



Gregory Rose, City Manager

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August 17, 2018

Chairman Gerald Greiman and
Members of the City of University City, TIF Commission:

In a letter to you dated July 13, 2018 I reported to you that we would continue with our outreach efforts to inform the community on the merits of the Olive/I170 Tax Increment Financing (TIF) Project. This letter is to provide you with an update relative to those meeting.

THIRD WARD COMMUNITY MEETING – AUGUST 8, 2018:

The stakeholder meeting that was held for 3rd Ward residents on August 8, 2018, at the community center was well attended. You may recall that I informed you of our intention to invite residents from this Ward to attend a community meeting so that they could provide their input into how the \$10 million should be spent should the project advance. The meeting used the same format as the public hearing process and did not yield a significant amount of the type of information we were seeking. Still, I believe the meeting was successful in that it enabled us to discuss some important issues that a small group of residents continue to raise – community benefits agreement and gentrification. In regards to the community benefits agreement (CBA) we were able to share with the residents that this might be a good option to pursue if the City were not already in negotiations to exact \$10 million dollars to improve the 3rd Ward. We also highlighted some real weakness with the CBA such as who will determine the representatives at the table negotiating the agreement, and how will they be held accountable. There are additional weakness that I touch on later in this report. On the matter of gentrification, no evidence exists that the proposed development will result in gentrification of the 3rd Ward. We anticipate that there will be a gradual increase in property values which should occur in the 3rd Ward regardless of the project advancing. Many of you are aware that I have recommended to the Mayor and Council the construction of a police station in the north east section of the 3rd Ward. This combined with other infrastructure improvements such as lighting, and streets should result in increasing property values in this area over time.

BUSINESS OWNERS MEETING – AUGUST 14, 2018:

We hosted a meeting for the owners of businesses along the Olive corridor to get their input on how the \$5 million dollars we are negotiating to exact from the TIF should be used if the project advances. This was the third meeting that we held with business owners. This meeting, although not well attended, did provide us with some valuable information on how the funding could be used. The following ideas emerged: create bike paths and trail head along Olive and make it more inviting for pedestrian use; use a portion of the funding to offset relocation costs; and use a portion of the funding to partner with business owners on façade improvement projects. These were all great ideas that we will consider as we develop a program to present to the Mayor and Council for improving this Olive corridor should the project advance.

MEETING WITH MEMBERS OF THE CLERGY – AUGUST 16, 2018

Mayor Crow, and Council Members Carr, and Smotherson and I met with members of the Clergy on August 16, 2018 to discuss the merits of a CBA agreement. The impetus for the meeting was a news release that was provided to the St. Louis American indicating the University City Ministerial Alliance's support of a CBA. We learned the release was distributed without clergy approval. I have attached a copy of a letter provided to our Mayor and Council that outlines the actions that led to the factually incorrect information being release (see attachment 1). The meeting also revealed that a formal Ministerial Alliance does not exist and as such cannot taken a position on the CBA or the TIF. We took the opportunity to share with the members of the clergy our reservations with the need for a CBA, since we are negotiating exactions of approximately \$15 million to benefit the community. Follows are just few of the issues we raised: what body would decide the makeup of the negotiating team; what would be the individual(s) capability to enforce the agreement; and how could the public hold the individual(s) accountable? The meeting was very informative for us all. The members of the clergy present that signed the attached letter (see attachment 2) to the Mayor and Council, and TIF Commission expressed their apologies for doing so. We assured the members of the clergy that we would incorporate into the development agreement those employment goals that have been discuss; and exceed their expectations by adding percentages for participation by minority and women on businesses in contracting goals.

THIRD WARD COMMUNITY MEETING – AUGUST 17, 2018

We held the last scheduled stakeholder outreach meeting on Friday, August 17, 2018 which was well attended. This meeting was very positive and enable us to obtain how these residents priorities the use of the \$10 million dollars should the project advance. Information ranging from use of funding for green space to infrastructure improvements was discussed. Should be project advance, this information will be an important component of helping us shape programs for the Mayor and Council to consider that target specific areas of improvement that would benefit the 3rd Ward and increase the wealth of the homeowners in the area.

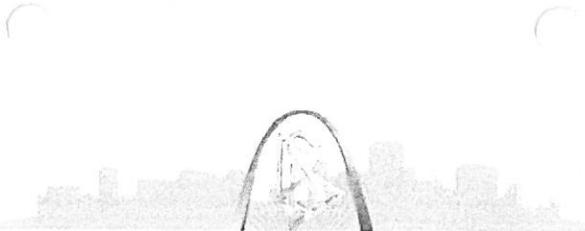
Thank you for the opportunity to conduct outreach to the community, explain how the revenues from the TIF could benefit the 3rd Ward and businesses along the Olive Corridor, and gain residents and business owners input on what they believe should be the priorities. Should you have any questions regarding this information, please don't hesitate to contact me.

Respectfully submitted,



Gregory Rose, MPA, ICMA-CM
City Manager

Attachments (2)



Church of Scientology of Missouri

August 12, 2018

Mayor Terry Crow
City Council

Matt Hanses
Executive Director
Church of Scientology of Missouri

Dear Mayor Crow and Council,

Regrettably, there was a recent misunderstanding which bears an official communication from my position as the Executive Director of the Church.

On Thursday, a press release was sent to the *Saint Louis American* calling for a Community Benefits Agreement in relation to the proposed TIF, linking to a letter signed by several members of the University City Ministerial Alliance, including one of our ministers. This letter does not reflect the views of our Church, nor, I suspect, the majority of the congregations of other members of the Ministerial Alliance.

When I was alerted to the existence of this letter, I quickly got the press release retracted and the article deleted. However, I feel an explanation is owed to the Council regarding my Church's official position, as well as what I discovered regarding how the press release came into being.

First, let me say that the Church of Scientology has no official position on the TIF or a CBA. We believe that religion shouldn't be used in a political arena. We believe the role of religion is to create unity within the community, not divisiveness. While individual Scientologists may have an opinion on the TIF and/or a CBA, our Board is clear on this issue: the Church doesn't have any official position.

However, we do have an official position on whether we support and trust our elected leaders. We believe in the democratic process and believe that people should support a government designed and run for the people. Our personal interactions with City Council have been nothing but positive. We trust our Council and support them in their efforts to make a better University City. We disagree with any action which is utilized to unfairly question the integrity of our elected officials.

The minister whose signature was included, Rev. Ellen Maher-Forney, acted without the authorization of our Board and without due diligence on her part. After I discovered she signed the letter, I questioned her and found that she didn't understand the basic elements of how the TIF was structured or how a CBA would work. She allowed her name to be added to the letter after a Ministerial Alliance meeting, in what she thought was simply a gesture of compassion toward the community.

Upon educating herself regarding what she had signed, she quickly saw her error and reached out to get her name removed from the letter. It was at this time, in the early afternoon of August 9, that she learned a press release was being prepared. We quickly moved to stop it, with the support of several other members of the clergy. However, on the morning of August 10, I discovered that the press release had been sent out anyway, against our wishes.

At that time, I quickly alerted the Mayor that the release went out and an article was published. I worked much of the rest of the day and, with the help of our attorney and some of the ministers, got the article deleted. We have also since gotten both links to the letter removed. Moving into the future, we will strive to monitor local meetings and press to ensure the Church's position isn't misrepresented. However, I feel it is important to provide a brief background of what I learned about how the letter originally came about.

On July 31st, Rev. Maher-Forney, attended a Ministerial Alliance meeting at which the main topic under discussion was a Community Benefits Agreement (CBA) with regard to the proposed TIF project. Three individuals not part of the Ministerial Alliance—Patricia Washington, Glen Burleigh and Clair Antoine—had been invited to the meeting to make a presentation about a CBA. Patricia briefed the clergy on the importance of a CBA and sought their support. Rev. Maher-Forney was left with the impression that the purpose of a CBA was simply to ensure that people displaced in RPA 1 were treated fairly. She felt it was a compassionate and innocuous measure, based on the information provided. She didn't recall any discussion of the \$15 million in TIF funds already allocated to benefit the Third Ward, the proposed redevelopment agreement or the planned benefits for residents being bought out by Novus. At the end of the discussion, it was proposed that a letter supporting a CBA be drafted. It is my understanding that none of the ministers had discussed this with their respective Boards, as no letter had been yet been prepared.

On August 1, two of the ministers drafted a letter and sent it out to get feedback from the other ministers who had been present. It is still unclear to me how this letter was intended to be presented to the Council. However, on August 8, Patricia Washington emailed the ministers about a press release regarding the letter. It was shortly after this that I learned of the letter and moved quickly to express our disapproval of both the letter and the release. This was supported by several other members of the clergy and twice that day our position was acknowledged by Ms. Washington, so we thought the matter was over.

However, the next day I discovered an article had been published online. I was shocked and disappointed this had been done over our disagreement. When we reached out to discover who sent the press release, Ms. Washington acknowledged that she had done it. She stated that she had already sent the press release prior to our requests. However, the fact is that she had acknowledged our disagreement with the release twice the previous day and never told us she had already sent it out, nor did she work to retract it.

We are disappointed that she sent the release out without the approval of our Church or the Ministerial Alliance. Had I not independently stumbled across the article and worked quickly to get it retracted, this whole matter could have spiraled even further out of control.

However, beyond the letter's contents, the most concerning aspect to me was the overall manner in which the communication was handled. Ostensibly addressed to City Council, the letter was being published in the press without ever having been presented to the Council. This approach is unethical and doesn't build unity, but instead creates division and distrust. A better approach is to foster direct dialogue and interaction in order to arrive at mutual understanding.

Thus, in our addition to the actions above, our Church will be reaching out to other members of the clergy to clarify the role of the Alliance and seek protocols to ensure such things won't happen in the future. It is my feeling that the members of the Alliance do truly want to build unity and work in direct dialogue with the city to improve our community. Thank you for your work in making University City a better place.

Best Regards,

Matt Hanses
Executive Director
Church of Scientology of Missouri

UNIVERSITY CITY FAITH LEADERS:
THE MORAL NECESSITY OF A COMMUNITY BENEFITS AGREEMENT

July 31, 2018

Members of the TIF Commission
Mayor Crow
City Council

As leaders of congregations and faith organizations in University City, we acknowledge that our members have been divided by the proposed Tax Increment Financing (TIF) Redevelopment plan. We do not take a position in favor or against the proposed TIF. We do stand together to say that for the TIF plan to be approved, we believe a Community Benefits Agreement (CBA) is morally necessary.

The proposed development would displace some of our most vulnerable residents. Any development plan will need to go beyond bricks and mortar to justify this disruption. A Community Benefits Agreement (CBA) would need to include living wage jobs for residents, affordable housing, workforce education, and other provisions that could help break the cycle of poverty.

A Community Benefits Agreement (CBA) needs to be led by the community — especially the residents of the Third Ward. Third Ward residents need to be able to trust that their voices and interests guide the project that affects them directly. Therefore, a CBA should be independently negotiated and enforceable by the community. Local non-profits and community organizations should have a role both in negotiating the commitments of the CBA and in a legally enforceable role in the ongoing oversight of the agreement. The CBA should be finalized prior to TIF approval.

We are proud to serve faith communities in University City, proud of the rich diversity here. We believe U City should aspire to set the standard for our region for justice and community involvement as we negotiate Tax Increment Financing (TIF). Morally, we owe transparency and a place at the table to the most vulnerable residents who will be affected by this project.

Sincerely yours,

Members of the University City Ministerial Alliance

Individual signatories in alphabetical order:

The Rev. Mike Angell, Rector, Episcopal Church of the Holy Communion
Monsignor Richard E. Hanneke, Pastor, Our Lady of Lourdes Catholic Church
Rev. Diane Kenaston, University United Methodist Church