PM  
**To:** Council Comments Shared  
**Subject:** Agenda Item: 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 support giving Ch. 353 and Ch. 100 to Avenir.

The Avenir project will benefit University City in numerous ways, such as promoting continued development in the area as well as bringing in additional funds for both the City and the School District.

I hope you can envision all the good that can come from such a unique and well-designed building and recommend these incentives for Avenir.

My name is: Lewis Notowich  
My address is: 847 Wilner Dr., University City, MO, 63130



**From:** Yerucham List <yeruchamlist@gmail.com>  
**Sent:** Thursday, September 22, 2022 2:46 PM  
**To:** Council Comments Shared

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: Gerald List

My address is: 7741 Gannon Ave

**From:** solomon zelcer <solzelcer@gmail.com>  
**Sent:** Thursday, September 22, 2022 1:09 PM  
**To:** Council Comments Shared  
**Subject:** Avenir proposed 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 Sol Zelcer  
My address is 7830 Blackberry Ave. u city.

Thank you!

--  
Sol Zelcer  
917-359-2021

**LaRette Reese**

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**From:** Chana Leah Vaneff <chana.vaneff@gmail.com>  
**Sent:** Thursday, September 22, 2022 12:21 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 write in support of Avenir's application for Ch. 353 and Ch. 100.

I have reviewed the concept for Avenir and believe it will be great for our city. University City needs continued development for more and better jobs and improved public services. By giving Avenir these minimal incentives in the short term, we will be strengthening our City in the long term for many years to come. I support offering Avenir Ch. 353 and Ch. 100.

Sincerely yours,

Chana L. Vaneff  
8048 Blackberry Ave.

**From:** P. J. Vaneff <yossel.vaneff@gmail.com>  
**Sent:** Thursday, September 22, 2022 12:09 PM  
**To:** Council Comments Shared  
**Subject:** Attn: City Clerk

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

Dear UCity Council,

I write in support of granting the Avenir Development the temporary, and limited, tax exemptions that it has requested under Chapters 353 and 100 of the Missouri Revised Statutes.

Given the sorry state of the economy, a major development like Avenir—brand new and right here in UCity—is a good thing. The employment that it will provide while being constructed as well as during its operation thereafter, is what any community needs during tough economic times like the present.

The residents Avenir will attract, will not only enrich UCity culturally, but they will be a boost to the local economy. That is a good thing.

Erecting an elegant modern structure surrounded by beautifully landscaped grounds certainly increases the residents' comfort but it also refines the entire neighbourhood, it makes it nicer. That is a good thing.

Considering (i) the long-term (many decades long) positive economic impact Avenir will have, (ii) the revitalization of that part of our City, (iii) the human capital Avenir will attract, and (iv) last but not least, the temporary, limited tax abatements requested, this Council should unequivocally approve Avenir Development's application under Chapters 353 and 100.

Thank you.

Yours,  
Peter J. Vaneff  
8048 Blackberry Ave.

**LaRette Reese**

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**From:** yehuda romanoff <yehromanoff@gmail.com>  
**Sent:** Wednesday, September 21, 2022 9:18 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 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: Yehuda Romanoff  
My address is: 7730 Stanford Ave, University City, MO 63130

**LaRette Reese**

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**From:** Adira Romanoff <adiraromanoff@gmail.com>  
**Sent:** Wednesday, September 21, 2022 9:18 PM  
**To:** Council Comments Shared  
**Subject:** ATTN: 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: Adira Romanoff  
My address is: 7730 Stanford Ave, University City, MO 63130

**LaRette Reese**

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**From:** Matthew Chase <matthew@chaseplanet.us>  
**Sent:** Wednesday, September 21, 2022 7:45 PM  
**To:** Council Comments Shared  
**Subject:** Support for 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 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: Matthew Chase  
My address is: 936 Wild Cherry Lane, University City, MO 63130-2724

Sent from my iPhone

**LaRette Reese**

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**From:** Rebecca Carman <drcarman@gmail.com>  
**Sent:** Wednesday, September 21, 2022 7:35 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.

Sincerely,

Nachum Chase

936 Wild Cherry Lane

University City MO 63130



**From:** joel ehrlich <joelvbs@yahoo.com>  
**Sent:** Wednesday, September 21, 2022 7:19 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 Esteemed City Council of University City;

I have been driving past the Avenir site for my lifetime, over 60 years, and have always envisioned what new development would look like, and what it can mean to the Delmar corridor.

After seeing the renderings for Avenir,  
***a state-of-the art residential development with modern apartments and first-class amenities,***  
I was blown away by the elegant design.  
It will be **THE** crown jewel of community living in St. Louis County.  
I am excited for U. City: *Look what you can do City Council; Have this gem in our community!*

What else is like it in Clayton, Ladue, Chesterfield,  
Maryland Heights, Kirkwood, or even Creve Coeur?

Now, be fiscally responsible and forward-thinking, Council.  
While Chapter 100 and Chapter 353 will cost University City, nothing, Avenir will provide additional funds to the City and its schools. And, will be an inspiration for others to invest in, and live in University City. The loss of the Avenir project, however, will cost the City future development partners, few as talented, experienced, and able as those that bring this project for your approval, today.

I am in support of providing the incentives, and for University City to encourage the development of Avenir on Delmar Blvd as soon as possible.

Kind regards,  
Joel Ehrlich

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

**LaRette Reese**

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**From:** Yosef David <y david@aish.com>  
**Sent:** Wednesday, September 21, 2022 5:38 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 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. As the developers of this project have a proven track record of tremendous positive development for the city over the last 30+years I believe that this would be a most worthwhile investment for the future of our city. 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.**

**Joseph and Miriam David  
827 swarthmore lane St Louis MO 63130**

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**LaRette Reese**

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**From:** Rivka Berkowitz <kulanu3@gmail.com>  
**Sent:** Wednesday, September 21, 2022 5:32 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 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: Rivka Serel Berkowitz  
My address is: 8044 Amherst Ave, University City, MO 63130

**LaRette Reese**

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**From:** Elizabeth Kline <ekline75@yahoo.com>  
**Sent:** Wednesday, September 21, 2022 4:54 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 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:  
Lizzy Kline  
My address is: 7911 LaFon place 63130

Sent from my iPhone

**LaRette Reese**

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**From:** Chris Kline <chriskline2@gmail.com>  
**Sent:** Wednesday, September 21, 2022 4:37 PM  
**To:** Council Comments Shared  
**Subject:** Avenir Project 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 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.

Chris Kline  
7911 Lafon Place  
University City, MO 63130

**LaRette Reese**

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**From:** Dena Granick <granickdesign@gmail.com>  
**Sent:** Wednesday, September 21, 2022 4:31 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: Aaron Granick

My address is: 7741 Gannon Ave. St. Louis, MO 63130.

**LaRette Reese**

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**From:** nosedoc@aol.com  
**Sent:** Wednesday, September 21, 2022 4:29 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 name is :  
Barry Zeffren

My address is:  
8150 Amherst  
U. City, Missouri  
63130

**LaRette Reese**

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**From:** Daniel Weisman <dweisman81@gmail.com>  
**Sent:** Wednesday, September 21, 2022 4:02 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 of University City,

As a recent transplant from Los Angeles living in the beautiful University Hills neighborhood of University City, I am perplexed and confused by the NIMBY style resistance to the Avenir development project.

All I see are tremendous positives for our wonderful city:

1. We'll be able to draw high-earning professionals into University City from Clayton
2. We'll increase demand for new shopping opportunities near the new Costco
3. We'll continue to beautify the Delmar neighborhood near the 170

I'm frankly surprised that this project is even still on the table - the costs of labor and materials are skyrocketing right now.

Supporting this project costs University City nothing (the tax breaks don't reduce existing revenue) and I personally believe that, without these tax incentives that cost us nothing, the project may not move forward because it frankly may not pencil.

Please do what's right for our city.

Sincerely,  
Daniel Weisman  
University City Resident

532 Midvale Ave  
University City, MO 63130



**LaRette Reese**

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**From:** Michael Kass <einodmilvado@hotmail.com>  
**Sent:** Wednesday, September 21, 2022 3:01 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 have lived in University City for over 20 years. I have reviewed the concept for Avenir. Having driven past the Avenir site countless times over the years and now having reviewed the renderings for Avenir, I am very excited for U. City to have this beautiful development in our community (as presented in the renderings). University City needs continued development to better upgrade our infrastructure. 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 (with increased population, which will in turn increase tax revenues in U. City, and which will also result in more funds for U. City schools). I strongly support of offering Avenir Ch. 353 and Ch. 100.

Thank you,  
Michael Kass (U. City resident)  
Address: 8017 Cornell Avenue (63130)

**LaRette Reese**

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**From:** Zipora Kent <zippyserve@aol.com>  
**Sent:** Wednesday, September 21, 2022 2:53 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 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: Zipora Kent  
My address is: 845 Warder Avenue

**LaRette Reese**

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**From:** Maureen Axelbaum <axelmaurie@gmail.com>  
**Sent:** Wednesday, September 21, 2022 11:41 AM  
**To:** Council Comments Shared  
**Subject:** Proposal 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 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.

Maureen Axelbaum  
7918 Gannon Ave  
Resident of University City for 31 years

**LaRette Reese**

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**From:** Maureen Axelbaum <axelmaurie@gmail.com>  
**Sent:** Wednesday, September 21, 2022 11:37 AM  
**To:** Council Comments Shared

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.

Maureen Axelbaum  
7918 Gannon Ave  
Resident of University City for 31 years

**LaRette Reese**

---

**From:** Alex <alexkbaum@gmail.com>  
**Sent:** Wednesday, September 21, 2022 5:00 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 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: Alex Kestenbaum  
My address is: 7580 Amherst Ave, Saint Louis, MO 63130

## LaRette Reese

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**From:** David Hermelin <davidhrm@mac.com>  
**Sent:** Tuesday, September 20, 2022 12:12 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,

This letter is being sent in support of providing the incentive package for the Avenir development, specifically the real estate tax abatement (chapter 353) and the sales tax exemption on construction materials (chapter 100). U-City is very fortunate to have a developer wanting to bring to life a whole area just west of 170 that has been outdated for years and years. The amount of investment and planning to accomplish this development is very impressive and it will be transformational to the area and to U-City.

The city of Olivette is doing commercial project after project along Olive Blvd that are all impressive, and they are changing Olivette for the better, modernizing the area with new retail, living spaces, hotels, etc, all bringing in much greater tax revenues and increasing the value of real estate in the area. The Avenir development is a project that can do the same for U City.

Offering the tax abatements and sales tax incentives are part of doing business and let's not be penny wise and pound foolish. People can complain about things all day long but they are not the ones putting the millions of dollars up to beautify U City and bring a higher standard of living to the area.

I have been driving past the Avenir site for years now and have always envisioned what a new development would look like in that area. After seeing the renderings for Avenir, I was very impressed.

If Ch. 353 and Ch. 100 will help facilitate the Avenir being built as depicted in the renderings, I wholeheartedly support providing these incentives.

Avenir will bring in needed City funds and will increase the population who will contribute to U. City by shopping, dining, and paying taxes.

The objective with a City is to grow it, modernize it, and expand it...this development checks all the boxes.

Thank you for your consideration,

My name is: David Hermelin

My address is:  
527 Westview Drive  
University City, MO 63130

**From:** Emunah Weisman <emunahweisman@gmail.com>  
**Sent:** Tuesday, September 20, 2022 10:24 AM  
**To:** Council Comments Shared  
**Subject:** Attn: City Clerk, 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 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,  
Veronica Volz  
7201 Greenway Ave  
University City, MO 63130

## LaRette Reese

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**From:** Axelbaum, Richard <axelbaum@wustl.edu>  
**Sent:** Tuesday, September 20, 2022 2:53 AM  
**To:** Council Comments Shared  
**Subject:** RE: 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:

I am resending this email (see below), as I understand that there will be a City Council meeting on Tuesday, 9/27 where the Avenir project will be discussed. I hope you will consider my email during this meeting.

Respectfully,

Rich

Richard L. Axelbaum  
Energy, Environmental and Chemical Engineering  
Washington University in St. Louis

**From:** Axelbaum, Richard  
**Sent:** Sunday, September 11, 2022 9:22 PM  
**To:** councilcomments@ucitymo.org  
**Subject:** Attention City Clerk: Avenir multifamily development

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**

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**From:** Dovid Greengart <dgreengart@gmail.com>  
**Sent:** Monday, September 19, 2022 9:55 PM  
**To:** Council Comments Shared  
**Subject:** Attn City Clerk, Comment on Agenda Item

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 quite some time, and am glad to see that there are plans for redevelopment and improvement at the site. After seeing the renderings for Avenir, I was blown away by the elegant design. I am excited for U. City to have this wonderful development 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: David Greengart  
My address is 8145 Balson Ave, University City MO 63130

Thank you for your consideration

--

Dovid Greengart, MD

**From:** SylviaPoe <spoe32jpgr@charter.net>  
**Sent:** Monday, September 19, 2022 12:42 PM  
**To:** Council Comments Shared  
**Cc:** Billy 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,

We understand that the Avenir Ch. 100 and Ch. 353 are on the City Council September 27th meeting agenda. We have previously shared a letter of support and would like to confirm once again our support of the Ch. 100/353 for Avenir. Can you please confirm that this support will be recorded in the official record for this agenda item?

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 beautiful, outstanding, and far and above first class. After seeing the renderings for Avenir, we are very impressed and excited about the elegant design and how much of an improvement it will be for the area. We are 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 funds for the City and School District. It will also 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**

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**From:** Lawrence Brown <lrbrown.bus@hotmail.com>  
**Sent:** Monday, September 19, 2022 12:28 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.

*Lawrence R. Brown*  
7927 Cornell Avenue  
St. Louis, MO 63130  
[LRBrown.bus@hotmail.com](mailto:LRBrown.bus@hotmail.com)

**From:** Breindy Greengart <bcgreengart@gmail.com>  
**Sent:** Monday, September 19, 2022 11:31 AM  
**To:** Council Comments Shared  
**Subject:** Proposal 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 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,

Breindy Greengart

8145 Balson Ave, University City, MO 63130, USA

**LaRette Reese**

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**From:** Sam Freedman <[sfreedman84@gmail.com](mailto:sfreedman84@gmail.com)>  
**Sent:** Monday, September 19, 2022 11:25 AM  
**To:** Council Comments Shared  
**Subject:** Re: 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.

Best,

*Sam Freedman*  
(973) 557-3339

On Mon, Jul 25, 2022 at 9:49 AM Council Comments Shared <[councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org)> wrote:

Good morning,

I am in receipt of your comments; they will be shared with City Council prior to tonight's meeting.

Kind regards,

---

**From:** Sam Freedman <[sfreedman84@gmail.com](mailto:sfreedman84@gmail.com)>  
**Sent:** Friday, July 22, 2022 2:32 PM  
**To:** Council Comments Shared <[councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org)>  
**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**

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**From:** Daniel Kamins <dkamins314@gmail.com>  
**Sent:** Monday, September 19, 2022 10:06 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.

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 in our city.

Daniel Kamins

7853 Balson Ave

**From:** Dena Granick <granickdesign@gmail.com>  
**Sent:** Monday, September 19, 2022 9:59 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 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.

Thank you!

Dena Granick  
7741 Gannon Ave,  
St. Louis, MO 63130



**LaRette Reese**

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**From:** rjacobsnow@gmail.com  
**Sent:** Sunday, September 18, 2022 7:04 PM  
**To:** Council Comments Shared  
**Subject:** Avenir - please allow them to finish the 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's healthy growth.

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 for listening to my comments as a member of U City.

My name is: Rivka R. Jacobs  
My address is: 500 North and South Road, #104  
University City, MO 63130

Wishing you well

David Mogil  
8031 Gannon Avenue  
University City, MO 63130

September 18, 2022

City of University City  
City Council  
City Hall  
6801 Delmar Blvd.  
University City, MO  
[councilcomments@ucitymo.org](mailto:councilcomments@ucitymo.org)

Attention City Clerk

Dear City Council:

As a longtime resident of University City, it is clear to me that for the city to keep and attract families to the community it is essential to expand its scope of services and offer education enhancements. To achieve that goal, it is vital to make needed renovations and improvements, as well as create new projects, promote new construction, and continually upgrade the City's infrastructure. To all observers of University City's landscape, it is obvious that the City Council's recent endeavors have started to produce such activity. The City Council must continue to seek the private investment needed to spur the development needed to augment the city's virtues.

The development located at the western part of Delmar Blvd, known as Avenir, will be such a project. Avenir will supply high end housing that will lure higher earners who will elevate the tax base in University City. I have reviewed the concept and looked at the plans for Avenir and believe it will be a powerful addition for our city.

To attract the needed private investment, it is often necessary to offer a targeted public contribution. As the City Council is aware the City Code, chapters 353 and 100 governs the incentives.

The tax abatement requested is for the brief period of five years and it only abates the incremental increase above the current taxes. The City will receive the same amount of revenue from the properties it currently receives. Upon the project's completion the City will realize the increased revenue the tenants and employees generate. After the abatement, the city will realize the full value of the improvement.

By minimally incentivizing Avenir in the short term, University City will be laying the groundwork that will generate substantial revenue and strengthen the City for years to come.

Warm regards,

David Mogil  
8031 Gannon Avenue  
University City, MO 63130

**LaRette Reese**

---

**From:** David Mogil <davidmogil@yahoo.com>  
**Sent:** Sunday, September 18, 2022 7:23 PM  
**To:** Council Comments Shared  
**Subject:** City Council Meeting - Avenir  
**Attachments:** AVENIR CITY COUNCIL.pdf

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

**David Mogil**

**LaRette Reese**

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**From:** Shmuel Greenwald <shmuel.greenwald@gmail.com>  
**Sent:** Sunday, September 18, 2022 6:41 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 have been driving past the Avenir site recently and the new development looks really awesome and will be a wonderful addition to our community. The design looks elegant and beautiful! 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.

Sincerely,  
Shmuel Greenwald  
853 Duke Drive  
University City MO  
63130

--

Rabbi Shmuel Greenwald  
Aish HaTorah, St Louis  
Director of Education  
office (314) 862-2474  
cell (314) 435-8461  
Email [sgreenwald@aish.com](mailto:sgreenwald@aish.com)

**LaRette Reese**

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**From:** Avrohom Bin-Nun <adbinnun@gmail.com>  
**Sent:** Sunday, September 18, 2022 6:33 PM  
**To:** Council Comments Shared

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.

My name is Avrohom Bin-nun  
My address is 864 greenshire court university city mo 63130

**LaRette Reese**

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**From:** sherri bloch <sherribloch@gmail.com>  
**Sent:** Sunday, September 18, 2022 2:21 PM  
**To:** Council Comments Shared  
**Subject:** For meeting on September 27

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.

Rabbi Avi Bloch  
7710 Cornell Ave.  
University City, MO 63130

**From:** sherri bloch <sherribloch@gmail.com>  
**Sent:** Sunday, September 18, 2022 2:17 PM  
**To:** Council Comments Shared  
**Subject:** Proposal for Avenir

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

This concerns an agenda item for the meeting on Tuesday, Sept. 25.

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.

Sherri Bloch  
7710 Cornell Ave.  
U. City, MO 63130

**From:** Yossi Golombeck <ygolombeck@torahprep.com>  
**Sent:** Sunday, September 18, 2022 1:08 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 name is Jay Golombeck.  
My address is 825 University Place University City, MO 63132.



**From:** Alberto Cozer <acozer@gmail.com>  
**Sent:** Sunday, September 18, 2022 12:18 PM  
**To:** Council Comments Shared  
**Subject:** Avenir project in UCity

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

Dear City Council,

I am familiar and reviewed the project 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.

Alberto Cozer  
7503 Washington Ave  
University City, MO 63130

## LaRette Reese

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**From:** Lavatris Channell <lavatrischannell@yahoo.com>  
**Sent:** Sunday, September 18, 2022 11:57 AM  
**To:** Council Comments Shared

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.

My name is:

Lavatris Channell

My address is:

548 Mapleview

Saint Louis Mo

63130

[Sent from Yahoo Mail on Android](#)

**LaRette Reese**

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**From:** sarah glazer <sarahglazer2@gmail.com>  
**Sent:** Sunday, September 18, 2022 10:40 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 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 Sarah Glazer  
My address is 8140 Tulane Ave, St. Louis, MO 63130

**LaRette Reese**

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**From:** Berkowitz, Yaakov <yberkowitz@stlkollel.com>  
**Sent:** Sunday, September 18, 2022 10:21 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 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: Yaakov Berkowitz  
My address is: 8044 Amherst Ave, University City, MO 63130

--

Yaakov Berkowitz  
*Menahel (Director)*



Office: 314.726.6047 | Cell: 314.814.0388 | [stlkollel.com](http://stlkollel.com)

**From:** Daniel Anton <dantoncpa@gmail.com>  
**Sent:** Sunday, September 18, 2022 10:11 AM  
**To:** Council Comments Shared  
**Subject:** 9/27 meeting agenda: Avenir

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

Attention City Clerk.

Dear City Council,

I have been a resident of University City for close to 30 years. I have seen with my own eyes how the development along Delmar between I-170 and Old Bonhomme has enhanced the aesthetics of our community. Delmar is a major thoroughfare. The traversing drivers are treated to beautiful contemporary design, along with lush green areas. The economic impact has certainly been positive as well as the increased number of residents and the increased median income of those residents has elevated the tax base for our City.

I am excited about the concept for Avenir and believe it will be the next great step for our City. We have made tremendous strides in the recent past, but University City needs continued development to better upgrade our infrastructure and provide increased funds for our school district. By giving Avenir 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 Daniel Anton  
My address is 8050 Tulance Court, 63130

With fond appreciation for all of your hard work on behalf of our City,

Daniel Anton

**LaRette Reese**

---

**From:** Moshe Glazer <mosheglazer14@gmail.com>  
**Sent:** Sunday, September 18, 2022 11:23 AM  
**To:** Council Comments Shared  
**Subject:** Proposal for Avenir - 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 reviewed the concept for Avenir and believe it will be great for our City. University City needs continued development to improve our infrastructure and increase funds for our school district. By giving Avenir these minimal incentives in the short term, we will strengthen the City in a long time for many years. I am in support of offering Avenir Ch. 353 and Ch. 100.

Moshe Glazer  
8101 Tulane Ave, University City, MO 63130

**From:** Avi Roberts <aviroberts126@gmail.com>  
**Sent:** Sunday, September 18, 2022 9:54 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 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 Avraham Roberts  
My address is 7923 Amherst ave

**LaRette Reese**

---

**From:** Estee Rosen <stp1n729@gmail.com>  
**Sent:** Sunday, September 18, 2022 9:19 AM  
**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

Sent from my iPhone



## LaRette Reese

---

**From:** Asim Thakore <asim.thakore@gmail.com>  
**Sent:** Tuesday, September 27, 2022 11:33 AM  
**To:** Council Comments Shared  
**Subject:** Public Comment for 9/27/22 Cuncil 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 public comment for the City Council Meeting on September 27, 2022.

My comment relates to Agenda Item M: New Business Item #7 and 8- Bill 9485 & 9486 and any other bills, motions and procedures related to the Avenir Project/"Delmar Boulevard Redevelopment Project".

We own the property at 8727 W Kingsbury Ave, University City, MO, 63124. Our house is in the neighborhood impacted by this project.

As it stands, the very wealthy, already highly successful developer of this project will receive over 3 million dollars of public money to complete the project, as well as a multi-million dollar industrial bond to finance the project.

Perhaps there is some upside to this for the City that we cannot see, but I would like to highlight the fact that a member of the Plan Commission is an Economist at the Federal Reserve Bank of St Louis. That person is more qualified than any of us to assess economic benefit for a project like this. He voted against this expenditure, twice. The Council should do the same.

If there has been a truly independent study done, it should be made public with ample time for public review and comment before this money is spent. If there has not been a truly independent study, one should be commissioned.

The 3 million dollar abatement would be troubling enough on its own, but now the industrial bonds are included. Why can't a developer as successful as this one arrange his own financing? It seems as if the developer sees rising interest rates and doesn't want to borrow at those rates. He is treating University City citizens' money as his personal bank. Either that, or no bank will lend to him, which is a troubling sign.

It does not take a genius to see that the housing market is headed for a downturn for a number of reasons. There is about to be a glut of available housing, and the "Clayton professionals" the developer claims will probably just live elsewhere---closer to their jobs in Clayton or in big houses in West County. The developer will then pivot to what he knows: senior housing. While we welcome everyone to U City, it must be noted that these folks will generate less sales tax revenue than the "Clayton professionals", so any public expenditure should not be based just on what the developer says. The Council should get independent projections from experts in the market before public money is spent. We also need to know the exact terms of this financing: will U City be left holding the bag if the developer pauses or cancels the project?

University City has many pressing, urgent needs. Just last night, we learned that only 24 flooded houses, not 300, will be bought out. Perhaps the 3 million dollars could be applied to that, or to re-locating the immigrant and Black owned businesses that were forced out by the Costco project---the businesses that are a draw for people across the St Louis region and upon whom the City based its motto "Neighborhood To The World."

A longer term need is to develop the Loop before Wash U buys more of it and further erodes our tax base. Perhaps industrial bonds could be issued to encourage development there. It's a zero-sum game in that area---they win, we lose.

TIFs and similar mechanisms are not inherently bad, but they are easy to misuse and often are misused. The Council should avoid making such a mistake by rejecting the request from the developer for the Avenir/Delmar development. Public money should be spent for the **public good** and on the most pressing **public** needs. Boosting the profits of a wealthy developer does not help the public in any way---it is simply a very risky gamble that benefits one citizen---the exact kind of bet the Council should avoid. Please vote no.

Thank you,

Asim Thakore  
8727 W Kingsbury Ave

**LaRette Reese**

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**From:** valmik thakore <valmikt@hotmail.com>  
**Sent:** Tuesday, September 27, 2022 10:10 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 27, 2022 Meeting with attachment  
**Attachments:** Council Comments for Sept 27 2022 Meeting.pdf; Attachments for the email to the City Council Members 9-27-22.pdf  
**Importance:** High

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

**September 27, 2022, Council Meeting Comments Email:**

**This is a public comment on City Council Meeting on September 27, 2022;**

**On Agenda Item M: New Business Item #7 and 8- Bill 9485 & 9486 and related bills: 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? There is urgent need to support flood damaged home owners. We can buy-out more homes for this amount.**

**1- Developer presented INFLATED 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.**

2- 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.

3- 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?

4- Age and obsolescence arguments are used for “blighting” the project area. This means more than 90% of University City should qualify as “blight-able”.

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- 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?**

6- 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.

7- 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.

Please vote **NO** on all these bills. **NO TAX ABATEMENT** for the rich while not helping flood damaged home owners.

Thank you.

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

Attachments: 1- As noted above for points 1 \*, 3 \*\* and in point 5 text above.  
2- PDF of this email for Format and highlights.

**LaRette Reese**

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**From:** Liese Rugen <liese.rugen@gmail.com>  
**Sent:** Tuesday, September 27, 2022 9:44 AM  
**To:** Council Comments Shared  
**Subject:** Comment on Tax Abatement for Avenir

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

Hello,

My name is Elizabeth Rugen and I live close to the proposed development by Avenir on Delmar and 170. I'm writing to comment on the Tax Abatement and Bond Issuance.

I live right next to where this housing complex is going to be built. Development is fine. I have no problem with a building going up. I can only assume this massive corporation isn't going to be providing low income housing, as these sorts of corporations usually don't.

That being said, I can't understand why we would be paying them to build here. Is it true that our firefighters don't have a pension? Are there not many many holes in what we can provide for our community due to lack of funding? And you, our City Council, are considering not bringing in over \$2 million dollars to our community? I can't understand why you would be doing this. It certainly is making me consider who is representing us in the City Council and who I will vote for in the future. I will not be supporting anyone who allows this Tax Abatement to go through. We need leaders for our community on the City Council. This vote will certainly flush out where our City Council stands.

Thank you  
Elizabeth Rugen  
8812 Washington Ave  
University City, MO 63124

**From:** mlaz279293@aol.com  
**Sent:** Tuesday, September 27, 2022 7:39 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.

My feelings have not changed.

Please don't go forward with bills 9485 & 9486 and give bonds & tax abatement to this project whatever it is called.

Our fellow citizens of U City who have lost everything should be getting the bonds to help them get re-established, not a luxury apartment building. We have too many other things that need money too that are necessary in the community.

NO to Bills 9485 & 9486 and No to any tax abatement.

thank you.

Margie Lazarus  
8808 Washington Ave

## LaRette Reese

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**From:** Donna Wilensky <mmwtwins@gmail.com>  
**Sent:** Monday, September 26, 2022 10:59 PM  
**To:** Council Comments Shared  
**Subject:** SECOND AND THIRD READINGS OF BILLS 9485 9486 ETC

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

Dear Council Members,

It is mind boggling to me that the industrial bond issue, as well as the tax abatement for the Avenir Project, seems to be more of a concern and priority than 300 U. City Residents losing their homes, belongings etc.

The Avenir Project never was needed in any way, shape, or form! In fact, the idea of all this is ridiculous! But to add insult to injury wanting special privileges to fund this is absurd!

It really makes me wonder how many of you (and you know who you are), can sleep at night or have a conscience when it comes to some people that have lost everything and yet there are greedy people that are building unnecessary projects that they cannot afford and should have know this from the get go!

To be very BLUNT instead of only thinking of \$ DOLLAR SIGNS IN YOUR EYES- SEE COMPASSION FOR OTHERS!!

LET'S GET HONESTY AND HELPING OUR NEIGHBORS AND NEIGHBORHOODS BACK TO THE PRIORITIES OF U. CITY AND NOT BE BLIND SIDED BY THOSE WHO DO NOT SHARE THIS VISION!!!

DONNA WILENSKY

8801 Washington Ave.

63124

**LaRette Reese**

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**From:** Cindy <spacoach@yahoo.com>  
**Sent:** Monday, September 26, 2022 3:52 PM  
**To:** Council Comments Shared  
**Subject:** Avenir Project.

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Council Committee,

I am a resident in the UCity area that is in the neighborhood near the Avenir project. I understand that the project has moved forward too far to stop, however, I would like to address the tax abatements that the developer is requesting. I am certain that there are more pressing needs in the U City community for the use of \$2 million dollars that is being considered for his project. Particularly given the recent floods we experienced this summer. This problem needs to be addressed by the city first as responsible tax paying residents. It's been an issue for some time and funds could be used from those forgiven tax dollars.

Also the city is in dire need of many tree trimmings in many streets of UCity. This section of Delmar where this project is going in is a perfect example of the neglect on the city's part for many many years.

I ask this be addressed at the upcoming meeting tomorrow.

Regards,

Cindy Angelly  
8743 Teasdale Ave  
U City, MO 63124  
Angelly701 LLC  
314-369-8862



**LaRette Reese**

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**From:** William Ash <wmash47@gmail.com>  
**Sent:** Monday, September 26, 2022 11:06 AM  
**To:** Council Comments Shared  
**Subject:** Comment on bills 9485 and 9486

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

Dear Council Members,

Thank you for having an in-person meeting for 2nd and 3rd readings of bills 9485, 9486 and related bills to authorize bond issuance and tax abatement for the Avenir Development.

Since we are not being given a forum to speak, would each of you speak to the concerns being expressed in the written comments submitted to you by residents on these issues?

To me the below are most relevant:

Regarding the industrial bond issue, is University City truly protected in the event of developer bankruptcy, project withdrawal/failure to complete, or sale of the property to be developed? Is not our general tax revenue at some risk? If the developer is not financially capable of financing his project himself, is this not a big red flag? Why are we doing this? And why is it ethical to create what appears to be a legal work-around to deprive local municipalities of its tax revenue on construction materials and supplies to the sole benefit of the developer?

Regarding tax abatement, have you seen financials from the developer to justify giving him the abatement? If an independent assessment has been made recommending this, can you not share some of this with the public? Does the developer truly need it to make the project financially viable? Why can't he just increase his rents slightly to cover any projected shortfall? Should we not have adopted guidelines with clear procedure to follow when considering granting tax abatements?

Finally, given all the other needs of University City--refurbishing City Hall and environs, and with Mr. Rose asserting on Donnybrook that U-City will provide leadership on the impact of recent flooding disasters for 300 U-City residents (just two looming issues), can we really justify depriving U-City residents of \$2,185,659 in taxes foregone that could go to addressing these needs?

I'm not asking that each of you address every issue above, but please share with us your rationale for voting as you will do by speaking out during the meeting. From my perspective as a resident I don't understand why these bills should be approved.

Thank you all for your service to our U-City community.

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

## LaRette Reese

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**From:** Phil Klasskin <philklasskin@gmail.com>  
**Sent:** Sunday, September 25, 2022 11:27 AM  
**To:** Council Comments Shared  
**Cc:** Steve McMahon; Jeff Hales  
**Subject:** Regarding Bills for Avenir project

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

I have maintained from the beginning that claiming the proposed area blighted and granting tax abatement is not good policy. However, given that the Deutschs have now made the buildings uninhabitable, and the 5 year abatement is better than the initial longer request, I accept that bill 9486 will pass.

On the other hand, the idea of Bill 9485 is beyond the pale. That the city should issue up to \$90M dollars in bonds in these uncertain financial times just to save the project from paying legitimate sales taxes should not be acceptable. I strongly urge a NO vote on this bill.

Sincerely,

Phillip Klasskin  
8736 Teasdale Ave - 63124

**From:** Grace Collins <taylorcollins@att.net>  
**Sent:** Friday, September 23, 2022 7:43 PM  
**To:** Council Comments Shared  
**Subject:** Fwd: Avenir- Delmar Redevelopment -90 million issued bonds tax abatement granted to a luxury development

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

Sent from my iPhone

Begin forwarded message:

**From:** Grace Collins <taylorcollins@att.net>  
**Date:** September 12, 2022 at 2:12:29 AM CDT  
**To:** councilcomments@uvitymo.org  
**Subject:** **Avenir- Delmar Redevelopment -90 million issued bonds tax abatement granted to a luxury development**

Dear Council-

Please- please do not grant tax abatement nor issue 90 million bonds to the Avenir Project or Delmar Redevelopment.

I am deeply saddened by our residents that lost their homes. There is an abundance of misery. I continue calling regarding or trash trucks which all have leaks the bottom shelf in the truck is unable to lock therefore we have not only glass trails through out our streets but drippings of oil- grease that are now common spots stains trails throughout our neighborhood.

I am baffled that a tax abatement of 2.3 million as well as 90 million in secured bonds would be granted to a developer building a luxury 260 plus unit building.

I apologize if I misread what was on the agenda for tonight's meeting.

Is there an area I could go to to find out why the development name continues to change. How can we afford to front 90 million when there are funds short in many departments.

Thank you for your time reading

Grace Collins  
8841 Washington Avenue  
63124

Sent from my iPhone

**From:** Grace Collins <taylorcollins@att.net>  
**Sent:** Friday, September 23, 2022 7:38 PM  
**To:** Council Comments Shared  
**Subject:** Fwd: Avenir- Delmar Redevelopment -90 million issued bonds tax abatement granted to a luxury development

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

Sent from my iPhone

Begin forwarded message:

**From:** Grace Collins <taylorcollins@att.net>  
**Date:** September 12, 2022 at 2:12:29 AM CDT  
**To:** councilcomments@uvitymo.org  
**Subject:** Avenir- Delmar Redevelopment -90 million issued bonds tax abatement granted to a luxury development

Dear Council-

Please- please do not grant tax abatement nor issue 90 million bonds to the Avenir Project or Delmar Redevelopment.

I am deeply saddened by our residents that lost their homes. There is an abundance of misery. I continue calling regarding or trash trucks which all have leaks the bottom shelf in the truck is unable to lock therefore we have not only glass trails through out our streets but drippings of oil- grease that are now common spots stains trails throughout our neighborhood.

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I apologize if I misread what was on the agenda for tonight's meeting. Is there an area I could go to to find out why the development name continues to change. How can we afford to front 90 million when there are funds short in many departments.

Thank you for your time reading

Grace Collins  
8841 Washington Avenue  
63124

Sent from my iPhone

**LaRette Reese**

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**From:** Jonathan <jonathandwitten@gmail.com>  
**Sent:** Wednesday, September 21, 2022 11:56 AM  
**To:** Council Comments Shared  
**Subject:** Attention City Clerk.

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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.

Jonathan Witten  
8318 Cornell Ave, 63132

**LaRette Reese**

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**From:** howjac@aol.com  
**Sent:** Tuesday, September 20, 2022 12:31 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.

It has come to my attention that there is opposition to the Avenir's request for TIF financing as well as Chapter 100 sales tax exemption. I frankly see no logic to this. As long as these properties stay on the tax rolls at their present level of development then the city will be out no tax revenues and we will have a significant upgrade in the quality of development along this stretch of Delmar Blvd. This ultimately increases the value of all of our real estate and makes University City an even better place to live! It is vital that we do what we can to encourage developers to continue to build in University City. These two tax abatement programs are great incentives for developers to smartly develop in University City in which we will all benefit. On top of all of this when the incentives expire, we will see greatly enhanced revenue in University City from this development. It's a win for us all!

I strongly encourage you to support this request.

Sincerely,

Howard Oppenheimer  
914 Albey Lane  
University City, MO 63132

**LaRette Reese**

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**From:** Dovid Miller <miller.dovid@gmail.com>  
**Sent:** Tuesday, September 20, 2022 10:53 PM  
**To:** Council Comments Shared  
**Subject:** The 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. I hope that you will see the value in encouraging proper development and provide the necessary support to make it happen. I believe that future revenue directly and indirectly make this very worthwhile for the city and recommend these incentives for Avenir.

My name is: David Miller  
My address is: 8100 Balson Ave University City 63130