



Economic Development Retail Sales Tax Board

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

**MEETING OF THE ECONOMIC DEVELOPMENT RETAIL SALES TAX BOARD
VIA VIDEOCONFERENCE
Wednesday, December 10, 2025
6:30 p.m.**

**IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE EDRSTB MEETING & PARTICIPATION**

EDRSTB will Meet Virtually on Wednesday, December 10, 2025

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/84693455365?pwd=pdAwpvO2KAdSc5xHqWg9W0r8b8g9JH.1>

Passcode: 265472

Phone one-tap:

+19292056099,,84693455365#,,,,*265472# US (New York)

+13017158592,,84693455365#,,,,*265472# US (Washington DC)

Join via audio:

+1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US

+1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 931 3860 US +1 689 278 1000 US

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US

(Houston) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US

+1 669 444 9171 US +1 669 900 6833 US (San Jose)

Webinar ID: 846 9345 5365

Passcode: 265472

International numbers available: <https://us02web.zoom.us/j/kcF9THzYpC>

Citizen Participation

Those who wish to provide a comment during the “Public Comments” portion as indicated on the EDRSTB agenda: may provide written comments to the Economic Development Manager ahead of the meeting.

ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: bahlvin@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Becky Ahlvin, Economic Development Manager. Such comments will be provided to the EDRST Board 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 if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

AGENDA

ECONOMIC DEVELOPMENT RETAIL SALES TAX BOARD

1. Roll Call
2. Minutes
 - i. October 2, 2025
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

*ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: bahlvin@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Becky Ahlvin, Economic Development Manager. Such comments will be provided to the EDRST Board prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*

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4. Mayor's Comments
5. Old Business
 - i. Request for Funding – FY26 (**Vote Required**)
 1. University City Police Department
 2. C-17 Commissary
6. New Business
7. Board Member Comments
8. Next Meeting Date – January 15, 2026, at 6:30 p.m.
9. Adjourn

Economic Development Retail Sales Tax Board
Minutes
October 2, 2025
6:30 p.m.

The Economic Development Retail Sales Tax (EDRST) Board held a virtual meeting on Thursday, October 2, 2025. The meeting commenced at 6:30 pm and adjourned at 8:06 pm.

Voting Members Present:

Cynthia Martin
Bobette Patton
Byron Price
Brandon Bradshaw
Margaret Holly
Chair Brendan O'Brien

Voting Members Absent:

Dr. Monica Stewart

Council Liaison:

Mayor Terry Crow

Staff Present:

Brooke A. Sharp, Deputy City Manager - Development
Becky Ahlvin, Economic Development Manager
Larry Hampton, Chief of Police
John Mulligan, City Attorney

Others attending:

None

Minutes

Motioned by Christina Dancy, seconded by Cynthia Martin and carried by voice vote to approve the minutes from April 3, 2025 and July 17, 2025.

Public Comments

There were none received.

Mayor's Comments

Mayor Crow provided updates on the Tru hotel project on Kingsland. He also discussed the controversial Canton Townhomes project and encouraged feedback on that project.

Old Business

U City Farmers Market Update

Deb Henderson, Executive Director for the U City Farmers Market provided an update on the Farmers Market and its activities at Centennial Commons.

Business Outreach Update

Becky Ahlvin, Economic Development Manager, provided an update on the Business Outreach activities that began in July of 2025.

Discussion was had on this topic.

New Business

Deputy City Manager Brooke Sharp stated that even though applications had not opened, there were two funding requests that the City Manager wanted the Board to consider. She stated that the police department was requesting \$200,000 to be split between years 26 and 27 and noted that the funding would be used for private security patrols and surveillance equipment like license plate readers.

Request for Funding – FY26: University City Police Department

Chief Larry Hampton explained that with the new infrastructure in the commercial areas, it has become a bit difficult to conduct routine patrols. He stated that hiring private security for additional patrols and adding surveillance trailers and license plate readers would increase safety in the commercial areas.

Discussion was had on this topic.

Board member Margaret Peggy Holly questioned whether this was a permitted use of EDRST funds. Discussion was had.

The Board decided to table this matter until the city attorney could issue an opinion on whether this was a permitted use of the funds.

Request for Funding – FY26: C-17 Commissary

Deputy City Manager Brooke Sharp stated that this was a proposed redevelopment project for 8201 Olive, which was formerly Royal Banks. She noted that the applicant was YW Hospitality Group, LLC, which is the owner of Corner 17 in the Loop. She noted that total project costs were estimated to be over \$7 million and that the applicant is requesting \$438,178 in EDRST funding. Sharp indicated that staff was not prepared to make a recommendation because the information received from the consultant was outdated due to the applicant providing new numbers after the report was received.

The C-17 team provided additional background information on the project.

Discussion was had.

The Board determined that it did not have enough information to make a decision. This item was tabled.

FY26 Façade Improvement Program – Tentative Schedule for Applications

Deputy City Manager Sharp noted that note vote was required and that the Board was being provided with a tentative schedule for accepting applications for the Façade Improvement Project. She indicated that \$150,000 was budgeted in this fiscal year.

Board Member Comments

Discussion was had about scheduling a sub-committee meeting, but it was decided that this would be done offline.

Next Meeting Date – January 8, 2026

Adjourn

Motioned by Cynthia Martin, seconded by Byron Price and carried by voice vote.

The meeting adjourned at 8:06 p.m.



OFFICE OF THE CITY MANAGER

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8531

MEMORANDUM

TO: Members of the Economic Development Retail Sales Tax Board

FROM: Becky Ahlvin, Economic Development Manager

DATE: December 9, 2025

SUBJECT: Agenda Item 5(i)1 – Release of Funds – University City Police Department
Vote Required

This agenda item asks the Board to consider the University City Police Department's request for funding for fiscal years 2026 and 2027.

Staff received an EDRST funding application from the University City Police Department for \$120,000, to be split between FY26 and FY27. The project summary from Chief Larry Hampton is attached for your review. The Board will review the application to discuss whether it aligns with the Funding Priority Guidelines for this Board:

1. To expand efforts and partnerships to encourage the physical and economic redevelopment of Olive Boulevard.
2. To continue infrastructure improvements to the Olive Boulevard and Delmar Boulevard streetscapes.
3. To continue to support existing successful business districts, such as the Loop.
4. To enhance the City's efforts of business retention, attraction and expansion.

If approved, these funds will be taken from the reserves.

A representative from the University City Police Department will be at the meeting to answer any questions.

Recommended Motion: Motion to recommend disbursement of funds to University City Police Department, not to exceed \$120,000 total, for fiscal years 2026 and 2027.

Attachments: Project Summary
B-1 Budget Summary Form



Economic Development Retail Sales Tax Board

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

ECONOMIC DEVELOPMENT RETAIL SALES TAX FUNDS FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024)

GENERAL INFORMATION

In August 2006, the City of University City levied a one-quarter (1/4) percent sales tax on retail sales to be used for economic development purposes. This revenue is based on the amount of sales tax generated through point of sales within the City limits and fluctuates from year to year.

Through the Economic Development Retail Sales Tax (EDRST), funds are being invested in University City programs and projects that encourage the physical and economic redevelopment of major corridors, improve infrastructure, support existing successful business districts, and enhance efforts toward business retention, expansion and attraction. The use of revenues generated by the tax are generally for project administration, land acquisition, infrastructure, water and wastewater treatment capacity, matching state or federal grants related to long-term economic development projects, marketing, training, equipment and infrastructure and other specified uses. Please refer to the "Funding Priority Guidelines" for additional information relating to the use of funds.

A nine-member volunteer Economic Development Retail Sales Tax Board helps to oversee the use of the EDRST and serves in an advisory capacity to City Council. City Council will make the final award decisions.

WHO CAN APPLY

The EDRST is generally open to any business entity or organization. To be considered for funding, please complete and submit the attached application. Those requesting funds for multiple programs or projects must complete a separate "Section 2: Program or Project Information" for each funding request.

FY2024 EDRST APPLICATION TENTATIVE SCHEDULE

DATE	ACTION
December 13, 2023	Issue application
December 27, 2023 @ 5:00 p.m.	Application Deadline
December 27 – January 26, 2024	Staff reviews applications & forwards to EDRST Board
January 26, 2024	EDRST Board Receives Applications
February 1, 2024	Public Hearing & Presentations by Applicants to EDRST Board
February 15, 2024	EDRST Board makes final funding recommendations to City Council.
March 11, 2024	City Council makes final funding awards

Type of Entity:

- ☐ Sole-Proprietorship
- ☐ Corporation/Partnership/Limited Liability Company
- ☐ Not for Profit Organization
- ☐ Public/Government

501(c) 3:

☐ Yes ☐ No If no, list type of entity:

Minority Business Enterprise (MBE) or Women Business Enterprise (WBE):

☐ Yes ☐ No

2. Applicant/Organization Background

Describe the applicant/organization history and mission:

Describe the applicant/organization programs and activities:

If the request is from an organization, please provide proof of organizational support for the application (i.e. letter from organization on official letterhead, meeting minutes, etc.).

Program or Project Timetable:

Type of Funding Request (check all that apply):

- ☐ Project
☐ Program
☐ Other (such as marketing, legal, professional services, grants or loans to companies for job training)

Total Budget:

Amount of funding requested from EDRST:

Is this request anticipated to be a one-time request or multi-year? If multi-year, please provide additional details, including anticipated future funding request, project details, and any other helpful information.

Complete and attach form EDRST B-1 with budget cost summary.

I CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

University City Police Department
Name of Applicant Organization

Chief Larry Hampton Jr.
Authorized Signature

05/29/2021
Date

Describe the applicant/organization history or mission:

The City of University City Municipal Code identifies the responsibility of the University City Police Department as the protection of rights of persons, the enforcement of ordinances and regulations, and the preservation of peace, order, and safety.

The University City Police Department is a proactive and community engaged municipal law enforcement agency, which provides full police services. The department is currently budgeted for seventy-nine (79) full-time commissioned officers and nineteen full-time (19) civilian employees. The City of University City is one of ninety-one (91) municipalities in St. Louis County; it is six (6.1) square miles in area and has a population of approximately 36,000. University City is one of the most densely populated communities in St. Louis County, with both a racially and socio-economically diverse demographic. University City is unique because it is bordered by eight (8) other municipalities, some of which are much smaller in population, with limited resources, so University City serves as a hub for these surrounding neighborhoods for grocery stores, restaurants, retail, and entertainment.

Description of the Program or Project. In addition to a detailed description of the project, include a summary of the need for the program or project, goals and objectives, partners, and how the program or project meets any City plans or policies.

Program/Project Description:

The program endeavors to diminish criminal activity within the vibrant corridors of the Delmar Loop and the Olive Market Business Districts by implementing target-hardening items and fostering community engagement initiatives. This strategic approach resonates with the mission of the EDRST board, which is dedicated to advancing the physical and economic revitalization of major corridors, including ensuring the safety of the patron and consumer base. By prioritizing people and safety, UCPD aim to cultivate an environment where consumers feel secure in both their natural environment, physical presence, and with their personal possessions, thereby encouraging continued patronage and sustained economic vitality within the area.

Summary of Need:

- Anticipated surge in criminal activity during warmer months.
There are trending surges in criminal activity within the area and region for thefts, robberies, auto crimes, etc.... However, preventative measures are always best practice. Currently, UCPD is collaborating with outside unarmed security vendors to aid in proactive patrols for deterrence purposes for municipal lots, business districts, and high-volume tourists' areas.
- Desire to maintain a safe and secure environment for businesses and residents within the Loop Special Business District as well as the Olive Market Business District (Costco, Chick-fil-A, Canes, First Watch, Chase Bank, etc...).

Goals and Objectives:

- Reduce crime rates within the Loop Special Business and the Olive Market Business Districts during warmer months
- Foster positive community-police relations for all business districts
- Provide an advantageous environment for business operations

Partners:

- Loop Special Business District (LSBD) & Olive Market Business District
 - Financial support for private security patrols
 - Assistance in coordinating community outreach events
- Community
 - Reporting suspicious activities and incidents
 - Participating in neighborhood watch programs
- Police Department:
 - Engaging in community outreach efforts – community policing efforts

How the Program/Project Meets City Plans or Policies:

- Aligns with the city's commitment to public safety and crime reduction initiatives
- Supports economic development goals by fostering a safe environment for businesses to thrive
- Promotes community engagement, aligning with the city's emphasis on citizen involvement in public safety matters

Objectives and Partnership Importance:

- LSBD:
 - Collaboration facilitates effective coordination of resources and events
- Community:
 - Active involvement enhances community-police relations and increases trust
 - Community input aids in tailoring patrol strategies to local needs
- Police Department:
 - Community engagement initiatives build rapport and trust, improving effectiveness
- City Planning Department:
 - This collaborative effort among key stakeholders is essential for the successful implementation of the program, fostering a safer and more vibrant environment within the Loop Special Business District

Describe the number of part-time or full-time jobs to be created by the specific request and average wages for these jobs.

No new jobs will be generated from this project.

Define the expected outcomes of the project, milestones and how the project success will be measured.

The expected outcomes of the project entail a notable reduction in criminal activity within the Loop Business District and the Olive Market Business District during the anticipated surge in Spring, Summer, and Fall months. By target hardening items such as license plate readers (LPRs) and signs specifically targeted at deterring criminal activity, we aim to create a safer environment conducive to business operations and community engagement.

Milestones will be strategically set to gauge progress, including but not limited to decreased crime rates and heightened public perception of safety. Additionally, timely response to reported incidents and proactive crime prevention initiatives will be key indicators of success.

The project's success will be measured through a combination of quantitative and qualitative assessments, such as crime statistics analysis, feedback from local businesses and residents, and assessments of public sentiment regarding public safety perceptions.

Total Budget: \$120,000.00 for security upgrades and target hardening items such as surveillance cameras and deterrence-aided signage.

Amount of funding requested from EDRST: \$120,000.00

Is this request anticipated to be a one-time request or multi-year?

This project is expected to be at least a 2-year project. Therefore, there will be a need to repeat these efforts of security measures enhancement for next year. All the expected details will be repeated with the above methods.

EDRST B-1

City of University City -- Police Department

Economic Development Retail Sales Tax

FY26 & FY27 Request for Funds: Budget Cost Summary

Applicant - Univ. City Police Department

Project - Business District Security Enhancement

Amount of Request - \$120,000 for 2 years total

Provide a listing of each project or program proposed and the associated cost allocation.

	Total EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Project Total
I. Project or Program Direct Costs*					
Implementation of LPRs and Surveillance	\$ 100,000				\$ 100,000
UCPD Signage deterring criminal activity	\$ 20,000				\$ 20,000
Total Direct Costs	\$ 120,000				\$ 120,000
II. Indirect Costs**					
	\$ -				\$ -
BUDGET TOTAL - ALL ACTIVITIES	\$ 120,000				\$ 120,000

*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

**Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.



OFFICE OF THE ECONOMIC DEVELOPMENT

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8531

MEMORANDUM

TO: Members of the Economic Development Retail Sales Tax Board

FROM: Brooke A. Sharp, Deputy City Manager - Development
Becky Ahlvin, Economic Development Manager

DATE: December 8, 2025

SUBJECT: Agenda Item 5(i)(2) – C-17 Commissary Funding Request - **Vote Required**

This memorandum asks the Board to consider a funding request from WY Hospitality Group (owner of Corner 17) for their Commissary Kitchen project which will be an expansion of their existing business in the University City Loop.

Executive Summary

This memorandum details the request from WY Hospitality Group, LLC for a grant in the amount of \$86,778. At the October meeting, the Board considered the request from the applicant in the amount of \$438,178. Since then, the Applicant and the City have reached a tentative agreement for the total incentive package, which includes tax abatement via Chapter 100 and a grant via the Economic Development Retail Sales Tax fund. At-a-glance details about the project are listed below.

Project Name: C-17 Commissary Kitchen

Applicant: WY Hospitality Group, LLC

Location: 8201 Olive Boulevard. (formerly Royal Bank)

Proposed Scope: Commissary kitchen and warehouse, 2 retail stores

Zoning: General Commercial. Proposed use is permitted

Timeline: October/November 2025 – September 2026

Job Creation: 20 full-time positions, 10 part-time positions

Total Project Cost: \$7,250,000

Amount of EDRST Funds Requested: \$86,778 divided over three (3) years

Staff's Recommendation: Staff recommends approval.

Project Description

The proposed project is a \$7.25 million mixed-use project primarily consisting of a commissary kitchen occupying 13,275 sq. ft. adjoined by two retail/restaurant spaces at a combined 3,500 sq. ft. The project calls for the demolition of the existing bank building and the construction of the commissary kitchen and two retail spaces, totaling 16,775 square feet. Applicant WY Hospitality Group, LLC (C-17 team) currently owns two businesses in the University City Loop; Corner 17 and the W Karaoke Lounge. The C-17 team recently purchased the parcel at 8201 Olive Boulevard with the goal of expanding their business to include catering services to the community and the production of packaged products to be distributed through local supermarkets. The project also envisions the development of two additional spaces that will further contribute to the city's economic activity and revitalization along Olive Blvd.

This parcel is zoned General Commercial and the proposed use is permitted.

The tentative timeline for the project is October/November 2025 – September 2026, which is just shy of one year. Dates may shift depending on whether the requested incentives are approved.

Alignment with City Goals

The C-17 team anticipates that this project will create the following jobs:

Full-time jobs: 20

- 1 General Manager: \$75,000
- 1 Kitchen Manager: \$65,000
- 1 Kitchen Assistant Manager: \$60,000
- 1 Warehouse Manager: \$60,000
- 16 Kitchen staff: \$ 15-18 per hour depending on the position

Part-time jobs: 10

- 2 Office Clerk: \$16 per hour
- 5 Warehouse stocker: \$20 per hour
- 3 Kitchen staff: \$17per hour

This project is consistent with the 2024 Comprehensive Plan, the Third Ward Revitalization Plan, the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan, and the Economic Development Strategy. The proposed development is centered in the third ward and located in RPA3, an area that has been targeted for revitalization.

Requested Incentives

The C-17 team's initial request for EDRST funding was received in February 2025 for \$662,340. This information was submitted to the city's consultant for review. The City's consultant opined that the developer's requested incentive amount of \$662,340 exceeded the consultant's realistic sales and valuation assumptions. The City's consultant recommended a combined TIF and EDRST note valued at \$574,950.

The City and the C-17 Team reached an agreement on EDRST funding as outlined below:

- Grant amount equals a total of \$86,778 to offset the cost of streetscape improvements, which conforms to the Olive Boulevard Design Guidelines
- Grant will be payable in 3 annual installments over years 2028 through 2030. Each installment will be \$28,926 and will only be payable if C-17 reaches their taxable sales benchmarks, as provided by their team. If taxable sales fall short of the applicable benchmark, the annual amount of the grant will be reduced as follows:
 - 2028: $(1 - ((\$6,365,604 - \text{Actual 2028 Taxable Sales}) / \$1,993,557)) * \$28,926$
= Reduced 2028 Annual Installment Amount
 - 2029: $(1 - ((\$6,556,572 - \text{Actual 2029 Taxable Sales}) / \$2,053,385)) * \$28,926$
= Reduced 2029 Annual Installment Amount
 - 2030: $(1 - ((\$6,753,269 - \text{Actual 2030 Taxable Sales}) / \$2,114,986)) * \$28,926$
= Reduced 2030 Annual Installment Amount

*For example, if Actual 2028 Taxable Sales are \$6,000,000, the 2028 Annual Installment Amount will equal $(1 - ((\$6,365,604 - \$6,000,000) / \$1,993,557)) * \$28,926 = \$23,621.18$.*

- C-17 will file an annual report with the City no later than July 1 of each year, including copies of sales tax returns filed with the State, with the above calculation so the City can verify the applicable annual installment.
- No annual installment will be made if the calculated annual installment amount is less than \$5,000.

In addition to the EDRST grant, C-17 also requested tax abatement via Chapter 100. At City Manager Rose's request, staff prepared a financial model estimating the total value of a Chapter 100 tax abatement over a 10-year period with 100% abatement in years 1-5 and 50% abatement in years 6-10 with a Sales & Use Tax Exemption on Construction Materials. The C-17 Team counter with a proposal for 100% tax abatement for all 10 years instead of the tiered approach offered by the City with a Sales & Use Tax Exemption on Construction Materials. In response, the City extended a proposal for a 15-year Chapter 100 tax abatement with 100% in years 1 – 5, 50% abatement in years 6 – 10, and a Sales & Use Tax Exemption on Construction Materials, which the C-17 Team accepted.

This proposal yields an estimated total gross benefit of \$413,128; \$140,000 in Sales & Use Tax Exemption on Construction Materials and \$273,128 in real property tax abatement. C-17 will continue to pay taxes on the base year assessed value via Payments in Lieu of Taxes (PILOTs)

If the Board and the City Council approve the EDRST grant and the tax abatement, the total estimated incentive package is valued at \$499,906.

Staff's Recommendation

The City's consultant provided an updated recommendation based on C-17's revised projections, and the total incentive package of \$499,906 is supported by the consultant's analysis indicating that the project can sustain that amount.

Staff recommends approval.

Representatives from the C-17 team will be present at Wednesday night's meeting to discuss their request.

Suggested motion: I move to recommend approval of awarding an Economic Development Retail Sales Tax grant in the amount of \$86,778, to be distributed in three installments as outlined in this memo, to WY Hospitality Group, LLC for the C-17 Commissary Kitchen project.

Attachments: C-17 Application
 B-1 Budget Form



Economic Development Retail Sales Tax Board

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

ECONOMIC DEVELOPMENT RETAIL SALES TAX FUNDS GENERAL FUNDING REQUEST APPLICATION

GENERAL INFORMATION

In August 2006, the City of University City levied a one-quarter (1/4) percent sales tax on retail sales to be used for economic development purposes. This revenue is based on the amount of sales tax generated through point of sales within the City limits and fluctuates from year to year.

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WHO CAN APPLY

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Economic Development Retail Sales Tax Board

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8533

APPLICATION FOR ECONOMIC DEVELOPMENT RETAIL SALES TAX FUNDS

Directions. Please complete all sections of the application. If a question does not apply to a project, please indicate “n/a” for not applicable. Please refer to “Economic Development Retail Sales Tax Board Funding Priority Guidelines” for guidance. Applications should be submitted to Becky Ahlvin, Economic Development Manager, City of University City, 6801 Delmar Boulevard, University City, MO 63130 or bahlvin@ucitymo.org. For questions call 314-505-8516.

Application Date: September 29, 2025

Project Title: **C-17 COMMISSARY PROJECT**

SECTION 1: APPLICANT/ORGANIZATION INFORMATION

1. Applicant/Organizational Information

Name of Applicant/Organization: WY Hospital Group, LLC

Contact Person and Title: Xin Wei (Ivan), Manager of WY Hospital Group, LLC

Mailing Address: 6623 Delmar Blvd., University City, MO 63130 _____

Phone Number: 917-669-2052 _____

E-mail Address: xinwei0504@gmail.com _____

Website: N/A _____

Organizational Officers (Provide Name, Address, Phone and e-mail of at least three. Provide Articles of incorporation and letter or status): Articles of Organization are attached to this Application.

- a. Xin Wei – Manager and Member
6623 Delmar Blvd., University City, MO 63130
917-669-2052, xinwei0504@gmail.com
- b. Danfeng Wei – Member
6623 Delmar Blvd., University City, MO 63130
917-669-2052
- c. Xue Ying Wei – Officer
6623 Delmar Blvd., University City, MO 63130
917-669-2052

Type of Entity:

- ☐ Sole-Proprietorship
☒ **Corporation/Partnership/Limited Liability Company**
☐ Not for Profit Organization
☐ Public/Government

501(c) 3:

- ☐ Yes ☒ **No** If no, list type of entity: Missouri limited liability company

Minority Business Enterprise (MBE) or Women Business Enterprise (WBE):

- ☒ **Yes** ☐ No (Note: Applicant is minority-owned, but is not a federal or state certified MBE contractor).

2. **Applicant/Organization Background**

Describe the applicant/organization history and mission:

Our family owns **Corner 17 Restaurant** and **The W Karaoke Lounge** on the Delmar Loop, and we've proudly been part of the University City community for more than ten years. Both locations have become popular gathering spots in the neighborhood.

In 2023, we expanded to Washington University's campus by offering Corner 17 there as well. Our mission is to promote cultural awareness and diversity, and to celebrate community through food culture. Looking ahead, we hope to bring Corner 17 to other school campuses across St. Louis—and eventually, nationwide.

To meet this growing demand, we are building a **commissary kitchen and warehouse on Olive Blvd in University City**, which will support our expansion. From this facility, we will also offer **catering services to the community**, as well as produce **packaged products** to be distributed through local supermarkets.

Our vision is to grow from our roots in University City into a business that reaches and connects communities across the country.

3. **Describe the applicant/organization programs and activities:**

Our **commissary kitchen** will produce the ingredients and materials needed to support the continued growth of our Delmar Loop location, while also preparing dishes for students at WashU—and eventually, at UMSL and SLU as well. In addition, the commissary will provide **catering services** for local businesses and residents, helping us serve the broader community. We are also manufacturing **packaged foods** to be sold through local markets. As part of this project, we are developing **two new retail spaces** to attract potential retail investors, further contributing to economic activity and revitalization along Olive Blvd in University City.

If the request is from an organization, please provide proof of organizational support for the application (i.e. letter from organization on official letterhead, meeting minutes, etc.).

Please see attached Certificate of Manager of WY Hospitality Group, LLC Regarding EDRST Application.

SECTION 2: PROGRAM OR PROJECT INFORMATION

4. Program or Project Summary (attach additional sheets if necessary)

Description of the Program or Project. In addition to a detailed description of the project, include a summary of the need for the program or project, goals and objectives, partners, and how the program or project meets any City plans or policies.

Please see **Attachment 1 – Project Summary (Question 4 of Application)**.

Describe the number of part-time and full-time jobs to be created by the specific request and average wages for these jobs.

Full-time jobs: 20

1 General Manager: \$75,000
1 Kitchen Manager: \$65,000
1 Kitchen Assistant Manager: \$60,000
1 Warehouse Manager: \$60,000
16 Kitchen staff: \$ 15-18 per hour depending on the position

Part-time jobs: 10

2 Office Clerk: \$16 per hour
5 Warehouse stocker: \$20 per hours
3 Kitchen staff: \$17per hour

Define the expected outcomes of the project, milestones and how the project success will be measured.

Both our Delmar and on-campus locations continue to thrive, and we are hopeful that our packaged **products** will soon be available in supermarkets throughout the St. Louis area. We also envision more retail businesses opening along Olive Blvd, accompanied by new development and modern buildings, transforming the area into a truly international destination for our community.

Program or Project Location (Attach photos of location or site, if appropriate):

8021 Olive Blvd, University City, MO 63130 (vacant Royal Bank site)

Program or Project Timetable:

- **October/November 2025** – Begin demolition
- **End of June 2026** – Complete build-out
- **September 2026** – Facility opens and operations begin

Type of Funding Request (check all that apply):

☒ **Project**

☐ Program

☐ Other (such as marketing, legal, professional services, grants or loans to companies for job training)

Total Budget: \$7,250,000

Amount of funding requested from EDRST:

Streetscape Improvements:	\$162,210
<u>Flood Plain Site Work:</u>	<u>\$275,968</u>
Total:	\$438,178

Is this request anticipated to be a one-time request or multi-year? If multi-year, please provide additional details, including anticipated future funding request, project details, and any other helpful information.

One-time request.

Complete and attach form EDRST B-1 with budget cost summary.

Please see attached EDRST B-1.

I CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Name of Applicant Organization:

WY HOSPITALITY GROUP, LLC


Xin Wei, Manager

09/29/2025

Date

ATTACHMENT 1

PROJECT SUMMARY (QUESTION 4 OF APPLICATION)

We strongly believe that this Project is exactly the type of project that EDRST is designed to help. The Project will be a substantial retention and expansion project for a loyal, home-grown University City business.

The Project is a \$7,250,000 new construction project that will include a 13,275 square-foot commissary kitchen that will supply food for our Delmar Loop and Wash U locations, while also providing catering services to the community. In addition, it will produce packaged foods such as dumplings and noodles for distribution through local supermarkets, including specifically supermarkets located in University City. The Project will also include 3,500 square feet of retail space. It will bring many new jobs to Olive Boulevard. The Project is located at 8021 Olive Boulevard (the "Property"), which is the now-vacant Royal Banks site.

We believe that the Project is consistent with the 2024 Comprehensive Plan, the For the 3rd Ward Housing & Revitalization Plan, and the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan.

We believe that the Project will help encourage and facilitate development within the vicinity of the Project on Olive Boulevard. The Property is directly across the street from the proposed Seafood City redevelopment site, and we believe that the successful development of the Project will further demonstrate the viability of this part of Olive Boulevard to proposed developers, investors, lenders, and tenants. Part of the EDRST request is for funding for streetscape improvements along this important stretch of Olive Boulevard.

The Project will generate substantial sales tax. Some of this sales tax will be captured by the Market at Olive TIF, which can be used for other projects within RPA 3 (e.g., the anticipated Seafood City redevelopment project). Some of the portions not captured by the Market at Olive TIF will go to the City. Specifically, the Project will generate EDRST that will help pay back the City for its investment in the Project.

We need EDRST help because the Property is a very difficult development site and the Project will require substantial site work. Per the enclosed site plan, nearly all of the Property is in a flood plain (shown in blue) and a portion of the Property is actually in the floodway (shown in red). The Royal Banks building experienced significant flooding issues.

The total site work will cost \$1,001,129, which includes the work to bring portions of the site out of the flood plain, soil remediation, streetscape improvements, site plan requirements, and building demolition. Without the extensive site work, only a smaller portion of the Property will be usable. This smaller footprint may work for a fast food restaurant, but it will not work for this Project or for any other development of scale.

We are specifically requesting the following:

1. Streetscape Improvements - \$162,210

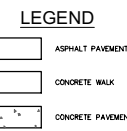
This request is for the costs of streetscape improvements along Olive Boulevard to comply with Olive Boulevard Corridor requirements. This request is further itemized as follows:

Item	Cost
Excavation Concrete Walks Tree Grates Trees Street Lights	\$125,000
Irrigation – Olive Boulevard	\$8,000
Allocated Contractor's Fee	\$29,210
TOTAL:	\$162,210

2. Flood Plain Site Work - \$275,968

This request is for the costs of site work to remove portions of the Property out of the flood plain.

Item	Cost
Raise Site out of Flood Plain, Compaction Testing	\$117,940
Partial Storm Sewer Costs	\$55,000
Site Remediation Due to Soil Issues	\$73,818
Allocated Contractor's Fee	\$29,210
TOTAL:	\$275,968



EDRST B-1

City of University City
Economic Development Retail Sales Tax
FY25 Request for Funds: Budget Cost Summary

Applicant: WY Hospitality LLC (Corner 17)

Project: Corner 17 Commissary Project

Amount of Request: \$438,178

Provide a listing of each project or program proposed and the associated cost allocation.

	Total EDRST Funds	Applicant's Cash Funds	Applicant's Non-Cash Contributions	Other Funds	Project Total
I. Project or Program Direct Costs*					
Streetscape Improvements	\$ 162,210				\$ 162,210
Flood Plain Site Work	\$ 275,968				\$ 275,968
Land Acquisition		\$1,200,000			\$ 1,200,000
Additional Site Work		\$562,951			\$ 562,951
Building Construction		\$5,048,871			\$ 5,048,871
Total Direct Costs	\$ 438,178				\$ 7,250,000
II. Indirect Costs**					
Operations					\$ -
BUDGET TOTAL - ALL ACTIVITIES	\$ 438,178				\$ 7,250,000

*Examples of direct costs are project materials, salaries, fringe and benefits, supplies and equipment that are tied to a particular cost objective such as a project or program. Consultation with City staff is advised to assist in defining direct costs.

**Examples of indirect costs are expenses relating to operations, such as general office and building expenses. These costs must represent a reasonable and proportional rate in relationship to direct costs. Consultation with City staff is advised to assist with defining indirect costs.

**CERTIFICATE OF MANAGER
OF WY HOSPITALITY GROUP, LLC
REGARDING EDRST APPLICATION**

The undersigned, as Manager of WY HOSPITALITY GROUP, LLC, a Missouri limited liability company (the “Company”), hereby certifies as follows:

1. Attached hereto is a true, correct and complete copy of the Articles of Organization of the Company, together with all amendments thereto.

2. In accordance with the Operating Agreement of the Company, the Manager and Members of the Company have unanimously consented to the submission to the EDRST Board and the City of University City of the attached Application for Economic Development Retail Sales Tax Funds, regarding the C-17 Commissary Project.

Dated as of September 29, 2025

A handwritten signature in black ink, appearing to read 'Xin Wei', is written over a horizontal line.

XIN WEI, Manager



State of Missouri
John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014472534
Date Filed: 9/26/2024
John R. Ashcroft
Missouri Secretary of State

Amendment of Articles of Organization

(Submit with filing fee of \$25.00)

Charter #: LC014472534

1. The current name of the limited liability company is WY REAL ESTATE LLC
2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is otherwise indicated:

(Date may not be more than 90 days after the filing date in this office)

3. State date of occurrence that required this amendment: 9/20/2024
Month/Day/Year

4. The articles of organization are hereby amended as follows:

New Name (if applicable): WY HOSPITALITY GROUP LLC

5. (Check if applicable) This amendment is required to be filed because:

- ☐ management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- ☐ management of the limited liability company is no longer vested in one or more managers where management was previously so vested.
- ☒ a change in the name of the limited liability company.
- ☐ a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- ☒ authorized under the operating agreement
- ☐ required to be filed under the provisions of RSMo Chapter 347
- ☐ both

7. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

754 Leland Ave Apt 2N

Saint Louis, MO 63130-3236

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

TIC-12 (11/2009)

Name and address to return filed document:

Name: Evergrow Financials

Address: Email: Info@evergrowfin.com

City, State, and Zip Code: _____

Xin Dong Wei	XIN DONG WEI	09/26/2024
<i>Authorized Signature</i>	<i>Printed Name</i>	<i>Date</i>

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS,

WY HOSPITALITY GROUP LLC
LC014472534

FORMERLY,

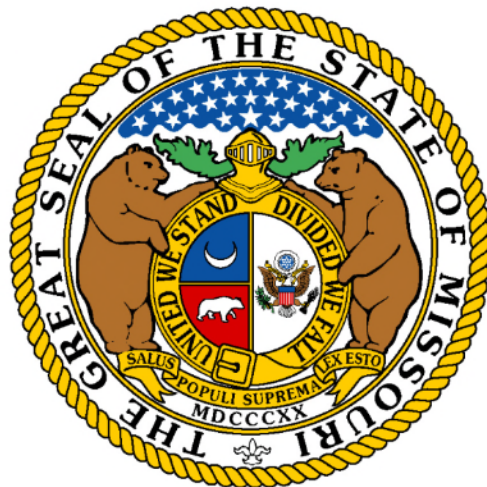
WY REAL ESTATE LLC

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 26th day of September, 2024.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014472534
Date Filed: 6/20/2023
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

WY REAL ESTATE LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

The Company is organized for the following purpose: the transaction of any lawful business for which a limited liability company may be organized under the Act, in Missouri or any other jurisdiction.

3. The name and address of the limited liability company's registered agent in Missouri is:

SPRA Corp.

120 S. CENTRAL AVE., SUITE 1600

ST. LOUIS, MO 63105

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: ☒ managers ☐ members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences; you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Chen, Jasmine H

600 Washington Ave Ste 1500

Saint Louis MO 63101-1313

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Elizabeth Meyer

Address: Email: emeyer@sandbergphoenix.com

City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

754 Leland Ave Apt 2N

Saint Louis, MO 63130-3236

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Jasmine H Chen

JASMINE H CHEN

06/20/2023

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

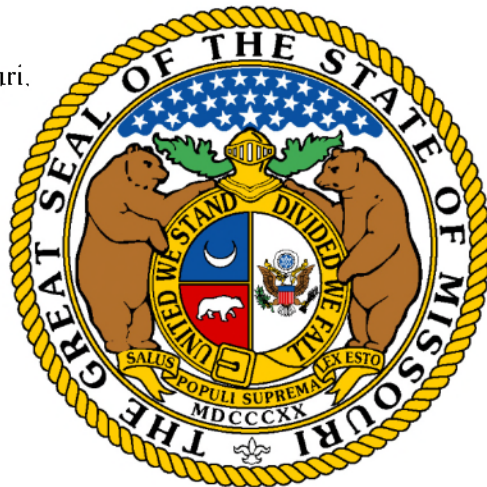
WYREAL ESTATE LLC
LC014472534

filed its Articles of Organization with this office on the 20th day of June, 2023, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 20th day of June, 2023, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 20th day of June, 2023.


Secretary of State



EDRST B-1

City of University City
Economic Development Retail Sales Tax
FY25 Request for Funds: Budget Cost Summary

Applicant: WY Hospitality LLC (Corner 17)

Project: Corner 17 Commissary Project

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