

**Minutes of Meeting**  
**Advisory Board on Washington University**  
**Thursday, July 24, 2014 at 6:30pm**

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

**Members Absent:** Todd Swanstrom, Caryn St. Clair

**Others in Attendance:** Tina Charumilind

**Call to Order**

The meeting was called to order by Mr. Nelling at 6:00pm.

**Approval of Agenda**

A motion was made to approve the agenda and seconded with the addition of opening comments from Chairman Nelling. The motion carried unanimously.

**Approval of Minutes**

A motion was made to approve the June 26, 2014, minutes and seconded. The motion carried unanimously.

**Open Discussion**

Mr. Nelling opened up the meeting with his thoughts about the email he sent to the committee members.

Ms. Williams asked each sub-committee to give a report to the committee on their progress thus far.

Sub-Committees responses are summarized as follows:

**Sub-Committee #1:** John “Jack” Breier, Stephen Selipsky, and Steven Stone

- Washington University sales units were comparable at \$100,000 unit valuation. Parkview Gardens sales units were at \$8 – 9,000 unit valuation.
- Question is, is the property valuation from the St Louis County Assessor’s Office really correct and up to date on the Washington University properties within University City.
- It was discussed certain entities within University City levy their own property tax base. They are as follows: the City which includes General Revenue, Police and Firemen’s Pension, and Debt Service; University City Library; University City School District; Loop Business Special District; and Parkview Gardens Special District.

- Washington University property makes up of 94% tax exempt and 6% taxable. Sewer Lateral program charge is \$50 per property. Washington University is not exempt from this charge. However, if the dwelling is a condominium which has more than 6 units, then they do not qualify for the Sewer Lateral charge. They have option to opt out.
- Residential property (Washington University owned) along Heman will eventually be taxable.
- Westgate property (Washington University owned) is trying to get the Historical Credit. However, in order to get the credit, the property needs to be status as taxable. From a legal standpoint, you can be status as non-exempt and taxable.
- Parkview Gardens owns 200 units as low income housing. In the late 1990's, Washington University bought some of the low income units so they could rent then to their students.

**Sub-Committee #2:** Greg Pace and Kevin Taylor

- Each member calculated their gross receipts to their square footage of their residential property and came up with 18 cents per square foot on one and 17 cents on the other.
- Sales tax is difficult to calculate; too many variables involved.
- Parallel properties are taxable.
- Students are counted as population in University City. They are part of the pool 1% sales tax.
- Question is how many students live in University City. Assumed student population has increased. Students spend money in University City and they contribute.
- Mr. Pace explained how he came up with the 2014 appraisal values from St Louis County Assessor's. Residential and Commercial.
- As part of the Parkview Garden, Washington University has contributed \$50,000 towards the HUD/DOT grant. Arts and Letters have contributed \$4,000. Washington University contributed \$150,000 for an In-Kind donation.

**Sub-Committee #3:** Christine Albinson and Caryn St. Clair

- Washington University students and parents spend money within University City.
- Students are transient, leave after graduation.
- Crime could increase. Commuter traffic increases with Wash U properties, parking issues.
- Renovations are bad for University City, limit access to streets. Need to stop the demolitions to build.
- As part of the In-Kind services, residents like the Washington University police due to visibility.

**Sub-Committee #4:** Kristin Sobotka and David Whiteman

- Reviewing other institutions in other states that are within City limits. The City receives less than 1% of the City's revenue budget.
- Need to negotiate a long-term plan such as going forward; new property's would be taxable.
- Other institutions pay a substantial amount of contribution and in some cases, it's required to pay.

- Washington University has 25 properties in City of St. Louis and Clayton that are considered assisted housing since 2005.

**Sub-Committee #5:** Stephen Selipsky and Todd Swanstrom

Working with Chief of Police and Chief of Fire to get information on the number of calls they get from Washington University properties.

Washington University pays the City \$90,000/year for police services. For FY2014, Washington University has paid approximately \$102,000 for refuse, \$70,000 for occupancy permits, and \$66,000 for building permits.

**Adjournment**

The meeting adjourned at 8:09pm