



City of University City

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October 16, 2018 3rd Ward Community Meeting

Held at the Heman Park Community Center at 6pm
975 Pennsylvania Ave., University City, MO

Responses from Community regarding what should be in the Redevelopment Agreement

Transparency/Accountability

- Resident Advisory Committee
- Equity Board
 - o Appointed by 3rd Ward residents and acting as an intermediary between the Ward and City Council.
 - o Determines how money from TIF going towards the 3rd Ward is spent
- Mandatory check-ins with residents if something with the agreement or development changes
- Claw back provisions
 - o Can contract be held over duration?
 - o How do we hold the developer accountable?
 - o How do we track if they are accountable?
 - o What do we do if they break the contract?
- Community Benefits Agreement
- Greater transparency
 - o Appropriate mechanisms of communication (multiple language translations and mediums)

Address Housing Market

- Require a certain % affordable housing in development
- Provide retroactive relocation assistance for renters
- Property tax abatement for most vulnerable
- Reduce residential property tax rate and freeze it, then raise business tax rate
- First time home buyer programs
- Improvement loans to seniors, repaid upon resale
- New infill housing
- Rehab of bank-owned properties

Provide Security

- Proof of 100% NOVIS financing – not only letter of interest
- Any additional revenue beyond what is expected should go back to the 3rd Ward

- If developer pulls out, the City needs a plan for how to address the needs of the 3rd Ward.

Olive Boulevard

- Plan for Olive Boulevard Redevelopment
- Design encouraging walkability and further development along olive going east
 - o Hold them to the Olive Boulevard Design Guidelines – cohesive aesthetic
 - o Go beyond just aesthetic investments along Olive

Provide Social Services

- Provide Human Services (social impact and quality of life)
- Funds going to a non-profit pool for social services
- Make sure schools are not negatively affected

Businesses and Employment

- Local and minority priority hiring in contracting for construction
 - o The proportion minority hired should reflect the proportion minority in the 3rd Ward.
- Residents in 3rd Ward un/under-employed should be targeted for first priority hiring
- Hire lower income City residents
- Require businesses to pay a living wage
- Ban the box
- Job training for residents to be employed in the development
- Mixed-use in the project – diversity kinds of businesses
- Take eminent domain off the table for small businesses
- Source construction materials from local business
- Protect local businesses by not allowing competing business providing the same services/product

Prioritize Sustainability and Stormwater Management

- Include more productive green space and stormwater infrastructure in the development site
- Sustainable sourcing of materials
- ADA accessible and convenient

General comments

- Can there be amendments?
- PGAV should re-submit another proposal
- Better communication between City Hall and Residents
- Give the community a seat at the table