From:	Angie Lile
To:	Bough, Andrea; Pearson, Angela; Fowler, Dan; Ellington, Brandon; Wickham, Fred; Hall, Heather; Shields, Katheryn; Public Testimony; McManus, Kevin; ONeill, Kevin; Barnes, Lee; Robinson, Melissa; MayorQ; Loar, Teresa
Subject:	Ordinance 250514 Testimony
Date:	Tuesday, June 15, 2021 6:53:59 PM
Attachments:	Ordinance-250514-by-Angie-Lile.docx

Dear City Council and Honorable Mayor,

I am writing to you out of my personal opposition to Ordinance 250514 which seeks authorize the issuance of taxable industrial development revenue bonds (among other things) for Lux Living, LLC for the purpose of developing the old Katz building.

While I understand that the project is supported by the Historic Preservation Society and is most likely eligible for historic tax credits, I strongly believe that any additional support by the city is completely unwarranted.

Let's not have another Waddell & Reed fiasco. By that, I mean that Lux Living's arrival in Kansas City has been foreshadowed by their dubious history in Saint Louis.

Two of Lux Living's apartment projects in Saint Louis were sold within a year or so after completion. The "Tribeca" & "Steelyard" luxury apartment projects. There were no claw backs & the windfall projections to Lux are believed to be well more than $10 Million.

Following Lux Living's confirmation that it intended to sell a project under development, in 2020, the City of Saint Louis LCRA instituted a policy that caps the assessed value of a project that is eligible for abatement following a resale within the abatement area. The Saint Louis Development Corporation (SLDC) has developed a financial impact analysis that it employs to evaluate requests for incentives. Lux Living's business model has made it challenging for SLDC to apply the financial formula.

Even more disturbing, and another reason we need to dig deeper into these development deals, is that the owners of Lux Living, LLC (Charter No. LC001642667, formed 4/11/19) have a history of dishonesty and should not be trusted to do what they are saying they will do.

Several folks from Saint Louis are warning us not to do business with Lux Living (sound familiar?)

A quick search for Missouri business records revealed that Lux Living has a direct connection with the company known as Asprient Properties, LLC (Charter No. LC0081130) who were in the news because they are terrible landlords.

https://m.riverfronttimes.com/stlouis/at-st-louis-based-asprient-some-very-unhappy-tenants/Content?oid=3088073

Furthermore, one of the people involved was fired as CEO of Ixia because he falsified his credentials.

We should not consider ourselves exempt from the deception.

While I support development of this historic building and can relate to the desire that the historic preservation society has expressed to see this project completed, I am adamantly opposed to risking taxpayer dollars for such a luxury, especially given light to how dishonest the people are who have asked us to fund such an exorbitant project.

I have a real problem for the "need" to pay for a rooftop pool and garage when this building is located on the streetcar line (which should be enough incentive to build WITHOUT taxpayer assistance).

At the very least, provisions should be in place to protect taxpayers from the inevitable fallout.

Sincerely,

Angie Lile

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Neighborhood Leader and Business Owner in the 6 District
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