

MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 13, 2025
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, January 13, 2025, 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 John Tieman
Councilmember Steven McMahon
Councilmember Dennis Fuller
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr., and Director of Parks & Recreation, Darin Girdler.

C. APPROVAL OF AGENDA

Mayor Crow announced that the City Manager has requested that Item K (1); For the 3rd Ward Plan, be moved to the City Manager's Report.

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

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

D. PROCLAMATIONS (Acknowledgement)

None

E. APPROVAL OF MINUTES

1. December 9, 2024, Regular Minutes were moved by Councilmember Fuller, it was seconded by Councilmember McMahon, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. **Trish Winchell** is nominated for appointment as a fill-in, to the Library Board by Mayor Terry Crow, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. **Jay Trudeau** is nominated for appointment to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember Fuller, and the motion carried unanimously.
3. **Peggy Holly** is nominated for appointment to the Economic Development Retail Tax Board by Mayor Terry Crow, it was seconded by Councilmember Tieman, and the motion carried unanimously.

4. **Matt Belz** is nominated for appointment to the Plan Commission by Mayor Terry Crow, it was seconded by Councilmember McMahon, and the motion carried unanimously.
5. **Renau Bozarth** is nominated for **reappointment** to the Loop Special Business District by Mayor Terry Crow, it was seconded by Councilmember Clay, and the motion carried unanimously.
6. **Maryanne Coley** is nominated for appointment to the Pension Board by Councilmember Stacy Clay, it was seconded by Councilmember Fuller, and the motion carried unanimously.
7. **Chris Trahan and Peter Holmus** are nominated for **reappointment** to the Historic Preservation Commission by Councilmember Stacy Clay, it was seconded by Councilmember McMahon, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. **Christopher Blumenhorst, Cirri Moran, Susan Plassmeyer, Alice Boon, and Phillip Eastin** was sworn in the Solid Waste and Recycling Rate Study Task Force via Zoom on December 17, 2025.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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 the 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 that 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.

Citizen Comments

Brandon Wilkes, 3915 Dunn Road, Hazelwood, MO 63042

Mr. Wilkes thanked the Mayor for inviting him to the meeting and stated that he represents the St. Louis Reconciliation Network, whose mission is to heal broken race relations by harnessing the collective powers of the diverse faith community throughout the city. One of their unity events includes an annual Race for Reconciliation 5K Run/Walk, and last year they had the opportunity to work with U City to utilize Delmar as the designated starting point for the course. There were over 400 participants, 100 volunteers, and they were able to collaborate with the Juneteenth Celebration. Mr. Wilkes stated that because of the history associated with Delmar, they would love to host this year's event here again. He noted that they had made some minor changes to the route so as not to impact the roundabout or the Memorial Day Run, and provided Council with a copy of the route being proposed.

Patricia McQueen, 1132 George Street, U City, MO

Ms. McQueen stated her concern is about the condition of the roads during the last snowstorm. She stated that she was not able to get off of her street until Thursday when the plows finally came through to salt and shovel the snow. However, it appeared as though the materials they were using to melt the ice had little to no impact on the road conditions. So she wanted to make the City was aware of the need to be more prepared for the next storm, as well as the importance of promoting neighborly images by working together. One of the City's employees assigned to plow the streets sat and watched someone who was stuck in the ice, and then drove off without offering any assistance.

I. COUNCIL COMMENTS

None

J. PUBLIC HEARINGS

None

K. CONSENT AGENDA - (1 voice vote required)

1. For the 3rd Ward Plan; (*moved to City Manager's Report*)
2. Office 365 Renewal
3. Ameren Electric Service Easement: Annex + Trinity
4. Annual Tree Trimming Project - PRF25-04

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

L. CITY MANAGER'S REPORT – (Voice vote on each item as needed)

1. For the 3rd Ward Plan

Mr. Rose stated Council appointed a Housing and 3rd Ward Revitalization Task Force to prepare a plan for revitalizing the 3rd Ward. This work has been completed, and staff is recommending that the plan be accepted by Council and further, that any programs proposed as a result of this plan be placed on a regular Council Agenda for consideration.

Councilmember Smotherson asked Mr. Rose if he could get a legal opinion regarding the difference between Council's acceptance and approval of an item? Mr. Rose stated the distinction being made is that when a document is approved, it means Council is amenable to everything contained within, and typically, its contents will not be returned to them for additional input or direction. Acceptance of a plan allows Council with an opportunity to provide additional consideration, and/or direction to the content contained within that plan. In this case, Council asked the Task Force to prepare a plan and now that it has been completed, he is recommending its acceptance. Councilmember Smotherson asked to be clear; does this mean that as the Task Force seeks to implement some of the programs contained within the plan, they will have to be brought before Council for approval? Mr. Rose stated that is correct. This will be similar to how they have handled the City's Summer Camp Program where a Study Session was conducted to discuss and tweak the proposals, which are then placed on the agenda for approval.

Mr. Mulligan stated legally, that the plan is a guide for planning purposes; similar to the Comprehensive Plan, which requires certain budget appropriations and the passage of Ordinances to administer the plan.

Councilmember Clay extended his gratitude to the 3rd Ward Task Force for their dedication to this project. He stated that he thinks Mr. Mulligan's use of the word "*guide*" is appropriate, since he also sees this as a blueprint, much like when an architect designs something and may have to make adjustments based on a variety of factors. Councilmember Clay stated he thinks the overarching principles of setting up programs that will benefit existing residents is something everyone can get on board with conceptually, and the attention given to the northeast quadrant is critical. So, he is looking forward to seeing the development of these programs take place.

Mayor Crow thanked members of the Task Force for their commitment to developing this incredible plan.

Citizen Comments

Rosalind Williams, 7408 Chamberlain Avenue, U City, MO

Ms. Williams stated that throughout her 50 years in City Planning, she has had the privilege of working in Kirkwood, Ferguson, and Berkeley, where she managed three TIF projects, and worked with the residents in the City of Kirkwood to establish an RFP. One outcome was the development of Kirkwood Commons and the redevelopment of Meacham Park, where she played a key role in preparing and implementing a strategic plan for Meacham Park.

More recently, she served as the Interim Community Development Director for U City during its consideration of the TIF plan. At the time she was approached by Mr. Rose regarding this temporary position, she was retired, but saw this as an opportunity to help the City replicate the successful Meacham Park model which directed millions of TIF dollars generated from commercial developments towards the revitalization of adjacent residential areas. Before this appointment, she co-founded a not-for-profit to develop and promote inclusionary neighborhoods and the disruption of concentrated poverty, which focused on the 3rd Ward to reverse decades of disinvestment caused by discriminatory redlining practices.

When the City began preparing its RFP for what eventually became the NOVUS Redevelopment TIF, she worked in collaborated with Councilmembers Carr and Smotherson to ensure that the RFP included broader purposes and goals beyond the commercial redevelopment. They advocated for the TIF boundaries to include a larger area that specifically incorporated the northeast neighborhood; one of the City's most economically distressed areas. Including this neighborhood within the TIF allowed funding from the commercial development to serve as seed money for the revitalization of this sluggish housing market. Efforts to broaden the scope of redevelopment adjacent to the original commercial development became a cornerstone for the TIF's success in gaining public acceptance.

Ms. Williams stated she is proud of the work they accomplished and the potential impact it will have on promoting equitable neighborhood revitalization and sustaining urban development; which is what led her to critique the Final Plan for the 3rd Ward. In summary, the implementation of this plan completely misses the mark in fulfilling the TIF's promise to close the housing value gap between the wards; particularly for 3rd Ward residents. It fails to identify the specific challenges and issues facing the 3rd Ward, and without a clear understanding of the problems there can be no evaluation of what needs to be addressed. The planning clearly shows the administration's focus on routine infrastructure improvements using tax revenue to replace the 10 million dollars allocated for the 3rd Ward, but this shift undermines the original housing-focused funding intent. Apart from the 3 million dollars the developer advanced, it remains unclear where the other 7 million dollars is allocated. The residents north of Olive deserve a fair and deliberate transformation plan, which is why these very important issues need to be cleared up before any early closure of the TIF is undertaken.

Patricia McQueen, 1132 George Street, U City, MO

Ms. McQueen stated although she served on the Housing and 3rd Ward Revitalization Task Force, her comments are from the perspective of a private citizen.

After reviewing the 3rd Ward Final Plan written by Yard & Company, and the 2022 Task Force minutes, what she noticed is that under stakeholder meetings/interviews, stakeholder meetings/public sector, and interviews, there was no mention of members of Council for the 3rd Ward being in attendance. Yet, in previous Neighborhood Plans, they were involved. This is troubling, especially because on December 5, 2022, the Task Force approved the motion to have a Council liaison appointed.

Ms. McQueen stated she hopes the plan will not be rubber-stamped and believes now is the time for a more in-depth conversation about the plan; which was not possible due to the time allotted during the Study Session. For example:

- What is the vision or set of goals to guide the 3rd Ward redevelopment efforts?
- What are the strategies that would form the framework for progress?

- What is the sequencing or prioritization of activities for effective redevelopment; what should be addressed first, and why?
- What should be done regarding the prevalence of investor-owned properties and the substandard conditions of those properties?
- Why is a community development corporation with expertise in redevelopment to work with the proposed new staff position to lead the implementation of strategies, coordinate stakeholders, and ensure long-term accountability?

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

2. City Manager Updates

Brooke Sharp

Mr. Rose stated that he would like to recognize Brooke Sharp, who worked extensively with the Housing and 3rd Ward Revitalization Task Force, and that work is appreciated.

Leaf Collection and Snow Removal Programs

Mr. Rose stated several members of Council have asked for an update on the Leaf Collection Program and the Snow Removal Program; which unfortunately, they are still implementing.

Mr. Girdler reported that staff collected 14,082 cubic yards of leaves this year during its three-week collection cycle, which is down from the 18,000 collected last year. The City has a three-year contract for this service and next year the plan is to stick with the districts, and the timing set aside for those districts, to hopefully eliminate some of the confusion about pickup dates and times.

The City has 162 lane miles of road and staff used a total of 306 tons of salt which covered 6,247 miles. This application of salt equates to 90.78 pounds per salt lane mile average on hand that was purchased from the cooperative, and today, another 120 tons of salt was purchased from a supplier. The costs between the supplier and the cooperative were comparable, with an average cost of approximately \$83.00 a ton. Mr. Girdler stated although the salt was treated with calcium chloride liquid which reacts better with ice; the thickness of the ice during this snowstorm was difficult to penetrate. Staff worked 12-hour shifts for a total of 700 man hours, and the goal is to be finished plowing by the end of the week.

The department will be moving back to the Zone System which is closer to policy. This system consists of a Zone Map with ten zones illustrating First Priority, Second Priority, County Streets, State Streets, and Private Streets, which will be made available on the City's website.

Last year Council approved the purchase of two trucks, and the lesson learned is that going forward, any replacements should be requested in March rather than July. One of the department's 2-ton Freightliners was out of commission for a while but is now getting outfitted with snow removal equipment that will allow them to pre-treat streets with liquid. It is scheduled to be delivered on Friday. They are also working to get Truck No. 85; another 2-ton Freightliner, outfitted with snow removal equipment.

Councilmember Smotherson stated his understanding of the snow removal policy is that residents are required to move their cars off the street so the City can plow from curb to curb. That didn't occur this time, so he would like to know whether employees were made aware of this policy or if they simply disregarded it? Mr. Girdler acknowledged that more work needs to be done to make sure that employees understand their responsibilities under this policy, and agreed that whenever possible, everything should be completed before leaving an area. He stated the goal during this storm was to make sure each street was cleared; which could entail one or two passes down that street, and then proceed to remove snow from the curbs. Nevertheless, before the next major event, he intends to conduct several training sessions.

Councilmember Smotherson stated while he certainly admires the folks who have to work during these extreme conditions, his street was completely clear of cars, yet only one pass was made down the middle of the street, which had little to no impact.

Councilmember Fuller stated he is amazed at the number of people in his Ward who have suddenly become experts on street cleaning, but he would like to compliment staff for addressing all of the complaints he forwarded to them in such a timely manner.

Councilmember Clay stated he also would like to acknowledge the folks out there doing the plowing, who made every effort to address areas of concern when it was brought to their attention.

Councilmember Smotherson pointed out some of the challenges associated with snow removal and he thinks that communication could also play a role in this process. Most folks understand that ice complicates things, but if there was a way to communicate what's happening through social media, the website, or even something for Council to direct them to, it might ameliorate some of the concerns.

Councilmember McMahon stated with respect to the Leaf Collection Program, he is glad to hear that Mr. Girdler and his staff have decided to go back to the schedule established for each district. He stated that he also appreciates staff's efforts during this recent storm snow because it was not an easy job. Depending on the age of the Zone Map, Councilmember McMahon suggested that staff conduct another review of the streets because some changes may have been made to the bus routes.

Mayor Crow stated he appreciated Mr. Girdler's candor in discussing the need for additional training, and agrees that communication and coordination with the City's partners should be an important part of this process.

M. UNFINISHED BUSINESS - (Roll call vote required on 2nd and 3rd readings)

- 1. BILL 9563 – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER JANUARY 13, 2025, AND REPEALING ORDINANCE NO. 7360.** Bill Number 9563 was read for the second and third time.

Councilmember Fuller moved to approve, it was seconded by Councilmember Tieman.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Fuller, Councilmember Smotherson, Councilmember Clay, Councilmember Tieman, and Mayor Crow.

Nays: None

N. NEW BUSINESS

Resolutions - (Voice vote required)

None

Bills - (No vote required on introduction and 1st reading)

None

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

Councilmember Smotherson said he has been participating in courses offered by the Missouri Municipal League and one thing they taught was the importance of staying in your lane. As members of Council that means focusing on your assigned task to make policy; which, to a certain degree, is something he believes this Council has stopped doing. Instead of making policies, policies are being handed to us and rubberstamped. He stated the 3rd Ward Final Plan is one example where Council had no input and the final document was placed on the Consent Agenda. Another example is the Solid Waste Increase. Councilmember Smotherson stated this is a new year and he hopes that Council will begin to adhere to the responsibilities they were elected to perform.

Mayor Crow stated something he learned from one of his many experiences is that there are different ways to get to the same place. Every member of Council made an appointment to the 3rd Ward Task Force and had the right to attend any of their meetings if they had questions or a desire to speak. So, while there may have been some differences in how these goals were accomplished, he does not believe any person sitting on this dais abdicated their role or responsibilities as it relates to the 3rd Ward Task Force or the Solid Waste Study. Mayor Crow stated U City is a community that engages its residents by asking for their input; which is why there are so many boards and commissions. Nevertheless, despite any disagreement they may have about what Council's role should be, he has the utmost respect for his colleague.

Mayor Crow stated Council did not get an opportunity to say goodbye or thank you to Councilmember Hales, who moved to Jefferson City to take on his new responsibilities as State Representative. So, on behalf of his colleagues, he would like to wish him the best of luck.

As he drove up to City Hall this evening he observed that the flags were at half-staff in honor of the 39th President of the United States who lived to be 100 years old. Mayor Crow stated Jimmy Carter was one of the few Presidents who did more for the world after he left office. He was a great man and humanitarian, who truly lived his beliefs by working tirelessly for the poor and disenfranchised.

Councilmember McMahon moved to adjourn the Regular Session, it was seconded by Councilmember Clay, and the motion carried unanimously.

R. ADJOURNMENT

Mayor Crow adjourned the Regular Session at 7:23 p.m.

LaRette Reese
City Clerk, MRCC

January 13, 2025 - University City Council meeting

My name is Rosalind Williams, I've lived at 7408 Chamberlain Avenue, University City for the past 44 years.

Throughout my 50-year career in city planning, I have had the privilege of working in several municipalities, including Ithaca, NY, Berkeley, MO, Kirkwood, MO (for 22 years), and Ferguson, MO. Over the years, I've managed three Tax Increment Financing (TIF) projects, annexed unincorporated Meacham Park, and worked with residents and the city on a Request for Proposals (RFP). One of the outcomes of this work was the Kirkwood Commons development and the adjacent residential revitalization of Meacham Park, which had recently been annexed. I also played a key role in preparing and implementing the strategic plan for the Meacham Park neighborhood.

More recently, I served as the interim community development director for University City during the consideration of the Olive/170 TIF. I was retired when Mr. Rose approached me about this temporary position, but I saw it as an opportunity to help the city replicate the successful Meacham Park TIF model. This model directed millions of TIF dollars generated from commercial development at Kirkwood Commons toward adjacent residential revitalization.

I co-founded WITH (later renamed With Action) with Barb Heise as a nonprofit advocacy organization focused on promoting inclusionary neighborhoods and disrupting concentrated poverty. Before my work with University City, we spent several years working to reverse decades of disinvestment in third-ward neighborhoods caused by discriminatory redlining practices. As an example, we worked to block additional Low-Income Housing Tax Credit projects, particularly in the Northeast neighborhood of the third ward to stop the concentration of poverty there.

When the City began preparing an RFP for what eventually became the NOVUS commercial redevelopment TIF, WITH collaborated with Councilpersons Carr and Smotherson to ensure the RFP included broader purposes and goals beyond commercial redevelopment. We also advocated for the TIF boundaries to include a larger area, specifically to incorporate the Northeast neighborhood, one of the city's most economically depressed areas. Including this neighborhood within the TIF area allowed funding from commercial development to serve as seed money for revitalizing the

sluggish housing market there. Since the Northeast neighborhood wasn't adjacent to the original proposed redevelopment area, we had to include the neighborhoods in between to comply with Missouri TIF law.

These efforts to broaden the scope of the redevelopment became a cornerstone of the TIF's success and helped it gain public acceptance. I am proud of the work we accomplished and the potential impact it should have on promoting equitable neighborhood revitalization and sustainable urban development.

However, I am here to critique the Final Plan for the third ward redevelopment that is under the City Manager's report.

As I reviewed the draft report, I noted several critical issues and gaps that undermine its potential effectiveness in addressing the redevelopment needs of the Third Ward. Here are some observations:

1. Lack of Issues and Evaluations

The report fails to identify specific challenges or issues facing the Third Ward. Without a clear understanding of the problems, there is no evaluation of what needs to be addressed. This omission results in a lack of actionable insights or priorities.

2. Absence of Vision, Goals, and Strategies

The report does not articulate a vision or set of goals to guide redevelopment efforts. Strategies to achieve meaningful change are also missing, leaving no framework for progress.

3. No Designated Implementation Entity

There is no mention of an entity responsible for implementing the recommendations, as cited in the City's Comp Plan. A redevelopment effort of this magnitude requires a competent and dedicated organization—such as a Community Development Corporation (CDC)—to design programs, develop strategies, and coordinate efforts across various stakeholders over a long period. The CDC should specialize in redevelopment techniques and best practices and operate independently with the City's full cooperation and collaboration.

4. Inadequate Infrastructure Focus

The report overlooks essential infrastructure needs specific to the ward, such as stormwater management and affordable internet access.

Addressing these issues is critical to improving quality of life and enabling equitable redevelopment.

5. Misguided Income-Based Restrictions

Restricting assistance based on income levels is unnecessary in a redevelopment area utilizing TIF (Tax Increment Financing) funds. This approach contradicts the primary goal of TIF funding, which is to boost overall home values and attract diverse income levels to the ward.

6. Lack of Sequencing and Prioritization

The report does not outline the sequence of activities necessary for effective redevelopment. For example:

- What should be addressed first, and why? For instance, rehabbing the homes of older homeowners.
- Key priorities might include incentivizing rehab mortgages, converting corporate-owned rental properties to homeownership, addressing biased mortgage appraisals, and land banking properties to prevent speculative investment, intensifying targeted code enforcement.

7. Insufficient Home Improvement Programs

The proposed home improvement programs are inadequate to address the extensive disinvestment in much of the ward. A more comprehensive approach is needed, focusing on bringing all properties in the redevelopment area up to code in a strategic manner, rather than limiting repairs based on income eligibility.

8. Overlooked Real Estate Challenges

The report neglects to address critical real estate issues, such as:

- The prevalence of investor-owned properties and their substandard conditions.
- Strategies to curb the replacement of homeownership opportunities with rental properties owned by corporate landlords.
- Clearing clouded property titles to facilitate renovation financing.
- Most importantly, dealing with continued redlining devaluing properties and limiting investment.

9. **Exclusionary Focus on Low-Income Buyers**

Limiting homeownership incentives to low-income buyers may hinder efforts to attract a diverse range of residents, including those with higher incomes. Inclusivity across income levels is essential for a sustainable and equitable redevelopment strategy. The potential for gentrification could be addressed through tax abatement or other measures.

10. **Underdeveloped Development Methodologies**

Overall, the report reflects a lack of expertise and sophistication in applying equitable redevelopment practices. This is particularly concerning given the predominantly Black population in the Third Ward, which demands a nuanced and equity-focused approach to redevelopment.

In summary, the implementation of This Plan completely misses the mark of fulfilling the TIF's promise to close the housing value gap between City wards, particularly for third ward residents, thereby enhancing their quality of life.

The Plan clearly shows the city administration's focus on routine infrastructure improvements, using City tax revenue to replace the \$10 million allocated in TIF funds for third ward redevelopment. This shift undermines the original housing-focused funding intent. Apart from the \$3 million developer advance, it remains unclear where the remaining \$7 million in the TIF budget is allocated. This issue must be addressed before considering the early closure of the \$85,000 TIF. It is crucial for the City, rather than the developer, to responsibly account for and utilize these TIF funds.

As a semi-retired City Planner with over five decades of experience in various municipalities, including significant contributions to TIF implementations and strategic planning in communities like Meacham Park, I believe I bring a fair and critical perspective to tonight's discussion on the planned third ward redevelopment.

The neighborhoods north of Olive deserve a fair and more deliberate plan, now!

“University City is at a tipping point in its redevelopment. There is an opportunity to leverage the community vision and utilize the upcoming comprehensive planning process to redistribute resources and create a more equitable and inclusive community environment.” (from the recently approved 2024 University City Comp Plan)

January 13, 2025

Dear Honorable Mayor Crow, University City Councilmen Smotherson, Clay, Hales, McMahon, Tieman, and Fuller, and City Manager Rose,

My name is Patricia McQueen, and I have served on the Housing and Third Ward Revitalization Task Force. I am not speaking as a member of the task force but as a private citizen.

Again, I have reviewed the proposed final 3rd Ward Plan written by the hired consultants, Yard & Company, and the task force minutes from the year 2022.

I noticed in the 3rd Ward Plan, under Stakeholders Meetings and Interviews, that the 3rd Ward Councilmen were not listed. Under the Stakeholder Meetings: Public Sector, I see the Mayor, City Manager, and various Senior Administrative Staff, but no mention of the 3rd Ward City Councilmen. Under Interviews, I see mentioned the University City School Superintendent, Police and Fire Chiefs, Director of Public Works, and the Planning Director, and again, no mention of the 3rd Ward City Councilmen. In previous years' Neighborhood Plans, I believe the 3rd Ward Councilpersons were involved. I find this most troubling.

In the October 17, 2022, task force minutes, City Councilman Bwayne Smotherson reported that he had asked the mayor if he was interested in serving as the Council liaison to the task force. In December 5, 2022, task force minutes were made, and a motion was passed stating that a Council liaison should be appointed to the task force. The roll call vote was 8 yes and 1 absent.

Considering that the City Council has time to review the 3rd Ward Plan presented by the Consultants, I believe now is the time for a more in-depth conversation about the plan, which was not possible during the time allotted during the Study Session. I hope the Plan is not rubber-stamped without deeper discussion and review. Have the councilmen asked, for example:

What is the vision or set of goals to guide the 3rd Ward redevelopment efforts? What are the strategies that would form the framework for progress? What are the sequencing and prioritization of activities for effective redevelopment, such as what should be addressed first and why? What should be done regarding the prevalence of investor-owned properties and the substandard conditions of those properties? Why is a Community Development Corporation (CC) with expertise in redevelopment to work with the proposed new staff position to lead the implementation of strategies, coordinate stakeholders, and ensure long-term accountability?

Respectfully,

Patricia McQueen

1132 George Street

University City, MO 63130





St. Louis
Reconciliation
Network



Race for Reconciliation



Scan QR Code or go to:
www.STLRN.org/5k-run-walk

The Race For Reconciliation 5K. June 15, 2024 at 8:30 am

The Race for Reconciliation is a 5K run/walk with the goal of promoting racial unity in St. Louis. Our 7th annual race will be held on Delmar Blvd to bring the message of racial unity to the historic Delmar Divide in collaboration with the Delmar Loop Juneteenth Celebration. This will be a fun activity for participants of all paces with a 1 mile course option as well. Join us in building unity one step at a time.



The race would start at Lucier Park and travel west to Leland Ave, and loop back before the light as to not stop North/South traffic on Leland. It would travel East to Clara Ave and loop around Delmar Divine. Then head West on Delmar and end at Lucier Park. The time of the race will be from 8:30am - 10:00am. The streets West of Skinker will be able to be opened after about 45mins.

