



Agenda
Housing, Urban Development & Zoning Committee
Meeting
St. Louis Board of Aldermen
Tuesday, March 17, 2026 - 11:00 AM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderman Shane Cohn
Alderwoman Anne Schweitzer
Alderwoman Laura Keys
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minute approval from Thursday, March 12, 2026.

IV. Board Bills for Review

(The committee will discuss the following and take public comment on the following)

Item Number 1

Board Bill Number 113

Introduced by Alisha Sonnier

An ordinance amending Ordinance Number 70981 effective July 24, 2019 (Exhibit 1 attached) by modifying the terms of real estate tax abatement.

Item Number 2

Board Bill Number 138

Introduced by Alisha Sonnier

An Ordinance declaring a moratorium until January 31, 2031, on all approvals for non-municipal detention facilities proposed within the City of St. Louis, including the approval of building permits, special use permits, plan review, project plans, and development plans, where the subject matter of the project is a proposed non-municipal detention facility.

Item Number 4

Board Bill Number 166

Introduced by Alderman Rasheen Aldridge

An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the Cass Avenue and I-44 Area ("Area") in the City of St. Louis (“City”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 25 year tax abatement (10 years based on 90% of the assessed value of the incremental improvements, followed by 15 years based on 50% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen; and pledging cooperation of the Board of Aldermen.

Item Number 5

Board Bill Number 169

Introduced by Alderwoman Laura Keys

An ordinance amending Ordinance #71830 effective June 1, 2024 (Exhibit 1 attached) by modifying the terms of real estate tax abatement.

Item Number 3

Board Bill Number 163

Introduced by Alderwoman Alisha Sonnier, Daniela Velazquez

An ordinance approving the Petition of owners of real property seeking the creation, extension, renewal and establishment of the “South Grand Community Improvement District,” finding a public purpose for the creation, extension, renewal and establishment of the South Grand Community Improvement District; and containing a severability clause and an emergency clause

V. Resolutions for Review

None

VI. Committee Discussions

(The committee will discuss the following and take public comment on the following)

Discussion Item Number 1

The committee will discuss the Mayoral Appointments to the Board of Adjustments: Anne Grice, James Dallas, and Carmelo Desemone.

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment

Summary
Board Bill Number 113
Introduced by Alderwoman Alisha Sonnier
December 12, 2025

This Board Bill seeks to amend **Ordinance Number 70981** effective July 24, 2019. This Board Bill will allow for up to a 15-year tax abatement to encourage development and rehabilitation of Low-Income Housing Tax Credit (LIHTC) projects within the Area.

BOARD BILL NUMBER 113 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An ordinance amending **Ordinance Number 70981** effective July 24, 2019 (Exhibit 1 attached)
2 by modifying the terms of real estate tax abatement.

3 **WHEREAS, Ordinance Number 70981** approved an amended Redevelopment Plan for
4 the Gate District East Redevelopment Area (“Area”).

5 **WHEREAS, Ordinance Number 70981** and Section F of the Amended Gate District
6 Redevelopment Plan, (“Plan”), provide for a ten (10) year tax abatement.

7 **WHEREAS,** it is in the best interest of the City and Area to continue to limit tax
8 abatement so that it is consistent with the Board of Aldermen Resolution #104 approved October
9 26, 2018 but also to encourage development and rehabilitation of Low-Income Housing Tax
10 Credit (LIHTC) projects within the Area.

11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**
12 **FOLLOW:**

13 **SECTION ONE.** Section One of **Ordinance Number 70981** and Section F of the Plan
14 for the Area shall be deleted and replaced with the following:

15 A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353,
16 RSMo. developing a project with Low Income Housing Tax Credits (LIHTC), may seek tax
17 abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures
18 set forth therein and in Chapter 11.06 of the City Code, as amended. The terms of the tax
19 abatement available to the applicable real property or portion thereof will be set forth in a
20 Redevelopment Agreement between the LCRA and the Redeveloper. The Redevelopment
21 Agreement shall provide that tax abatement shall begin in the year during which an urban
22 redevelopment corporation acquires title to the applicable real property or portion thereof and

1 continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax Abatement Period”),
2 provided, however, that: PILOTs will be imposed to ensure that the total revenues payable to the
3 affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set
4 forth in Section 353.110, RSMo) equals:

5 For years one through ten of the Chapter 353 Tax Abatement period, one hundred (100)
6 percent of the ad valorem taxes that would be imposed based on the then-current tax levy rates
7 and the assessed value of the land and improvements included in the applicable real property or
8 portion thereof in the year prior to the urban redevelopment corporation’s acquisition thereof
9 (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to
10 acquisition by the urban redevelopment corporation) (the “Base Tax Value”); plus ten (10)
11 percent of the difference between the ad valorem real estate taxes that would be due if there were
12 no tax abatement and Base Tax Value.

13 For years eleven through fifteen of the Chapter 353 Tax Abatement period, not to exceed
14 fifty percent (50 percent) percent of the ad valorem real estate taxes that would be due if there
15 were no tax abatement.

16 All unabated ad valorem real estate taxes and PILOTs shall be collected by the Collector
17 of Revenue of the City of St. Louis in the same manner as regular ad valorem real estate taxes.

18 The tax abatement described above shall not apply to special assessments and shall not
19 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing
20 jurisdiction with respect to the applicable real property or portion thereof, except as expressly
21 described above. Pursuant to Section 99.715 RSMo, nothing in the Plan shall prevent the City
22 Assessor from increasing or decreasing the assessed value of any real property or portion thereof

1 that is not subject to a Certificate of Qualification of Tax Collector of Revenue in the same
2 manner as regular ad valorem real estate taxes.

3 **SECTION TWO.** All other sections of **Ordinance Number 70981** and all other
4 sections of the Plan shall remain the same as approved effective July 24, 2019.

ORDINANCE 70981

BOARD BILL NO. 39
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INTRODUCED BY ALDERWOMAN CHRISTINE

ALDERWOMAN MARLENE DAVIS

An ordinance amending Ordinance # 62220 approved February 6, 1991 (Exhibit 1 attached) by modifying the terms of real estate tax abatement and amending the attached Redevelopment Plan by adding Phase IV to be completed by May 1, 2029.

WHEREAS, Ordinance # 62220 approved an amended Redevelopment Plan for the Gate District East Redevelopment Area ("Area") after affirming that the Area was blighted by Ordinance # 61124 as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive).

WHEREAS, Section Seventeen of Ordinance # 62220 and Section F of the Amended Gate District Redevelopment Plan, Exhibit B to Ordinance # 62220 ("Plan"), provide for up to a twenty-five (25) year tax abatement.

WHEREAS, Section C of the Plan provides for three Phases of redevelopment. Phase III, the last phase, outlines redevelopment to occur "during year six through ten after approval of the Amended Plan by Ordinance."

WHEREAS, it is in the best interest of the City and the Area to limit tax abatement so that it is consistent with the Board of Aldermen Resolution # 104 approved October 26, 2018 and to extend the time to complete redevelopment on scattered vacant lots and the rehabilitation of deteriorating structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Section Seventeen of Ordinance # 62220 and Section F of the Plan for the Area shall be deleted and replaced with the following:

Date: April 26, 2019
Page 1 of 3
Board Bill No. 39

Sponsor: Alderwoman Christine Ingrassia
Alderwoman Marlene Davis

ORDINANCE 70981

1 A Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement
2 Period") pursuant to sections 99.700-99.715, RSMo, as amended, upon application as provided therein.
3 LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided
4 in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such
5 certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99. 705,
6 RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification
7 of the current assessed value of the then-existing applicable real property or portion thereof (the "Base
8 Assessed Value") to the Redeveloper (s).

9 During the Tax Abatement Period, and subject to continued compliance with the Plan and any
10 redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or
11 portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of
12 taxes ("PILOTs") as follows:

- 13 • During each year of the Tax Abatement Period, unabated ad valorem real estate taxes
14 will be imposed based on the then-current tax levy rates and the Base Assessed Value of the
15 applicable real property or portion thereof pursuant to Section 99.710. RSMo; and
- 16 • During each year of the Tax Abatement Period, PILOTs shall equal:
 - 17 ○ In each of years one through five of the Tax Abatement Period, an
18 amount equal to fifty percent (50%) of the difference between the ad
19 valorem real estate taxes that would be due (as described above); and
 - 20 ○ In each of years six through ten of the Tax Abatement Period, an amount
21 equal to one hundred percent (100%) of the difference between the ad
22 valorem real estate taxes that would be due if there were no abatement

Date: April 26, 2019
Page 2 of 3
Board Bill No. 39

Sponsor: Alderwoman Christine Ingrassia
Alderwoman Marlene Davis

Summary
Board Bill Number 138
Introduced by Alderwoman Alisha Sonnier
February 6, 2026

The purpose of this ordinance is to declare a moratorium until January 31, 2031, on all approvals for non-municipal detention facilities proposed within the City of St. Louis, including the approval of building permits, special use permits, plan review, project plans, and development plans, where the subject matter of the project is a proposed non-municipal detention facility.

BOARD BILL NUMBER 138 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

1 An Ordinance declaring a moratorium until January 31, 2031, on all approvals for non-municipal
2 detention facilities proposed within the City of St. Louis, including the approval of building
3 permits, special use permits, plan review, project plans, and development plans, where the subject
4 matter of the project is a proposed non-municipal detention facility.

5 **SECTION ONE. Purpose.** The purpose of this ordinance is to impose a temporary moratorium
6 on approvals for Non-Municipal Detention Facilities pursuant to the home rule authority granted
7 to the City of St. Louis under Article VI, Section 19 of the Missouri Constitution; the zoning and
8 land-use authority delegated to municipalities under Chapter 89 of the Revised Statutes of
9 Missouri; and the powers conferred to the St. Louis Board of Aldermen by the Charter of the City
10 of St. Louis, while matters relating to non-municipal detention facilities are assessed with regard
11 to their potential impacts on public health, safety, civil liberties, and community welfare.

12 **SECTION TWO. Definitions.** For purposes of this ordinance, the following terms shall have
13 the meanings set forth below:

14 A. ***Non-Municipal Detention Facility.*** “Non-municipal detention facility” shall mean any
15 building, structure, complex, or use, whether publicly or privately owned or operated, that is not
16 owned or operated by the City of St. Louis, and that is intended for the detention, incarceration,
17 confinement, correction, or holding of individuals, including but not limited to jails, prisons,
18 detention centers, correctional facilities, holding facilities, or similar carceral uses, whether
19 temporary or permanent.

20 B. ***Approval.*** “Approval” under this Section shall include, but not be limited to, the issuance,
21 approval, or authorization of any building permit, occupancy permit, special use permit,
22 conditional use permit, zoning map amendment, text amendment, plan review, site plan, project

1 plan, development plan, subdivision approval, variance, waiver, or any other discretionary
2 approval required under the Revised Code of the City of St. Louis or any rule or regulation
3 promulgated thereunder.

4 **C. *Application.*** “Application” shall mean any application, request, filing, or submission seeking
5 an Approval, whether complete or incomplete, formal or informal.

6 **SECTION THREE. Moratorium.**

7 **A. *Moratorium Established.*** There is hereby imposed a moratorium on the acceptance, processing,
8 issuance, or any Approval for any Non-Municipal Detention Facility, including but not limited to
9 Approvals that would allow the acquisition, construction, reconstruction, alteration, expansion,
10 facilitation, or initiation of a new or existing project, where the Application for such Approval was
11 filed on or after January 30, 2026. During the moratorium period, no application shall be processed
12 in order to preserve the status quo and ensure careful consideration of the impacts of non-municipal
13 detention facilities on the public health, safety, and welfare of the City.

14 **B. *Scope of Moratorium.*** The moratorium shall apply to all departments, divisions, boards,
15 commissions, and agencies of the City of St. Louis, including but not limited to the Building
16 Division, the Zoning Section, the Planning and Urban Design Agency, the Board of Adjustment,
17 and the Planning Commission.

18 **SECTION FOUR. Administration and Enforcement.**

19 **A. *Suspension of Review.*** During the moratorium period, no City officer or employee shall accept,
20 process, approve, or issue any Approval subject to this ordinance.

21 **B. *Interpretation.*** This ordinance shall be liberally construed to effectuate its purpose of
22 temporarily suspending development activity related to Non-Municipal Detention Facilities.

1 **SECTION FIVE. Duration.** This moratorium shall remain in full force and effect until January
2 31, 2031, unless extended by ordinance of the Board of Aldermen.

3 **SECTION SIX. Effective Date.** This being an ordinance necessary for the immediate
4 preservation of the public peace, health, safety, and welfare of the City of St. Louis and its
5 residents, due to the urgent need to prevent the approval of applications for non-municipal
6 detention facilities and to preserve the status quo regarding such land uses, this ordinance is hereby
7 declared an emergency measure within the meaning of Sections 19 and 20 of Article IV of the
8 Charter of the City of St. Louis and shall become effective immediately upon its passage and
9 approval by the Mayor.

10 **SECTION SEVEN. Severability Clause.** If any section, subsection, sentence, clause, phrase, or
11 portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction,
12 such portion shall be deemed a separate, distinct, and independent provision, and such holding
13 shall not affect the validity of the remaining portions thereof.

Summary

Board Bill Number 166

Introduced by Alderman Aldridge

February 13, 2026

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Cass Avenue and I-44 Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. The objective of the Redevelopment Plan is to encourage redevelopment of the Area with commercial uses that will serve as an entrance to the city from the north and east. Staff supports up to twenty-five (25) years of tax abatement.

BOARD BILL NUMBER 166 INTRODUCED BY ALDERMAN ALDRIDGE

1 An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the Cass
2 Avenue and I-44 Area ("Area") in the City of St. Louis (“City”) after finding that the Area is
3 blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the
4 "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to 25
5 year tax abatement (10 years based on 90% of the assessed value of the incremental improvements,
6 followed by 15 years based on 50% of the assessed value of the incremental improvements); and
7 pledging cooperation of the Board of Aldermen; and pledging cooperation of the Board of
8 Aldermen.

9 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site
10 improvements, or the existence of conditions which endanger life or property by fire and other
11 causes, or any combination of such factors in the Area, retards the provision of housing
12 accommodations or constitutes an economic or social liability or a menace to the public health,
13 safety, or welfare in its present condition and use, said Area being more fully described in
14 **Attachment "A"**; and

15 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory process
16 in the exercise of the police power and cannot be dealt with effectively by ordinary private
17 enterprise without the aids provided in the Statute; and

18 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
19 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to
20 undertake the development of the above described Area as a land clearance project (“Project”)
21 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

1 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
2 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"),
3 titled "Blighting Study and Plan for the Cass Avenue and I-44 Area," dated September 23, 2025
4 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**
5 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

6 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
7 actions as may be required to approve the Plan; and

8 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
9 undertake and administer the Plan in the Area; and

10 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
11 Board the studies and statements required to be made and submitted by Section 99.430 and this
12 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
13 aware of the conditions in the Area; and

14 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
15 review and approval; and

16 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
17 the general development of the City and the Planning Commission has advised this Board that the
18 Plan conforms to said general plan; and

19 **WHEREAS**, this Board has duly considered the reports, recommendations and
20 certifications of the LCRA and the Planning Commission; and

21 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
22 require, among other things, the vacation of public rights-of-way, the establishment of new street
23 and sidewalk patterns or other public actions; and

1 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
2 undertaking and carrying out of the Project, including those relating to prohibitions against
3 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
4 age, sexual orientation, gender identity or expression, religion or disability; and

5 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
6 Board advertised that a public hearing would be held by this Board on the Plan, and said hearing
7 was held at the time and place designated in said advertising and all those who were interested in
8 being heard were given a reasonable opportunity to express their views; and

9 **WHEREAS**, it is necessary that this Board take appropriate official action respecting the
10 approval of the Plan.

11 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

12 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
13 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
14 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
15 known as the Cass Avenue and I-44 Area.

16 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
17 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
18 morals and general welfare of the people of the City.

19 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
20 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
21 99.320 of the Statute.

22 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated September 23, 2025,
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

1 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
2 with the Minutes of this meeting.

3 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
4 the City.

5 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
6 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
7 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

8 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
9 with the sound needs of the City as a whole, for the redevelopment of the Area by private
10 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

11 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any
12 property in the Area by the exercise of eminent domain.

13 **SECTION NINE.** The property within the Area is currently partially occupied. All
14 eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve,
15 below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with
16 all applicable federal, state and local laws, ordinances, regulations and policies.

17 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
18 adequate public facilities.

19 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
20 hereby approved it is found and determined that certain official actions must be taken by this Board
21 and accordingly this Board hereby:

- 22 (a) Pledges its cooperation in helping to carry out the Plan;

1 (b) Requests the various officials, departments, boards and agencies of the City, which
2 have administrative responsibilities, likewise to cooperate to such end and to execute their
3 respective functions and powers in a manner consistent with the Plan; and

4 (c) Stands ready to consider and take appropriate action upon proposals and measures
5 designed to effectuate the Plan.

6 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
7 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
8 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
9 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
10 disability in the sale, lease, or rental of any property or improvements erected or to be erected in
11 the Area or any part thereof and those covenants shall run with the land, shall remain in effect
12 without limitation of time, shall be made part of every contract for sale, lease, or rental of property
13 to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United
14 States of America.

15 **SECTION THIRTEEN.** In all contracts with private and public parties for
16 redevelopment of any portion of the Area, all Redevelopers shall agree:

17 (a) To use the property in accordance with the provisions of the Plan, and be bound by
18 the conditions and procedures set forth therein and in this Ordinance;

19 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
20 bona fide Minority-Owned Business Enterprises ("MBEs") and Women-Owned Business
21 Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and
22 purchase orders;

1 (c) To be bound by the conditions and procedures regarding the utilization of MBEs
2 and WBEs established by the City;

3 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767, 71094, and 71962
4 and Executive Order 91, as may be amended or supplemented, pertaining to MBE and WBE
5 participation, workforce participation, and prevailing wage compliance, to the extent the provisions
6 of those ordinances apply to the Project and are not otherwise prohibited by federal anti-
7 discrimination law;

8 (e) To comply with the requirements of Ordinance 60275 of the City;

9 (f) To cooperate with those programs and methods supplied by the City with the
10 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
11 material supplier participation in the construction under this Agreement. The Redeveloper will
12 report semi-annually during the construction period the results of its endeavors under this
13 paragraph, to the Office of the Mayor and the President of this Board; and

14 (g) That the language of this Section Thirteen shall be included in its general
15 construction contract and other construction contracts let directly by Redeveloper.

16
17 The term "Redeveloper" as used in this Section shall include its successors in interest and
18 assigns.

19 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall
20 prevent the City Assessor from increasing or decreasing the assessed value of the any real property
21 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly
22 filed with the City Assessor.

1 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
2 Revenue in the same manner as regular ad valorem real estate taxes.

3 The Redeveloper(s) may seek up to ten (10) year ad valorem real estate tax abatement (the “Tax
4 Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as
5 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of
6 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the
7 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof
8 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the
9 certificate, provide a written certification of the current assessed value of the then-existing
10 applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

11 During the Tax Abatement Period, and subject to continued compliance with the Plan and
12 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
13 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
14 payments in lieu of taxes (“PILOTs”) as follows:

15 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be
16 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable
17 real property or portion thereof pursuant to Section 99.710, RSMo; and

18 During each year of the Tax Abatement Period, PILOTs shall equal:

19 In each of years one through ten of the Tax Abatement Period, an amount up to ten percent (10%)
20 of the difference between the ad valorem real estate taxes that would be due if there were no
21 abatement and the amount of taxes actually due (as described above); and

22 The tax abatement described above shall not apply to special assessments and shall not
23 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing

1 jurisdiction with respect to the applicable real property or portion thereof, except as expressly
2 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City
3 Assessor from increasing or decreasing the assessed value of the any real property or portion
4 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the
5 City Assessor.

6 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
7 Revenue in the same manner as regular ad valorem real estate taxes.

8 In lieu of the tax abatement available pursuant to pursuant to Sections 99.700 – 99.715,
9 RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo,
10 as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the
11 City Code, as amended. The terms of the tax abatement available to the applicable real property or
12 portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the
13 Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the
14 year during which an urban redevelopment corporation acquires title to the applicable real property
15 or portion thereof and continue no longer than twenty-five (25) years thereafter (the “Chapter 353
16 Tax Abatement Period”), provided, however, that:

17 PILOTs will be imposed to ensure that the total revenues payable to the affected taxing
18 jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section
19 353.110, RSMo) equals at least:

20 For years one through ten of the Chapter 353 Tax Abatement period, at least:

21 One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-
22 current tax levy rates and the assessed value of the land and improvements included in the
23 applicable real property or portion thereof in the year prior to the urban redevelopment

1 corporation's acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if
2 the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the "Base
3 Tax Value"); plus
4 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if
5 there were no tax abatement and Base Tax Value.

6 For years eleven through twenty-five of the Chapter 353 Tax Abatement period, not to exceed fifty
7 percent (50%) of the ad valorem real estate taxes that would be due if there were no tax abatement.
8 Pursuant to Section 71.801, RSMo., all calculations of PILOTs and abated taxes shall exclude any
9 ad valorem real property tax imposed by a Special Business District.

10 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the
11 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
12 relief and payment in lieu of taxes provisions, during up to said twenty-five (25) year period, shall
13 inure to the benefit of all successors in interest in the property of the urban redevelopment
14 corporation, so long as such successors shall continue to use such property as provided in this Plan
15 and in any Agreement with the LCRA. In no event shall such benefits extend beyond twenty-five
16 (25) years after any urban redevelopment corporation shall have acquired title to the property.

17 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
18 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
19 first approved. Modifications which will substantially change the Plan include, but are not
20 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
21 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
22 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
23 amended.

1 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
2 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
3 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
4 Ordinance are so essential and inseparably connected with and dependent upon the void section
5 that it cannot be presumed that this Board would have enacted the valid sections without the void
6 ones, or unless the court finds that the valid sections standing alone are incomplete and are
7 incapable of being executed in accordance with the legislative intent.

BOARD BILL NUMBER 166
FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderman Aldridge

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the Cass Avenue and I-44 Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. The objective of the Redevelopment Plan is to encourage redevelopment of the Area with commercial uses that will serve as an entrance to the city from the north and east. Staff supports up to twenty-five (25) years of tax abatement.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ___Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes __X__No.

- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes __X__No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___Yes ___No.

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___Yes ___No.

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ___Yes
___No.

- If yes, then is there a similar existing program or administrative subdivision? ___Yes ___No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
 NA- No expenditures will occur with this bill _____

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
 _____ SLDC _____

- Have the financial estimates of this bill been verified by the City Budget Division?
 _____ Yes _____ No. X
 o If yes, by whom? _____ .



ST. LOUIS DEVELOPMENT CORPORATION

December 12, 2025

Alderman Aldridge
Board of Aldermen
1200 Market St.
City Hall - Room 230
St. Louis, MO 63103

Re: Cass Ave./ I-44 Redevelopment Area (2482)

Dear Alderman Aldridge:

A Blighting Study and Plan for the Cass Ave./ I-44 was approved by the LCRA Board on September 23, 2025. Attached you will find a draft of the Board Bill declaring the Area blighted and approving a Blighting Study and Plan for the Area.

The attached Bill provides for a Redevelopment Plan under Chapter 99 for the Cass Ave./ I-44 area. This area encompasses a total of 9.24 acres in the Old North neighborhood of the City of St. Louis. The purpose of this project is to facilitate the development of the Area into prospective mixed uses. The Plan allows up to twenty-five (25) years tax abatement (10 years based on 90% of the assessed value of the incremental improvements Followed by 15 @ 50%) and no use of eminent domain. It is our recommendation that the bill be assigned to the HUDZ Committee.

Please review and inform the Clerk, if it is acceptable to you to introduce this bill on the next possible date.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary J. Wilson".

Zachary J. Wilson
VP Economic Development Incentives

1520 Market Street • Suite 2000
St. Louis, MO 63103
developstlouis.org

Summary

Board Bill Number 169

Sponsored by Alderwoman Keys

Date: February 13, 2026

This Board Bill seeks to amend Ordinance #71830 effective June 1, 2024. This Board Bill will allow for up to a ten (10) years of tax abatement based on 90% of the assessed value of incremental improvements to encourage development of a Kimpton Hotel.

BOARD BILL NUMBER 169 INTRODUCED BY ALDERWOMAN LAURA KEYS

1 An ordinance amending Ordinance #71830 effective June 1, 2024 (Exhibit 1 attached) by
2 modifying the terms of real estate tax abatement.

3 **WHEREAS**, Ordinance #71830 approved an amended Redevelopment Plan for the 2601
4 Market St. Redevelopment Area (“Area”) after affirming that the Area was blighted by Ordinance
5 #71830 as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the “Statute”
6 being Sections 99.300 to 99.715 inclusive).

7 **WHEREAS**, Ordinance #71830 and Section F of the 2601 Market St. Redevelopment
8 Plan, (“Plan”), provide for a ten (10) year tax abatement.

9 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**
10 **FOLLOW:**

11 **SECTION ONE.** Section Fourteen of Ordinance #71830 and Section F of the Plan for the
12 Area shall be deleted and replaced with the following:

13 Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the “Tax Abatement
14 Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided
15 therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax
16 Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the
17 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof
18 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the
19 certificate, provide a written certification of the current assessed value of the then-existing
20 applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

21 During the Tax Abatement Period, and subject to continued compliance with the Plan and
22 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real

1 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
2 payments in lieu of taxes (“PILOTs”) as follows:

3 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be
4 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable
5 real property or portion thereof pursuant to Section 99.710, RSMo; and

6 During each year of the Tax Abatement Period, PILOTs shall equal:

7 In each of years one through ten of the Tax Abatement Period, an amount equal to ten percent
8 (10%) of the difference between the ad valorem real estate taxes that would be due if there were
9 no abatement and the amount of taxes actually due (as described above); and

10 The tax abatement described above shall not apply to special assessments and shall not
11 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing
12 jurisdiction with respect to the applicable real property or portion thereof, except as expressly
13 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City
14 Assessor from increasing or decreasing the assessed value of the any real property or portion
15 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with
16 the City Assessor.

17 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City
18 Collector of Revenue in the same manner as regular ad valorem real estate taxes.

19 **SECTION TWO.** All other sections of Ordinance #71830 and all other sections of the
20 Plan shall remain the same as approved effective June 1, 2024.

ORDINANCE 71830

BOARD BILL NUMBER 197 INTRODUCED BY ALDERWOMAN LAURA KEYS

1 An ordinance approving a Redevelopment Plan dated November 14, 2023 (“Plan”) for the 2601
2 Market St. Area ("Area") in the City of St. Louis (“City”) after finding that the Area is blighted as
3 defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"
4 being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax
5 abatement (10 years based on 75 percent of the assessed value of the incremental improvements);
6 and pledging cooperation of the Board of Aldermen.

7 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site
8 improvements, or the existence of conditions which endanger life or property by fire and other
9 causes, or any combination of such factor in the Area, retards the provision of housing
10 accommodations or constitutes an economic or social liability or a menace to the public health,
11 safety, or welfare in its present condition and use, said Area being more fully described in
12 **Attachment "A"**; and

13 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory process
14 in the exercise of the police power and cannot be dealt with effectively by ordinary private
15 enterprise without the aids provided in the Statute; and

16 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
17 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to
18 undertake the development of the above described Area as a land clearance project (“Project”)
19 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

1 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
2 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen (“Board”),
3 titled "Blighting Study and Plan for the 2601 Market St. Area," dated November 14, 2023
4 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages, and **Exhibits A-**
5 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

6 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
7 actions as may be required to approve the Plan; and

8 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
9 undertake and administer the Plan in the Area; and

10 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
11 Board the studies and statements required to be made and submitted by Section 99.430 and this
12 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
13 aware of the conditions in the Area; and

14 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
15 review and approval; and

16 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
17 the general development of the City and the Planning Commission has advised this Board that the
18 Plan conforms to said general plan; and

19 **WHEREAS**, this Board has duly considered the reports, recommendations and
20 certifications of the LCRA and the Planning Commission; and

21 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
22 require, among other things, the vacation of public rights-of-way, the establishment of new street
23 and sidewalk patterns or other public actions; and

1 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
2 undertaking and carrying out of the Project, including those relating to prohibitions against
3 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
4 age, sexual orientation, gender identity or expression, religion or disability; and

5 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
6 Board advertised that a public hearing would be held by this Board on the Plan, and said hearing
7 was held at the time and place designated in said advertising and all those who were interested in
8 being heard were given a reasonable opportunity to express their views; and

9 **WHEREAS**, it is necessary that this Board take appropriate official action respecting the
10 approval of the Plan.

11 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

12 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
13 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
14 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
15 known as the 2601 Market St. Area.

16 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
17 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
18 morals and general welfare of the people of the City.

19 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
20 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
21 99.320 of the Statute.

22 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated November 14, 2023,
23 having been duly reviewed and considered, is hereby approved and incorporated herein by

1 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
2 with the Minutes of this meeting.

3 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
4 the City.

5 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
6 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
7 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

8 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
9 with the sound needs of the City as a whole, for the redevelopment of the Area by private
10 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

11 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any
12 property in the Area by the exercise of eminent domain.

13 **SECTION NINE.** The property within the Area is currently unoccupied. If it becomes
14 occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in
15 Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in
16 accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

17 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
18 adequate public facilities.

19 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
20 hereby approved it is found and determined that certain official actions must be taken by this Board
21 and accordingly this Board hereby:

- 22 (a) Pledges its cooperation in helping to carry out the Plan;

1 (b) Requests the various officials, departments, boards and agencies of the City, which
2 have administrative responsibilities, likewise to cooperate to such end and to execute their
3 respective functions and powers in a manner consistent with the Plan; and

4 (c) Stands ready to consider and take appropriate action upon proposals and measures
5 designed to effectuate the Plan.

6 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
7 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
8 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
9 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
10 disability in the sale, lease, or rental of any property or improvements erected or to be erected in
11 the Area or any part thereof and those covenants shall run with the land, shall remain in effect
12 without limitation of time, shall be made part of every contract for sale, lease, or rental of property
13 to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United
14 States of America.

15 **SECTION THIRTEEN.** In all contracts with private and public parties for
16 redevelopment of any portion of the Area, all Redevelopers shall agree:

17 (a) To use the property in accordance with the provisions of the Plan, and be bound by
18 the conditions and procedures set forth therein and in this Ordinance;

19 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
20 bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
21 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

22 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
23 and WBE's established by the City;

1 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
2 be amended or supplemented, pertaining to minority-owned and women-owned business
3 participation, workforce development, and prevailing wage compliance, to the extent the
4 provisions of those ordinances apply to the Project

5 (e) To comply with the requirements of Ordinance 60275 of the City;

6 (f) To cooperate with those programs and methods supplied by the City with the
7 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
8 material supplier participation in the construction under this Agreement. The Redeveloper will
9 report semi-annually during the construction period the results of its endeavors under this
10 paragraph, to the Office of the Mayor and the President of this Board; and

11 (g) That the language of this Section Thirteen shall be included in its general
12 construction contract and other construction contracts let directly by Redeveloper.

13 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
14 profit organization owned, operated and controlled by minority group members who have at least
15 fifty-one (51) percent ownership. The minority group member(s) must have operational and
16 management control, interest in capital and earnings commensurate with their percentage of
17 ownership. The term Minority Group Member(s) shall mean persons legally residing in the United
18 States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native
19 Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines,
20 Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or
21 Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The
22 term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit
23 organization owned, operated and controlled by a woman or women who have at least fifty-one

1 (51) percent ownership. The woman or women must have operational and managerial control,
2 interest in capital and earnings commensurate with their percentage of ownership.

3 The term "Redeveloper" as used in this Section shall include its successors in interest and
4 assigns.

5 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall
6 prevent the City Assessor from increasing or decreasing the assessed value of the any real property
7 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly
8 filed with the City Assessor.

9 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
10 Revenue in the same manner as regular ad valorem real estate taxes.

11 The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax
12 Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as
13 provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of
14 Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the
15 Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof
16 as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the
17 certificate, provide a written certification of the current assessed value of the then-existing
18 applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

19 During the Tax Abatement Period, and subject to continued compliance with the Plan and
20 any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
21 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
22 payments in lieu of taxes ("PILOTs") as follows:

1 During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be
2 imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable
3 real property or portion thereof pursuant to Section 99.710, RSMo; and

4 During each year of the Tax Abatement Period, PILOTs shall equal:

5 In each of years one through ten of the Tax Abatement Period, an amount equal to twenty-five
6 percent (25 percent) of the difference between the ad valorem real estate taxes that would be due if
7 there were no abatement and the amount of taxes actually due (as described above); and

8 The tax abatement described above shall not apply to special assessments and shall not
9 serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing
10 jurisdiction with respect to the applicable real property or portion thereof, except as expressly
11 described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City
12 Assessor from increasing or decreasing the assessed value of the any real property or portion
13 thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the
14 City Assessor.

15 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
16 Revenue in the same manner as regular ad valorem real estate taxes.

17 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
18 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
19 first approved. Modifications which will substantially change the Plan include, but are not
20 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
21 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
22 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
23 amended.

1 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
2 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
3 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
4 Ordinance are so essential and inseparably connected with and dependent upon the void section
5 that it cannot be presumed that this Board would have enacted the valid sections without the void
6 ones, or unless the court finds that the valid sections standing alone are incomplete and are
7 incapable of being executed in accordance with the legislative intent.

ORDINANCE 71830

**Board Bill Number 197
Attachment "A"**

**2601 Market St.
Redevelopment Area**

Legal Description

CB 926 MARKET ST
2.808 ACRES
BNDRY ADJ PLAT OF PRT TRACT 20 & 21 OF
MILL CREEK VALLEY ADDN
NEW LOT B
Parcel: 0926-9-010.002

BLIGHTING STUDY AND PLAN

FOR THE

2601 Market St.
Redevelopment Area

PROJECT # 2466

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

November 14 , 2023

MAYOR
Tishaura O. Jones

**BLIGHTING STUDY AND PLAN FOR
2601 Market St.
Redevelopment Area**

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EXHIBITS

"A"	DESCRIPTION
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"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 2601 Market St. Redevelopment Area (“Area”) consists of land totaling approximately 2.8 acres in portions of the Midtown Neighborhood of the City of St. Louis (“City”) and is located on the west side of Jefferson Ave. between Market St. and Olive St.

The property description of the Area is attached and labeled **Exhibit "A"**. The boundaries of the Area are delineated on **Exhibit "B"** ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 926. The Area consists of a vacant lot. The parcel by parcel physical conditions within the Area are shown on **Exhibit "B"** (“Project Area Plan-Existing Uses and Conditions”) and enumerated in **Exhibit "F"** “Blighting Report”.

Unemployment figures, computed by the St. Louis Fed, indicate a 3.2% unemployment rate for the City for the month of September 2023. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a vacant lot.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on **Exhibit "B-2"**.

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are commercial. Residential density for the surrounding neighborhood is approximately 6.53 persons per acre.

5. CURRENT ZONING

The Area is zoned “T”- Central Business District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The properties within the Area are unoccupied and in the conditions outlined in **Exhibit “F”**. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled **Exhibit “F”** and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive commercial uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. This Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (**Exhibit G**).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in zones designated “I”- Central Business District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall not be permitted to use the property within the Area for any of the following:

adult bookstores, X-rated movie houses, auto and truck dealers (new or used), truck or other equipment rentals requiring outside storage, free standing package liquor stores, check cashing centers.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain “I”- Central Business District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the “Strategic Land Use Plan of the City of St. Louis” (as amended 2023).

Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

The implementation of this Plan is expected to result in 115 new jobs in the Area.

6. CIRCULATION

The Proposed Land Use Plan (**Exhibit "C"**) indicates the proposed circulation system for the Area.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required; however, should a zoning variance be needed to achieve this Plan, the Redeveloper(s) will have the responsibility to obtain the appropriate approvals.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

All Redeveloper(s) seeking real estate tax abatement pursuant under this Plan and those property owners only seeking a building permit for property in the Area are subject to the following urban design requirements and shall be responsible for obtaining a zoning variance should that be necessary to achieve these requirements:

a. OBJECTIVES

The Area shall be redeveloped such that it is an attractive commercial asset to the surrounding neighborhood and preserve opportunities to facilitate future transit and other multi-modal (e.g., greenway) access in the Area.

b. REGULATIONS

1.) **New construction including exterior materials** shall conform to the plans approved by the Preservation Board, or plans subsequently reviewed and approved by Cultural Resources Office staff and/or the Preservation Board.

c. LANDSCAPING

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, as determined by the Parks Department of the City depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

d. FENCING

New fencing shall be designed to conform with the designs approved by the Preservation Board, as referenced above. In no case shall the fencing have razor or brushed wire on top if it is visible from any street.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, unless a variance from these requirements is granted.

Surface parking shall be located primarily behind the newly constructed building. No surface parking space may be located within 5 feet of any public sidewalk. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area, to be reviewed and approved by LCRA staff.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When redeveloped in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in many phases initiated within approximately two (2) years the effective date of the ordinance approval of this Plan by ordinance and completed within approximately five (5) years of the effective date of the ordinance approval of of this Plan.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by property owners including Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Property Acquisition Map, **Exhibit "D"** attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

All of the property within the Area is currently unoccupied. If it becomes occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the "Base Assessed Value") to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes (“PILOTs”) as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:
 - In each of years one through ten of the Tax Abatement Period, an amount equal to twenty five percent (25%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the “Equal Opportunity and Nondiscrimination Guidelines” in **Exhibit “E”**, attached.

4. **ENFORCEMENT**

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries of the Area.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan. Notwithstanding anything to the contrary contained herein, this plan shall not be terminated so long as any bonds issued under the Authority if this Plan are outstanding.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.

**2601 Market St.
Redevelopment Area**

Legal Description

CB 926 MARKET ST
2.808 ACRES
BNDRY ADJ PLAT OF PRT TRACT 20 & 21 OF
MILL CREEK VALLEY ADDN
NEW LOT B
Parcel: 0926-9-010.002

Exhibit B
Project Area Plan:
Existing Uses & Conditions

2601 Market St.

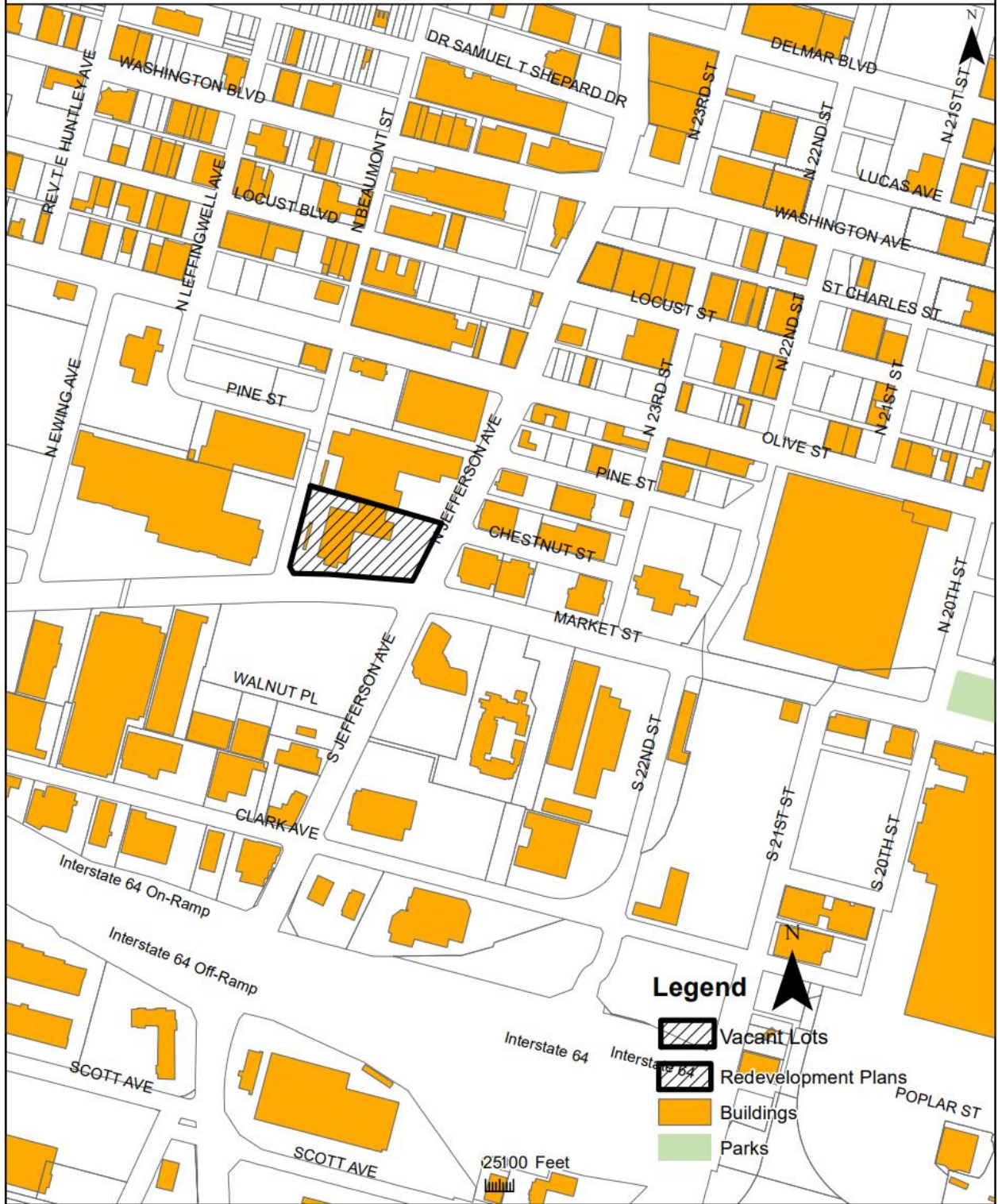


Exhibit C
Project Area Plan:
Proposed Land Use

2601 Market St.

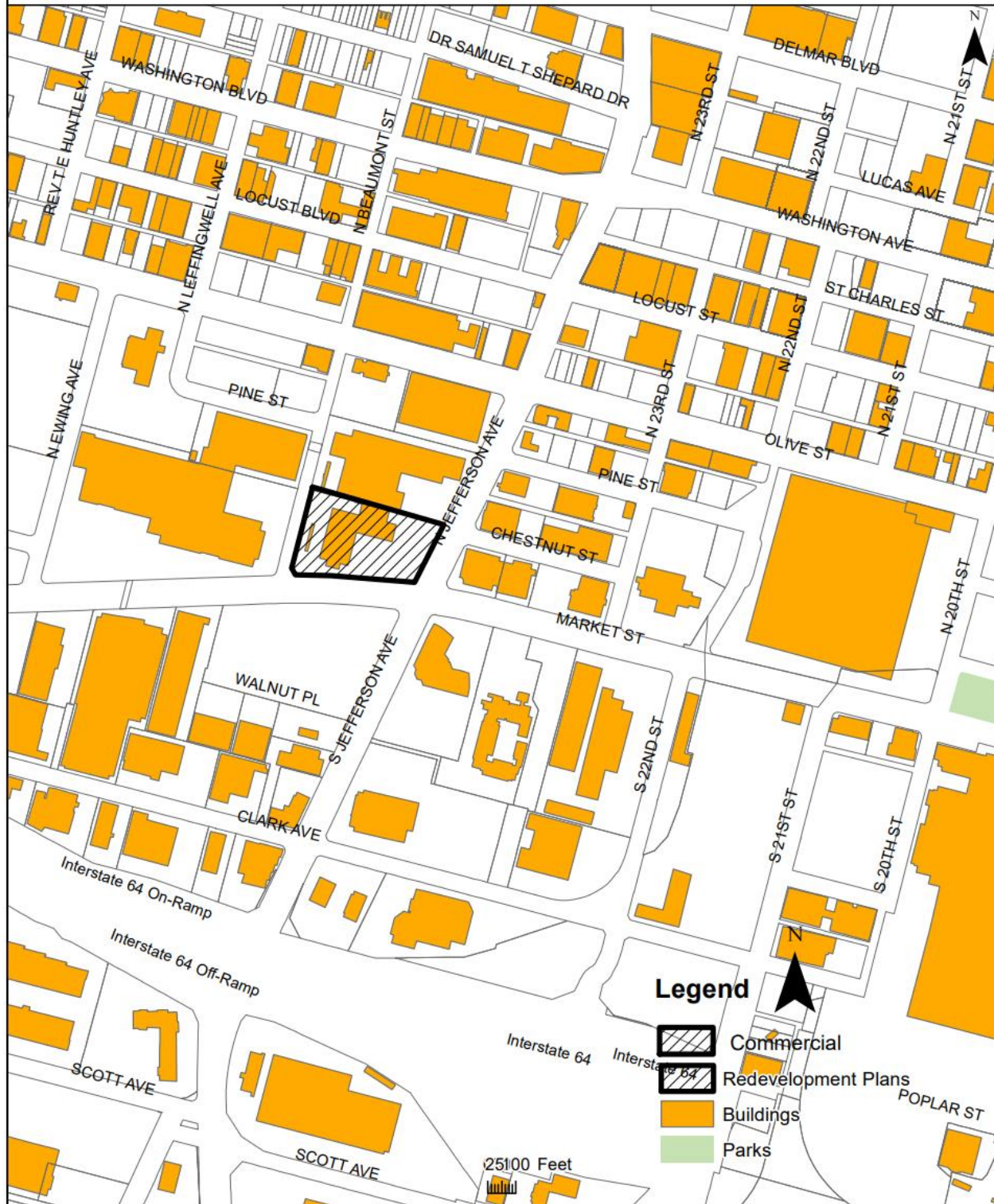
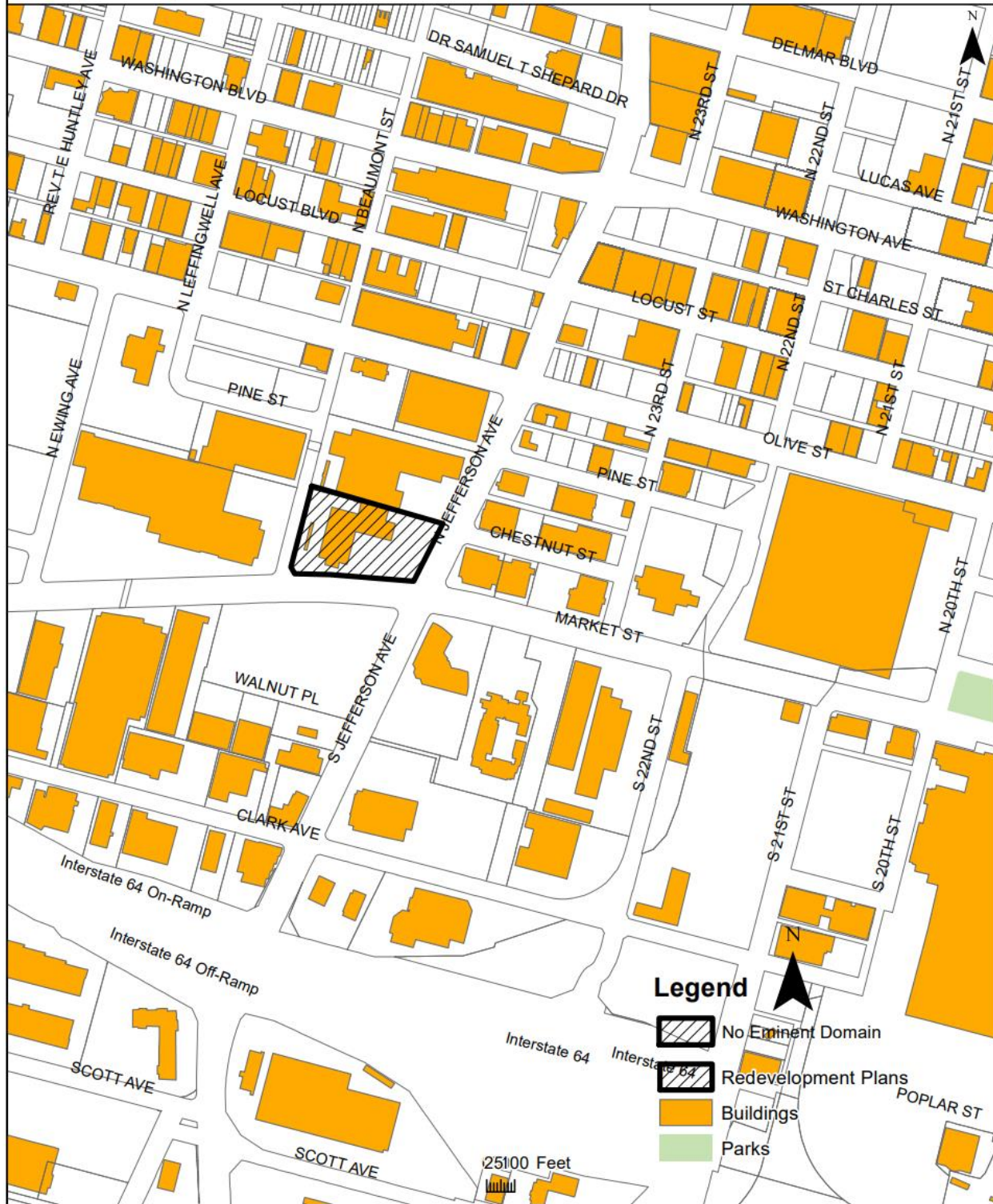


Exhibit D
 Project Area Plan:
 Project Acquisition

2601 Market St.



EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the Project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Ordinance Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the Project.

The Redeveloper(s) of non-residential properties shall fully comply (and ensure compliance by “anchor tenants”) with the provisions of St. Louis City Ordinance No. 60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

**2601 Market St.
Redevelopment Area**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including, insanitary or unsafe conditions, deterioration or inadequate site improvements, and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2016) as amended.

Subject Area is: Vacant Land
 Occupied Residential Occupied Commercial
 Unoccupied Residential Unoccupied Commercial

Subject Area is: Secured Unsecured

Does the Subject Area have insanitary or unsafe conditions? If yes, explain.

Yes No

Vacant lots have been subject to illegal dumping.

Does the Subject Area have deterioration of site conditions? If yes, explain.

Yes No

The site includes construction debris from the former office building, and a large volume of gravel and fill.

Does the Subject Area have conditions which endanger life or property by fire or other cause? If yes, explain.

Yes No

Does the Subject Area retard the provision of housing accommodations? If yes, explain.

Yes

No

Does the Subject Area constitute an economic liability? If yes, explain.

Yes

No

Vacant lots severely reduce the income the city can capture from real estate taxes, personal property, sales, and income taxes.

Does the Subject Area constitute a social liability? If yes, explain.

Yes

No

The deteriorating conditions of portions of the lots makes the lots conducive to health and social issues. Vacant lots are more likely to be victims of dumping.

Is the Subject Area a menace to the public health, safety, or welfare in its present condition? If yes, explain.

Yes

No

The condition of portions of the lots creates a menace, the lots are more likely to be victims of dumping.

Is the Subject Area detrimental because of dilapidation, deterioration, age, or obsolescence? If yes, explain.

Yes

No

Broad market shifts have significantly reduced the demand for office space that previously occupied the site. A large vacant site at a high-traffic location negatively impacts the marketability of surrounding commercial uses and long-term vacancy may reduce property values.

Is the Subject Area detrimental because of lack of air sanitation/open space? If yes, explain.

Yes

No

Is the Subject Area detrimental because of overcrowding of buildings or land? If yes, explain.

Yes

No

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development	X	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	X	
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities	X	
C1	Design public spaces and neighborhood streets as gathering spaces for people	X	
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

End chronic Homelessness		X
Design buildings to encourage physical activity	X	
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION		
Advance the City as a transportation hub		
Encourage transit oriented development	X	
Increase bike racks by 150%	X	
Use pilot projects to explore ways to achieve net zero storm water discharge		X
Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
Ensure building and site development integrated with natural site ecology		X
Advance the use of high-efficiency building related water systems and technologies		X
Encourage re-use of materials and divert waste from land-fills		X
Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT		
Require a sustainability impact statement for all new City development	X	
Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
Encourage small scale redevelopment with economic incentives	X	
Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
Focus on small and local businesses as a key part of the City economy		
Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	X	
Market and encourage living in the City to recent college graduates		X
Promote flexible development approaches by developers, land owners and business firms	X	
Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
Foster innovation		X
Remediate and prepare at least 40 vacant properties for redevelopment	X	
<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

DEVELOPMENT PROPOSAL REPORT

Kimpton and Staybridge Suites Hotels
2601 Market Street



ST. LOUIS DEVELOPMENT CORPORATION

DEVELOPMENT PROPOSAL REPORT

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Applicant Information

Approval Level

Community Benefits Scorecard

Recomenndation

Economic Analysis

Letters of Support

SLDC Contact



PROJECT SUMMARY

Kimpton and Staybridge Suites Hotels

2601 Market Street

Ward 11

Total Costs

\$126M

Real Estate Program

174 & 130-Room Hotels

Midas Hospitality is proposing the construction of two hotels at the intersection of Market Street and Jefferson Avenue on the former site of a portion of the Wells Fargo campus.

The project will consist of a Kimpton Hotel and adjacent Staybridge Suites that would include approximately 174 and 130 rooms, respectively. The Kimpton brand consists of a full-service, boutique-style hotel with a ground floor restaurant and bar. Kimpton was one of the largest boutique chains in the country before being acquired by IHG in 2014. Staybridge Suites is an extended-stay option generally targeting business travelers.

The site most recently included a roughly 20,000 square foot, six-story office building constructed in 1968. The property had been vacant for several years and was demolished in August 2023.



APPLICANT INFORMATION

Midas Enterprises

Background

Extensive Hotel Development and Management Experience

About Midas Enterprises

Founded in 2006 and headquartered in St. Louis County, Midas Enterprises is a fully integrated real estate enterprise with business units specializing in capital generation, construction, development and hospitality management. The company currently manages over \$500 million in assets and private equity capital. Midas' affiliates include Midas Hospitality, Midas Construction, and Midas Capital. The company operates in 12 states with over 1,000 employees.

Their portfolio includes over 36 hotels across the United States, including three in the City of St. Louis: Aloft, Element, and Hotel Indigo. Hotel Indigo was acquired from the previous owners, while Aloft and Element were constructed by Midas.



APPLICANT INFORMATION

Selected Past Developments



Aloft by Marriott is a unique, high-tech hotel in St. Louis' Cortex Innovation District. Midas constructed this hotel in 2020. The development is located near the Cortex Metrolink station, Saint Louis University, City Foundry, and BJC Medical Center. Aloft offers its guests 129 hotel rooms, two meeting rooms, an onsite fitness center, a terrace, and an indoor pool.



Element by Westin is located in the Midtown neighborhood, across from City Foundry. This hotel features 153 pet-friendly, extended stay rooms equipped with kitchens. Midas invested \$40 million into this sustainably constructed hotel. The hotel offers an indoor pool and features a rooftop bar, UpBar.



Residence Inn by Marriott, a 170-room hotel in Clayton, MO, was completed in 2023. All hotel rooms on the property are equipped with kitchens. The Residence Inn is situated across from Shaw Park, and features a fitness center, meeting rooms, and multiple outdoor spaces.

TAX ABATEMENT PROCESS OVERVIEW

Green Street Real Estate Ventures submitted the application on behalf of Midas Hospitality for 400 South 14th Street to SLDC in March of 2023. The project was presented to the LCRA board in November of 2023 and the Redevelopment Plan and Blighting Study were approved. It will now be submitted to the Board of Aldermen with an associated Board Bill.

If the Board Bill is approved, tax abatement for the area included in the plan is authorized, but there are several more steps remaining before tax abatement is activated. The LCRA must advertise for developers for the area, and a redeveloper then must submit a proposal to redevelop all or a portion of the area. The LCRA must then designate a developer for the area and authorize entering into a redevelopment agreement with that redeveloper.

During construction/rehab, the redeveloper will have to follow all MWBE, workforce, prevailing wage guidelines and obligations within the redevelopment agreement. These requirements are monitored by the MWBE office at SLDC.

Once construction is completed to the standards that were proposed in the redevelopment agreement and the MWBE department has notified the Incentive department the developer has met the requirements, the department notifies the assessor to activate the abatement.



COMMUNITY BENEFITS SCORECARD

Kimpton Hotel is a large investment that will create a significant number of jobs within the City's Employment District. This development will help support the planned NS-SS MetroLink investment and could provide employees with the option of commuting via public transit.

40	Score	Period 1		Period 2	
		Maximum Abatement Term	Maximum Abatement Level	Maximum Abatement Term	Maximum Abatement Level
	less than 30	0 years	0%		
Tier 1	30 - 39	10 years	80%		
Tier 2	40 - 49	10 years	90%	10 years	50%
Tier 3	50 or more	10 years	90%	15 years	50%

PRIORITY AREA	MAX POSSIBLE POINTS	POINTS EARNED
Geography	30	10
Total Jobs Created	9	9
Transit Access	9	9
Capital Investment	7	7
Employment District	5	5
Public Infrastructure Improvements	10	
Quality Jobs	5	
Target Industry	5	
Minority or Women Owned Business	5	
Existing Vacant Building Renovation	5	
Outside Funding	2	
Historic Preservation	5	
Environmental Remediation	5	
Utilization of LRA Properties	5	
Community Benefits Contribution	5	
Alignment with Neighborhood Plans	5	
Total	117	40

- Located in EJI-3 area (**10 points**)
- Estimated to create 114 FTE (**9 points**)
- Located within ½ mile of planned NS-SS MetroLink station (**9 points**)
- Total capital investment of \$125,658,996 (**7 points**)
- Located in Employment District (**5 points**)

RECOMMENDATION



SLDC STAFF

Based on the proposed real estate program and community benefits, SLDC staff is recommending 10 years of 75 percent abatement of new incremental property taxes generated as a result of the project.

Year 1 – 10
75% abatement

LCRA/PIEA/EEZ

The abatement terms recommended by SLDC staff above were approved by the LCRA board on November 14th, 2023 in Resolution 23-LCRA-10822 .

Year 1 – 10
75% abatement

ECONOMIC ANALYSIS

Annual Property Tax Revenue

Base: \$109,000

Avg. During Abatement: \$472,000

Est. After Abatement: \$1.8M

M/WBE Impacts

Total Hard Costs: \$83.7M

Minority Owned (24%): \$20.1M

Women Owned (11%): \$9.2M

Job Creation

Total Jobs: 116 (FTE)

Avg. Annual Wage: \$43,000

Payroll/Earning Taxes: \$75,000

Incentives Proposed

Real Property Tax Abatement

10 years; 75%

Est. Abatement Value

Nominal: \$9.8M

NPV: \$7.3M

% of Project Costs: 6%



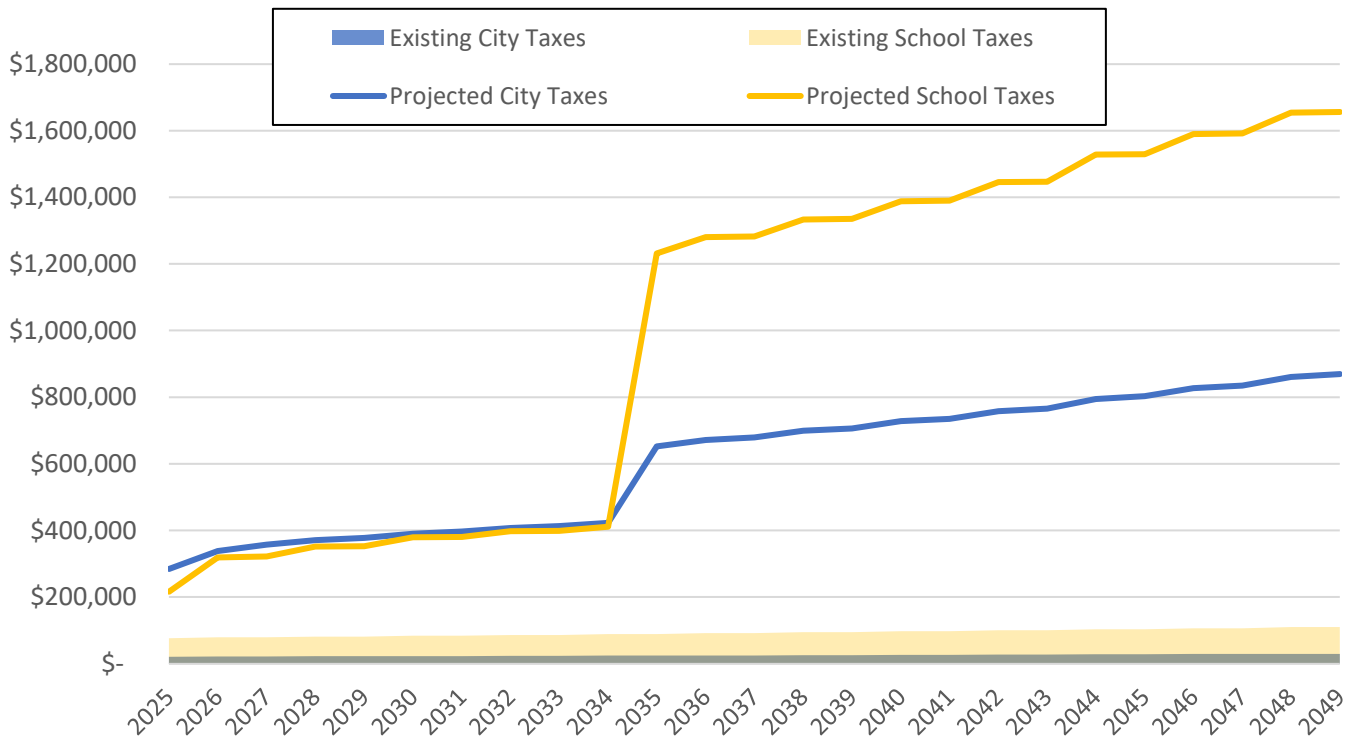
ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 4,125,625	\$ 7,609,797	\$ 11,465,073
Baseline Revenue (If No Project)	\$ 228,673	\$ 356,522	\$ 493,789
New Revenue to City	\$ 3,896,952	\$ 7,253,275	\$ 10,971,284

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School	\$ 4,542,294	\$ 11,161,621	\$ 18,501,007
Baseline Revenue (If No Project)	\$ 840,204	\$ 1,309,955	\$ 1,814,309
New Revenue to School District	\$ 3,702,090	\$ 9,851,667	\$ 16,686,698

Projected Revenues



ECONOMIC ANALYSIS

Sources and Uses Summary

Project Financing	<i>Amount</i>	<i>%</i>
Private Debt:	\$ 75,395,398	60.0%
Developer/Investor Equity:	\$ 34,971,425	27.8%
Federal Historic Tax Credits:	\$ -	0.0%
State Historic Tax Credits:	\$ -	0.0%
State Brownfields Tax Credits:	\$ -	0.0%
New Market Tax Credits:	\$ -	0.0%
Local Incentive Amount (TIF, etc.):	\$ -	0.0%
Monetized CID/TDD Values:	\$ 2,726,274	2.2%
Hotel Sales Tax Rebate:	\$ -	0.0%
Deferred Developer Fee:	\$ -	0.0%
Other Private: PACE	\$ 12,565,899	10.0%
Est. Value Construction Sales Tax Exemption:	\$ -	0.0%
Total Project Sources--Permanent	\$125,658,996	100%

Uses of Funds		<i>%</i>
Acquisition:	\$ 9,712,505	7.7%
Hard Costs (Construction):	\$ 95,448,420	76.0%
Soft Costs:	\$ 9,517,718	7.6%
Financing Costs:	\$ 4,899,459	3.9%
Reserves:	\$ 2,750,874	2.2%
Developer Fee:	\$ 3,330,020	2.7%
Total Project Uses	\$125,658,996	100%

LETTERS OF SUPPORT

Community Support

The renovation proposal received a letters of support from several nearby businesses, including Wells Fargo, Warehouse of Fixtures—an office furniture store just west of the site—and Summit Real Estate Group, which manages the St. Louis Business Center to the south.

The letters noted the project’s alignment with LCRA’s 2019 Hotel Market Analysis and unmet demand for hotel rooms in the area, as well as the potential for increased visitors and foot traffic in Downtown West.

A copy of each letter is available upon request.

SLDC CONTACT

SLDC Staff

Preparer's Name: Zachary Wilson

Phone Number: 314-657-3773

Email Address: wilsonz@stlouis-mo.gov

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, ZACHARY WILSON, state:

In conjunction with my service on behalf of St. Louis Development Corporation, I hereby certify that, to the best of my knowledge, information and belief, at no time during the process, neither I nor anyone within the Fourth Degree of Consanguinity of myself, whether singularly or collectively:

- a) have any ownership interest, directly or indirectly, in the business entity under consideration, or
- b) serve as an officer, director, or employee of the business entity under consideration; or
- c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of my preparation of the Development Proposal Report or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed below.

Dated as of 3/28/23

ZW

ORDINANCE 71830
BOARD BILL NUMBER 197
FISCAL NOTE

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderwoman Keys

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 2601 Market St. Redevelopment Area. The prospective redeveloper plans on constructing two multi-story buildings with 304 hotel rooms, at the cost of \$126 million. Kimpton Hotel will be in the eastern building. Staybridge Suites will be in the western building. 116 full time employees will be employed by the hotels. The redeveloper plans to use utilize private funds for this project. This Board Bill allows up to ten (10) years of tax abatement based on 75% of the assessed value of incremental improvements.
Type of Impact:	None this year.
Agencies Affected:	None

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ___Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes __X__No.

- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes __X_No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes __X_No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes __X_No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___Yes ___No.

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___Yes ___No.

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ___Yes ___No.

- If yes, then is there a similar existing program or administrative subdivision? ___Yes ___No.

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
 NA- No expenditures will occur with this bill _____

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
 _____SLDC_____
- Have the financial estimates of this bill been verified by the City Budget Division?
 _____Yes _____No. X
 o If yes, by whom? _____.

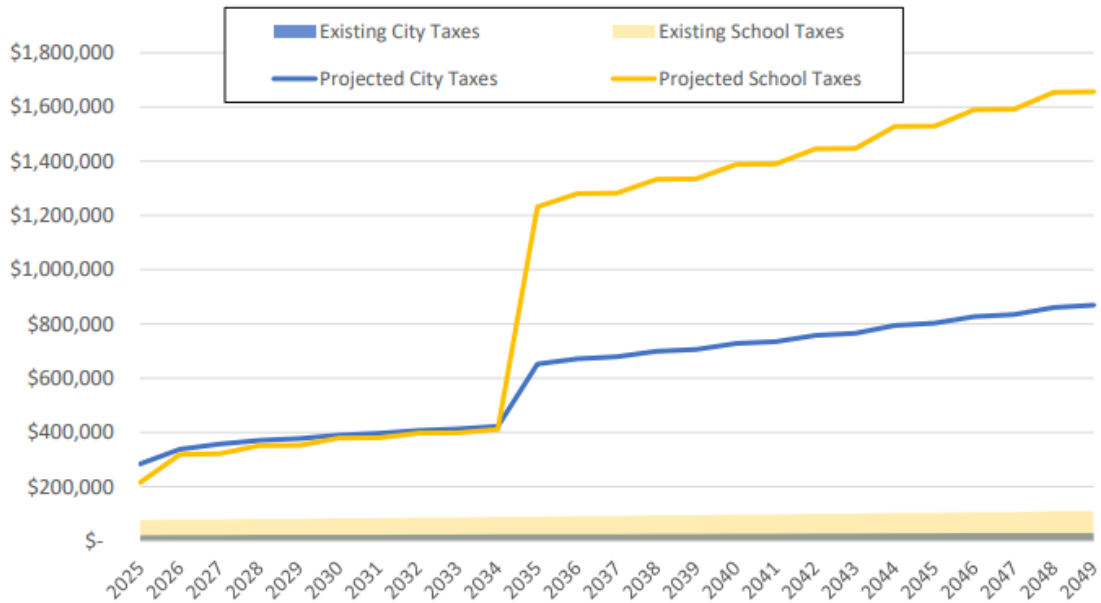
ECONOMIC ANALYSIS

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 4,125,625	\$ 7,609,797	\$ 11,465,073
Baseline Revenue (If No Project)	\$ 228,673	\$ 356,522	\$ 493,789
New Revenue to City	\$ 3,896,952	\$ 7,253,275	\$ 10,971,284

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School	\$ 4,542,294	\$ 11,161,621	\$ 18,501,007
Baseline Revenue (If No Project)	\$ 840,204	\$ 1,309,955	\$ 1,814,309
New Revenue to School District	\$ 3,702,090	\$ 9,851,667	\$ 16,686,698

Projected Revenues



Summary
Board Bill Number 163
Introduced by Alderwoman Alisha Sonnier
February 13, 2026

An ordinance approving the Petition for Creation, Extension Renewal and Establishment of the South Grand Community Improvement District (the “CID”) pursuant to Section 67.1421(5) R.S.Mo. to authorize the CID to continue to provide services, construct improvements, and carry out other functions as set forth in such Petition, to impose special assessments upon real property within the CID boundaries to provide funds to accomplish any power, duty or purpose of the CID, and to receive the services and benefits all as set forth in the Petition; and containing severability, and emergency clauses.

**BOARD BILL NUMBER 163 INTRODUCED BY ALDERWOMAN ALISHA SONNIER
CO-SPONSORS: ALDERMAN DANIELA VELAZQUEZ**

1 An ordinance approving the Petition of owners of real property seeking the creation, extension,
2 renewal and establishment of the “South Grand Community Improvement District,” finding a
3 public purpose for the creation, extension, renewal and establishment of the South Grand
4 Community Improvement District; and containing a severability clause and an emergency clause.

5 **WHEREAS**, Mo. Rev. Stat. § 67.1401 et seq. (the “Act”) authorizes the Board of Aldermen to
6 approve the petition of property owners to establish a Community Improvement District; and

7 **WHEREAS**, in 2006, certain property owners or authorized representatives of the owners of more
8 than 50% by assessed value and per capita located within the proposed boundaries of the South
9 Grand Community Improvement District requested the establishment of the South Grand
10 Community Improvement District; and

11 **WHEREAS**, the Board of Aldermen on July 21, 2006 adopted and on September 1, 2006, the
12 Mayor approved Ordinance 67222 which authorized the establishment of the South Grand
13 Community Improvement District for a term ending December 31, 2026; and

14 **WHEREAS**, certain property owners within the South Grand Community Improvement District
15 wish to extend its term; and

16 **WHEREAS**, the Act does not contain a provision for the extension of an existing Community
17 Improvement District; and

18 **WHEREAS**, a petition (the "Petition") has been signed by certain property owners or authorized
19 representatives of the owners of more than 50% by assessed value and per capita (the “Property
20 Owners”) within the South Grand Community Improvement District requesting the creation,
21 extension, renewal and establishment of the South Grand Community Improvement District to
22 continue to be known as the South Grand Community Improvement District as of the effective
23 date of this ordinance; and

1 **WHEREAS**, the Petition has been filed with the Register of the City; and

2 **WHEREAS**, the Register of the City reviewed and determined that the Petition substantially
3 complies with the requirements of the Act; and

4 **WHEREAS**, the Board of Aldermen did introduce Board Bill No. _____ declaring its intention
5 to create, extend, renew and establish the South Grand Community Improvement District and
6 calling for a public hearing on the matter; and

7 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in accordance with
8 the Act, to approve the Petition was held at [____] a.m. on _____, 2026, [____]
9 by the Board of Aldermen, and said Petition was approved by Resolution of the Board of
10 Aldermen; and

11 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is in the
12 public interest of the City; that the creation, extension, renewal and establishment of the South
13 Grand Community Improvement District is a public purpose; and that the property owners,
14 residents and persons engaging in business or visiting the South Grand neighborhood, and the
15 public in general will benefit by the creation, extension, renewal and establishment of said
16 Community Improvement District.

17 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

18 **SECTION ONE.**

19 (a) A Community Improvement District, in the form of a political subdivision of the
20 State of Missouri, to be known as the “South Grand Community Improvement District”

1 (hereinafter referred to as the “District”), is hereby created, extended, renewed, and
2 established under the Act to provide services, construct improvements, impose special
3 assessments, and carry out other functions as set forth in the Petition, and to receive the
4 services and benefits all as set forth in the Petition attached hereto as Appendix A and made
5 a part hereof.

6 (b) The District boundaries are set forth on the map in the Petition set forth as Appendix
7 A and the Legal Description set forth in Exhibit A, and are made a part of this Ordinance.

8 **SECTION TWO.**

9 (a) The District is authorized by the Petition, and in accordance with the Act, to impose
10 a tax upon retail sales within the District to provide funds to accomplish any power, duty,
11 or purpose of the District.

12 (b) The District is authorized by the Petition in accordance with the Act to use any one
13 or more of the tax upon retail sales, assessments upon real property, or other funding
14 methods specifically authorized by the Act and the Petition to provide funds to accomplish
15 any power, duty or purpose of the District.

16 (c) The District is authorized by the Act to establish different classes of real property
17 within the District for purposes of special assessments. The levy rate for special
18 assessments may vary for each class or subclass based on the level of benefit derived from
19 services or improvements funded, provided, or caused to be provided by the District.

1 (d) The District is authorized by the Act to assess and collect an assessment based upon
2 an annual calculation of lot gross square footage and building gross square footage above
3 the first floor.

4 (e) (i) The District, when approved by the Board of Aldermen, is authorized by the Act
5 and by the Petition, when approved by the District, to assess and collect annual assessments
6 against each tract, lot or parcel of real property in an amount calculated effective January
7 1, 2027 not to exceed \$0.3187 per lot square foot, \$0.4977, per first floor square foot, and
8 \$0.3178 per each upper floor square foot; and further provided that each assessment may
9 be annually increased by the amount reflected by the Consumer Price Index (“CPI”), but
10 in no case will the annual increase due to the CPI increases be less than two percent (2%)
11 and no more than five percent (5%).

12 (ii) Such special assessments shall be levied annually in advance beginning in 2027 so
13 that funds will be available for operations on January 1, 2027, and thereafter during the
14 term of the District.

15 (iii) Such special assessments levied and collected by the District represent the costs of
16 the services and improvements described in the Petition to each Property Owner within the
17 District. Each property owner’s special assessment shall represent that Property Owner’s
18 share of the benefit and the cost of such services and improvements.

19 **SECTION THREE.**

1 (a) The District is authorized by the Act, at any time, to issue obligations for the
2 purpose of carrying out any of its powers, duties or purposes. Such obligations shall be
3 payable out of all, part of any combination of the revenues of the District and may be
4 further secured by all or any part of any property or any interest in any property by
5 mortgage or any other security interest granted. Such obligations shall be authorized by
6 resolution of the District, and if issued by the District, shall bear such date or dates, and
7 shall mature at such time or times, but not more than 20 years from the date of issuance, as
8 the resolution shall specify. Such obligations shall be in such denomination, bear interest
9 at such rate or rates, be in such form, be payable in such place or places, be subject to
10 redemption as such resolution may provide and be sold at either public or private sale at
11 such prices as the District shall determine subject to the provisions of Mo. Rev. Stat. §
12 108.170. The District is also authorized to issue such obligations to refund, in whole or in
13 part, obligations previously issued by the District.

14 **SECTION FOUR.**

15 (a) Pursuant to the Act, the fiscal year for the District shall begin on July 1.

16 (b) Pursuant to the Act and no earlier than 180 days and no later than 90 days prior to
17 the first day of each fiscal year, the District shall by resolution of the District's board,
18 submit to the Missouri Department of Revenue, the state auditor, the City Register, and the
19 Board of Aldermen, a proposed annual budget for the District, setting forth expected
20 expenditures, revenues, and rates of assessments, if any, for such fiscal year. The Board of
21 Aldermen may review and comment on this proposed budget, but if such comments are

1 given, the Board of Aldermen shall provide such written comments no later than 60 days
2 prior to the first day of the relevant fiscal year; such comments shall not constitute
3 requirements but shall only be recommendations.

4 (c) Pursuant to the Act, the District shall hold an annual meeting for the District and
5 adopt an annual budget no later than 30 days prior to the first day of each fiscal year.

6 (d) Within 120 days after the end of each fiscal year, the District shall submit a report
7 to the Register of the City, the Missouri Department of Revenue, the state auditor, and the
8 Missouri Department of Economic Development stating the services provided, revenues
9 collected and expenditures made by the District during such fiscal year, and copies of
10 written resolutions approved by the board of the District during the fiscal year. The Register
11 shall retain this report as part of the official records of the City and shall also cause this
12 report to be spread upon the records of the Board of Aldermen.

13 **SECTION FIVE.**

14 (a) The District is authorized by the Act to use the funds of the District for any of the
15 improvements and activities authorized by the Act.

16 (b) Pursuant to the Petition, the Board of Directors of the District is authorized to
17 appropriate and pay over any remaining sums from the tax upon retail sales or the levy of
18 special assessments on properties located within the District pursuant to the Petition
19 approved by Ordinance 67222, authorizing the creation, extension, renewal and
20 establishment of the current District.

1 (c) Pursuant to the Act, the District shall have all the powers necessary to carry out and
2 effectuate the purposes as set forth in the Act.

3 (d) The term for the existence of the District will begin on the effective date of this
4 ordinance and will end on December 31, 2046.

5 **SECTION SIX.** The Board of Aldermen hereby finds that the use of the proceeds of the
6 special assessments as provided in the Petition will serve a public purpose by remediating
7 blight and encouraging the redevelopment of real property within the District.

8 **SECTION SEVEN.** Pursuant to the Act, the Board of Aldermen shall not decrease the
9 level of publicly funded services in the District existing prior to the creation of the District
10 or transfer the financial burden of providing the services to the District unless the services
11 at the same time are decreased throughout the City, nor shall the Board of Aldermen
12 discriminate in the provision of the publicly funded services between areas included in the
13 District and areas not so included.

14 **SECTION EIGHT.**

15 (a) The Register shall report in writing the creation of the District to the Missouri
16 Department of Economic Development.

17 (b) The Board of Directors of the District shall, as soon as practicable following the
18 approval of this ordinance by the Mayor, submit the following information to the Missouri
19 Department of Revenue and state auditor: a description of the boundaries of the District as

1 well as the rate of property tax or sales tax levied in the District; any amendments made to
2 the boundaries of the District or the tax rates levied in the District; and the date on which
3 the District is to expire unless earlier terminated.

4 **SECTION NINE.** If any section, subsection, sentence, clause, phrase or portion of this
5 ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court
6 of competent jurisdiction, such portion shall be deemed and is hereby declared to be a
7 separate, distinct and independent provision of this ordinance, and such holding or holdings
8 shall not affect the validity of the remaining portions of this ordinance.

9 **SECTION TEN. Emergency Clause.** This being an ordinance for the preservation of
10 public peace, health and safety, it is hereby declared to be an emergency measure within
11 the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and
12 therefore this ordinance shall become effective immediately upon its passage and approval
13 by the Mayor.

Board Bill Number 163

Exhibit A

District Legal Description

Commencing at the southwest corner of Grand Boulevard and Arsenal Street (CITY BLOCK

2102) thence westwardly one hundred one (101) feet, thence southwardly on hundred thirty five (135) feet to the southwest corner of Parcel 2501, thence southwardly crossing an alley approximately 15 feet in width, thence westwardly sixty (60) feet, thence southwardly 144 feet to the northern curbline of Hartford Street (encompassing the westernmost boundary lines of Parcels 2501, 2601, 2700, 2800, 2900 and 3000 of City Block 2102);

Thence southwardly approximately sixty (60) feet to the southern curbline of Hartford Street (CITY BLOCK 2101) thence westwardly nine (9) feet ten (10) inches to the western

boundary of an alley, thence southwardly one hundred twenty (120) feet to the northern line of an alley, thence southwardly approximately fifteen (15) to the southern boundary of alley, thence eastwardly sixty-one (61) feet six (6) inches to a point thence southwardly one hundred twenty-five (125 feet) to the northern curbline of Juniata Street (includes Parcels 2606-07, 2706-07, 2800, 2900, and 3006-07 of City Block 2101);

Thence southwardly approximately sixty (60) feet to the southern curbline of Juniata Street (CITY BLOCK 2100) thence westwardly approximately fifty (50) feet to the westernmost line of an alley thence southwardly two hundred sixty-nine (269) feet six (6) inches to the northern curbline of Connecticut (includes Parcels 2506-07, 2606-07, 2700, 2806-07, 3006-07, 3106-07 of City Block 2100);

Thence southwardly approximately 60 feet to the southern curbline of Connecticut (CITY BLOCK 2099); thence eastwardly approximately one hundred (100) feet to a point, thence southwardly one hundred eleven (111) feet to a point, thence westwardly approximately 100 feet to the easternmost line of an alley, thence southwardly one hundred (100) feet to a point, thence eastwardly sixty-five (65) feet to a point thence southwardly sixty (60) feet to the

northern curbline of Wyoming Street thence westwardly approximately twenty (20) feet to a point (includes Parcels 2800, 2906-07 and a portion of Parcel 2706-07 of City Block 2099);

Thence southwardly approximately sixty (60) feet to the southern curbline of Wyoming Street (CITY BLOCK 2098); thence eastwardly approximately seventy (70) feet to the north-westernmost corner of Parcel 2806-07 of City Block 2098, thence southwardly one hundred twenty-eight (128) feet to an alley approximately fifteen (15) feet wide, thence eastwardly twenty-one (21) feet ten (10) inches, thence southwardly one hundred twenty eight (128) feet to the northern curbline of Humphrey Street (includes Parcels 2806-07, 2861-71, 2900 and 3006-07 of City Block 2098);

Thence southwardly approximately sixty (60) feet to the southern curbline of Humphrey Street (CITY BLOCK 2097), thence westwardly twelve (12) feet four and one-half (4-1/2) inches to the westernmost boundary of Parcel 2900 thence southwardly one hundred twenty five (125) feet to the northern line of an alley, thence approximately fifteen (15) feet to the southern line of the alley, thence eastwardly seventeen (17) feet five and one half (5-1/2) inches to a the westernmost boundary of Parcel 3000 (includes Parcels 2900 and 3000 of City Block 2097), thence southwardly one hundred thirty-one (131) feet two and one half (2-1/2) inches to the northern curbline of Utah Place;

Thence southwardly approximately three hundred thirty-five (335) feet to the northern curbline of McDonald Avenue (includes Parcels 2000, 2100, 2200, 2250, 2300, 2400 and 2500 of City Block 2095), thence eastwardly approximately eighty-six (86) feet nine (9) inches to the western curbline of Grand Boulevard, thence eastwardly 80 feet to the eastern curbline of Grand Boulevard;

Thence northwardly approximately one hundred forty (140) feet to the southeastern corner curbline of Grand Boulevard and McKean Avenue (CITY BLOCK 1495), thence eastwardly

approximately three hundred (300) feet to an alley, thence northwardly two hundred seventy (270) feet to the southern curbline of Utah Street (includes parcels 0110, 1300, 1400, 1500, 1600, and 1700 of City Block 1495);

Thence northwardly approximately sixty (60) feet to the northern curbline of Utah Street (CITY BLOCK 1489), thence westwardly approximately two hundred twenty-eight (228) feet to City Block 1489, the southeast corner of parcel 2700; thence northwardly one hundred twenty-seven (127) feet nine and one half (9-1/2) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence westwardly approximately eighteen (18) feet to the southeast corner of parcel 3006-07 (includes parcels 2700 and 3006-07 of City Block 1489), thence northwardly one hundred twenty-six (126) feet six (6) inches to the southern curbline of Humphrey Street;

Thence northwardly approximately sixty (60) feet to the northern curbline of Humphrey Street (CITY BLOCK 1488), thence westwardly three (3) feet nine (9) inches to the southeast corner of Parcel 2806-07, thence northwardly one hundred twenty-seven (127) feet seven and one fourth (7-1/4) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence westwardly seven and three-fourths (7-3/4) inches to the southeastern corner of Parcel 0106-07, thence northwardly one hundred twenty-seven (127) feet six (6) inches to the southern curbline of Wyoming Street (includes Parcels 0106-07 and 2806-07);

Thence northwardly approximately sixty (60) feet to the northern curbline of Wyoming Street (CITY BLOCK 1485), thence eastwardly twenty-four (24) feet six (6) inches to the southeastern corner of City Block 1484, Parcel 2807, thence northwardly one hundred twenty-seven (127) feet one-fourth (1/4) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence one hundred twenty-seven (127) feet seven and one quarter (7-1/4) inches to the southern curbline of Connecticut Street (includes Parcels 2806-07 and 0100);

Thence northwardly approximately sixty (60) feet to the northern curbline of Connecticut (CITY BLOCK 1484), thence eastwardly thirty-nine (39) feet seven and one-quarter (7-1/4) inches to the southeast corner of City Block 1484 parcel 2700; thence northwardly one hundred twenty-four (124) feet three (3) inches to the southern line of an alley, thence northwardly approximately fifteen (15) feet to the northern line of alley, thence northwardly approximately one hundred thirty-five (135) feet nine and one-fourth (9-1/4) inches to the southern curbline of Juniata Street (includes Parcels 0100 and 2700 of City Block 1484);

Thence northwardly approximately sixty (60) feet to the northern curbline of Juniata Street (CITY BLOCK 1463), thence eastwardly four hundred forty-seven (447) feet to the southeastern corner of Parcel 1000, thence northwardly one hundred twenty-five (125) feet to the southern line of an alley, thence northwardly twenty-five (25) feet to the northern line of alley, thence eastwardly approximately one hundred thirty-one (131) feet four (4) inches to the western curbline of Arkansas Street, thence northwardly one hundred eighteen and seventy-one hundredths (118.71) feet to the southern curbline of Hartford Street (includes Parcels 0100, 1000, 1600, and 1700 of City Block 1463);

Thence northwardly approximately sixty (60) feet to the southern curbline of Hartford Street (CITY BLOCK 1462), thence westwardly approximately three hundred thirty (330) feet to the southeastern corner of Parcel 2800, thence northwardly one hundred twenty (120) feet to the southern line of an alley, thence northwardly approximately twenty-five (25) feet to the northern line of alley, thence eastwardly seven (7) feet to the southeastern corner of Parcel 500, thence northwardly one hundred twenty-two (122) feet eight and one half inches (8-1/2) inches to the southern curbline of Arsenal Street (includes Parcels 0100, 0400, 0500, 2700, 2800, 3000, 3001-02 of City Block 1462).

Thence northwardly approximately sixty (60) feet to the northern curbline of Arsenal Street (CITY BLOCK 1460), thence eastwardly twenty and seventeen hundredths (20.17) feet to

the southern line of an alley, thence eastwardly 1818.67 feet to the southeastern corner of parcel 3006-07, thence northwardly 45 feet to the northeastern corner of parcel 3006-07, thence southwardly 175.10 feet to the southern curbline of Arsenal Street (includes Parcels 900-01 and 3006-07);

Thence westwardly sixty (60) feet to the southern curbline of Arsenal Street, thence westwardly approximately ten (10) feet to the southeast corner of parcel 2900, thence northwardly sixty (67) eight (8) inches to an alley, thence westwardly approximately seventy-six (76) feet to a point, thence northwardly fifteen (15) feet to the southwestern corner of parcel 3006-3007, thence northwardly forty-five (45) feet, thence westwardly fifty-one (51) feet six (6) inches, thence southwardly one hundred twenty-seven and eight tenths (127.8) feet to the southwestern corner of parcel 2900, thence southwestwardly approximately ninety (90) feet to the point of beginning at the southwestern corner of Grand Boulevard and Arsenal Street (CITY BLOCK 2102).

South Grand Community Improvement District

Map



Exhibit B

**South Grand Community Improvement District
District Management Plan**

Section 1

What is the South Grand Community Improvement District and What Has it Accomplished?

The South Grand Community Improvement (the “District”) was organized under legislation in 2001. Owners of real property located within the District boundaries voted upon and approved an assessment on their own properties. The property owners within the District elected a Board of Directors which determine how this self-help organization provide enhanced services, improvement and activities, such as public safety, maintenance and economic development, in addition to those services provided by local government.

Some of the advantages of a Community Improvement District (“CID”) are:

1. A consistent source of funds to improve the South Grand District to attract new investment and users.
2. The District offers management of a self-directed work plan based upon a long-term plan, with direct accountability to those who are paying into the District.
3. The District provides the financial resources to develop and implement a South Grand-focused strategy that works to reduce building vacancies and attract new businesses to the District.

Section 2

Why Renew the South Grand Community Improvement District?

In 2006, the District property owners agreed to amend the existing petition establishing the South Grand Community Improvement District. The purpose of the new District was to provide public space management in the form of public safety and maintenance, capital improvement enhancements, economic development and staff to oversee District projects. The focus of the District moving forward is to provide consistent funding, management and accountability for District efforts which shall include expanded (1) public space management in the form of public safety and maintenance; (2) capital improvements with a primary focus on adequate parking, maintenance of the public parking lot and event space along with providing uplighting to the buildings and façade grant assistance within the District; (3) economic development services.

This focus will be furthered by the renewal of the CID. The notable components of which include:

1. Term: The proposed term of the renewal of South Grand Community Improvement District authorizing legislation is twenty years.
2. Increase resources by a sales and use tax not to exceed \$0.01 per taxable sales dollar. This tax will, in effect, be a “user’s fee” paid by South Grand customers and visitors.

Section 3

Management Plan summary

Developed by property owners, The South Grand Community Improvement District Management Plan is proposed to improve and convey special benefits to properties located within the boundaries of the CID. The District will provide enhanced improvements and activities, including maintenance, public safety, public space improvements and economic development, above and beyond those currently provided by the City of Saint Louis.

Location:

Portions of approximately fifteen (15) blocks of South Grand Blvd. an area defined in Exhibit A of the Petition and Section 4 of this plan. (see map on page 4 of Exhibit A).

Value of District:

The total assessed value of the properties within the proposed District is \$5,429,870. Much of this may be attributed to the existence of the CID and the improvements which have followed.

Improvements, Activities, Services to be provided within the District boundaries along the public right of way:

Public Space Improvement Programs which may include, but will not be limited to, the following projects.

A. Enhanced Public Safety Programs:

Bike, foot, and/or motorized patrols which may include, but not be limited to, off-duty St. Louis Metropolitan Police officers, security guards, and/or non-security staff as District guides who

will serve as added presence along the public right of way. This will be augmented by Exterior Camera Grant Program.

B. Enhanced Maintenance Programs

- Street, Ritz Park, and Parking Lot Cleaning
- Graffiti, Poster, and Handbill Removal
- Sidewalk & Street Furniture Cleaning
- Weed Control
- Trash Removal
- Landscaping (trees, flowers, plants, shrubs, etc.).
- Landscape Maintenance
- Irrigation Maintenance
- Tree Trimming
- Infrastructure repairs/ironwork

C. Capital Improvements

- Public Art
- South Grand Parking Lot Maintenance
- South Grand Ritz Park loan and maintenance
- Signage/Wayfinding
- Lighting
- Shade Structure for Ritz Park
- Business Improvement Grant Program

D. Economic Development/Communications

- Market Based Business Recruitment

- Communication & Image Marketing Materials/Advertisement
- Public and Media Relations
- Professional Services
- Special Events
- Website

Method of Financing:

Special assessments will be levied in advance beginning in 2027, so funds will be available for operations on January 1, 2028. Beginning in 2027, assessments will be levied upon real property, including buildings on real property that benefit from the improvements and activities. CID assessments are paid at the same time as local property tax and will begin with the property tax payment in the Fall of 2027.

The sales and use tax will be applied against taxable retail sales within the boundaries of the District at a rate not to exceed one percent (1%) (but more specifically addressed below). The sales and use tax will be implemented following approval by the Board of Directors and after a separate sales and use tax election amongst the qualified voters in the District.

Budget:

The anticipated District assessment income budget for the 2027 year of operation is \$255,000, annually, from the real property assessment.

The District proposes to continue an initial sales and use tax ½ of \$0.01 per taxable sales dollar. Based upon estimated annual District sales of \$33 million, the projected sales and use tax income will generate funds in the approximate amount of \$165,000 per year.

Assessments:

Annual assessments are based upon an allocation of specific program costs and a calculation of assessable square footage: Three property assessment variables, lot square footage, first calculation of assessable square footage.

Assessments in 2027 will not exceed the rate listed below:

Lot Square Footage	\$0.3187
First Floor Footage	\$0.4977
Upper Floor Footage	\$0.3178

City Services:

The Community Improvement District Act mandates the existing City services will continue to be provided within a CID District at the same level as before the CID was created (unless services are decreased throughout the City) and the CID services shall be in addition to existing City services.

District Renewal:

CID renewal requires submission of signed petitions from a group of property owners whom both:

1. Collectively own more than fifty percent by assessed value of the real property within the District, and
2. Represent more than fifty percent per capita of all owners of real property within the District.

Governance:

The District's budgets and policies will be refined annually, within the limitations set forth in the District management plan, by the District's Board of Directors.

The South Grand Community Improvement District, a political subdivision, will implement the improvements and activities defined by the District Management Plan.

Budgets and work plans will be made available annually to the CID property owners, business owners, and residents, and the City of Saint Louis, for review and comments.

Section 4

South Grand Community Improvement District Boundaries

An approximate fifteen (15) block area has been identified for the South Grand Community Improvement District. District boundaries are identified by the map and legal description in Exhibit A of this report.

District Boundaries

The District boundaries are generally described as the property on both sides of South Grand Boulevard from Utah Place north to Arsenal Street as identified by the map and legal description in Exhibit A of this report.

The specific boundaries of the South Grand Community Improvement District are also shown upon the map included in Exhibit A. Legal descriptions of all individual properties included in the South Grand Community Improvement District are outlined in Exhibit D shall govern and control in the event there is any conflict.

Section 5

Programs and Services to be provided

Process to Establish the Improvement and Activity Plan

Through a series of individual meetings, focus group meetings, and CID Steering Committee meetings beginning in (October) 2025, continuing through (December) 2025, South Grand stakeholders collectively determined the priority for improvements and activities to be delivered by the CID. The primary needs as determined by the stakeholders were: Public Space Management, which consists of public safety programs, maintenance programs and public space improvement programs. A second primary need was capital improvement; the third primary need was economic development.

Public Space Management

1. Enhanced Public Safety

The South Grand public safety program mission is to support the police department, property owners and tenants in overall crime prevention efforts and reduction in neighborhood street disorder, while offering a customer service orientation to pedestrians. The security program is designed to be applied evenly throughout the CID and may include but shall not be limited to the following.

Integration with Existing Police Departments

The South Grand public safety program will work closely with the St. Louis Metropolitan Police Department (“SLMPD”) to integrate the South Grand program with that of the SLMPD . For example, the support of PTZ and LPR cameras to be provided on City Infrastructure, and a Memorandum of Understanding or some similar document, to be signed giving the viewing rights to the SLMPD.

Exterior Camera Grant Program

The District will provide assistance to property and/or business owners to place exterior cameras on their building(s).

District Patrols

District Patrols deter unsuitable public behavior. Their presence increases the perception of public safety and deters criminal activity. While the service does not completely prevent crimes, the patrol also provides the general public with goodwill gestures, such as helping lost persons. The Patrols also assist with traffic control in the event of accidents, fires, or unusual occurrences, such as reckless driving.

2. Enhanced Maintenance

To effectively deal with the many maintenance issues in South Grand, multi-dimensional approach has been developed, including but not limited to the following elements.

Street and Sidewalk Maintenance

Workforce clears litter, debris and refuse from sidewalks, streets and gutters of the district.

South Grand Parking Lot and Ritz Park Maintenance

Snow removal, upkeep of seal and stripe of the parking lot, maintenance to the fountain and hardscapes of the Ritz Park.

Graffiti, Posted Notices and Handbill Removal

The District maintains a zero tolerance of graffiti and posted notices policy, removing them as soon as possible

Trash Collection:

Trash, litter, debris, and refuse will be removed from sidewalks and public right of way by a means determined by the District, including but not limited to private contractors and/or District employees.

Weed Control

Weed growth within the public right of way will be controlled by appropriate means

Landscaping

Mowing of grass, maintenance and upkeep of native plants, tree trimming, and irrigation system maintenance and repairs as well as backflow maintenance and repairs.

Ironwork

Maintenance of ironwork around plantings, bike racks, and benches. The District is also evaluating decorative street lighting.

Maintenance Problems Requiring Third Party Intervention

Problems that create blighted or unsafe conditions in the CID but are outside of the jurisdiction of the District for repair. Requests are made to the party responsible for repairs. Types of problems included blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, damage to trees within public right of way, etc.

3. Capital Improvements

A program of improvements developed and implemented over the twenty-year life of the District which may include but will not be limited to the following:

- Public Art
- Landscaping (trees, flowering plants, shrubs, etc.)
- Signage/Wayfinding
- Maintenance of Parking lot: seal and stripe, lighting, cameras
- Maintenance of Ritz Park: fountain, lighting, benches
- Uplighting
- Shade Structure for Ritz Park
- Business Improvement Grant Program

4. Economic Development

Marketing

- South Grand Brochure
- Tours
- Public and Media Relations

- Branding of District
- Special Events
- Advertisements of Events
- Professional Services
- Website

Business Development

District staff will offer support and consultation to the efforts of individual property owners and their brokers to attract and retain tenants.

District staff will endeavor to support these efforts where possible using a combination of data the district has access to, as well as the network accessible by both staff and board members.

The district may also offer its online presence as an avenue to help property owners attract new tenants

5. Advocacy and Administration

Management Personnel

District services are delivered daily and require full-time administration/ management staff to manage the District improvements and activities. The staff will be responsible for representing the property owners before public agencies and advocating on behalf of the CID business and property owners. Additional staff responsibilities may include but shall not be limited to research, write and submit for consideration, funding proposals to benefit the District.

Section 6

Operating budget Summary

2027 Operating Budget Summary

The summary of the 2027 operating budget for the District is provided on the following pages. The total assessment and sales and use tax income budget for improvements and activities 2027 is projected at \$255,500 assessments and \$165,000 in sales and use tax.

Administration	\$150,000
-----------------------	------------------

Daily management of District programs and activities, including but not limited to labor, office rent, insurance, utilities, supplies, etc.

Capital Improvements \$74,000

The Capital Improvements effort will continue to enhance the parking availability and streetscape features as well as maintain the District’s outdoor event space, historic lighting, and Business Improvement Grant Program as detailed in Section 5.

Economic Development \$35,000

Marketing and Business Development with the support of professional services, events, and website support and design.

Public Space Management

Enhanced Security Programs \$37,500

The public safety programs are designed to improve both the reality and perception of safety in South Grand as detailed in Section 5.

Enhanced Maintenance \$123,500

The maintenance programs will clean the District via the services as detailed in Section 5.

South Grand Community Improvement District

Expense Budget

	Income		
	43% From Assessments	24% from Sales & Use Tax	Total
\$150,000	\$110,000	\$40,000	

Administration

Personnel & Related \$110,000

Insurance \$10,000

Meetings	\$1500
Membership/Annual Reg/Conference	\$1,000
Rent	\$6600
Supplies/Utilities/Software	\$4050
Legal	\$1,000
Accounting	\$13,750
IT	\$2100
Total Administration	\$150,000

Income

	10% From Assessments	30% from Sales & Use Tax	Total
	\$25,000	\$49,000	
\$74,000			

Capital Improvements

Parking Lot Maintenance	\$7,500
Historical Lighting	\$25,000
Pocket Park Loan and Maintenance	\$20,000
Business Improvement Grant Program	\$20,000
Utilities-Electrical Ritz Park and Parking Lot	\$1,500
Total Capital Improvements	\$74,000

Income

	2% From Assessments	18% from Sales & Use Tax	Total
	\$5,500	\$29,500	\$35,000

Economic Development

Professional Services	\$29,500
Events	\$2,500
Website Maintenance	\$3,000
Total Economic Development	\$35,000

Income

	45% From Assessments	28% from Sales & Use Tax	Total
\$161,000	\$113,500	\$47,500	

Public Space Management

Public Safety

Camera Program	\$7,500
Patrol	\$30,000
Subtotal Public Safety	\$37,500

Maintenance

Landscaping/Irrigation System	\$72,000
Snow Removal	\$10,000
Daily Cleaning, Public Right of Way	\$41,500
Subtotal Maintenance	\$123,500

Total Public Space Management **\$161,000**

Twenty Year Operation Budget

The following projected twenty-year operation budget for the District is based upon a 2% CPI increase annually.

Revenues for specific categories of programs, such as public space management, economic development and administration may be reallocated from year to year to meet District’s needs.

**South Grand Community Improvement District
Twenty-Year Operation Budget**

Revenues for specific categories or programs, such as public space management, economic development and administration may be reallocated from year-to-year to meet the needs of the District.

Initial Year (2027)	Assessment Income	\$255,000
	Tax Income	\$165,000
	Total Income	\$420,000

The twenty-year operation budget follows in five-year increments.

Category	2027	2028	2029	2030	2031
	Administration: 43% of assessments + 24% of sales and use tax				
Assessment Income	130,000.00	132,600.00	135,252.00	137,957.04	140,716.18
Sales and Use Tax	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64
Administration Total	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82

Capital Improvements: 10% of assessments + 30% of sales and use tax

	10,000			10,612	10,824.3
Assessment Income	.00	10,200.00	10,404.00	.08	2
	64,000			67,917	69,275.6
Sales and Use Tax	.00	65,280.00	66,585.60	.31	6
Capital Improvements Total	74,000	75,480.00	76,989.60	78,529	80,099.9
	.00			.39	8

Economic Development: 2% of assessments + 18% of sales and use tax

	18,000			19,101	19,483.7
Assessment Income	.00	18,360.00	18,727.20	.74	8
	17,000			18,040	18,401.3
Sales and Use Tax	.00	17,340.00	17,686.80	.54	5
Economic Development Total	35,000	35,700.00	36,414.00	37,142	37,885.1
	.00			.28	3

Public Space Management: 45% of assessments +28% sales and us tax

	97,000		100,918.8	102,93	104,995.
Assessment Income	.00	98,940.00	0	7.18	92
	64,000			67,917	69,275.6
Sales and Use Tax	.00	65,280.00	66,585.60	.31	6
Public Space Management Total	161,00	164,220.0	167,504.4	170,85	174,271.
	0.00	0	0	4.49	58

Total Assessment Income	255,00	260,100.0	265,302.0	270,60	276,020.
	0.00	0	0	8.04	20

Total Sales and Use	165,00	168,300.0	171,666.0	175,09	178,601.
Tax Income	0.00	0	0	9.32	31
Total Budget, (2027-2031)	420,000.00	428,400.00	436,968.00	445,707.36	454,621.51

	2032	2033	2034	2035	2036
ation: 43% of assessments + 24% of sales and use tax					
Assessment Income	143,531.00	146,401.62	149,329.65	152,316.25	155,362.57
Sales and Use Tax	22,082.00	22,523.64	22,974.11	23,433.60	23,902.27
Administration Total	165,612.00	168,924.24	172,302.72	175,748.78	179,263.75
rovements: 10% of assessments + 30% of sales and use tax					
Assessment Income	11,041.00	11,261.82	11,487.06	11,716.80	11,951.13
Sales and Use Tax	70,661.00	72,074.22	73,515.70	74,986.02	76,485.74
Capital Improvements Total	81,702.00	83,336.04	85,002.76	86,702.82	88,436.87
Development: 2% of assessments + 18% of sales and use tax					
Assessment Income	19,873.00	20,270.46	20,675.87	21,089.39	21,511.17
Sales and Use Tax	18,769.00	19,144.38	19,527.27	19,917.81	20,316.17
Economic Development Total	38,643.00	39,415.86	40,204.18	41,008.26	41,828.43
ace Management: 45% of assessments +28% sales and us tax					

Assessment Income	107,096.00	.09,237.92	111,422.68	113,651.13	115,924.15
Sales and Use Tax	70,661.00	72,074.22	73,515.70	74,986.02	76,485.74
Public Space Management Total	177,757.00	.81,312.14	184,938.38	188,637.15	192,409.89
Total Assessment Income	281,541.00	.87,171.82	292,915.26	298,773.56	304,749.03
Total Sales and Use Tax Income	182,173.00	.85,816.46	189,532.79	193,323.44	197,189.91
Total Budget, (2032-2036)	463,714.00	.72,988.28	482,448.05	492,097.01	501,938.95

Category	2037	2038	2039	2040	2041
Administration: 43% of assessments + 24% of sales and use tax					
Assessment Income	158,470.00	161,639.40	164,872.19	168,169.63	171,533.02
Sales and Use Tax	24,380.00	24,867.60	25,364.95	25,872.25	26,389.70
Administration Total	182,850.00	186,507.00	190,237.14	194,041.88	197,922.72
Capital Improvements: 10% of assessments + 30% of sales and use tax					
Assessment Income	12,190.00	12,433.80	12,682.48	12,936.13	13,194.85
Sales and Use Tax	78,015.00	79,575.30	81,166.81	82,790.14	84,445.94
Capital Improvements Total	90,205.00	92,009.10	93,849.28	95,726.27	97,640.79

Economic Development: 2% of assessments + 18% of sales and use tax

Assessment Income	21,941.0 0	22,379.8 2	22,827. 42	23,283.9 6	23,749. 64
Sales and Use Tax	20,722.0 0	21,136.4 4	21,559. 17	21,990.3 5	22,430. 16
Economic Development Total	42,663.0 0	43,516.2 6	44,386. 59	45,274.3 2	46,179. 80

Public Space Management: 45% of assessments +28% sales and us tax

Assessment Income	118,243. 00	120,607. 86	123,020 .02	125,480. 42	127,99 0.03
Sales and Use Tax	78,015.0 0	79,575.3 0	81,166. 81	82,790.1 4	84,445. 94
Public Space Management Total	196,258. 00	200,183. 16	204,186 .82	208,270. 56	212,43 5.97

Total Assessment Income	310,844. 00	317,060. 88	323,402 .10	329,870. 14	336,46 7.54
Total Sales and Use Tax Income	201,134. 00	205,156. 68	209,259 .81	213,445. 01	217,71 3.91
Total Budget, (2037-2041)	511,978. 00	522,217 .56	532,661 .91	543,315. 15	554,18 1.45

Category	2042	2043	2044	2045	2046
Administration: 43% of assessments + 24% of sales and use tax					
Assessment Income	174,964.0 0	178,46 3.28	182,032. 55	185,67 3.20	189,386. 66
Sales and Use Tax	26,917.00	27,455. 34	28,004.4 5	28,564. 54	29,135.8 3
Administration Total	201,881.0 0	205,91 8.62	210,036. 99	214,23 7.73	218,522. 49
Capital Improvements: 10% of assessments + 30% of sales and use tax					
Assessment Income	13,459.00	13,728. 18	14,002.7 4	14,282. 80	14,568.4 5
Sales and Use Tax	86,135.00	87,857. 70	89,614.8 5	91,407. 15	93,235.2 9
Capital Improvements Total	99,594.00	101,58 5.88	103,617. 60	105,68 9.95	107,803. 75
Economic Development: 2% of assessments + 18% of sales and use tax					
Assessment Income	24,225.00	24,709. 50	25,203.6 9	25,707. 76	26,221.9 2
Sales and Use Tax	22,879.00	23,336. 58	23,803.3 1	24,279. 38	24,764.9 7
Economic Development Total	47,103.00	48,045. 06	49,005.9 6	49,986. 08	50,985.8 0

	Public Space Management: 45% of assessments +28% sales and us tax				
Assessment Income	130,550.0 0	133,16 1.00	135,824. 22	138,54 0.70	141,311. 52
Sales and Use Tax	86,135.00	87,857. 70	89,614.8 5	91,407. 15	93,235.2 9
Public Space Management Total	216,685.0 0	221,01 8.70	225,439. 07	229,94 7.86	234,546. 81
Total Assessment Income	343,197.0 0	350,06 0.94	357,062. 16	364,20 3.40	371,487. 47
Total Sales and Use Tax Income	222,068.0 0	226,50 9.36	231,039. 55	235,66 0.34	240,373. 54
Total Budget, (2027-2031)	565,265.0 0	576,57 0.30	588,101. 71	599,86 3.74	611,861 .01

Section 7

Assessment Methodology

South Grand property owners and business owners have emphasized that the assessment formula for the Management district must be fair, balanced and have a direct relationship between benefits received and costs.

The recommended methodology for The South Grand Community Improvement District is to use a combination of lot (land) square footage, first floor building square footage and upper floor building square footage. Lot square footage is relevant to the highest and best use of a property and will reflect the long-term value implications received from the services provided by the improvement district.

First floor building square footage is relevant to the need for specific services and benefits directly from enhanced security, maintenance and streetscape programs. First floor building square footage is defined as the gross building square foot of the first floor, commonly known as the footprint of the building.

Upper floor building square footage receives the same benefits as the first floor, but to a lesser degree. Upper floor footage is defined as the total gross building square footage of all floors above the first floor.

Existing Special Business Taxing Districts

The Community Improvement District Act prohibits assessments under the Community Improvement District Act and taxes under the Special Business District law on the same parcel of land at the same time. The Community Improvement District Act states:

“...no District which includes any real property that is also included in a special business District shall have the authority to impose any such assessment until such time as all taxes imposed by the special business District have been repealed.”

Service Cost Allocations

The costs of services to be provided were allocated to the three assessment variables based upon an approximate percentage of benefit to the property. It was agreed that 50% of the cost should be allocated against the total square footage of lot, 30% of the cost is allocated against the total first floor footage and 20% against the total upper floor footage.

Calculation of Assessments

The proceeding methodology is applied to a database that was constructed by the South Grand Property Owners and its consultant team and added to by the District staff. The process for compiling the property database includes the following steps:

- Property data was first obtained from the City of St. Louis Assessor’s Office.
- City assessor property data was crosschecked with reliable private sector data sources
- A site survey was undertaken to verify selective data

Based upon the methodology as set forth above, property data compiled by the South Grand property owners and the CID budget will yield the following square footage assessment rates in the first assessment year:

Lot Square Footage	\$0.3187
First Floor Footage	\$0.4977
Upper Floor Footage	\$0.3178

In future years, assessments may change, up or down if CID square footage information changes and/or CID budgets change pursuant to the Price Index adjustment as detailed below. Assessments will in an event not exceed the yearly limits described in the following section of this plan and detailed in the twenty-year budget under Section 6.

Annual Assessment Adjustments

CPI Adjustments

Total program revenue may be adjusted each year to reflect the annual change in the St. Louis Consumer Price Index (CPI) for all urban consumers. In no case will the annual increase due to the CPI increases be less than two percent (2%) and no more than five percent (5%). The actual increase will range from two percent 2% to five percent 5%.

Budget Adjustments

Any annual budget surplus or deficit will be rolled into the following year's CID budget and accounted for during the annual budget preparations process. Revenues between the specific categories of programs, as identified in the first year budget, may be reallocated from year to year in accordance with the goals of the CID management Plan.

Time and Manner for Collecting Assessments

As provided by the Community Improvement District Act, the South Grand CID assessment will appear as a separate lien item on annual property tax bills. The first bill for the new CID assessment will reach property owners in the fall of 2026. Existing laws for enforcement and appeal of property taxes apply to the CID assessments.

Government Assessments

The South Grand Community Improvement District Management Plan does not assume that the City of Saint Louis, the State of Missouri, or the Federal Government will pay assessments for property owned within the boundaries of the CID. The plan anticipates that the City of Saint Louis may enter into contract or cooperative agreements with the CID for specific services around its properties.

Residential Property

All real property shown on Exhibit D will be assessed and will receive District services as appropriate. Multi-unit income producing and mixed -use property within the District will be assessed in its entirety.

Additions and Deletions from Assessable Property

As circumstances dictate, the CID will survey property for changes in assessable square footage. If new buildings have been constructed or additions made to buildings, the increased building square footage will be included on the assessment role and will be assessed using the same methodology and rates as existing buildings within the District. If buildings have been razed or square footage reduced, a corresponding reduction will be made to the assessable square footage. Property transferred from governmental or non-profit owners to a for-profit owner, shall be included on assessment role as of the date of transfer. New buildings under construction will not be assessed for the building square footage, until the new building has been issued an occupancy permit by the City of Saint Louis, and/or placed into active use.

Assessed Value of District

The total assessed value of the properties with the proposed district is \$5,429,870.

Section 8

Governing the Business Improvement District

Consistent with CID legislation throughout the nation, Missouri's CID law establishes a CID governance framework that allows property owners who pay assessments to determine how the assessments are used. The following components are required within a CID governing framework:

Board of Aldermen

Following the submission of petitions from property owners representing more than 50% of the assessed value and more than 50% of the total property owners, the Board of Aldermen will conduct a public hearing and then consider an ordinance to create and renew the CID with the power to levy assessments.

Additionally, in order to implement the District's sales and use tax, a separate mail-in ballot election will take place following approval of the Petition.

Private Sector, CID Management Organization

District budgets and policies will be refined annually, within the limitations set forth in the District management plan, by the South Grand Community Improvement District Board of Directors, which will implement the services, improvements and activities defined by the District Management Plan.

Annual budgets and work plans will be submitted annual to the CID Board and the City of St. Louis for review and comments.

Section 9

Continuation of City Services

Throughout the process to establish the CID, business and property owners voiced concerns that the City of Saint Louis should maintain existing services as verifiable “baseline” service levels. A formal baseline level of service policy ensures that existing City services are enhanced and not replaced by new CID improvements and activities.

The Community Improvement District Act is very specific on this issue.

“The governing body of the municipality establishing the District shall not decrease the level of publicly funded services in the District existing prior to the creation of the District or transfer the financial burden of providing the services to the District unless the services at the same time are decreased throughout the municipality, nor shall the governing body discriminate in the provision of the publicly funded services between areas included in such District and areas not so included.”

Additional South Grand Community Improvement District Rules

Contracting For Services

In order to supply the highest level of qualified services at the most reasonable cost the CID may, at the discretion of the Board, contract services with public agencies such as the City of Saint Louis, with non-profit public services agencies or with for-profit organizations as may be in the best interest of the CID.

Contracting Of Services

When it is determined to be in the best interest of the CID, the Board may contract with non-assessment paying property owners to provide District services to those owners if they meet the following criteria:

- Properties to receive services must be adjacent to the CID
- Properties to receive services must be contiguous to each other and contiguous to the CID.

Exhibit C

**South Grand Community Improvement District
Petition**

PETITION

TO RENEW THE SOUTH GRAND COMMUNITY IMPROVEMENT DISTRICT, REAL PROPERTY TO THE DISTRICT, AND AUTHORIZE SPECIAL ASSESSMENTS

1. Petitioners request that the Board of Aldermen of the City of St. Louis (the “City”) adopt an ordinance to amend the Petition for the renewal of the South Grand Community Improvement District (the “District”), approved by Ordinance Number XXXX on XXX, 2006, in the City of St. Louis, Missouri pursuant to the terms set forth herein (the “Amended Petition”) and in accordance with the Community Improvement District Act, Section 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “Act”).

a. Legal Description: The District includes all of the real property (the “District Land”) legally described (the “District Legal Description”) and a map portraying the boundaries of the District are attached as Exhibit A of this Amended Petition.

b. Petitioners: Petitioners represent: (i) more than fifty percent (50%) per capita of all owners of the District Land; (ii) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land; (iii) more than fifty percent (50%) per capita of all owners of the Added Property; and (iv) property owners collectively owning more than fifty percent (50%) by assessed value of the Added Property.

c. Name of District: The name of the District shall remain the “South Grand Community Improvement District”

d. District Management Plan: A twenty (20) year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make (the “Eligible Services”), and an estimate of the costs of these services and improvements (the “District Budget”) is contained in the District Management Plan as set forth in Exhibit B and attached hereto and made a part hereof. Such plan shall constitute the District Management Plan required by the District, pursuant to the Act.

e. Type of District: District, upon approval of the Amended Petition shall remain a political subdivision.

f. Assessed Value: The total assessed value of all real property within the District is \$5,429,870

g. Blight Determination: Petitioners do not seek a determination that the District, or any legally described portion thereof, is a blighted area.

h. Life of District: The District will continue to exist and function for a period of twenty (20) years following the Effective Date of the Ordinance approving this

Amended Petition, or until December 31, 2046, whichever such date occurs later, or if Bonds are issued, until all of the Bonds are repaid, whichever occurs later.

i. Sales and Use Tax: The District may be Resolution impose a Sales and use tax, not to exceed one percent (1%) upon all eligible retail sales within the District.

j. Special Assessments: The maximum rates of special assessments and respective methods of assessment proposed by this Petition are \$0.3187 per lot square foot, \$0.4977, per first floor square foot, and \$0.3178 per each upper floor square foot, each as adjusted to reflect the annual change in the Consumer Price Index (CPI) for all urban consumers as more particularly described in Sections 7, of the District Management Plan attached as Exhibit B, and as further set out in the

k. Other Taxes: Petitioners will not seek to submit to qualified voters propositions for approval of a real property tax levy or business license taxes.

l. Borrowing Capacity: Petitioners do not seek limitations on the borrowing capacity of the District

m. Revenue Generation: Petitioners do not seek limitations on the revenue generation of the District

n. Powers of the District: Petitioners do not seek limitations on the powers of the District, provided pursuant to Section 67.1461 of the Act.

2. Notice to Petitioners: The signatures of Petitioners may not be withdrawn later than seven (7) days after the Petition is filed with the Register of the City of Saint Louis.

3. Board of Directors:

a. Number: The District shall be governed by a Board of Directors (the “Board”) consisting of nine (9) directors.

b. Qualifications: Each Member of the Board shall meet the following requirements: (i) be at least eighteen (18) years of age; (ii) be and must declare to be either an owner or a the designated representative of real property (“Owner”) within the District, an owner or the designated representative of a business (“Operator”) operating within the District, or a registered voter (“Resident”)

residing within the District, as provided in the Act; except for the current Directors named in this Petition, and subject to the provisions of this Petition, be nominated according to a slate submitted by the Board to the Mayor of the City and the Board of Aldermen of the City according to the nominating procedures set out below.

c. Board Representation: In order to ensure a fair representation of the District, the Board presentation shall meet the following requirements: (i) at least five (5) of the Directors shall be Owners; and (ii) at least three (3) of the Directors shall be Operators.

d. Initial Directors: The Current Directors to serve on the Board, their respective terms and classifications are:

Name:	Type:	Term:
Max McCreery	Property Owner	2 years (2027)
Kyla Pollard	Property Owner & Operator	2 years (2027)
Lorenzo Andrade	Property Owner	2 years (2027)
Rachel Presley	Property Owner	2 years (2027)
Natasha Bahrami	Operator	2 years (2027)
Matt Ghio	Property Owner & Operator	4 years (2029)
Brian Roash	Operator	4 years (2029)
Bay Tran	Property Owner & Operator	4 years (2029)
Bobby Lessentine	Operator	4 years (2029)

e. Terms: The initial Directors named above shall serve for the terms set out opposite their names or until their successors are appointed in accordance with the Petition and their successors shall serve for four-year terms or until their successors are appointed in accordance with the Petition.

In the event for any reason a Director is not able to serve his or her full term (“Existing Director”), any vacancy to the Board shall be filled by appointment of a Director (“Interim Director”) by a majority vote of the Board. Any Interim Director shall be of the same type as the Existing Director, unless otherwise stated in the By-laws adopted by the Board, as they may be amended from time to time.

4. Successor Directors:

Successor Directors, whether to serve a new term or a to fill a vacancy on the Board, shall be appointed by the Mayor of the City with the consent of the Board of Aldermen by resolution according to a slate submitted to the City Clerk by the Board. The City Clerk shall immediately deliver the slate to the Mayor and the Board of Aldermen. Not later than 30 days following the date the slate is submitted to the City Clerk:

a. the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or

b. the Mayor or the Board of Aldermen may reject the slate submitted and request in writing with written reasons for rejection of the slate that the Board submits an alternate slate. If no action is completed within the 30-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the slate submitted as of the expiration of the 30-day period.

If any alternate slate is requested, the Board shall within 10 days following receipt of the written request submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternative slate to the Mayor and the Board of Aldermen. Not later than 15 days following the date the alternate slate is submitted to the City Clerk:

1. the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or

2. the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing with written reason for rejection of the alternate slate that the Board submit another alternate slate. If no action is completed within the 15-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the Board of Aldermen according to the alternate slate submitted as of the expiration of the 15-day period.

The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen; provided however, the time period for action by the Mayor and the Board of Aldermen following the submission of each alternate slate shall be reduced to 10 days.

The Board shall select the slate as follows:

- a. Individuals meeting the qualifications set out in this Petition must be nominated by two sitting Directors;
- b. The Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- c. The slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 3 of this Article.

Exhibit D

Special Assessment Petition

Petition for Levy of Special Assessment

The South Grand Community Improvement District (the “District”) shall be authorized to levy assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District in the undertaking of the Eligible Services as set out in the Amended Petition to establish the District.

The special assessments may be levied annually against each Lot (as described below) within the District. The cost of the services and/or projects shall be equally allocated among each of the Lots in an annual amount not to exceed \$0.3187 per square foot of each Lot, \$0.4977 per square foot of first floor building space on each Lot, and \$0.3178 per square feet of upper floor building space on each Lot, provided; however, the maximum amount shall be adjusted annually beginning in 2027 pursuant to increases to the Consumer Price Index for all Urban Consumers, as more particularly described in Section 7, page 18 of the District Management Plan, attached as Exhibit B to the Amended Petition. (or, if not available, then by another reasonable index selected by the board of directors of the District, but not to exceed a maximum annual increase of 5% per year). The authorization to levy the special assessment shall be for the life of the District. The properties located in the district that will receive special benefit from the services and/or projects are set forth below (each individually being a “Lot,” and collectively, “Lots):

1. Common Address
2. Parcel Number
3. Legal Description

Real Property within the Boundaries of the South Grand Community Improvement District to be Benefited by the District:

The Common Address, Block Number, Parcel Number, Parcel ID Number, and Assessed Value of each Parcel

BOARD BILL NUMBER 163
FISCAL NOTE

Preparer's Name Cheryl Campbell

Phone Number or Email Address (will be available publicly) campbellch@stlouis-mo.gov

Bill Sponsor Alderwoman Alisha Sonnier

Bill Synopsis:	<i>This ordinance approves the petition for the creation, extension, renewal, and establishment of the South Grand Community Improvement District (CID) pursuant to state statute, authorizing the District to impose special assessments and potentially sales/use taxes within its boundaries to fund services, improvements, and activities identified in the management plan.</i>
Type of Impact:	<i>Indirect — Organizational / Administrative</i>
Agencies Affected:	<i>Board of Aldermen; Office of the Register; Collector of Revenue.</i>

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___ Yes X No
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___ Yes X No
- A commitment of city funding in the future under certain specified conditions? ___ Yes X No
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___ Yes X No
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___ Yes X No

- A capital improvement project that increases operating costs over the current adopted city budget? ___ Yes X No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___ Yes X No

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ___ Yes X No

- If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ___ Yes X No

- If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? X Yes ___ No

- If yes, then is there a similar existing program or administrative subdivision?

___ Yes X No

- If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

The ordinance authorizes continuation of a Community Improvement District funded through special assessments and potential sales/use taxes levied within district boundaries. No City operating, equipment, or maintenance costs are specified in the bill text. District operations and improvements are funded by district-generated revenues rather than City appropriations.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$0	\$0	\$0
Net	\$0	\$0	\$0
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	\$0	\$0	\$0
Additional Revenue	\$0	\$0	\$0
Net	\$0	\$0	\$0

- Describe any assumptions used in preparing this fiscal note:

This fiscal note was prepared based on review of the language contained within the Board Bill. It assumes the Community Improvement District operates as an independent political subdivision funded through authorized special assessments and sales/use taxes and that City administrative functions required by statute occur within existing resources. Impacts are evaluated based on duties specified in the bill language. Departmental workload volume projections or independent cost estimates were not included in the materials reviewed.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

Board Bill 163 and attached petition and management plan materials.

- Have the financial estimates of this bill been verified by the City Budget Division?
 Yes No
 - If yes, by whom? _____ .