

# Olivette

*...in the center of it all*

**CITY COUNCIL AGENDA SUBMISSION**  
*July 27, 2021*

**Agenda Item:**

**Bill #2954 AN ORDINANCE AUTHORIZING THE CITY OF OLIVETTE, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (OPUS DEVELOPMENT COMPANY, L.L.C. PROJECT), SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.**

**Description:**

The Council is asked to hold a second reading on a bill concerning the issuance of taxable industrial revenue bonds in conjunction with the proposed Opus Development at Irvington and Reyem. Opus Development Company LLC is proposing development of a 207 residential apartment complex on five acres of property at Irvington and Reyem. Opus has all twenty-three properties under purchase agreements and thus is not requesting any assistance from the City for property acquisition.

The Developer, Opus Development Company LLC is not requesting property tax abatement. They are requesting sales tax exemption on construction materials.

Upon receipt of this request, the City hired PGAV to prepare a financial review of the request. The Olivette Economic Development Commission (EDC) reviewed the initial request and the PGAV report. The EDC found that the development increased property values in the development area and the sales tax exemption had only a small impact on City revenues.

Opus Development has agreed to provide sidewalk improvements along Alice Place. These improvements will connect Hilltop to Price Road – serving as the first major pedestrian improvement in the City’s northeast quadrant. In addition, the Developer will contribute \$170,000 to improvements to the north of the intersection of Olive Blvd and North Price. The City recently completed a conceptual engineering study of the area and subsequently entered into an agreement with Access Engineering for preliminary engineering design and cost estimates for full construction to improve the intersection.

Since the First Reading on June 22, 2021 an Disadvantage Business Enterprise (DBE) goal was established and introduced into the Redevelopment Agreement.

**Recommended Action:**

**Second Reading**

**MOTION TO APPROVE BILL #2954 AN ORDINANCE AUTHORIZING THE CITY OF OLIVETTE, MISSOURI TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (OPUS DEVELOPMENT COMPANY, L.L.C. PROJECT), SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND IMPROVING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH**

**Attachments:**

Bill #2954

Exhibits A – F

**Submitted by:**

*Barbara Sondag*

City Manager