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City of University City

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**City Council Approves New Police Headquarters
and Municipal Court Operations Center**
Renovations Expected to Be Complete in 2026

June 11, 2024, University City – The University City City Council voted at its June 10 meeting to move forward with plans to renovate the historic Annex and Trinity buildings behind City Hall. With work designed to be completed with no financial burden on taxpayers, the Annex will be converted into a state-of-the-art police headquarters and Trinity will be converted into a multipurpose Municipal Court operations facility with areas for public use. Work on both buildings is expected to be completed in 2026.

Since 2016 both the police headquarters and municipal court have been operating from temporary portable modular units behind City Hall. Official court proceedings have been held at the Heman Park Community Center located at 975 Pennsylvania Ave.

Renovation plans call for preserving the historic facades and character of both buildings while modernizing their interiors to create state-of-the-art facilities that meet modern standards for operations. In addition, public services amenities will include a new public entrance and additional parking, as well as full ADA compliance.

Additional project details and renderings are available [HERE](https://www.ucitymo.org/954/Police-Annex-Court-Trinity-Building-Reno). <https://www.ucitymo.org/954/Police-Annex-Court-Trinity-Building-Reno>.

University City Mayor Terry Crow said before the vote that the plan doesn't require a tax increase and preserves two of the City's historic structures, a source of community pride. "This is a creative and resourceful plan, and that is what we do in University City to honor our historic structures but, more importantly, to provide our police with a state-of-the-art facility," he said.

The Council voted to fund the project by issuing up to \$28.5 million in Certificates of Participation (COP) bonds, which allow public entities to lease an asset to a lender as collateral for a large sum the government uses to pay for a capital project. The City plans to lease heating, cooling and electrical equipment in both buildings to creditors and then pay rent through 2049.

Costs for the project include a \$23.2 million contract with ICS Construction Services, the lowest of three bidders, and a \$701,950 contract with Midwest Service Group for abatement and partial demolition work on both the Annex and Trinity buildings. The Council also approved about \$870,000 in additional funds to three firms for continued work planning and overseeing the renovation, including furnishing and installing police storage systems.

Both buildings have historic significance. The Annex, which began construction in 1903, is a nearly 36,000-sq.-ft., 3-story plus basement property that served as Police Department headquarters for nearly eight decades until it was condemned in 2016 as a safety and health hazard. The Trinity, built in 1934, is a two-story, 8,512-sq.-ft. facility that was used as the University City Public Library for nearly six decades until a new library was built in the 1960s.

The need for a new police headquarters and revitalization of the Annex and Trinity buildings has been under consideration since the 1980s with numerous studies considering both new construction and renovation. The most recent study, which concluded that renovation of both buildings was the most cost efficient and strategically feasible

solution, was completed by Trivers Architects, which specializes in historic restoration and adaptive reuse and is the 10th largest architecture firm in St. Louis.

About University City: University City was incorporated on September 4, 1906, by founder Edward Gardner Lewis as a city of learning, culture, and beautiful neighborhoods. This diverse community of approximately 35,000 residents provides welcoming neighborhoods and thriving business districts and is a great place to live, learn, work, and be entertained. More information is available at www.ucitymo.org.