

Minutes of Meeting
Advisory Board on Washington University
Thursday, June 26, 2014 at 6:30pm

A meeting of the Advisory Board on Washington University was called to order at Heman Park Community Center, 975 Pennsylvania Avenue, University City, MO 63130

Members in Attendance: Gary Nelling, Robyn Williams, Kristin Sobotka, David Whiteman, Stephen Selipsky, Kevin Taylor, Jack Breier, Todd Swanstrom, Caryn St. Clair, Greg Pace, Christine Albinson, Steven Stone, Councilmember Paulette Carr, and Councilmember Steve Kraft

Others in Attendance: Keith Cole

Introductions

Introductions were made. Members went around and introduced themselves. Each member gave a little background / experience about themselves and shared their reasons on why they were serving on the Advisory Board on Washington University Commission.

Nominating of Chairman

A motion was made by Robyn Williams to nominate Gary Nelling as Chairman of tonight's meeting. Mr. Nelling accepted the position.

Open Discussion

After Mr. Nelling accepted the Chairman's position, he opened up the meeting with his thoughts and then opened up for discussion.

Topics and issues of discussion are summarized as follows:

- Resolution 2014-3 is the foundation over the Advisory Board on Washington University commission.
- What is the City giving up in a quantifiable way when it comes to Real Estate taxes?
- What are the types of services used by the Washington University community such as trash, fire, police, roads, etc. and what type of impact it has on the City?
- Is Washington University paying for expenses related to infrastructure?
- Need to look at other municipalities around the country who have universities within their city limits to see what kind of functionality they are using to offset tax exempt properties.
- Need to look at the seven (7) core issues outlined in the Resolution.
- Granting tax abatement of certain dollar amounts should also be recognized as a valuable option.

- Once property is considered tax exempt with St. Louis County Assessor's Office, the resources for those properties stop, and it's difficult to get a true FMV for tax purposes.
- What kind of resources / assistance, staff hour's availability, could the commission get from City staff? Response was roughly 20 hours.
- St. Louis County Assessor should be contacted to discuss assessments; however, their staff hours are limited as well. Assessments are completed every two (2) years.
- Question was raised, would this analysis include the Parkview Gardens area?
- We can't go back in time; however, future projects by Washington University should be addressed going forward.
- Professor William Rogers, UMSL, completed a survey and has a database which estimates values of homes and computes errors on the property values.
- The City needs to have a positive impact on the Wash U students. The plan would be after graduation the students would stay in U City and become residents.
- Can't afford to have tax abatement on Washington University development. Need to find ways where both sides would benefit. PILOTs could be an example.
- Discussion on the intangibles with Washington University.
- Scott Hafertepe, University City School District, made the comment to a member, the School District did not lose tax revenue since the Hancock Amendment came into play. However, the tax burden was shifted to the tax payers of University City.
- Discussion was made to write a formal letter to Washington University requesting certain information and who would write the letter. Mr. Selipsky volunteered his time to write the letter and be the point person.
- The commission needed to get organized into sub-committees. Sub-Committees would be broken out into four (4) different categories: Quantify tax values; Quantify cost of services / infrastructure; Other municipalities around the country; and Intangible benefit calculation.
- Sub-Committees were selected as follows;
 - o Sub-Committee #1 – John "Jack" Breier, Stephen Selipsky, and Steven Stone
 - o Sub-Committee #2 – Greg Pace and Kevin Taylor
 - o Sub-Committee #3 – Christine Albinson and Caryn St. Clair
 - o Sub-Committee #4 – Kristin Sobotka and David Whiteman
 - o Sub-Committee #5 – Stephen Selipsky and Todd Swanstrom
- Recommendation was made to have Chairperson and Co-Chairperson. A motion was made to have Gary Nelling as Chairperson and Robyn Williams as Co-Chairperson. The motion passed unanimously.

Adjournment

The meeting adjourned at 8:40pm