

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Tuesday, September 27, 2022
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Tuesday, September 27, 2022, Mayor Terry Crow called the meeting to order at 6:30 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; (*excused*)
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Dr. John Wagner, and Amanda Truemper of Trivers.

C. APPROVAL OF AGENDA

Mayor Crow made a motion that in conjunction with Bill Number 9486, the John Ferry report be made open to the public and available for distribution tomorrow.

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

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

D. PROCLAMATIONS

1. Extra Mile Day - A Proclamation declaring November 1, 2022, as Extra Mile Day. A day urging each individual to not only go the extra mile in his or her own life but to also acknowledge those who are inspirational in their efforts and commitment to making the world a better place.
2. Leo Bressler 100th Birthday - A Proclamation extending sincere congratulations and best wishes for a very happy birthday.

E. APPROVAL OF MINUTES

1. September 12, 2022, Study Session Minutes; (Fire Department Dispatch Services), was moved by Councilmember Hales, it was seconded by Councilmember Clay, and the motion was carried unanimously.
2. September 12, 2022, Regular Meeting Minutes was moved by Councilmember Clay, it was seconded by Councilmember Klein, and the motion carried unanimously, with the exception of Councilmember Smotherson, who was not in attendance.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

G. SWEARING IN TO BOARDS AND COMMISSIONS

None.

H. CITIZEN PARTICIPATION

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

Written comments 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 the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments, a **name and address must be provided**. Please also note whether your comment is on an agenda or a non-agenda item. If a name and address are not provided, the comment will not be recorded in the official record.

Judi Myers, 1169 Burch Lane, U City, MO

Ms. Myers stated she learned of the FEMA buyout from the press, which stated that 12 out of the 19 homes on Burch Lane had been selected for this program. The first issue is that this indiscriminate selection does not seem to fairly represent all of the homes that were impacted by the flood. And secondly, it creates a fairly blighted neighborhood for those remaining 7 homes. Therefore, she is curious to know what the criterion was for selecting these 12 homes.

Ms. Myers stated there also needs to be some accountability on the part of MSD. Most of the people on her block experienced sewer backups that caused severe damage. And while we can agree that these storm waters were biblical, had these sewers been cleaned out it could have minimized some of the losses.

Mayor Crow stated typically, Council does not answer questions during this session, and while he will agree with the need for accountability by MSD, the Director of Planning & Zoning or the City Manager will get back to you with an answer on the selection process.

Don Fitz, 6954 Dartmouth, U City, MO

Mr. Fitz stated he was a victim of the flood and sustained roughly \$100,000 in damage from the 7 1/2 feet of water that destroyed everything in his basement. Yet, the only thing he could find in the way of assistance was FEMA because while the County Assessor might provide residents with a minute reimbursement, there are no radical adjustments to compensate for these devastating losses.

He stated as a Green Party Candidate for the County Assessor's office in November, he started thinking about the impact this and future floods can have on the County's revenue, and the need to come up with new and creative ideas to address this issue. One thing he discovered was an article printed in the *Post Dispatch* on August 28th, which devised a negative assessment adjustment that provides major financial support for people whose homes are damaged by these historic events. Mr. Fitz stated the Assessor can also work with other agencies to address the impact of climate change, which he believes will be strongly connected to the County's assessment problems.

Mayor Crow informed citizens who signed up to speak on Bills 9485 and 9486 that they would be allowed to speak when these Bills are called up for a vote.

I. PUBLIC HEARINGS

1. 2022 Annual Property Tax Rates

Mayor Crow opened the Public Hearing at 6:42 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:42 p.m.

2. Easement Vacation – Brisco Place; (Bill 9476)

Mayor Crow opened the Public Hearing at 6:42 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:43 p.m.

3. Easement Vacation – Barby Lane – South of Delmar; (Bill 9477)

Mayor Crow opened the Public Hearing at 6:43 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:43 p.m.

4. Easement Vacation – McKnight Place South of Delmar; (Bill 9478)

Mayor Crow opened the Public Hearing at 6:43 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:43 p.m.

5. Easement Vacation – Elmore Court; (Bill 9479)

Mayor Crow opened the Public Hearing at 6:44 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:44 p.m.

6. Easement Vacation – Orchard Court; (Bill 9480)

Mayor Crow opened the Public Hearing at 6:44 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:44 p.m.

7. Easement Vacation – Richard Court; (Bill 9481)

Mayor Crow opened the Public Hearing at 6:44 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:44 p.m.

8. Proposed Development Plan for the Delmar Blvd. Redevelopment Area; (Bill 9486)

Mayor Crow opened the Public Hearing at 6:44 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:45 p.m.

9. Liquor License – Nobu Restaurant; (6523 Delmar Blvd.)

Mayor Crow opened the Public Hearing at 6:45 p.m., and after acknowledging that all written comments had been provided to Council, the hearing was closed at 6:45 p.m.

J. CONSENT AGENDA

1. Ratification of Emergency Purchases due to Flooding
2. Liquor License – Nobu Restaurant (6523 Delmar Blvd.)
3. Westgate Ave. Supplement Agreement

Councilmember Hales moved to approve Items 1 through 3 on the Consent Agenda, it was seconded by Councilmember McMahan, and the motion was carried unanimously.

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

1. Annex Trinity Update - Trivers
Mr. Rose stated this is a presentation by Amanda Truemper on the Annex/Trinity Update.

Ms. Truemper stated Trivers has completed the construction documents and applied for a permit, with no significant changes in the design.

So, this is primarily a financial update based on what their cost-estimating team has determined for completion of the scope of work required for the Annex +Connector, Trinity buildings, Police, and Courts.

Renovations

- New Main Entry point for the City Hall Campus
- *Development of New Entries and detailing at Annex + Connector*
- Restoration of remaining historic architectural features in the Annex and Trinity buildings
 - Material Selections
 - Restoration of the third-floor skylight at Annex
- Accessible entries and security checkpoints for the Annex Connector and Trinity buildings at new public front entries; new elevator for the Trinity Building
 - Elevator variance GRANTED by the State of Missouri for existing Annex elevator which was too small for ADA accessibility
- Updated/added restrooms to meet accessibility requirements
- A one-stop window for public-facing City Hall services in the Connector; amenities in the Connector to support Community Programs
- Structural retrofit as required for essential services
 - Annex Seismic Retrofit is priced as an alternate for cost visibility

Site Improvements

- Removal of temporary police structures; (by others)
- Secure parking areas for police parking and sally port
 - Secure fence perimeter reduced, and fence type revised
- New Public and Accessible Parking and drop-offs, entry plazas, and landscaping
- New generator for Police Facility

Current Cost Estimates

Annex + Connector and Trinity Building						
September 19, 2022 Rev 2						
	<u>Raw Cost</u>	<u>GC O & P</u> 18.00%	<u>Escalation</u> 4.44%	<u>Total Cost</u>	<u>Phasing/Complexity Factor</u> 2.00%	<u>Construction Contingency</u> 10.00%
A01 Annex & Connector	\$12,876,327	\$2,317,739	\$874,617	\$15,868,683	\$303,881	\$1,586,868
A02 Trinity	\$3,496,368	\$629,346	\$183,182	\$4,308,896	\$82,514	\$430,890
A03 Sitework	\$2,430,593	\$437,507	\$127,344	\$2,995,443	\$57,362	\$299,544
Total Costs	\$18,803,288	\$3,384,592	\$985,142	\$23,173,022	\$443,758	\$2,317,302
A04 Alt # 1- Struct Seismic	\$624,592	\$112,427	\$32,724	\$769,742	\$14,740	\$76,974
OFOI Items not included in Estimate **						
Annex	\$540,981			\$540,981		
Trinity	\$48,000			\$48,000		

NOTE: ** Owner Furnished/Owner Installed items are the following, Shooting Range, Bradford Systems, X-Ray Machine & Metal Detector

444 South Meyers Road
Suite 3076
O'Fallon, Illinois 62459
908.117.0000
www.ckc.com

- Estimates based on drawings dated August 5, 2022, through the beginning of September
- Escalation assumes a construction start date of Fall 2022
- Drawings Complete, no longer carrying Design Contingency
- Recommend Owner/Construction Contingencies
- FFE not included** see OFOI equipment estimates
- Design fees not included

Compared to design development;

- The total project cost increased by 1.9 million dollars
- Site work decreased as a result of the updated fencing and constraints
- The Annex increased by 1.7 million dollars
- Trinity Building increased by \$340,000
- The estimated cost of construction is 23 million dollars

Escalation of Specific Design Items Due to Supply Chain Climate

- Steel volatility
- Detention Truss Walls (\$1.2M installed, vendor pricing)
 - The suspicion is that they are pricing this in a super volatile market with an installer purchase date that is out in the future. This price does not prohibit Trivers from competitively bidding this out to other manufacturers
- Repointing; tuckpointing allowance for both buildings will be determined as the work progresses - defined, 50% (+165K)
- Mechanical final detailing, routing, and controls design
- Electrical power/data final distribution and backup power UPS requirements
- Dry-pipe sprinkler system for critical infrastructure areas (Annex)
- Site Work reduced secure fence extents and type of fencing

Summary of Construction Cost Estimates

(Comparison from Schematic Design(SD) to Design Development (DD) to Construction Documents)

- Approximate 9% increase in the DD estimate
- Approximate 8.5% increase from DD to CD estimate

Ms. Truemper stated these estimates are trending with the way inflation is trending, causing each line item; Annex, Trinity, Site work, and Seismic Retrofit, to fluctuate. However, one thing that occurs in the construction documents phase is to remove owner contingencies from the cost so that now they are only looking at design change contingencies; which usually come down as you develop. Trivers' recommendation is that the City includes some contingencies for working on historic structures and other complex factors, for example, 10% for construction and 2% for complexity.

Excluded Costs

- Furniture/fixtures
- Shooting range
- Bradford storage solutions
- X-ray scanners and metal detectors
- Removal of the play structures
- Seismic retrofit; an alternate item

Next Steps: Bidding and Construction

Moving through approvals & contracting processes

SEPTEMBER 2022

- Building Permits – signed/sealed sets submitted 8/31
- 9/27 City Council Meeting
 - ✓ Site Development Plan Approval
 - ✓ City Council Budget Update
- City Solicitation for Bidder Pre-Qualification and/or Bids
 - ✓ Generally, when you do a Pre-Qualification process you get more competitive bids and help to narrow the field

OCTOBER 2022

- Procurement
 - ✓ Bidding & Contractor Selection
 - ✓ Value Engineering Considerations
 - ✓ Contract Award & Financing

Additional consulting recommendations - (FY2024)

- Way-finding Scope
- Furniture Fixtures & Equipment Scope (FFE, OFOI needs assessment)

Project Schedule

- Regular Meeting Schedule
 - a) Construction OACs, TBD
- Bidding & Construction – 9/2022 thru 2023/24
 - a) Building Prep/Move-out & Abatement + Related Capital Improvement Projects
 - b) Permitting – 9/2022
 - c) Bidding + Contractor Selection – 9/2022-10/2022
 - d) Construction Begins – 10/2022
- Final Completion** – 12/2023 (**Estimate Phase I)

Councilmember Clay asked Ms. Truemper if she saw a light at the end of the tunnel related to these escalating costs? Ms. Truemper stated there are indicators that things could be slowing down, which could be helpful within the bidding climate. And volatility is also starting to decrease as the country gets a better handle on inflation. However, over the past few years, nothing she has seen could have ever been anticipated, so the best thing to do is to go on record and say that she simply does not know.

Mayor Crow thanked Ms. Truemper for her presentation.

Mr. Rose stated the next step will be to move forward with the bidding process. And at that point, the City will have a much clearer picture of what the actual costs will be.

2. Site Plan Review and Approval for the University City Annex and Trinity Building renovation (SPR 22-03).

Mr. Rose state staff is recommending that Council consider the approval of a Site Plan for the U City Annex and Trinity Building renovations.

Dr. Wagner stated what is before Council is the Site Plan, Landscape Plan, and architectural renderings. These items were reviewed by the Historic Preservation Commission on March 17th; the project as a whole, and July 28th, to determine the plan's adherence to the 1985 Civic Plaza Historic District Master Plan. The Commission unanimously determined that the plan was in compliance with the Master Plan.

Dr. Wagner stated since the design of the fence is yet to be determined, is not a part of this approval process.

Councilmember McMahon moved to approve the Site Plan, it was seconded by Councilmember Klein, and the motion was carried unanimously, with the exception of Councilmember Smotherson.

3. Conditional Use Permit at 7001 Olive Boulevard – (CUP 22-07) temporary food truck operation.

Mr. Rose stated staff is recommending that Council consider an application for a Conditional Use Permit. The purposed use is for a temporary food truck to be operated at 7001 Olive Boulevard in the General Commercial District.

Dr. Wagner stated Ms. Thompson initially purchased this building with the intent to operate a restaurant but quickly determined that the size of the building would not be conducive for that endeavor. Thereafter, she decided to demolish the building and construct a new one.

In the interim, she would like to get a jump-start on her business and has requested that she be allowed to operate a food truck on the site. He stated in speaking with Mr. Mulligan, they both determined that a Conditional Use Permit would be the best way to proceed with this request.

Dr. Wagner stated the application was discussed at the last Planning Commission meeting, wherein several conditions; which can be found on page 4 of the Council's report, have been included in their recommendation.

Councilmember Smotherson asked how the truck would be configured on the lot, and whether it would be paved? Resident Latoya Thompson of 6538 Crest Avenue stated the demolition was just completed and she has not talked to the engineers to see whether paving will be required. Councilmember Smotherson thanked Ms. Thompson for purchasing this lot and asked if she would keep Council updated on her progress.

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

L. UNFINISHED BUSINESS

- 1. Bill 9476 - AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF BRISCOE PLACE.** Bill Number 9476 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 2. Bill 9477 – AN ORDINANCE VACATING AND SURRENDERING A PORTION OF THE BARBY LANE RIGHT-OF-WAY.** Bill Number 9477 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 3. Bill 9478 – AN ORDINANCE VACATING AND SURRENDERING A PORTION OF MCKNIGHT PLACE RIGHT-OF-WAY.** Bill Number 9478 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 4. Bill 9479 – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF ELMORE COURT.** Bill Number 9479 was read for the second and third time.

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

Councilmember Smotherson stated there seems to be one resident remaining in their home, so he would like to make sure that there are no residents living on Elmore Court once this action is taken.

Dr. Wagner stated he does not believe there are any residents on this street, however, he will consult with U City, LLC to make sure that is correct.

Roll Call Vote Was:

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

Nays: None.

- 5. Bill 9480** – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF ORCHARD COURT. Bill Number 9480 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 6. Bill 9481** – AN ORDINANCE VACATING AND SURRENDERING THE RIGHT-OF-WAY OF RICHARD COURT. Bill Number 9481 was read for the second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 7. 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 second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 8. 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 second and third time.

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

Roll Call Vote Was:

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

Nays: None.

- 9. 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 second and third time.

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

Roll Call Vote Was:

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

Nays: None.

10. 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 second and third time.

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

Citizen's Comments

Grace Collins, 8841 Washington Avenue, U City, MO

Ms. Collins stated although she was not a victim of the recent floods and is a little confused by some of the changes made to these plans, she strongly believes that the needs of those residents who were impacted should take precedence over the building of a luxury apartment building. She stated while she understands that this will bring revenue to the City, at this point in time, other things need to take priority, like maintaining the fire and police departments, City Hall renovations, and residents who will not be able to recoup all of their losses.

Attorney Robert Preston, 1 Brentwood Blvd., Clayton, MO

Mr. Preston stated his client, Charles Deutsch & Company, asked him to attend tonight's meeting to thank members of the public that supported his project and expound on some of the reasons why they did.

This project was carefully designed in accordance with good zoning practices and is consistent with the City's Master Plan that specifically designates this parcel for redevelopment. The belief is that it will create an ideal buffer between the single-family residences located in this area and the highway; especially in light of the numerous iterations that have been made, all prompted by staff and residents. He stated this is an 87.5-million-dollar development, with 2.5 million going straight to public infrastructure. Therefore, the Developer also believes that this will be a good long-term investment for the community.

Mr. Preston stated that based on an in-depth financial review of the developer's project finances conducted by a third-party consultant; which will be made available to the City, the five-year tax abatement incentive is what makes this project financially feasible. That report was conducted a year ago, and since that time prices have skyrocketed, which makes the need for an incentive even more pertinent. But keep in mind that the abatement only applies to net new taxes. This means all existing taxes paid to individual taxing districts like the School District, etc., will continue to receive taxes at their current levels throughout the entire abatement period. And pursuant to State law, there is no abatement on taxes paid to first responders. At the end of the abatement period, the entire project goes back on the City's tax roll, and the expectation is that the per annum rate will equate to roughly \$530,000; which would quickly pay off the value of this abatement.

In addition, at the request of the Planning Commission the Developer has agreed to insert a claw-back provision into the contract to ensure that if at any time during the abatement period the project is sold, a portion of the abatement received will be paid back to the City.

Mr. Preston stated he would remain available to answer any questions and hopes that Council will accept staff's recommendation to approve Bills 9485 and 9486.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated this 3.5-million-dollar subsidy seems like an abuse of the State's Chapter 100 provision that is supposed to be an incentive for projects that might not otherwise get considered. But in this case, it seems more like a giveaway to a very connected Developer, Charles Deutsch, to build luxury apartments at a reduced cost for him and his company.

Mr. Deutsch has held the best buddy status at City Hall for a long time. He made a \$2,000 contribution to the campaign for Proposition F; a proposed sales tax increase that would raise the cost of almost every purchase made in U City; a \$500 contribution to Mayor Crow's campaign and was a big proponent of the School District selling the McNair Building to Torah Prep; as was Mayor Crow. These are just a few examples of how U City politicians represent the interest of developers rather than what's best for its residents. And now, Mr. Deutsch wants a big tax break for himself. But an ethical politician would not take contributions from a developer seeking approval on various projects within their jurisdiction. So, I think Mayor Crow should recuse himself from this vote.

The attorney for Torah Prep was Gerry Greiman, another buddy and campaign donor to Mayor Crow. And of course, Mayor Crow reciprocated by contributing to Gerry's wife's campaign. But that's what friends are for. And to top it off, this year Mr. Greiman became the head of the TIF Commission which considered part of the 700-million-dollar subsidy for Costco. And even though he is no longer the attorney for Torah Prep, to most of the world this would still be considered a conflict of interest, but in U City it's business as usual.

Mr. Sullivan stated U City is already number one in the state when it comes to income and equality, and number nine in the country. And because a large segment of the City's population will not be able to afford these big luxury apartments where some rents will be almost \$50,000 a year, this development will only exacerbate those statistics.

Mr. Sullivan stated it used to be that honest government was something taken for granted here in U City, but as we've seen with Costco and Proposition F, those days are long gone. He stated there is no need for the Avenir to be subsidized because it's located in a desirable neighborhood. And you can almost be certain that this subsidy won't equate to lower rents for Avenir's tenants. Therefore, he thinks the proposed subsidy should be rejected.

William Ash, 8690 West Kingsbury Avenue, U City, MO

Mr. Ash stated although residents residing in adjoining neighborhoods did have a lot of input on the zoning intent, access into their neighborhoods, and the potential for congestion caused by traffic, Bills 9485 and 9486 requesting the issuance of 90 million dollars in industrial bonds and tax abatements are new. They arrived on Council's September 12th Agenda with just three days of public notice, meticulously detailed and ready for signatures. There was no Council discussion or reference to their desire to garner any comments from citizens. So why are these Bills only now being considered after the Developer has already rendered the buildings unlivable and ready for demolition? Citizens need to know that its City officials and members of Council are transparently sharing the process. They also need confirmed assurance that their administration is making financial decisions based on the community's priorities. They deserve an explanation of who was involved in crafting these Bills; how they came to be placed on the agenda, and why they should be approved?

Mr. Ash stated that based on the City's calculations the proposed five-year tax abatement will total 2.185 million dollars; money that the Developer retains, and the City is being deprived of. That amount could cover the cost of buying the 24 flooded homes in the Hefner Court Apartments or go towards the firefighter's pension fund. Should we still be moving forward with spending 2.2 million to remodel the old library to move City Council's chambers, or renovating the Annex for the Police Department? And weren't all of the City's trash trucks damaged by the flood? Yet, all we have is the Developer's assurance that the tax abatement is necessary.

Shouldn't they be required to reveal the total operational projections over time so that they can be independently assessed and discussed? Their construction budget includes inflated land costs of over 12.5 million dollars. However, the appraised value; per the Developer's submittal to the Planning Commission was less than 2.84 million. This appears to indicate that he is using the higher figure to support the need for abatement, and the lower figure for his tax basis over the next eight years.

But according to a written comment submitted by Architect Asim Thakore, the Developer could tweak his rent structure to cover the 2.3% of the project costs that the abatement represents.

Mr. Ash stated he understands the essential and difficult roles of Council, and thanks each member for their service. And he believes that tax abatement during the construction phase or maybe reduced taxes for the first year while tenants are being on-boarded would seem reasonable.

But moving forward, full financial reporting, an independent review, and public discussions for all developers wanting tax abatements should be required. He would also suggest that Council create a task force to examine best practices for city governments that is empowered to publically recommend changes necessary for greater transparency and accountability to the citizens of U City.

Roll Call Vote Was:

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

Nays: None.

11. 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 second and third time.

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

Mayor Crow asked the previous speakers if they would like to make comments on this Bill? (*Each speaker declined to do so.*)

Councilmember Hales stated he would forward these comments to the City Clerk and ask that they be attached to the minutes.

The Avenir Development began as all projects do, going before the City's citizen-led Planning Commission, which he has had the privilege of serving on for about three years. This is one of the most demanding commissions on which citizens volunteer to serve, often with agenda packets exceeding 100 pages, and meetings that typically last over three hours. They are an incredibly dedicated group of citizens that volunteer countless hours serving this community that actually reviewed all eleven of these items under tonight's Unfinished Business segment. Yet sadly, questions regarding the transparency of this process have been raised, which he would like to address. Councilmember Hales stated he has conducted a lot of research on this issue, looking at previous developments under prior administrations, and could not find an instance where the process has been remotely as transparent as this one has.

This project first appeared on the Planning Commission's August 26, 2020 agenda where they reviewed and approved the Preliminary Development Plan and a twenty-year tax abatement; the first ten years at 100% and the last ten years at 50%. Public notice and written comments were received for each of the following meetings that were either held in person or virtual.

- [August 26, 2020](#) [Planning Commission](#)
- [September 29, 2020](#) [City Council](#)
- [October 12, 2020](#) [City Council](#)
- [October 26, 2020](#) [City Council](#)
- [November 9, 2020](#) [City Council](#)
- [June 14, 2021](#) [City Council](#)
- [December 15, 2021](#) [Planning Commission](#)
- [January 26, 2022](#) [Planning Commission](#)
- [February 23, 2022](#) [Planning Commission](#)

- March 13, 2022 City Council
- March 28, 2022 City Council
- [March 31, 2022](#) [Planning Commission](#)
- April 11, 2022 City Council
- April 25, 2022 City Council
- July 25, 2022 City Council

- [July 27, 2022](#) [Planning Commission](#)
- September 12, 2022 City Council
- September 27, 2022 City Council

In addition to these eighteen public meetings, the Kingdel Neighborhood organized three Zoom meetings in the fall of 2020 with its residents, as well as Councilmember McMahon, and myself; October 29, 2020, November 5, 2020, and November 9, 2020.

Each of those meetings lasted more than two hours, and the last meeting included the City Manager, City Attorney, and the Director of Planning & Development. Staff and Council listened to the concerns voiced by residents, wherein they were approved and outlined in a 2022 Resolution.

- That the drive-through coffee shop be replaced with an in-store only shop;
- That the setbacks to the adjacent neighborhood be increased;
- That an entire floor be removed from the southern leg of the development located adjacent to the neighborhood;
- That all construction parking and access to and from the neighborhood be restricted;
- That construction hours be limited to a stop time of 7 p.m.;
- That there be a dog waste station and signage located at building exits;
- That parking be prohibited on the east side of Kingdel;
- That the access from Kingdel to the courtyard be restricted for emergencies only;
- That all illuminations from exterior lighting be contained within the property lines;
- That all trees on the east curb of Kingdel be protected during construction and,
- That the setback along Kingdel be landscaped as depicted in the Developer's Landscape Plan

Councilmember Hales stated the City has a policy within its Comprehensive Plan that provides guidance for abatements, which states that they should not exceed eight years. However, in 2013 and 2021 the Land Clearance Redevelopment Authority granted a ten-year abatement to Mansions on the Plaza and the Vanguard Apartments. And in 2015 they granted a five-year abatement for the second phase of Mansions.

Councilmember Hales stated this has been a very lengthy process, and after much discussion, deliberation, analysis, and public input, he believes this project will provide a long-term benefit to the City. And as one of his constituents wrote on NextDoor, *"In the life of the City a five-year abatement really is a blip"*. So, as this project moves forward, he would like everyone to keep in mind that the Developer does not receive any money from the City and that all this abatement amounts to is a deferral of the increase once the project is completed, which is an almost five-fold increase of its revenues in year six and beyond.

Additionally, as it relates to the public comments, please know that they are appreciated and that they have all been read and given consideration. But at the end of the day, the comments in opposition to this project were not even close to those that were in support, which totaled sixty-two.

Councilmember McMahon thanked Councilmember Hales for providing such a thorough summary of this project's history.

When this project was initially proposed, some residents in the adjoining neighborhood asked Council to stop it, and now as the City is putting in the last pieces of the puzzle, their argument is that they do not believe the developer needs this abatement in order to move forward. Thus, one might wonder if these residents actually believe the abatement is unnecessary or if they're hoping that the developer does need it, and the elimination of this abatement will stop the entire project.

Councilmember McMahon stated while he does not know the answer to that question, what he does know is that if this project stops, these same neighbors won't have to look far to see the old Lutheran Services Building that has now become a vacant lot or their property values start to decrease, because these buildings are no longer livable. And vacant lots will also equate to the City experiencing a decrease in its revenue for several years.

The City has analyzed this as assistance to bring in almost 90 million dollars of new construction in an area that has been deemed as needing to be developed and improved.

And as a result of the City's goal to balance the interest of the commercial property owner; the Developer, and those of its residential property owners, there were lots of compromises reached. Councilmember McMahon stated he thinks everyone worked well together to reach those compromises and the result is a very good project that in time, will have a profound impact on the City's revenues.

So, he thinks it is in the best interest of the City to move forward rather than speculate and risk the possibility of these properties remaining vacant and becoming a liability to the City. And that is certainly not a risk he is willing to take when they have been presented with such a viable option.

Councilmember Klein stated she carefully tried to consider all of the comments she received and appreciated the undertaking by one resident to share her views on why she is supporting this project because communications are a key component of transparency. She stated that she would like to emphasize the fact that she is on the Council to represent and support the best interests of this community and believes that all of her colleagues are equally as committed. As a result, she has found working on this Council to be a great experience. Councilmember Klein then read the remaining portion of her comments into the record:

"I support this abatement first and foremost because I think this project will greatly benefit our City as a whole. Because we didn't yet have a policy in place to determine what a reasonable abatement would be for this kind of project, we hired an independent consultant to advise us. Based on his assessment we offered a five-year abatement that Council believed would be mutually beneficial.

Some in the community believe that this abatement gets funding from the City's budget that could be used for other projects to help the developer offset some of his expenses. This is not the case. There is no fund that the City is taking from to give to the developer that could be used on floodplain buyouts or City services. The City is also not losing a tax revenue stream that it would otherwise have. Abatement only provides relief from future taxes on improvements to the property. Prior tax assessments for the property are still in place, so the City will continue to receive the same revenue stream during construction and abatement. In other words, nothing changes during the year of construction and abatement period. But after five years it is projected that the City will receive up to five times the property tax revenue stream for that property.

Some in the community have expressed concern about revenue streams for the School District and Library. My understanding, based on the figures I was provided is that right now from that property the Library gets \$25,784, and the School District gets \$326,364. During the abatement, the Library and School District will receive that same amount. After five years the Library will get \$128,677, and the School District will get 1.590 million dollars. So based on these projections, and the revenue stream that will come into our community after five years, I think this is a huge burst for the City and the services it provides. Not only will the City benefit from the increased property taxes, but this higher density housing will also mean more state and federal dollars in the future, and an increase in sales taxes from more residents' spending money in U City. Increased revenue means better services, improved schools, and more development opportunities."

Councilmember Klein stated she thinks another benefit is the fact that the Developer has been a long-time partner in this community with a history of successful developments, and he has remained faithful to this project despite the cost increases that have occurred over the past two years. Therefore, she is also in support of Chapter 100.

Councilmember Clay stated he is supportive of this project partly because of the idea of having new development within U City. This Council has been aggressive in trying to build out more businesses to support the City's tax base. And while U City will always primarily remain a residential community, the reality is that as costs steadily continue to increase his role and every member's role has been to try and keep those burdens as far away from individual residents as possible. Welcoming businesses into the community and sharing these tax burdens, serves everyone.

He stated the City's population is declining, and the conundrum associated with a declining population in an older community is the ability to continue maintaining streets and roads at a certain standard.

Ten people living on a street provide more revenue to maintain those standards than five people. So, what Council is attempting to do is offset the reality of a decline in its population and revenues with new developments and businesses that will generate those needed funds.

Councilmember Clay stated although he has not been intimately involved in this specific project, all of these things matter in his role as a representative of this City. So, to that extent, he will be voting in favor of the abatement because he believes that Council has to think about how to offset costs in its old and aging City. This is one way to do that, and while it may not be perfect, you cannot allow the perfect to be the enemy of the good.

Roll Call Vote Was:

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

Nays: None.

M. NEW BUSINESS

Resolutions - (vote required)

1. Res 2022-10– 2022 Annual Property Tax Rates.

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

2. Res 2022-11– Declaring Certain Property Tax Revenues to Be Surplus.

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

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

None.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed

2. Council liaison reports on Boards and Commissions

Councilmember McMahon reported that at the last Parks Commission meeting a presentation was made regarding a proposal being brought forth by folks with strong ties to the City regarding the basketball courts. He stated it was an exciting proposal to enhance the City's recreational facilities that will be presented again at an upcoming Study Session.

Councilmember Hales reported that there will be another Planning Commission meeting tomorrow at 6:30 p.m., and the link for this meeting can be found on the City's website.

Councilmember Clay reported that while the Library is undergoing renovations everyone can still take advantage of many of its services at the new location, 6900 Delmar.

Councilmember Smotherson congratulated and thanked the Arts & Letters Commission on another great concert season which ended last Sunday. He stated he is looking forward to their new season which will start in June of next year.

3. Boards, Commissions, and Task Force minutes

4. Other Discussions/Business

O. COUNCIL COMMENTS

Mayor Crow stated it was a fun weekend to be in U City, and he had the opportunity to visit the Farmer's Market's Petting Zoo, as well as the Concert in the Park. Here is an update on some of the other things going on:

- Costco has scheduled its grand opening for October 25th. Anyone interested in joining should look for their tents located all around St. Louis.
- Dirt is moving at Olive and North & South for Quik Trip
- Nobu's has relocated to The Loop
- Next weekend is U City In Bloom's Art Fair

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

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

Roll Call Vote Was:

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

Nays: None.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the Regular City Council meeting at 7:56 p.m. to go into a Closed Session on the Second floor. The Closed Session reconvened in an open session and adjourned at 8:40 p.m.

LaRette Reese
City Clerk, MRCC

LaRette Reese

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

LaRette Reese

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

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

LaRette Reese

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

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

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

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

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

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

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

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

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

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

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**

--

LaRette Reese

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From: Sam Freedman <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> 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>
Sent: Friday, July 22, 2022 2:32 PM
To: Council Comments Shared <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

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

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

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

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

LaRette Reese

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

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

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

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

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

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

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

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

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

From: Cindy <spacoach@yahoo.com>
Sent: Monday, September 26, 2022 3:52 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.

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

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

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

From: Jonathan <jonathandwitten@gmail.com>
Sent: Wednesday, September 21, 2022 11:56 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.

Jonathan Witten
8318 Cornell Ave, 63132

LaRette Reese

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

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

