



Department of Community Development

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TAX INCREMENT FINANCING COMMISSION OF THE CITY OF UNIVERSITY CITY, MISSOURI

Thursday, August 23, 2018
6:00 P.M.

University City Senior High School
7401 Balson Avenue
UNIVERSITY CITY, MISSOURI

Public notice is hereby given that a meeting of the Tax Increment Financing Commission of the City of University City, Missouri, will be held at the above time and place to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes (June 22, 2018)
4. Continuation of Public Hearing -- Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan and Redevelopment Projects
 - A. Receive Written and Oral Comments from Taxing Districts
 - B. Receive Written and Oral Comments from the Public
 - C. Continue or Close Public Hearing
5. City Manager's Summary of City Public Engagement
6. The Mayor's Request on the Resolution
7. Resolution Regarding Recommendation to City Council
8. New Business
9. Adjourn

The meeting will be open to the public. Any member of the public may observe and attend the public meeting at the location identified above.

Note: The Public Hearing is a continuation of the Public Hearing that began on May 23, 2018.



ADA access is available on the Balson Avenue side door entrance to the high school.

Persons, who need additional accommodations to participate fully in the public hearing, are asked to contact the Community Development Department at 314-505-8522 or 1-866-735-2460 (Relay Missouri) no later than 48 hours in advance of this meeting.

**TIF Commission
June 22, 2018 Meeting Minutes**

The TIF Commission met at University City High School, 7401 Balson Avenue, University City, Missouri on Friday, June 22, 2018.

1. Meeting Called to Order

The meeting was called to order at 6:03pm.

2. Roll Call

Voting Members Present

Paulette Carr
Lawrence Welty
Margaret Hart-Mahon
Thomas Malecek
Gerry Greiman
Lisa Brenner
Chelsea Addison
Dorothy Davis
Glenn Powers
Thomas Curran
Susan Armstrong

Voting Members Absent

Andrew Durkett

Staff Present

Gregory Rose, City Manager
Rosalind Williams, Acting Director of Community Development
Adam Brown, Community Development Specialist

Others Present on City's behalf

Mark Grimm, Gilmore & Bell
Andy Struckhoff, PGAV Planners
John Mulligan, City Attorney

The Commission and representatives for the City introduced themselves.

3. Approval of Minutes (June 6, 2018)

Upon motion made and seconded, the minutes from June 6, 2018 were approved unanimously.

4. Continuation of Public Hearing – Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan and Redevelopment Projects

Rosalind Williams made a presentation about the Redevelopment Project. She said the redevelopment projects will lead to revitalization of the 3rd Ward and Olive Corridor. She emphasized that the projects would be done with an equity lens. The City is connecting a commercial development to the benefit of the community, especially the 3rd Ward and Olive Corridor. She said this fits all the characteristics of a community benefit agreement.

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She said we are at the beginning of the process. We had an RFP for a developer and received a proposal. The RFP had a caveat that there would be funds available to revitalize the 3rd Ward, relocate people affected by development back into the City, and assist businesses along the corridor. The redevelopment agreement will include incentives for people to relocate within U City, both renters and owners.

The next step is that the City signs a redevelopment agreement with the developer. That document will require hiring of minority businesses and contractors. The City hopes to provide a first source agreement to encourage employment of people of the 3rd Ward. We are trying to change the paradigm of commercial development in U City.

Mr. Greiman laid out the ground rules for the meeting and for public comments.

Public Comments

Sudha Smith (represented by Sonya Pointer), 7825 Birchmont, requests that the TIF Commission vote no, asks that City Council engage the residents in a significant way before making the decision. She expressed concern over gentrification through increase in prices and a change in character in the community. She said that this project would displace small businesses in the name of big box businesses. She was at the Council Meeting last Monday, and she would like residents to be respected for their opinions, and she feels that the majority of 3rd Ward residents do not support the project. She said that 10% of the City voters could change the City Charter. She said they also have the ability to vote in upcoming elections.

Mary Gorman, 6273 Delmar, supports the TIF, Mayor has assured us that no homes will be taken without consent. She feels that good high-quality jobs will be available for people in the area and beyond. People who live in the area will be able to walk to work. People from further away would be able to shop in the area. While disruptive initially, as was the Wash U Development on Delmar, the Public Works Dept took care of the residents. The hope is that the commercial development would be similar.

Pat Dolan, 41 S. Central Ave, said thanks to citizens and commission, represents 5th Council District, has heard from a lot of residents and spoke with City Officials, 100% of requests to his office have been in favor of the TIF. The proposal represents an opportunity for U City and will pay dividends for decades. People want this opportunity for the school district. This would create both construction jobs and other jobs for residents. People leave U City for shopping. The new development would allow people to shop in U City. He is expressing for his constituents that are in favor of the TIF.

David Suttle, 2386 Robertsville Road, long-time resident of U City (no longer lives here). Interested in developments and impact on region. He has done design/architecture on 3 projects near Brentwood. He feels all the projects have benefited from TIF and have been successful. These projects made the areas more valuable and desirable. He sees the site as a gateway and feels that the development is a solid plan, and that the TIF would be appropriate here. There is no other site like this in the City and this site has a lot of potential. There will always be people against the plans, but he feels this is a good plan for the entire region.

Barbara Chicerio, 720 Harvard, has concerns about the proposed project. She received an email from a friend in the 3rd Ward who was concerned about her rising property values. Her lot with a house doubled from 2016-2017 in value. The adjacent lot went up tenfold. She disputes the exorbitant increase from \$1200 to \$16,900, she is aware of state law but this does not take into account the conditions of surrounding properties. There are several vacant properties around her and she feels this is a deliberate first step to blight. She is concerned that her taxes will go up to a large degree.

Don Fitz said this TIF project will not improve anyone's life in the 3rd Ward. This will give the developer tax money. The public does not have documents to judge the quality of this development. There will be an increase in asthma, ethnic diversity will be destroyed as businesses are displaced, and minorities cannot afford housing. The TIF project invites a big box bubble into U City. When this happens, property values will decrease. Novus has little to no experience in many types of the construction it is trying to do. The \$10 million is going from one City pocket to another.

Karen Yang, 3193 Portis Ave, public program manager at major art institution, said Seafood City and Tai Ke have helped to make her feel at home. Local small businesses are a reason she frequents U City. She says this TIF will end in lost jobs and revenues. She feels this will erase diversity on Olive. Local small business owners and residents deserve tax benefits.

Theanne Liu, 4444 West Pine, 334, current JDMSW candidate at Wash U, summer intern at Arch City Defenders, discussed practices that attack communities of color and immigrants. Tai Ke has been a place that makes the person feel at home. She grew up in Houston, took advantage of Chinatown. Connection with culture through Olive Boulevard. Displacing and erasing the businesses, whether the intention of the developer, would be a disservice to residents.

Ben Sentoria, 7031 Waterman, shares opinions on both sides. He was involved in the Ferguson organizing after Mike Brown's death, impressed with Fwd through Ferguson report. Each community should develop an equity lens that looks at how resources are distributed in a community. How might the equity lens put U City in the forefront of how resources are distributed. Concerned with businesses on south side of Olive, what are options for the businesses like Bob's Seafood – it moved from the Loop to current location, cannot find similar location easily. Questions: could a business on the south side of Olive remain and not be moved? As part of the plan, would the City build a special location for businesses that the community wants to keep?

Carol Mitchell, 7330 Olive, was in a TIF project, 848 Kingsland, the developer came in, and said he would do wonders. The developer told the council she was trying to get too much money. She had a building at 7330 Olive, took business of over 100 children to Olive. Her old building is still empty. She has had financial difficulty. The TIF failed, she said she's a living witness, she has a daycare with 30 children, almost went belly up with City.

Eileen Cheong (read by Karen Yang). Businesses on Olive are run by hardworking people and are a draw for visitors who want to taste authentic ethnic foods. Uniqueness of "little Chinatown"

– authentic restaurants are hard to come by. Support businesses from indiscriminate development

Geneva Lee, 48 Picardy Lane, said it would be great to redevelop the area, but TIF is not the way to do it. Studies and local examples show that TIF does not actually create jobs or bring benefits of the community. She does not want big box stores in University City. Local, minority run businesses are being displaced. The project would not increase the number of local businesses. This would be a continuation of racist development and housing practices in the St. Louis area. TIF plan is going after middle class black and Asian communities. Does not need \$70million dollars. 70% of students are not at proficient levels of education at U City High according to state standards. How is working as a greeter at Costco better than owning your own business?

Nichole Angieri, 8633 Mayflower Court, resident, community member of Mayflower Court. She sat with the community when the developer approached them. There's a MS [*what is this?*.] at every house in Mayflower. She grew up in U City. Conversations included words like gentrification, big box stores, racism, segregation. How many of you are wearing goods, buy goods from big box stores? How much money from U City is given to the schools of Kirkwood, Brentwood, etc. She says she needs her kids to go to school here. She says they need a plan for development that supports the community. She says they need development.

Darlene Hall, 8629 Mayflower Court, said she is part of the development, and is looking at the benefits for the community. Currently people have to go out of the community to get services that could benefit U City. She feels the plan will benefit U City.

Oludare Falako, 8430 Olive Blvd, originally from Nigeria, said when the developer comes in all small businesses will have to be dislocated. People's homes will not be affordable. Most of the homeowners may become tenants not owners. For each business, there are dependents, there are people who would be affected.

Jerry Shen, 6648 Washington Avenue, as an Asian-American in U City, the shops on Olive make this person connect to culture. Family of immigrants, and food is way to connect with culture. Displacement by TIF poses a risk to a cultural area. The value of these businesses outweighs big box stores. Community of cultural diversity, disruption of local stores affected by Loop Trolley. Believes the same pattern would occur with the development of Olive Boulevard.

On behalf of Jorge Riopedre, 857 Oakbrook Lane, deeply concerned about proposed development. He and wife chose U City for character and diversity. Fears the project threatens all these assets. Many people of color and immigrants will be forced to relocate. One of the best aspects of the city will be fractured. This could be a disaster for the neighborhood based on last project by Novus, not another soulless big box building.

Jennifer Gates, 9881 Breeds Hill Drive, Afton, MO, came to U City, made a point to shop at immigrant and black owned businesses, values this more than big box businesses. The unique small shops are more valuable than large box stores. One Chinatown has already been

destroyed by Busch Stadium development. Do not destroy another set of lives with big box businesses that could take up vacant space rather than move existing businesses.

Seohyun Kim, 613 Wesley Ave, Apt F, comes from a family of immigrants, moved here from S. Korea, has worked in family small business since she was 12, knows how it affects families when big conglomerates come into an area. She doesn't understand where humanity has gone. She sees the council as white men on laptops not paying attention. She said Rosalind said hopefully they have a place to stay here – called immigrants a “population” while whites are called a “community”, she attended Wash U, she sees U City as white U City trying to hold on to U City. What about cultural capital of real world people in U City, not for profit.

Daniel Seingle (read for), 7330 Amherst Ave, former resident of University City, asks for TIF to be denied. Lived here from 2009-2014. She spent most of her life on Olive, shopped on Olive. There is already enough business on Olive, most of the business was done in “Chinatown”. Reason they moved to U City was because of richness on Olive Boulevard. Remains only place in region where this cultural experience exists. If this was pushed out for a strip mall like what exists all over the county, they would no longer shop here.

Christina Pope (read by Caroline Fan), 3723 Wyoming, concerned about the proposed development on Olive, sending unwelcoming message to immigrant and minority-owned businesses. The development will have an impact on immigrant businesses, and this will send message that these businesses are not welcome. Olive provides source of international grocery and foods for international students. St. Louis needs international corridors to attract international students. In U City's congressional district, local companies depend on immigrant talent, U City has another choice – to invest in its own residents who make a choice to invest in U City.

Bobby Shields, 1263 82nd Street, wishes he had data, how many black businesses and black jobs on Olive, sees too many of our children without jobs, kids are breaking into houses, selling drugs, how many black businesses are in the malls? Data on how many construction workers will be minority, and how many jobs will be for minority children in the community. He wants to see how many houses will be helped with the 13 million, he wants data, more than talk, some proof. What programs are there for jobs for children?

Diane Kopp, 375 Jackson Ave, said it's easy to say let's have the proposal go forward, give all tax benefits, let's not get to know other people, not live in an antiseptic world. Power and money are disintegrating values in society. Respecting people from different backgrounds and races is important. There is a human loss that will go on with this project. People have moved, created a business and a home, and will be displaced again. This area is thriving and has brought character to St. Louis, and the relationships on Olive, the small businesses, . This cannot be replaced by big box stores. There is a sense of belonging and community coming from people who have created community.

Mike Edwards, 8368 Fullerton, said he was speaking on behalf of the neighborhood. They are against the proposal and believe this will tear up the neighborhood. Giving money to big business will not help. Streets need repairs. U City is one of the most diverse cities in America.

Best police, fireman, U City needs to look at Elders, there are enough businesses in U City. At least 20 people on his block have been there for 40 years. Big businesses care about one thing: money.

Susanne Greenwald (read by Meg Ullman), 863 Barkley Sq., said there are good people who are opposed to the development because they genuinely believe the development is not good for U City. U City is in dire financial straits. The money has to come from somewhere – it can come in form of increased taxes of large bonds, well-intentioned but misinformed. There are people living outside U City who do not want U City to thrive – they are opposed to local government. This development is the answer to our prayers.

Christina Andrade Melly, 7302 Shaftsbury, prior to that resident of Overland for 27 years, returned to teach in the community she grew up in, has concerns about the TIF, construction concerns – price to renovate for small businesses is far higher than prices that have been mentioned so far, promises to keep local contractors hired for this project – local contractors in U City: PSI, not minority-owned. Ironically would displace itself. Values of opportunity, community, and diversity are not addressed.

Aarathi Arunachalan, 821 Westgate, Apt 3S, graduated from Wash U, feels it is unique, has character, has diversity which is best of America, taken for granted, project is trying to reduce diversity, Costco and strip mall could be found anywhere, not ethnic businesses. Loop and Olive corridor give value – not trying to be like every other suburb in America or St. Louis, stop looking at dollars, and look at value. Putting money into pulling things out, putting things in, why not use money on businesses that are already there? Is money for Costco really staying in community?

Irv Logan, 1336 Waldron, 3rd Ward, downstream from the proposed redevelopment, worked for MO department of conservation, lived in U City in same home for over 50 years. Has witnessed multiple storm water events that have increased in size, always unintended consequences to every decision. Any land use changes made at Olive and I-170 will affect areas downstream. Asks that guiding principle be no net-loss of green space, and that any trees removed be replaced 2-1. Will rental properties be eligible for relocation and considered as businesses, eligible for buyout?

Roberta Stewart, 1107 Midiron Ave, adjacent to Mayflower, wants to know if the project goes through, will there be increased traffic, trash, people coming into the neighborhood? Often-times we do things that look good, but have other consequences. She loves the city and the school district – she wants them to have funds, but also wants to take into consideration people who live near the project.

Chrissy Paterson, 511 North Central, 38 year resident, has voted for many mayors who said they would help get Olive developed, but has not seen major development. Concerned if we don't develop this area, we've lost an opportunity, she is worried developers won't come back to U City because the City is hard to work with. Very supportive of U City, does not want to see businesses displaced, thinks this is an opportunity, there is room for improvement, and that this could help schools, would love to see a hotel between Clayton and the airport.

JoAnn Roberts, 940 Alanson Drive, 63 year resident, said no one she knows wants to change the international feeling of businesses on Olive, but she is worried without money, U City will not survive. This area has been talked about for development for over 20 years. We don't have a tax base big enough to support the schools, 3rd Ward has been neglected, and no one will come to live in a community that doesn't have a school.

Sharyn Altman, 8342 Montreal Drive, the family home for over 50 years, is concerned about environmental impact of development, concerned about traffic around the area, Page Ave/Woodson Road would be affected as people try to enter from the north. Housing on the east side at Woodson Road will be affected. People would not want to buy homes in the area. Tearing down the church would be a shame. Concerned for minority businesses on Olive – no way the small businesses can pay higher rent in new development, there must be an out-of-box solution to 3rd Ward issues. Having a Costco will not add to uniqueness and diversity of the City

People who have spoken before:

Sonya Pointer, 8039 Canton, a lot of people say development is good for 3rd Ward, to increase property values, but there will be unintended consequences of the development – the City can use some development, but engage the community and ask what they want, stop telling them what they want. They expect City Council to listen to concerns, that's why they were voted in office.

Tom Sullivan, 751 Syracuse, believes development is a bad idea. There has been misinformation and deception on the part of the City Officials. City will not use eminent domain unless they have to. So many details kept from the public means you have to request the public. St. Louis has plenty of developments, there were already big box stores on Olive, all of which have closed. What happens if Costco closes?

Arin Ginsberg, 430 West Point Court, counted a dozen empty storefronts between McKnight and North and South, she does not believe this is an either/or situation with the big box and ethnic businesses. Big Box will generate more sales tax for schools, we can have diverse multi-ethnic businesses AND economic engine to support schools, get people to shop here from the region. She feels we can have that all.

David Harris, Gannon, 3 unaddressed questions – total project cost shown as \$190 Million when it appears to be higher, increased costs to City taxpayers are not known, one of the biggest concerns is that taxpayers are burdened with extra costs and a cost analysis of these effects was promised to be made available but has not, third, concerns of blighting designations, asks to consider Olive business district conservation

Don Johnson, 8210 Elmore, looked up the history of the developer, people had a house that they had paid for then got another option and had to abandon their first house, City fathers were not educating people about the reality of contracts, City's interest is not for citizens, people on board, we have paid taxes, we have input in what happens, not to be told by people in the 1st or 2nd Ward to tell what needs to happen, this is a racial issue.

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Melissa Meeks, 8145 Blancha, advocating for relatives in RPA 1, said the City is not listening to what the needs of the community are. Does Costco go there? Small businesses are still here. Big box stores have left the community. Affordable housing problem – how are you helping the renters in that area? Brewery didn't happen, don't need to put Costco there, deal with the problems already in our community

Leutha Jean Baptiste, lives right behind Jeffrey Plaza, not interested in moving – concerned with crime, neighborhood is safe, has seen patrols recently in the neighborhood. There is no crime.

Jan Adams, 7150 Cambridge, challenges statement by Ms. Rosalind Williams that development plan has characteristics of a CBA – does not empower residents to enforce the agreement. If you don't allow community to negotiate a CBA, you deny them any leverage, make approval contingent on a reasonable CBA

Yvette Liebesman, 7570 Cornell Ave, concerned that people think the entire RPA 3 is going away – none of the businesses in that area are being displaced, there are a dozen empty storefronts – why haven't those business owners reached out to displaced businesses? Lulu's, Seafood City are not going away. Home values going up do not equal gentrification, people who will benefit are people who will buy homes cheap and not repair them.

Patricia McQueen, 1142 George, has been very disturbed by media stories about immigrant businesses, immigrant businesses west of McKnight are a small percentage of businesses. East of McKnight they would not go anywhere. Vacant storefronts on Olive – who owns them? Disturbed by miscommunication that has been presented – people under the impression that RPA 3 will be affected – follow the money.

Pat Washington, 740 Plymouth, asks for a CBA, not a pseudo-CBA without any input from the residents. Asking councilmen Clay and Smotherson to host a public meeting to get input from residents. This project has brought out racism, class, privilege, disdain on social media. This project is doing this to the community. The answers from the City change all the time. Residents throughout the 3rd Ward do not know what they are getting out of this deal. Would strengthen the trust between the community and government.

Peggy Nelson, 8346 Richard Avenue, wants to renovate, would like to see a skating rink which would be unique to this area, waterpark, diverse interpreter's service, Asian food village.

Caroline Fan, 2725 Clifton, wants to address misconceptions that some people have – Frontenac sales revenue is declining because people are not shopping in physical stores any longer. Businesses do not want to move east because it floods. Dao Ten is leaving due to TIF - they are leaving because they've never been communicated with.

5 minute break

Meeting called back to order:

Gregory Rose, City Manager, said one of the great things about USA is that we all have the right to express our needs. Some people are for and some against. We all share the benefit of being able to express the feelings. He wants to respond to several questions:

Regarding Jon Ferry's report, all of the information for the TIF commission about whether this is a financial viable project is on the website. The only thing not disclosed is a report that contains information that reflects how much the developer is charging for various tenants, which is proprietary information. The City's intention is to release all the information, but don't want it to negatively impact negotiations or the Developer's ability to rent spaces.

Bob's Seafood has unique qualities of business that cannot be moved. The City has said that the developer has to work with businesses. Eminent domain is a last resort. The City has not interjected itself into any of the transactions – they are all willing sellers and willing buyers.

Will there be a special location for businesses to relocate? There are many open storefronts – the City's intention is for any restaurant or business that wants to stay in U City, to make that option available to them.

If TIF fails, businesses within that development fail. Only if you are a bond owner would you be impacted. Impression of people is that all areas are impacted – the yellow area (RPA 1) is the only area that will be affected. Mr. Rose will recommend to Council that any restaurant within RPA 1 be incentivized to stay in University City. He said an amount much higher than what has been offered will be offered to the businesses in RPA 1.

Mr. Rose's discussed his experience living in America as an African-American man. People throw out race because it is an explosive issue. He has no interest in gentrification, but also does not have an interest allowing residents to live in an unsafe area. If we can prevent that – shame on us if we don't.

How many minorities will be hired within the development? The Council will hold the developer to a % of minorities. He hopes the City can talk with people who are advocating a CBA to discuss key components of the redevelopment agreement.

Will relocation be provided to renters? No.

Eminent Domain – will not be used on homeowner occupied houses. There is no guarantee to the developer it will be used at all. Some businesses which won't act in a reasonable way – Council has committed to assist businesses that do want to remain.

Public Safety impact, there will be no increase to fire operation cost. Police will increase the number of officers by 6. Fire will have no increase. Cost to public safety is offset by increased revenue.

How will traffic be addressed? The developer will have to justify to MODOT and State just like any other development.

What will residents receive for this development? The residents in RPA 2? \$10 million will be invested in safety, increased lighting, street improvement, and for people in RPA 3, there will be

\$5 million to improve Olive Blvd, which the City will try to leverage with state and federal funds. The City will try and make businesses successful in that corridor.

There is still work to do, and because of the amount of concern that the City is not communicating, or that people are not being understood, Mr. Rose recommends continuation of public hearing to allow for more time to meet with restaurant owners and CBA advocates. He asked the Mayor to come forward and make the official request.

The Mayor says that council and staff are available for questions, and requests that the public hearing be held over for another date.

A motion made and seconded to continue the public hearing to August 23rd, 6pm at the high school, carries unanimously.

5. New business

None.

6. Adjournment

Motion to adjourn carries unanimously.

Meeting adjourned at 8:52pm.