TAX INCREMENT FINANCING COMMISSION
A Development Board Staffed by SLDC

AGENDA
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION
1520 MARKET STREET, SUITE 2000
Wednesday, August 12, 2026 – 8:30am

PUBLIC

In order to ensure all Commissioners and the public are able to join the meeting in person or connect via ZOOM, we recommend that you arrive in person or join via Zoom (for video) starting at 8:15 AM to allow time to sign in and to troubleshoot any connection issues. The host will open the doors for sitting and the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3749 for assistance.

The public will be able to access the meeting in two ways:

In Person:
1520 Market St., Ste. 2000
Boardroom, Room 278

Via ZOOM
https://us02web.zoom.us/j/86132033584

Or Telephone:
+1 309 205 3325 US or +1 646 931 3860 US or +1 929 205 6099 US (New York)
Webinar ID: 861 3203 3584

Individuals who need accommodations relating to accessibility should contact Myisa Sykes at sykesm@stlouis-mo.gov or by phone at (314) 657-3749 or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES** June 10, 2026

3. **PUBLIC HEARING**
MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA
(Alderwoman Laura Keys/11th Ward)

RESOLUTION NO. 26-TIFC-420 - RESOLUTION APPROVING THE MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA TIF REDEVELOPMENT PLAN; DESIGNATING THE REDEVELOPMENT AREA DESCRIBED THEREIN; APPROVING THE REDEVELOPMENT PROJECT DESCRIBED THEREIN; AND EXPRESSING THE TIF COMMISSION'S RECOMMENDATIONS TO THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI (Zachary Wilson)

4. **OPEN AGENDA**

5. **ROLL CALL VOTE** in open session to hold a closed meeting pursuant to the following.

(A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(17) RSMo.;

(B) Proceedings to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or

END CLOSED SESSION

6. **NEXT REGULAR BOARD MEETING – SCHEDULED FOR WEDNESDAY, SEPTEMBER 16, 2026**

7. **ADJOURNMENT**

TAX INCREMENT FINANCING COMMISSION
A Development Board Staffed by SLDC

MINUTES

MIDTOWN PUBLIC INFRASTRUCTURE

TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS

REGULAR MEETING – REGULAR SESSION
VIA ZOOM MEETING AND VIA TELEPHONE
Wednesday, June 10, 2026 – 8:30am

BOARD MEMBERS PRESENT:	David Newburger (Chair) Phillip Klevorn Spenser Owens Bernard Powderly Brandon Smart Patrick Hughes Vacancy
BOARD MEMBERS ABSENT:	Andrew Arkills (School Board) Matthew Pollack (Taxing District)
STAFF PRESENT:	Zachary Wilson, Rob Orr, Linda Criss, Howard Hayes, Paul Weatherford, Madeleine Swanstrom, Marla Roach, Michael Madras, Shana Starks, Dale Ruthsatz, Deion Broxton, Salise Cobb
COUNSEL PRESENT:	David Meyer (City Counselor's Office) Mark Spykerman (Outside Counsel for SLDC)
COMPTROLLER'S OFFICE:	Ryan Coleman
ASSESSOR'S OFFICE:	David Donald
GUESTS PRESENT:	Jacob Surratt -Steadfast City Nick Hartzler – Steadfast City Chris Hansen – KAT Hank Webber - Consultant Steph Kukuljan – St. Louis Post-Dispatch

Kate Marjolovic – St. Louis Business Journal
Ann Kittlaus, Brianna Tobias, David Lenkemeter,
Eric Schmid, Sean Faus, Eric Thoekle, Heather Davis,
Kaveh Razani, Rich Barry, Michelle Witthaus

CALL TO ORDER

A quorum being present, Chair Newburger called the meeting to order at 8:35 am.

APPROVAL OF MINUTES

Chair Newburger made a motion to approve the minutes from January 14, 2026, and the motion was seconded by Commissioner Klevorn. Roll was called, and the motion passed with six (6) Commissioners present (Newburger, Klevorn, Owens, Powderly, Hughes, Smart) voting aye.

RESOLUTION NO. 26-TIFC-417 - RESOLUTION AUTHORIZING THE ISSUANCE OF A NOTICE OF PUBLIC HEARING IN CONNECTION WITH THE PROPOSED MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA TIF REDEVELOPMENT PLAN

Zach Wilson, SLDC, introduced Mark Spykerman, Gilmore & Bell, who provided an overview of the process. Chris Hansen, KAF, shared the details of the project with the Board. Commissioner Klevorn noted that he would like to understand the governance of the entity and how funds will be disbursed, with attention to how conflicts will be managed. After discussion, Chair Newburger made a motion to approve Resolution No. 26-TIFC-417 and the motion was seconded by Commissioner Owens. Roll was called, and the motion passed with six (6) Commissioners present (Newburger, Klevorn, Owens, Powderly, Hughes, Smart) voting aye.

RESOLUTION NO.26-TIFC-418 - RESOLUTION APPOINTING STEPHEN WESTBROOKS AS EXECUTIVE DIRECTOR, SECRETARY AND SIGNATORY FOR THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF ST. LOUIS

David Meyer, City Counselor's Office, presented the resolution to the Board. After discussion, Chair Newburger made a motion to approve Resolution No. 26-TIFC-418 and the motion was seconded by Commissioner Owens. Roll was called, and the motion passed with six (6) Commissioners present (Newburger, Klevorn, Owens, Powderly, Hughes, Smart) voting aye.

RESOLUTION NO. 26-TIFC-419 – RESOLUTION AUTHORIZING AND APPROVING AN ADMINISTRATION AGREEMENT BY AND BETWEEN ST. LOUIS DEVELOPMENT CORPORATION AND TAX INCREMENT FINANCING COMMISSION OF THE CITY OF ST. LOUIS

David Meyer, City Counselor's Office, presented the resolution to the Board. After discussion, Chair Newburger called for a motion to approve Resolution No. 26-TIFC-419. A motion was made by Commissioner Powderly and seconded by Commissioner Klevorn. Roll was called, and the motion passed with six (6) Commissioners present (Newburger, Klevorn, Owens, Powderly, Hughes, Smart) voting aye.

OPEN AGENDA

No items for Open Agenda.

NEXT MEETING - The next meeting is scheduled for August 12, 2026, at 8:30 am.

ADJOURNMENT

With no further business, Chair Newburger made a motion to adjourn the meeting. The motion was seconded by Commissioner Klevorn and the meeting adjourned at 9:30am.

____

David Newburger
Chair

____

Stephen Westbrooks
Executive Director

RESOLUTION NO. 26-TIFC-420
PRESENTED TO THE COMMISSION AUGUST 12, 2026

TO: TAX INCREMENT FINANCING COMMISSION
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION APPROVING THE MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA TIF REDEVELOPMENT PLAN; DESIGNATING THE REDEVELOPMENT AREA DESCRIBED THEREIN; APPROVING THE REDEVELOPMENT PROJECT DESCRIBED THEREIN; AND EXPRESSING THE TIF COMMISSION'S RECOMMENDATIONS TO THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI
(ALDERWOMAN LAURA KEYS/11TH WARD)

EXECUTIVE SUMMARY:

This resolution recommends approval of the Midtown Public Infrastructure Redevelopment Area TIF Redevelopment Plan (the "Redevelopment Plan") and the redevelopment area (the "Redevelopment Area") and redevelopment project described therein (the "Redevelopment Project"), to the St. Louis Board of Aldermen (the "Board of Aldermen").

The Redevelopment Area consists of an approximately 350-parcel Redevelopment Area located in portions of the Covenant Blu-Grand Center, Midtown and Downtown West neighborhoods, spanning the corridor from Samuel Shepard Drive on the north to Olive Street on the south, and from N. Theresa Avenue on the west to N. 21st Street on the east. The Redevelopment Area is currently characterized by deteriorated public infrastructure, excessive surface parking lots, abundant vacant and underutilized parcels, and a fragmented urban environment that discourages private investment.

The Redevelopment Plan proposes the use of tax increment financing to address public infrastructure needs in the Redevelopment Area. The Redevelopment Plan contemplates that if the public infrastructure in the Redevelopment Area is improved, substantial private investment will flow into the Redevelopment Area. The Redevelopment Project generally consists of the development of streetscape enhancements, pedestrian safety infrastructure, stormwater infrastructure improvements and community gathering spaces within the Redevelopment Area. The proposed Redevelopment Plan authorizes up to $39,500,000 of tax increment financing assistance for the purpose of financing the Redevelopment Project.

BACKGROUND:

The Tax Increment Financing Commission of the City of St. Louis (the "TIF Commission") is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the "TIF Act"). The TIF Act requires the TIF Commission to hold hearings with respect to redevelopment area, plans and projects and to make recommendations regarding the same to the Board of Aldermen. By Resolution No. 26-TIFC-417, passed on June 10, 2026, the TIF Commission authorized the issuance of a Notice of Public Hearing with regard to the Redevelopment Plan, the Redevelopment Areas and the Redevelopment Project. Proper notice of the public hearing scheduled for August 12, 2026 was published and mailed in accordance with the TIF Act's requirements.

Staff and consultants of the St. Louis Development Corporation have reviewed the Redevelopment Plan, and related Cost-Benefit Analysis.

REQUESTED ACTION:

Approval of this Resolution authorizing submission of a favorable recommendation to the Board of Aldermen with respect to the approval of the Redevelopment Plan, designation of the Redevelopment Area, approval of the Redevelopment Project and the adoption of tax increment financing.

NOW, THEREFORE, be it resolved by the Tax Increment Financing Commission of the City of St. Louis that:

1. The Redevelopment Plan, the Redevelopment Area and the Redevelopment Project are hereby approved.

2. The TIF Commission hereby finds that:

    a. Completion of the Redevelopment Project will provide a substantial and significant public benefit through the elimination of blight, the improvement of public infrastructure, increased property values and tax revenues, stabilization of the Redevelopment Area, and facilitation of economic stability for The City of St. Louis as a whole.

    b. The Redevelopment Area on the whole is a "blighted area" as defined in Section 99.805(1) of the TIF Act, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. The Redevelopment Plan includes, and the TIF Commission hereby finds and adopts by reference, (i) a detailed description of the factors that qualify the Redevelopment Area and the Redevelopment Project for adoption pursuant to the provisions of Section 99.810.1(1) of the TIF Act and (ii) an affidavit, signed on behalf of the proposed developer of the Redevelopment Project, attesting that the provisions of Section 99.810.1(1) of the TIF Act have been met.

    c. The Redevelopment Plan conforms to the comprehensive plan for the development of The City of St. Louis as a whole.

    d. The estimated dates of completion of the Redevelopment Project and retirement of obligations incurred to finance redevelopment project costs have been stated in the Redevelopment Plan, and these dates are no more than 23 years from the adoption of the ordinance approving the Redevelopment Project. No ordinance approving a Redevelopment Project shall be adopted later than ten years from the adoption of the ordinance approving the Redevelopment Plan.

    e. A plan has been developed for relocation assistance for businesses and residences.

    f. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district within the Redevelopment Area including an analysis of the economic impact if the Redevelopment Project is not built and if the Redevelopment Project is built pursuant to the Redevelopment Plan, is on file with the St. Louis Development Corporation and the TIF Commission. The cost-benefit analysis includes sufficient information from the developer identified for the Commission to determine whether the Redevelopment

Project as proposed is financially feasible and the Commission hereby finds that the Redevelopment Project is financially feasible.

g. The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

h. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefited by the proposed Redevelopment Project.

3. The TIF Commission recommends to the Board of Aldermen that the Board of Aldermen adopt ordinances in the form required by the TIF Act to:

a. Approve the Redevelopment Plan.

b. Approve and designate the Redevelopment Area as a "redevelopment area," as provided in the TIF Act.

c. Approve the Redevelopment Project.

d. Adopt tax increment financing with respect to the Redevelopment Area and the Redevelopment Project by passage of an ordinance complying with the terms of Section 99.845 of the TIF Act.

4. The officers of the TIF Commission are hereby authorized and directed to execute all documents and take such steps as they deem necessary and advisable to carry out and perform the purpose of this Resolution.

ADOPTED this 12th day of August, 2026.

(SEAL)

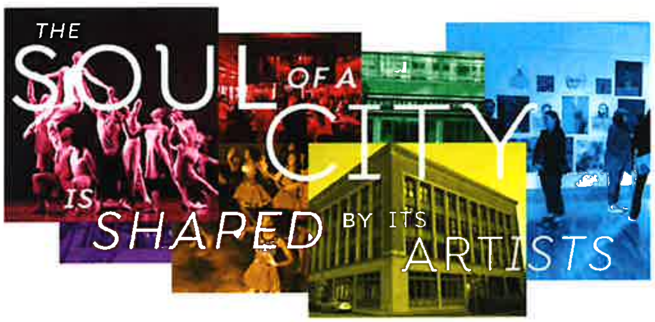
TAX INCREMENT FINANCING COMMISSION OF THE CITY OF ST. LOUIS

By: ______________________________

Title: Assistant Secretary

ATTEST

____
Assistant Secretary



MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

TIF REDEVELOPMENT PLAN

JULY 31, 2026

SUBMITTED TO:
Tax Increment Financing
Commission of the
City of St. Louis

SUBMITTED BY:
kaf KRANZBERG ARTS FOUNDATION

TABLE OF CONTENTS

I. Introduction and Background of Area

The following Redevelopment Plan is prepared for redevelopment of certain real property in the City of St. Louis ("City") within the Midtown Public Infrastructure Redevelopment Area (the "Redevelopment Area" or "Area"). The Area consists of the Covenant Blue–Grand Center, Midtown, and Downtown West neighborhood corridors, encompassing portions of the public right-of-way and adjacent underutilized parcels situated between major nodes of investment, including City Foundry STL, Saint Louis University, St. Louis City SC, and St. Louis Union Station.

The Redevelopment Area boundary is defined in detail in Section III and depicted graphically in Exhibit 2 and Exhibit 3 of the TIF Application. The Area consists of 350 parcels spanning the corridor from Samuel Shepard Drive on the north to Olive Street on the south, and from N. Theresa Avenue on the west to N. 21st Street on the east.

For the reasons described in the Analysis of Conditions Representing a Blighted Area, the Redevelopment Area qualifies as a blighted area under Missouri's Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800–99.865 of the Revised Statutes of Missouri (the "TIF Act").

This Redevelopment Plan contemplates the comprehensive improvement of the Area through investment exclusively in public infrastructure and the creation of a community pocket park (collectively, the "Redevelopment Project" or "Project").

The Area is currently characterized by deteriorated public infrastructure, excessive surface parking lots, abundant vacant and underutilized parcels, and a fragmented urban environment that discourages private investment.

II. Overview of Tax Increment Financing

In pursuing the redevelopment of a declining area, or to induce the development of an area that has been deficient in growth and development, the State of Missouri has provided various statutory tools a municipality may use in order to initiate private and public development/redevelopment. One such tool is the Tax Increment Financing Act ("TIF Act").

The TIF Act provides for the establishment of tax increment financing districts referred to in the TIF Act as "redevelopment areas". In order to establish a TIF redevelopment area, the area proposed for designation must meet certain criteria as set forth in the TIF Act. These criteria are established in accordance with one of three types of redevelopment areas that may be designated. These types of redevelopment areas are:

1. Blighted area;
2. Conservation area; or
3. Economic development area.

Prior to the designation of a redevelopment area, a redevelopment plan must be prepared which identifies specific redevelopment projects within the redevelopment area. The plan must outline the objectives that the plan intends to accomplish, describe how the redevelopment projects accomplish those objectives, and provide a program by which the objectives and the redevelopment projects will be accomplished. The purposes of establishing the redevelopment area are to reduce or eliminate blighting conditions, foster economic and physical improvements, and enhance the tax base of the taxing districts that levy taxes within the redevelopment area.

The concept of TIF is relatively simple. Incremental revenue is created when there is an increase in tax revenues in the designated area above the annual revenue that the redevelopment area generated in the year prior to its establishment. New development is "induced" to occur by allowing interested parties to use the incremental revenue created by the new development to finance certain costs of developing or redeveloping the redevelopment area. Bonds or other financial obligations can be issued to capture the revenue at the inception of a project to repay these costs.

Typically, bonds or other financial obligations are issued to finance the costs associated with the various capital improvements and redevelopment projects that are proposed to occur in the area. These financial obligations are then retired on an annual basis using the incremental revenue generated from the new development. The TIF Act authorizes the capture of certain PILOTS and EATS in the redevelopment area over and above such levels within the redevelopment area in the year prior to the approval of the redevelopment project. This revenue is set aside in a special fund known as the "special allocation fund". During the period in which the incremental revenue is dedicated to the purposes specified in the redevelopment plan (up to 23 years), all taxing districts that levy ad valorem taxes in the redevelopment area continue to receive the taxes based upon the property values that existed prior to the new development and adoption of TIF. Those local jurisdictions that levy economic activity taxes (as such term is defined in the TIF Act) also continue to collect the amount of these taxes that existed prior to the implementation of a TIF district, as well as 50% of the new economic activity taxes generated by the project.

There are several advantages in choosing TIF over other redevelopment programs. Because the TIF Act authorizes the TIF revenues to be pledged to bonds or other financial obligations, the developer and the city have funds available at the beginning of the development process when they are typically the most needed. Another advantage is that TIF requires all the taxing entities to share in forgoing the receipt of new revenue during the period while the obligations are retired. This is because, unlike tax abatement programs, the city must dedicate 50% of its economic activity tax revenue that is generated by the new development to the special allocation fund, not just its property tax increment. In addition, in the TIF process, the city is vested with control over where and how the increment will be used.

The TIF Act requires a city seeking to create a redevelopment area to create a TIF Commission. The TIF Commission's role is to review and consider the area proposed to be designated as a redevelopment area and to make a recommendation to the governing body of the city regarding the establishment of the redevelopment area and the associated redevelopment plan and project(s).

The initial step in forming a TIF district and establishing the redevelopment area is to analyze the area being contemplated for designation. This is necessary to determine whether the area can meet the criteria specified in the Act for designation as a blighted, conservation, or economic development area. Once the governing body of a city has determined that the area will qualify, it may approve a redevelopment plan. The redevelopment plan identifies objectives, policies, redevelopment projects, activities and costs necessary to accomplish the redevelopment of the area. Funding and financing aspects of the plan are also outlined, as well as plan schedules and dates for implementation.

III. Redevelopment Plan Including Necessary Findings

Legal Description of the Redevelopment Area

The Redevelopment Area boundary is displayed graphically on Plate 1 - Redevelopment Area Boundary Map, located in Appendix A, and is further described in Exhibit 1 - Boundary Description contained in Appendix B.

Redevelopment Plan Objectives

The Redevelopment Plan outlines the program the City proposes to undertake to accomplish the objectives for the Redevelopment Area. The objectives forming the basis for this Redevelopment Plan are consistent with the purposes outlined in the TIF Act, as amended:

- To reduce or eliminate the conditions that cause the Redevelopment Area to be a "blighted area" as defined in Section 99.805(1) of the TIF Act and as further described in this Redevelopment Plan;
- To enhance the public health, safety, and welfare of the community by curing blighting conditions and encouraging other improvements necessary for ensuring the Area's stability and future redevelopment consistent with this Redevelopment Plan;
- To invest in public infrastructure improvements within the public right-of-way, including streetscape enhancements, pedestrian lighting, ADA-compliant sidewalk improvements, traffic calming measures, wayfinding signage, stormwater management infrastructure, curb and roadway repairs, landscaping, and related public amenities;
- To create a community pocket park and public gathering space within the Redevelopment Area that supports active programming, public art, cultural activity, and neighborhood activation;
- To improve pedestrian safety, accessibility, mobility, and connectivity throughout the Redevelopment Area;
- To create a cohesive, walkable, and visually connected public realm linking major employment, cultural, entertainment, educational, and neighborhood destinations within Midtown, Grand Center, and Downtown West;
- To address longstanding deficiencies in public infrastructure and streetscape conditions that inhibit private investment and redevelopment activity;
- To enhance the tax base by inducing private investment and redevelopment within the Redevelopment Area and surrounding neighborhoods through strategic public infrastructure improvements;
- To encourage the redevelopment and productive reuse of vacant, underutilized, and surface parking lot properties within and adjacent to the Redevelopment Area;
- To repair, reconstruct, and improve transportation infrastructure, sidewalks, crosswalks, alleyways, and other public rights-of-way throughout the Area;

- To promote the health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development;
- To further objectives outlined in the City of St. Louis Strategic Land Use Plan (2025), the North Central Neighborhood Plan, the Grand Center East Strategic Plan, the Transportation and Mobility Plan, and related adopted planning documents;
- To support the City's goals relating to multimodal transportation, placemaking, carbon reduction, pedestrian-oriented development, and equitable investment in historically underinvested neighborhoods;
- To increase property values within the Redevelopment Area and surrounding neighborhoods through high-quality public realm and infrastructure investment;
- To stimulate construction activity, private investment, and increased demand for services within the Redevelopment Area and surrounding neighborhoods;
- To support arts, cultural, entertainment, hospitality, restaurant, retail, and small business activity through strategic public infrastructure investment;
- To assist in the expansion, growth, retention, and attraction of existing and new businesses, institutions, cultural organizations, and industries to the City of St. Louis, and more specifically to underinvested neighborhoods;
- To strengthen the economic vitality and long-term competitiveness of the Midtown and Grand Center corridors through coordinated public investment;
- To encourage coordinated redevelopment patterns that complement surrounding public and private investments, including nearby institutional, mixed-use, entertainment, and residential development; and
- To serve as a responsible steward of public incentive resources by structuring the Redevelopment Project in a manner that allows taxing jurisdictions to continue receiving a substantial portion of incremental tax revenues generated within the Redevelopment Area throughout the life of the TIF District.

Redevelopment Project

To satisfy the above objectives, the Redevelopment Project consists of comprehensive public infrastructure improvements throughout the Redevelopment Area, together with the development of a community pocket park on a vacant parcel owned by the Kranzberg Arts Foundation ("Applicant"). The Project is intended to address longstanding deficiencies in public infrastructure, improve pedestrian safety and connectivity, strengthen the public realm, and catalyze additional private investment within the Midtown, Grand Center, and Downtown West corridors.

The proposed public improvements include streetscape enhancements, pedestrian-scaled lighting, ADA-compliant sidewalk and crosswalk improvements, traffic calming measures, alley and roadway repairs, stormwater infrastructure improvements, wayfinding signage, landscaping, decorative paving elements, and related public amenities, together with the creation of an activated pocket park and gathering space incorporating public art and community programming opportunities.

By constructing the Project, it is expected that the Applicant and the City will remediate the blighting factors currently present in the Redevelopment Area. Specifically, the proposed public infrastructure improvements and community amenities will:

- Improve pedestrian safety, accessibility, and multimodal connectivity throughout the Redevelopment Area;
- Encourage additional private investment, redevelopment activity, and adaptive reuse of vacant and underutilized properties within and adjacent to the Redevelopment Area;
- Strengthen the physical and visual connections between major employment, cultural, entertainment, educational, and neighborhood destinations within Midtown, Grand Center, and Downtown West;
- Create a safer, more attractive, and more vibrant public environment that supports residents, workers, students, businesses, and visitors alike; and
- Support the long-term economic vitality and competitiveness of the corridor through coordinated public infrastructure investment.

The Project will facilitate ongoing positive momentum for the transformation of the Redevelopment Area and, more broadly, the City of St. Louis, by:

- Advancing arts, cultural, entertainment, hospitality, restaurant, retail, and small-business activity within the corridor;
- Supporting continued investment in underutilized and surface parking lot properties throughout the Area;
- Improving access to arts, cultural programming, public gathering spaces, and community amenities;
- Serving as a catalyst for continued revitalization and reinvestment in adjacent neighborhoods and commercial corridors;
- Eliminating and mitigating blighting conditions currently present throughout the Redevelopment Area;
- Stimulating construction activity and supporting additional employment growth generated through induced private investment;
- Contributing to the expansion of pedestrian, bicycle, transit, and vehicular connectivity through infrastructure investment within the Area;
- Supporting the City's goals relating to placemaking, multimodal transportation, equitable investment, and carbon reduction;
- Enhancing the public realm through coordinated streetscape, lighting, landscaping, and wayfinding improvements; and

- Generating new tax revenues to the City and its taxing districts through increased property values, economic activity, and additional private investment stimulated by the Project.

The estimated total Redevelopment Project Costs for the Redevelopment Project currently equal approximately $39,500,000, as set forth in greater detail in Section IV, Financing Plan.

General Land Uses to Apply

The proposed TIF area is largely zoned H – Area Commercial District and J – Industrial District. Also present are small numbers of G - Local Commercial and Office District and I - Central Business District.

The need for any zoning change to address other uses is not anticipated, as park space (both public and private) and infrastructure improvements are permitted in the G, H, and I zoning districts.

Any land use changes will need to be made in accordance with the Strategic Land Use Plan (SLUP) as adopted in 2025. Given the changes to land use in this area in the 2025 SLUP, and the planned Zoning Code Upgrade, it is anticipated that there will be changes to zoning designations in this area. The SLUP designation categories present in the project area include:

- Central Area West
    - These areas are defined by a wide mix of types of buildings, including many taller buildings, and a high intensity of uses and activity.
- Central Area East
    - Covers the part of the city that includes Downtown, with much larger buildings and substantial infrastructure to support these buildings. It also includes areas that are currently used for things like logistics and industrial uses, as well as underutilized space that divides the neighborhoods of Downtown, Downtown West, and Midtown from the surrounding neighborhoods, which are smaller in scale.
- Higher-Intensity Neighborhood
    - Located in areas that already support very dense housing and have transit access, including areas that border the Central Areas.
- Medium-Intensity Corridor
    - These are areas that are pedestrian focused with a mix of uses, including commercial uses, amenities, and housing.

The land uses to apply to the Redevelopment Area are displayed on Plate 2 - Future Land Use Map contained in Appendix A.

Redevelopment Schedule and Estimated Dates of Completion

Implementation of the Redevelopment Project is anticipated to occur over the life of the TIF District, not to exceed twenty-three (23) years.

Estimated Timeline:

- 2027: Initial infrastructure improvements begin
- 2028+: Pocket park construction begins as revenues allow

This schedule may be accelerated or delayed based on market conditions and revenue generation.

Equalized Assessed Value

In accordance with the TIF Act, the most recent equalized assessed valuation (EAV) and an estimate of the EAV after redevelopment must be compiled for the Area and shown in this Plan. This data is provided in Table I, titled Estimated Equalized Taxable Assessed Valuation (EAV) Before And After Redevelopment.

Information on the individual properties within the Area is shown on Exhibit 2 - Property Ownership List in Appendix B. In order to estimate the EAV after redevelopment, the Redevelopment Project must be used as the basis for the estimate. The estimate of market value for the building and site improvements comprising the Redevelopment Project are based on the City of St. Louis Assessor's model for estimated market valuations using an income-based approach.

Table I

ESTIMATED EQUALIZED TAXABLE ASSESSED VALUATION (EAV)
BEFORE AND AFTER REDEVELOPMENT
MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

Assessment Item	**Estimated Taxable EAV**
Most Recent Taxable EAV (2025)	$40,037,830
Estimated Total EAV After Redevelopment	$92,370,003 *(end of 23-year term)*
Estimated Incremental Value	$52,332,173
Total New Private Investment Projected	$445,066,150

The estimate of incremental assessed value is based on conservative financial modeling assumptions.

The Most Recent Taxable EAV in the aforementioned table is lowered to the Net Base Value of $36,655,652 due to in place existing property tax abatements on the Beaumont and Midtown II Buildings.

Acquisition

Eminent domain is not necessary or contemplated for completion of the Project.

Blighted Area

As described in greater detail in the *Analysis of Conditions Representing a Blighted Area for the Midtown Public Infrastructure Redevelopment Area* attached hereto as Appendix C and incorporated herein by this reference, the Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonably be expected to be developed without the adoption of tax increment financing. Kranzberg Arts Foundation, on behalf of a future affiliate entity as the governance board for a group of neighborhood stakeholders, as the Developer has executed an affidavit attesting to the existence of these conditions, which affidavit is included herein as Exhibit 4 in Appendix B.

The cost of redevelopment precludes private enterprise from developing the Redevelopment Area to its highest and best use without public assistance. The cost of curing the existing conditions of blight and rehabilitation of improvements as contemplated in this Redevelopment Plan is not economically viable if fully borne by the Developer.

Conforms with the Comprehensive Plan of the City

The Redevelopment Plan conforms with the City of St. Louis Strategic Land Use Plan and supports:

- The North Central Neighborhood Plan
- The Grand Center East Strategic Plan
- Transportation and Mobility initiatives
- Public realm and pedestrian improvements

Plan for Relocation Assistance

This Plan will follow the regulations established by the City of St. Louis for relocation according to Ordinance 62481.

Cost Benefit Analysis

A cost benefit analysis showing the fiscal impact of the Project on each taxing district impacted by this Redevelopment Plan and sufficient information to determine the financial feasibility of the Project is on file with the St. Louis Development Corporation, 1520 Market Street, Suite 2000, St. Louis, MO 63103.

If the Redevelopment Project is completed, then each of the taxing districts will continue to receive all of the tax revenues currently received from the Redevelopment Area.

Additionally, they will benefit from the additional real and personal property taxes and economic activity taxes which will be paid and not captured by TIF.

Does Not Include Gambling Establishment

This Plan does not include the development or redevelopment of any gambling establishment.

Department of Economic Development Report

As required by the TIF Act, the City shall report to the Department of Economic Development regarding the Redevelopment Area.

Historical Land Use of Property within the Redevelopment Area

The Redevelopment Area has historically been an arts, commercial, and light industrial corridor linking Grand Center to Downtown St. Louis.

The Kranzberg Arts Foundation has invested approximately $43.1 million in 14 projects over the last 20 years within the proposed TIF District boundaries.

Still, much of the corridor is not being used to its potential, even with this investment and this points to the need for coordinated public infrastructure investment.

IV. Financing Plan

Eligible and Estimated Redevelopment Project Costs

In order to establish an estimate of the Redevelopment Project Costs that apply to the Redevelopment Area, the concepts for redevelopment are presented in the General Land Use Plan. More specifically, the following Redevelopment Plan and project implementation elements and costs attributable to them must reflect:

- Costs of studies, surveys, plans and specifications;
- Professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
- Property assembly costs including, but not limited to, acquisition of land and other real or personal property rights, or interests therein;
- Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;

- Costs of construction of new structures as permitted by the TIF Act, of public works or other improvements;
- Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include the payment of interest on any obligation issued under the provisions of this Redevelopment Plan accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto; and
- All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the City, by written agreement, accepts and approves such costs.

The estimated Redevelopment Project Costs to be incurred in connection with the Project are approximately $39,500,000 and are displayed below in Table II. It should be noted that these costs are estimated based on knowledge of the Project at this time and that the actual cost items for implementing the Redevelopment Plan and the Redevelopment Project may vary from these estimates.

Table II
TOTAL REDEVELOPMENT PROJECT COSTS
MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

Cost Category	**Infrastructure**	**Pocket Park**
Infrastructure Hard Costs	$29,117,300	—
Construction Hard Costs	—	$1,816,894
Hard Cost Contingency	$5,241,114	$327,041
Development Soft Costs	$2,637,331	$164,567
Soft Cost Contingency	$131,868	$8,228
Financing Costs	$52,386	—
TOTAL PROJECT COSTS	$37,180,000	$2,320,000
TOTAL COMBINED PROJECT COSTS	**$39,500,000**	

The TIF Act allows the City and/or its designated developer(s) to incur redevelopment costs associated with implementation of an approved redevelopment plan and approved redevelopment project. These costs include all reasonable or necessary costs incurred, and any costs incidental to a redevelopment project. Thus, this Redevelopment Plan provides for the use of TIF revenues for the following costs, in accordance with the TIF Act, which may include, but are not limited to:

- Cost of studies, surveys, plans and specifications;

- Professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
- Costs of construction of public works or improvements;
- Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include the payment of interest on any obligations issued under the provisions of this Redevelopment Plan accruing during the estimated period of construction of any redevelopment Project for which such obligations are issued and for not more than eighteen-months thereafter, and including reasonable reserves related thereto;
- All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the City, by written agreement, accepts and approves such costs;
- Relocation costs to the extent the City determines that relocation costs shall be paid or are required to be paid by Federal or State law; and
- Payments in lieu of taxes.

Table II, entitled Estimated Redevelopment Project Costs to be paid by TIF, illustrates the anticipated categories and costs that will be funded in part by TIF, assuming the funding of up to $39,500,000 in Redevelopment Project Costs. It should be noted that these costs are estimated based on knowledge of the Project at this time and that the actual cost items for implementing the Redevelopment Plan and the Redevelopment Project may vary from these estimates.

Table II

ESTIMATED REDEVELOPMENT PROJECT COSTS TO BE PAID BY TIF
MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

Redevelopment Project Cost Category	**Estimated TIF-Eligible Cost**
Public Infrastructure Hard Costs	$29,117,300
Pocket Park Construction Costs	$1,816,894
Hard Cost Contingency	$5,568,155
Development Soft Costs	$2,801,899
Soft Cost Contingency	$140,097
Financing and Administrative Costs	$55,655
TOTAL COSTS TIF-ELIGIBLE	$39,500,000

Table II and this Redevelopment Plan are not meant to restrict the City or the Applicant to the cost amounts, categories or allocations set forth herein. Additional costs may be incurred and adjustments may be made within and among the line items identified herein and additional cost categories may be added to the extent permitted by the TIF Act, as amended, during the life of the Redevelopment Area, Redevelopment Plan and Redevelopment Project, if such costs are necessary or appropriate to accomplish the objectives of the Redevelopment Plan.

Anticipated Sources of Funding to Pay Redevelopment Project Costs

At the current time, the sole known source of funds to be used to pay the costs of implementation of the Redevelopment Plan and the Redevelopment Project previously described, is the TIF increment.

The Developer has explicitly committed to partnering with the City of St. Louis to leverage all current and future federal and state monies available that are applicable to this project. It is expected that the TIF increment could provide the local match often required to secure these funds and thus attract even more funding to the area for infrastructure improvements.

Typically, federal and state programs do not allow a local private property owner to apply for public infrastructure dollars, so it is vital that the City of Louis and Developer maintain an open and ongoing dialogue to stay abreast of any potential funding sources.

Over the 23-year life of the TIF, there will be new funding sources and programs created by the Federal and State governments that will apply to this Redevelopment Plan. As they are not yet created and named, Table III, titled Estimated Sources to Pay for Redevelopment Project Costs, illustrates the only known certain source of the TIF increment to fund the Redevelopment Project Costs for the Redevelopment Project Area.

In an effort to serve as a good steward of public incentives, the Applicant is proposing that the public infrastructure TIF captures the 50% of economic activit5y taxes ("EATS") and only 50% of payment-in-lieu-of-taxes ("PILOTs") generated within the District. This structure is designed to produce a more equitable partnership with the City of St. Louis and all taxing jurisdictions that allows the taxing jurisdictions to capture more revenue from the taxable activity generated in the District.

It should be noted that these sources are estimated based on knowledge of the Project at this time and that the anticipated type and term of the sources of funds, as set forth in Table III, for implementing the Redevelopment Plan and the Redevelopment Project may vary from these estimates.

Table III

ESTIMATED SOURCES TO PAY FOR REDEVELOPMENT PROJECT COSTS
MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

Redevelopment Project Funding Sources	**Estimated Amount**
TIF PILOT Increment (23-Year Capture, 50% Capture)	$18,422,203
TIF EAT Increment (50% Capture)	$21,086,010
Other Public Sources	$ TBD

It is not the intent of Table III or this Redevelopment Plan to restrict the City or the Developer to the sources or source amounts as outlined. During the life of the Redevelopment Agreement, Plan and Project, other sources may be found or adjustments may be made within or in addition to the sources specified in Table III, however, the maximum amount of total TIF assistance will not exceed $39,500,000 plus financing costs.

TIF Funding – Pay-Go

TIF increment revenues generated within the Redevelopment Area will be deposited into the Special Allocation Fund are anticipated to be disbursed on a pay-as-you-go basis to the Redeveloper for eligible redevelopment project costs as such revenues are generated and become available. These revenues, except for 50% of the PILOTs to be retained for city and taxing district use, are not to exceed 23 years from the first year of tax increment (projected TIF Year 1: 2026). Based on the Cost-Benefit Analysis modeling:

- Year 1 Net TIF Captured PILOTs & EATs (2026): $97,038
- Year 10 Net TIF Cumulative Captured PILOTs & EATs (2035): $7,334,122
- Year 23 Net TIF Cumulative Captured PILOTs & EATs (2047): $39,508,313

EAT revenues are also anticipated to be generated by induced commercial, restaurant, retail, office, and residential activity within the Redevelopment Area. The TIF Act permits capture of 50% of incremental EATs.

Evidence of Support of Financing to Construct Improvements

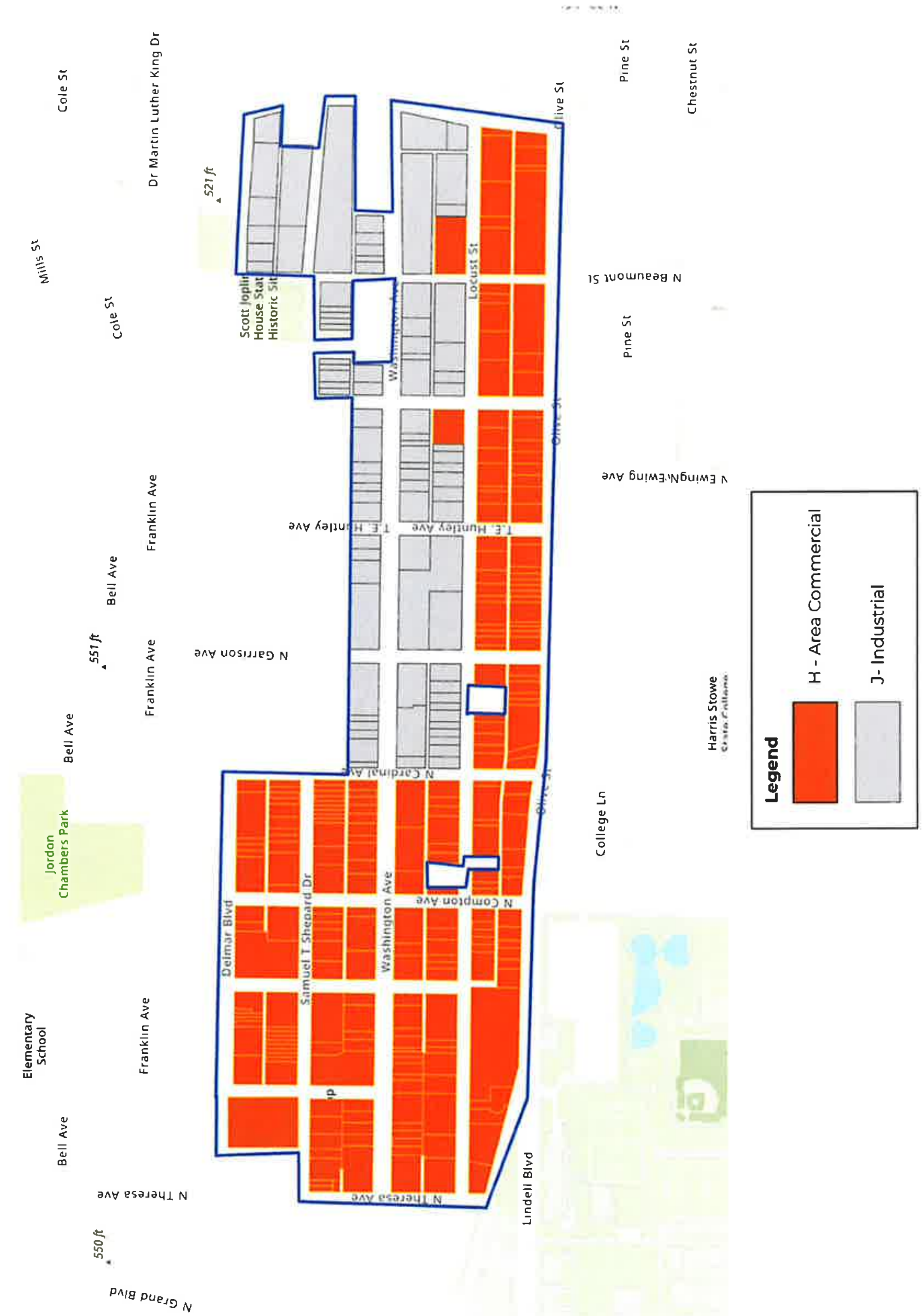
As noted in Appendix B Exhibit 5, this is not applicable, as all TIF increment will be used for improvements with the public right-of-way owned and maintained by the City of St. Louis.

Appendix A - Maps

PLATE 1 – Redevelopment Project Area Boundary Map

Appendix A - Maps

PLATE 2 – Future Land Use Map



Appendix B – Exhibits

Exhibit 1 - Boundary Description

The project area as shown in Appendix A, is generally described as beginning at the intersection of Samuel Shepard Dr. and N. Theresa Ave; then eastwardly along Samuel Shepard Dr to the extended western border of parcel 10549035000 (generally described as 3422 Delmar Blvd.), then northwardly along the property line to the midpoint of Delmar Blvd; then eastwardly along Delmar Blvd across all intervening streets to the intersection of Delmar Blvd and Cardinal Ave; then southwardly along Cardinal Ave across all intervening streets to the intersection of Cardinal Ave and the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then eastwardly along the alley-right-of-way between Samuel Shepard Dr and Washington Ave across all intervening streets to the intersection of N Leffingwell Ave and the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then northwardly along N Leffingwell Ave to the intersection of N. Leffingwell Ave and Samuel Shepard Dr; then eastwardly along the Samuel Shepard Dr to the extended eastern border of parcel 09839060000 (generally described as 2732 Samuel Shepard Dr), then southwardly along the property line to the midpoint of the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then eastwardly along the alley-right-of-way between Samuel Shepard Dr and Washington Ave to the extended eastern border of parcel 09839200000 (generally described as 2737 Washington Ave), then southwardly along the property line to the midpoint of Washington Ave; then eastwardly along Washington Ave to the intersection of Washington Ave and N Beaumont St; then northwardly along N Beaumont St to the intersection of N Beaumont St and the alley-public-right-of-way between Washington Ave and Samuel Shepard Dr; then westwardly along the alley-public-right-of-way between Washington Ave and Samuel Shepard Dr to the extended western border of parcel 09839080000 (generally described as 2726 Samuel Shepard Dr), then northwardly along the western border to the midpoint of Samuel Shepard Dr; then eastwardly along Samuel Shepard Dr to the intersection of Samuel Shepard Dr and N Beaumont St; then northwardly along N Beaumont St, across all intervening streets to the intersection of N Beaumont St and Delmar Blvd; then eastwardly along Delmar Blvd across all intervening streets to the intersection of Delmar Blvd and Jefferson Ave; then southwardly along Jefferson Ave. to the extended southern border of parcel 09309015000 (generally described as 2600 Samuel Shepard Dr); then westwardly along the southern border of parcel 09309015000 to the extended western border of parcel 09309016000 (generally described as 2605 Washington Ave); then southwardly along the western border of parcel 09309016000 to the midpoint of Washington Ave; then eastwardly along Washington Ave to the intersection of Washington Ave and Jefferson Ave; then southwardly along Jefferson Ave. across all intervening streets to the intersection of Jefferson Ave and Olive St.; then westwardly along Olive St across all intervening streets to the intersection of Olive St. and Lindell Blvd; then westwardly along Olive St to the intersection of Olive St. and N. Theresa Ave; then northwardly along N. Theresa Ave across all intervening streets to the intersection of N. Theresa Ave and Samuel Shepard Dr, the point of beginning.

Appendix B – Exhibits

Exhibit 2 – Property Ownership List

Parcel Count	Parcel ID	Owner of Record	Property Address
1	0928-9-015.001	TWAIN GL II LLC C/O TWAIN FINANCIAL PARTNERS	2642 LOCUST ST
2	0928-9-015.002	BEAUMONT I PARTNERSHIP LLC	2654 LOCUST ST
3	0928-9-025.000	AT&T COMMUNICATIONS SOUTHWEST INC C/O AT & T CORP	2628 LOCUST ST
4	0928-9-080.000	AT&T COMMUNICATIONS OF THE SOUTHWEST INC ATTN: PROPERTY TAX DEPT	2612 LOCUST ST
5	0928-9-100.000	BEAUMONT IV PARTNERSHIP LLC	309 JEFFERSON AV
6	0928-9-110.000	TPI XV LLC	2601 OLIVE ST
7	0928-9-140.000	AT&T COMMUNICATIONS OF THE SOUTHWEST INC ATTN PROPERTY TAX DEPT	2607 OLIVE ST
8	0928-9-160.000	BEAUMONT IV PARTNERSHIP LLC	2617 OLIVE ST
9	0928-9-185.000	AT&T COMMUNICATIONS OF THE SOUTHWEST INC C/O TAX MGR-PROPERTIES	2651 OLIVE ST
10	0929-9-010.000	BETWEN PROPERTIES LLC	2640 WASHINGTON AV
11	0929-9-015.000	RAF-2901 LLC	2600 WASHINGTON AV
12	0929-9-025.000	RAF-2901 LLC	501 JEFFERSON AV
13	0929-9-030.000	SOUTHWESTERN BELL TELEPHONE PROPERTY TAX DEPARTMENT	2621 LOCUST ST
14	0929-9-040.000	BEAUMONT II PARTNERSHIP LLC	2639 LOCUST ST
15	0929-9-055.001	ELIOT'S NEIGHBOR LLC	2647 LOCUST ST
16	0930-9-015.000	IRBY PROPERTIES LLC	2600 SAMUEL SHEPARD DR
17	0930-9-070.000	RIBBIT LLC C/O DAVID DRESNER	2647 WASHINGTON AV
18	0930-9-080.000	MIDTOWN STL DEVELOPMENT GROUP LLC	2659 WASHINGTON AV
19	0930-9-090.000	DELMAR-CLARK REALTY LLC	2665 WASHINGTON AV
20	0930-9-100.000	DELMAR-CLARK REALTY LLC	2671 WASHINGTON AV
21	0930-9-110.000	VERO BEACH REALTY LLC	2675 WASHINGTON AV
22	0931-9-011.000	DEPT OF NATURAL RESOURCES	2666 DELMAR BLVD
23	0931-9-012.000	DEPT OF NATURAL RESOURCES	2660 DELMAR BLVD
24	0931-9-013.000	DEPT OF NATURAL RESOURCES	2650 DELMAR BLVD
25	0931-9-040.000	HOLMAN RANDY	2632 DELMAR BLVD
26	0931-9-065.000	JEFFERSON DELMAR II LLC	2610 DELMAR BLVD
27	0931-9-073.000	JEFFERSON DELMAR LLC	2600 DELMAR BLVD
28	0931-9-225.000	LYLE E BLACK TRS	2625 SAMUEL SHEPARD DR
29	0931-9-230.000	DEPARTMENT OF NATURAL RESOURCES	2679 SAMUEL SHEPARD DR
30	0932-9-030.000	CITY OF ST LOUIS	2636 MARTIN LUTHER KING DR
31	0932-9-100.000	LRA	2620 MARTIN LUTHER KING DR
32	0932-9-220.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2643 DELMAR BLVD
33	0932-9-230.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2647 DELMAR BLVD
34	0932-9-240.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2649 DELMAR BLVD
35	0932-9-250.000	DEPT OF NATURAL RESOURCES	2655 DELMAR BLVD
36	0932-9-260.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2657 DELMAR BLVD
37	0932-9-270.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2659 DELMAR BLVD
38	0932-9-280.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2665 DELMAR BLVD
39	0981-9-035.000	ELECTRICAL WORKERS HISTORICAL SOCIETY	2716 MARTIN LUTHER KING DR

40	0982-9-025.000	DELMAR-CLARK REALTY LLC	2730 DELMAR BLVD
41	0982-9-100.000	DEPT OF NATURAL RESOURCES	2718 DELMAR BLVD
42	0982-9-110.000	DEPT OF NATURAL RESOURCES	2700 DELMAR BLVD
43	0982-9-120.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2701 SAMUEL SHEPARD DR
44	0982-9-130.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2703 SAMUEL SHEPARD DR
45	0982-9-140.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2705 SAMUEL SHEPARD DR
46	0982-9-150.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2707 SAMUEL SHEPARD DR
47	0982-9-160.000	DEPT OF NATURAL RESOURCES STATE OF MISSOURI	2709 SAMUEL SHEPARD DR
48	0982-9-170.000	MISSOURI DEPT OF NATURAL RESOURCES	2717 SAMUEL SHEPARD DR
49	0982-9-180.000	MISSOURI DEPARTMENT OF NATURAL RESOU RCES	2719 SAMUEL SHEPARD DR
50	0982-9-190.000	MISSOURI DEPARTMENT OF NATURAL RESOU RCES	2721 SAMUEL SHEPARD DR
51	0982-9-200.000	MISSOURI DEPARTMENT OF NATURAL RESOU RCES	2723 SAMUEL SHEPARD DR
52	0982-9-210.000	MISSOURI DEPARTMENT OF NATURAL RESOU RCES	2725 SAMUEL SHEPARD DR
53	0983-9-010.000	PHILDENDRON LLC	2746 SAMUEL SHEPARD DR
54	0983-9-020.000	PHILODENDRON LLC	2744 SAMUEL SHEPARD DR
55	0983-9-030.000	PHILODENDRON LLC	2740 SAMUEL SHEPARD DR
56	0983-9-040.000	PHILODENDRON LLC	2736 SAMUEL SHEPARD DR
57	0983-9-050.000	PHILODENDREN LLC	2734 SAMUEL SHEPARD DR
58	0983-9-060.000	NORTHSIDE REGENERATION LLC	2732 SAMUEL SHEPARD DR
59	0983-9-080.000	MISSOURI DEPARTMENT OF NATURAL RESOU RCES	2726 SAMUEL SHEPARD DR
60	0983-9-090.000	MISSOURI DEPT OF NATURAL RESOURCES	2716 SAMUEL SHEPARD DR
61	0983-9-100.000	MO DEPT OF NATURAL RESOURCES	2714 SAMUEL SHEPARD DR
62	0983-9-110.000	MISSOURI DEPT OF NATURAL RESOURCES OF THE STATE OF MO	2712 SAMUEL SHEPARD DR
63	0983-9-120.000	MO DEPT OF NATURAL RESOURCES	2710 SAMUEL SHEPARD DR
64	0983-9-130.000	MO DEPT OF NATURAL RESOURCES	2700 SAMUEL SHEPARD DR
65	0983-9-200.000	OWEN THOMAS A	2737 WASHINGTON AV
66	0983-9-210.000	OWEN THOMAS A	2747 WASHINGTON AV
67	0984-9-001.000	TARKO CO	2740 WASHINGTON AV
68	0984-9-002.000	TARKO CO	2728 WASHINGTON AV
69	0984-9-050.000	2722 WASHINGTON LLC	2722 WASHINGTON AV
70	0984-9-070.000	LIEBE ROBERT J JR (TRS)	2718 WASHINGTON AV
71	0984-9-101.001	PHYLLIS WHEATLEY DEVELOPMENT LLC C/O YWCA OF METRO STL ATTN: EXECUTIVE DIR	2709 LOCUST ST
72	0984-9-101.002	YOUNG WOMEN'S CHRISTIAN ASSN OF METROPOLITAN ST LOUIS	2709 LOCUST ST
73	0984-9-120.000	KAEMMERLEN INV CO	2727 LOCUST ST
74	0984-9-130.000	BEAUMONT II PARTNERSHIP LLC	2739 LOCUST ST
75	0984-9-140.000	2745 LOCUST LLC	2745 LOCUST ST
76	0984-9-145.000	YOUNG WOMENS CHRISTIAN ASSOC OF ST LOUIS	2700 WASHINGTON AV
77	0985-9-010.000	ZATLIN PARTNERSHIP ?TNC C/O ZATLIN REAL ESTATE	2740 LOCUST ST
78	0985-9-020.000	KAEMMERLEN INV CO	2720 LOCUST ST
79	0985-9-030.000	BEAUMONT II PARTNERSHIP LLC	2712 LOCUST ST
80	0985-9-040.000	BEAUMONT II PARTNERSHIP LLC	2704 LOCUST ST
81	0985-9-050.000	BEAUMONT II PARTNERSHIP LLC	2700 LOCUST ST
82	0985-9-060.000	A G EDWARDS & SONS INC C/O RYAN LLC	2701 OLIVE ST
83	0985-9-070.000	A G EDWARDS & SONS INC C/O RYAN LLC	2731 OLIVE ST
84	0985-9-080.000	A G EDWARDS & SONS INC C/O RYAN LLC	2743 OLIVE ST
85	0992-9-010.000	SINCERELY THE CRAFT LLC	2840 LOCUST ST
86	0992-9-040.000	TSV HOLDINGS LLC	2836 LOCUST ST
87	0992-9-060.000	CSI SOLUTIONS LLC	2826 LOCUST ST
88	0992-9-075.000	CSI SOLUTIONS LLC	2818 LOCUST ST
89	0992-9-085.000	DRAGON CRAB AND TURTLE LLC	2814 LOCUST ST

90	0992-9-095.000	NORTHERN LIGHTS OVER SMILODON LLC	2806 LOCUST ST
91	0992-9-105.000	2800 LOCUST PARKING LLC	2800 LOCUST ST
92	0992-9-140.000	BEAUMONT II PARTNERSHIP LLC	2801 OLIVE ST
93	0992-9-150.000	SHEP RUBBER MANUFACTURING INC	2805 OLIVE ST
94	0992-9-160.000	OPTYX ENTERPRISES LLC	2815 OLIVE ST
95	0992-9-170.000	VREELAND LLC	2819 OLIVE ST
96	0992-9-185.000	VREELAND LLC	2823 OLIVE ST
97	0992-9-200.000	OBSIDIAN BAND LLC	2827 OLIVE ST
98	0992-9-210.000	REINHOLD PROPERTIES L L C	2831 OLIVE ST
99	0992-9-220.000	CENTRAL BAPTIST CHURCH	2839 OLIVE ST
100	0993-9-010.000	CENTRAL BAPTIST CHURCH	2842 WASHINGTON AV
101	0993-9-020.000	CENTRAL BAPTIST CHURCH INC	2834 WASHINGTON AV
102	0993-9-030.000	CENTRAL BAPTIST CHURCH INC	2828 WASHINGTON AV
103	0993-9-040.000	IDEAL NOVELTY INC	2824 WASHINGTON AV
104	0993-9-050.000	CENTRAL BAPTIST CHURCH	2810 WASHINGTON AV
105	0993-9-060.000	CENTRAL BAPTIST CHURCH	2804 WASHINGTON AV
106	0993-9-070.000	CENTRAL BAPTIST CHURCH	2802 WASHINGTON AV
107	0993-9-080.000	CENTRAL BAPTIST CHURCH	2800 WASHINGTON AV
108	0993-9-090.000	BHDTS DEVELOPMENT LLC	2801 LOCUST ST
109	0993-9-110.000	CHG LLC	2811 LOCUST ST
110	0993-9-120.000	CHG LLC	2815 LOCUST ST
111	0993-9-130.000	IDEAL NOVELTY INC	2823 LOCUST ST
112	0993-9-140.000	IDEAL NOVELTY INC	2827 LOCUST ST
113	0993-9-150.000	2835-41 LOCUST STREET LLC C/O NOMAX	2835 LOCUST ST
114	0993-9-160.000	CENTRAL BAPTIST CHURCH	2843 LOCUST ST
115	0994-9-085.000	JLT INC	2801 WASHINGTON AV
116	0994-9-095.000	BHDTS DEVELOPMENT LLC	2809 WASHINGTON AV
117	0994-9-100.000	CENTRAL BAPTIST CHURCH	2825 WASHINGTON AV
118	0994-9-110.000	CENTRAL BAPTIST CHURCH	2829 WASHINGTON AV
119	0994-9-120.000	CENTRAL BAPTIST CHURCH	2835 WASHINGTON AV
120	0994-9-130.000	CENTRAL BAPTIST CHURCH	2837 WASHINGTON AV
121	0994-9-140.000	CENTRAL BAPT CH INC	2843 WASHINGTON AV
122	1012-9-180.000	CENTRAL BAPTIST CHURCH INC	2905 WASHINGTON AV
123	1012-9-190.000	RAF 2914 LOCUST LLC	2907 WASHINGTON AV
124	1012-9-200.000	BAEK HYUNG SOO & CHOON NAM	2911 WASHINGTON AV
125	1012-9-210.000	DMKC PROPERTIES LLC	2945 WASHINGTON AV
126	1013-9-011.000	SALVATION ARMY	2900 WASHINGTON AV
127	1013-9-012.000	SALVATION ARMY GARRISON RESIDENCE LP	2937 LOCUST ST
128	1013-9-025.000	SALVATION ARMY	2938 WASHINGTON AV
129	1014-9-010.000	FORD HOLDINGS LLC MIDTOWN PROPERTY LLC	2946 LOCUST ST
130	1014-9-020.000	RSJ PROPERTIES LLC	2944 LOCUST ST
131	1014-9-030.000	2942 LOCUST LLC	2942 LOCUST ST
132	1014-9-040.000	2940 LOCUST LLC	2940 LOCUST ST
133	1014-9-050.000	CHALET BUILDING LLC	2936 LOCUST ST
134	1014-9-060.000	RAF 2924 LOCUST LLC	2924 LOCUST ST
135	1014-9-070.000	RSJ PROPERTIES LLC	2920 LOCUST ST
136	1014-9-080.000	RAF 2914 LOCUST LLC	2914 LOCUST ST
137	1014-9-085.000	RAF 2914 LOCUST LLC	2910 LOCUST ST
138	1014-9-095.000	RAF-2901-LLC C/O JOHN C MITCHELL & NADINE MITCHELL	2900 LOCUST ST
139	1014-9-110.000	RAF-2901-LLC	2901 OLIVE ST
140	1014-9-125.000	2911 OLIVE LLC	2907 OLIVE ST
141	1014-9-135.000	2929 OLIVE LLC	2915 OLIVE ST

142	1014-9-140.000	RAF-2921 OLIVE LLC	2917 OLIVE ST
143	1014-9-150.000	RAF-2921 OLIVE LLC	2919 OLIVE ST
144	1014-9-160.000	RAF-2921 OLIVE LLC	2921 OLIVE ST
145	1014-9-170.000	L & M PROPERTY MANAGEMENT LLC AVIS RENT A CAR SYSTEM LLC RE TAX	2925 OLIVE ST
146	1014-9-180.000	2929 OLIVE LLC AVIS RENT A CAR SYSTEM LLC REAL EST TAX	2927 OLIVE ST
147	1014-9-190.000	2929 OLIVE LLC AVIS RENT A CAR SYSTEM LLC RE TAX	2929 OLIVE ST
148	1014-9-200.000	2929 OLIVE LLC AVIS RENT A CAR SYSTEM LLC REAL EST TAX	2937 OLIVE ST
149	1014-9-210.000	LOCUST CENTRAL BUSINESS DISTRICT	2939 OLIVE ST
150	1014-9-220.000	LOCUST CENTRAL BUSINESS DISTRICT	2941 OLIVE ST
151	1014-9-230.000	LOCUST CENTRAL BUSINESS DISTRICT	2949 OLIVE ST
152	1021-9-005.000	JLMJRDA LLC	3040 LOCUST ST
153	1021-9-010.000	ONE ON ONE LOCUST LLC C/O DAVID SMITH	3036 LOCUST ST
154	1021-9-015.000	ONE ON ONE LOCUST LLC	3030 LOCUST ST
155	1021-9-020.000	ONE ON ONE 3026 LOCUST LLC C/O DAVID SMITH	3026 LOCUST ST
156	1021-9-025.000	3024 LOCUST LLC	3024 LOCUST ST
157	1021-9-030.000	MIDTOWN II LLC	3000 LOCUST ST
158	1021-9-035.000	CDG OLIVE LLC	3001 OLIVE ST
159	1021-9-040.000	CDG OLIVE LLC	3005 OLIVE ST
160	1021-9-045.000	GORE MARY & JEFFREY A CLARKE	3007 OLIVE ST
161	1021-9-050.000	EXPLORER'S DAY CARE CENTER	3011 OLIVE ST
162	1021-9-055.000	CITY OF SAINT LOUIS TREASURER	3013 OLIVE ST
163	1021-9-060.000	CITY OF SAINT LOUIS TREASURER OFFICE	3019 OLIVE ST
164	1021-9-065.000	MIDWEST REGIONAL BANK	3037 OLIVE ST
165	1021-9-070.000	ROULLARD PROPERTIES LLC	3041 OLIVE ST
166	1021-9-170.000	SHERRELL JAMES L C/O JAMES L SHERRELL JR	3152 LOCUST ST
167	1021-9-175.000	3139 OLIVE LLC	3150 LOCUST ST
168	1021-9-180.000	3146 LOCUST LLC C/O MIDTOWN MANAGEMENT	3146 LOCUST ST
169	1021-9-190.000	POHLMAN SCOTT A & TERI L TRS	3126 LOCUST ST
170	1021-9-195.000	POHLMAN SCOTT A & TERI L TRS	3124 LOCUST ST
171	1021-9-200.000	JLMJRDA LLC	3108 LOCUST ST
172	1021-9-205.000	JLMJRDA LLC	3100 LOCUST ST
173	1021-9-210.000	RDA PROPERTIES LLC	3101 OLIVE ST
174	1021-9-215.000	FOOD OUTREACH INC	3109 OLIVE ST
175	1021-9-220.000	FOOD OUTREACH INC	3117 OLIVE ST
176	1021-9-225.000	BALLEYS OLIVE WEST INC	3131 OLIVE ST
177	1021-9-230.000	3139 OLIVE LLC	3139 OLIVE ST
178	1021-9-240.000	BARNARD STAMP CO	3143 OLIVE ST
179	1022-9-010.001	TATE ANNEX LLC	3038 WASHINGTON AVE
180	1022-9-010.001	TATE ANNEX LLC	3038 WASHINGTON AVE
181	1022-9-015.000	3010 APARTMENTS LP C/O 3010 APARTMENTS LP	3000 WASHINGTON AV
182	1022-9-020.000	SALVATION ARMY	3036 WASHINGTON AV
183	1022-9-035.000	FORD HOLDINGS LLC MIDTOWN PROPERTY LLC	3001 LOCUST ST
184	1022-9-040.000	EAG INC	3005 LOCUST ST
185	1022-9-045.000	MICROT LLC	3015 LOCUST ST
186	1022-9-050.000	3139 OLIVE LLC	3019 LOCUST ST
187	1022-9-055.000	3021 LOCUST LLC	3021 LOCUST ST
188	1022-9-060.000	WATCHTOWER ASSET MANAGEMENT LLC	3027 LOCUST ST
189	1022-9-065.000	CURIOSTY HOLDING CO LLC	3029 LOCUST ST
190	1022-9-070.000	CURIOSITY HOLDING CO LLC	3033 LOCUST ST
191	1022-9-075.000	IKE HOMES LLC	3039 LOCUST ST
192	1022-9-080.000	1619 CARROLL LLC	3041 LOCUST ST

193	1022-9-085.000	ST LOUIS UNIVERSITY ATTN: TREASURER"S	3148 WASHINGTON AV
194	1022-9-090.000	ST LOUIS UNIVERSITY ATTN : TREASURES'S	3120 WASHINGTON AV
195	1022-9-095.000	ST LOUIS UNIVERSITY ATTN: TREASURER'S	3100 WASHINGTON AV
196	1022-9-100.000	RVDV LLC	3101 LOCUST ST
197	1022-9-105.000	ADRIENNE OUTLAW STUDIOS LLC	3115 LOCUST ST
198	1022-9-110.000	D & K CATTLE COMPANY LLC C/O GERY KOTTHOFF	3117 LOCUST ST
199	1022-9-115.000	B2R HOLDINGS LLC	3121 LOCUST ST
200	1022-9-120.000	BECKERMANN ENTERPRISES LLC	3135 LOCUST ST
201	1022-9-125.000	SAFE BUILDING LLC	3139 LOCUST ST
202	1022-9-135.000	ART PARTNERS C/O YVETTE DUBINSKY	3149 LOCUST ST
203	1023-9-015.000	MY GARAGE LLC	3001 WASHINGTON AV
204	1023-9-020.000	MY GARAGE LLC	3023 WASHINGTON AV
205	1023-9-025.000	MY GARAGE LLC	3029 WASHINGTON AV
206	1023-9-030.000	MONSTER MAILERS & PRESORT LLC	3031 WASHINGTON AV
207	1023-9-035.000	MIDTOWN CHURCH	3039 WASHINGTON AV
208	1023-9-040.000	MIDTOWN CHURCH	3041 WASHINGTON AV
209	1023-9-045.000	3035 WASHINGTON LLC	3134 SAMUEL SHEPARD DR
210	1023-9-050.000	MOHRMANN PROPERTIES LLC	3128 SAMUEL SHEPARD DR
211	1023-9-055.000	ST LOUIS SPRING & BRAKE SUPPLY INC ST L SPRING-BRAKE SUPPLY LESSEE	3120 SAMUEL SHEPARD DR
212	1023-9-060.000	EMGE PERRIN D	3116 SAMUEL SHEPARD DR
213	1023-9-065.000	EMGE PERRIN D	3114 SAMUEL SHEPARD DR
214	1023-9-070.000	EMGE PERRIN D	3112 SAMUEL SHEPARD DR
215	1023-9-075.000	NORTHSIDE REGENERATION LLC	3110 SAMUEL SHEPARD DR
216	1023-9-080.000	CENTRAL RADIATOR CO C/O ELLIOT RICH C/O/ CENTRAL RADIATOR	3108 SAMUEL SHEPARD DR
217	1023-9-085.000	E & K PROPERTIES C/O ELLIOT RICH C/O CENTRAL RADIATOR	3106 SAMUEL SHEPARD DR
218	1023-9-090.000	KLEEFUSS KYLE	3104 SAMUEL SHEPARD DR
219	1023-9-095.000	KLEEFUSS KYLE	3102 SAMUEL SHEPARD DR
220	1023-9-100.000	NORTH CARDINAL PARTNERS LLC	3100 SAMUEL SHEPARD DR
221	1023-9-105.000	NORTH CARDINAL PARTNERS LLC	3101 WASHINGTON AV
222	1023-9-110.000	HOWE JEFFREY L	3103 WASHINGTON AV
223	1023-9-115.000	E & K PROPERTIES LLC C/O ELLIOT RICH C/O CENTRAL RADIATOR	3109 WASHINGTON AV
224	1023-9-120.000	RICE FAMILY PROPERTIES LLC	3115 WASHINGTON AV
225	1023-9-125.000	RICE FAMILY PROPERTIES LLC	3117 WASHINGTON AV
226	1023-9-130.000	RICE FAMILY PROPERTIES LLC C/O RICE FAMILY PROP LLC	3119 WASHINGTON AV
227	1023-9-135.000	RICE FAMILY PROPERTIES LLC	3123 WASHINGTON AV
228	1023-9-140.000	MOHRMANN PROPERTIES LLC	3131 WASHINGTON AV
229	1023-9-145.000	MOHRMANN PROPERTIES LLC	3135 WASHINGTON AV
230	1023-9-150.000	MOHRMANN PROPERTIES LLC	3141 WASHINGTON AV
231	1037-9-011.000	DRIFTWOODS LLC	716 COMPTON AV
232	1037-9-050.000	JONES MARY C/O MARY J THOMPSON	3130 DELMAR BLVD
233	1037-9-060.000	P CENTRAL LLC	3128 DELMAR BLVD
234	1037-9-070.000	KUNJ INC & KEVIN & URVASHI PATEL	3126 DELMAR BLVD
235	1037-9-100.000	KUNJ INC & KEVIN & URVASHI PATEL	3110 DELMAR BLVD
236	1037-9-120.000	KUNJ INC & KEVIN PATEL & URVASHI	3100 DELMAR BLVD
237	1037-9-130.000	OWENS RONNESSA	3101 SAMUEL SHEPARD DR
238	1037-9-140.000	OWENS RONNESSA	3103 SAMUEL SHEPARD DR
239	1037-9-150.000	OWENS RONNESSA	3105 SAMUEL SHEPARD DR
240	1037-9-160.000	OWENS RONNESSA	3107 SAMUEL SHEPARD DR
241	1037-9-170.000	METROPOLITAN VILLAGE INC	3111 SAMUEL SHEPARD DR

242	1037-9-180.000	METROPOLITAN VILLAGE INC	3117 SAMUEL SHEPARD DR
243	1037-9-190.000	METROPOLITAN VILLAGE INC	3123 SAMUEL SHEPARD DR
244	1037-9-200.000	METROPOLITAN VILLAGE INC	3125 SAMUEL SHEPARD DR
245	1037-9-210.000	OWENS RONNESSA S & DEONTE A SR	3129 SAMUEL SHEPARD DR
246	1037-9-211.000	DRIFTWOODS LLC	3135 SAMUEL SHEPARD DR
247	1037-9-260.000	NORTHSIDE REGENERATION LLC	3149 SAMUEL SHEPARD DR
248	1038-9-050.000	GTS LIMITED LC	3208 DELMAR BLVD
249	1038-9-250.000	ADOLESCENT ADJUSTMENT CENTER NFP	3212 DELMAR BLVD
250	1038-9-260.000	ADOLESCENT ADJUSTMENT CENTER NFP	3200 DELMAR BLVD
251	1038-9-270.000	ACREE KELLEY LLC	3201 SAMUEL SHEPARD DR
252	1039-9-010.000	UNITED GRANITE LLC	3230 SAMUEL SHEPARD DR
253	1039-9-020.000	CAPIAB INVESTMENTS INC C/O CA INVESTMENTS LLC	3218 SAMUEL SHEPARD DR
254	1039-9-030.000	KELLEY ACREE LLC	3208 SAMUEL SHEPARD DR
255	1039-9-040.000	KELLEY ACREE LLC	3206 SAMUEL SHEPARD DR
256	1039-9-050.000	KAF LLC	3204 SAMUEL SHEPARD DR
257	1039-9-060.000	KAF LLC	3200 SAMUEL SHEPARD DR
258	1039-9-080.000	ACREE KELLEY LLC	3201 WASHINGTON AV
259	1039-9-090.000	KELLEY ACREE LLC	3207 WASHINGTON AV
260	1039-9-100.000	WINKER PROPERTIES LLC	3229 WASHINGTON AV
261	1040-9-010.000	WASHINGTON TABERNACLE BAPTIST CHURCH	3232 WASHINGTON AV
262	1040-9-020.000	WASHINGTON TABERNACLE BAPTIST CHURCH	3216 WASHINGTON AV
263	1040-9-030.000	WASHINGTON TABERNACLE BAPT CH	3200 WASHINGTON AV
264	1040-9-040.000	WASHINGTON TABERNACLE M B CHURCH	3201 LOCUST ST
265	1040-9-050.000	WASHINGTON TABERNACLE MISSINORY BAPTIST CHURSH	3211 LOCUST ST
266	1040-9-060.000	WASHINGTON TABERNACLE MISSINORY BAPTIST CHURCH	3219 LOCUST ST
267	1040-9-070.000	WASHINGTON TABERNACLE M B CHURCH	3221 LOCUST ST
268	1040-9-080.000	KAF LOCUST LLC	3225 LOCUST ST
269	1040-9-090.000	KAF LOCUST LLC	3227 LOCUST ST
270	1041-9-010.000	KAF LOCUST LLC	3222 LOCUST ST
271	1041-9-020.000	TLW REAL ESTATE INVESTMENTS LLC	3216 LOCUST ST
272	1041-9-031.001	GILBY HOWARD M & BARBARA K GILBY TRSTEES	3212 LOCUST ST
273	1041-9-031.002	CASH PAD LLC	3212 LOCUST ST
274	1041-9-031.003	BANFIELD JULIE V & JOHN K BANFIELD	3212 LOCUST ST
275	1041-9-040.000	ALIGNED PROPERTIES LLC	3210 LOCUST ST
276	1041-9-050.000	ALIGNED PROPERTIES LLC	3206 LOCUST ST
277	1041-9-060.000	ALIGNED PROPERTIES LLC	3200 LOCUST ST
278	1041-9-070.000	HARRIS STOWE STATE UNIVERSITY	3203 OLIVE ST
279	1041-9-080.000	HARRIS STOWE STATE UNIVERSITY	3211 OLIVE ST
280	1041-9-090.000	KAF LLC	3217 OLIVE ST
281	1041-9-100.000	KAF LLC	3221 OLIVE ST
282	1041-9-110.000	KAF LLC	3225 OLIVE ST
283	1041-9-125.000	KAF LLC	3227 OLIVE ST
284	1042-9-005.000	DRAKE PLAZA L P C/O KOHNER PROPERTIES INC	3301 OLIVE ST
285	1043-9-010.000	ST LOUIS UNIVERSITY	3338 WASHINGTON AV
286	1043-9-020.000	HENDRICKS CARTER & LYNN S GROSSMAN	3336 WASHINGTON AV
287	1043-9-030.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3330 WASHINGTON AV
288	1043-9-040.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3328 WASHINGTON AV
289	1043-9-050.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3326 WASHINGTON AV
290	1043-9-055.000	ST LOUIS UNIVERSITY	3324 WASHINGTON AV
291	1043-9-065.000	KAF LLC	3318 WASHINGTON AV
292	1043-9-070.000	KAF LLC	3316 WASHINGTON AV
293	1043-9-080.000	LEONARD STREET ARTS PARTNERS LLC	3306 WASHINGTON AV

294	1043-9-090.000	LEONARD STREET ARTS PARTNERS LLC	3300 WASHINGTON AV
295	1043-9-100.000	ST LOUIS UNIVERSITY	3301 LOCUST ST
296	1043-9-110.000	EVANS JASON F	3321 LOCUST ST
297	1043-9-120.000	3323 LOCUST GROUP LLC	3323 LOCUST ST
298	1043-9-131.000	ST LOUIS UNIVERSITY	3327 LOCUST ST
299	1043-9-141.000	ST LOUIS UNIVERSITY C/O GREG PATTERSON	3337 LOCUST ST
300	1044-9-100.001	KAF LLC	3301 WASHINGTON AVE
301	1044-9-100.002	LEK INC	3305 WASHINGTON AVE
302	1044-9-100.003	LEK INC	3321 WASHINGTON AVE
303	1044-9-100.004	LEK INC	3323 WASHINGTON AVE
304	1044-9-100.005	3333 WASHINGTON INC ATTN: CHRIS HANSEN	3333 WASHINGTON AVE
305	1044-9-100.006	KAF SAMUEL LLC	3300 DR SAMUEL T SHEPARD DR
306	1044-9-100.007	KAF SAMUEL LLC	3322 DR SAMUEL T SHEPARD DR
307	1045-9-010.000	LAM VANUT & CHU THI LY	716 JOSEPHINE BAKER BLVD
308	1045-9-020.000	LAM VANUT & CHU THI LY	3316 DELMAR BLVD
309	1045-9-050.000	RANDLE EDWARD N SR & SHARON GARDNER TRS	3314 DELMAR BLVD
310	1045-9-060.000	KAF LLC	3312 DELMAR BLVD
311	1045-9-070.000	GRAYKNIGHT HOLDINGS LLC	3310 DELMAR BLVD
312	1045-9-080.000	NORTHSIDE REGENERATION LLC	3308 DELMAR BLVD
313	1045-9-090.001	KAF LLC	3300 DELMAR BLVD
314	1045-9-140.000	KAF SAMUEL LLC	3301 SAMUEL SHEPARD DR
315	1045-9-150.000	LEK INC	3315 SAMUEL SHEPARD DR
316	1045-9-160.000	LEK INC	3317 SAMUEL SHEPARD DR
317	1045-9-170.000	LEK INC	3319 SAMUEL SHEPARD DR
318	1045-9-180.000	LEK INC	3321 SAMUEL SHEPARD DR
319	1045-9-190.000	LEK INC	3323 SAMUEL SHEPARD DR
320	1045-9-200.000	LEK INC	3325 SAMUEL SHEPARD DR
321	1045-9-210.000	LEK INC	3327 SAMUEL SHEPARD DR
322	1045-9-220.000	LEK INC	3329 SAMUEL SHEPARD DR
323	1045-9-230.000	SAMUEL SHEPARD REALTY LLC	3331 SAMUEL SHEPARD DR
324	1054-9-035.000	3424 DELMAR REALTY LLC	3422 DELMAR BLVD
325	1055-9-010.000	614 CUBE LLC	3440 SAMUEL SHEPARD DR
326	1055-9-020.000	614 CUBE LLC	3438 SAMUEL SHEPARD DR
327	1055-9-030.000	FATHER DEMPSEY'S HOTEL INC	3426 SAMUEL SHEPARD DR
328	1055-9-040.000	FATHER DEMPSEY'S HOTELS INC	3424 SAMUEL SHEPARD DR
329	1055-9-050.000	KAF LLC	3416 SAMUEL SHEPARD DR
330	1055-9-060.000	KAF LLC	3410 SAMUEL SHEPARD DR
331	1055-9-070.000	KAF LLC	3400 SAMUEL SHEPARD DR
332	1055-9-080.000	KAF LLC	3401 WASHINGTON AV
333	1055-9-090.000	KAF LLC	3407 WASHINGTON AV
334	1055-9-100.000	KAF LLC	3411 WASHINGTON AV
335	1055-9-110.000	KAF LLC	3415 WASHINGTON AV
336	1055-9-120.000	FATHER DEMPSEYS HOTELS INC	3427 WASHINGTON AV
337	1055-9-130.000	614 CUBE LLC	614 THERESA AV
338	1056-9-015.000	NUELLE AUTO SERVICE INC	3418 WASHINGTON AV
339	1056-9-022.000	ST LOUIS UNIVERSITY C/O TREASURY DEPT/FITZGERALD HALL	3414 WASHINGTON AV
340	1056-9-030.000	ST LOUIS UNIVERSITY C/O TREASURER'S OFFICE	3412 WASHINGTON AV
341	1056-9-040.000	ST LOUIS UNIVERSITY C/O TREASURER'S OFFICE	3410 WASHINGTON AV
342	1056-9-050.000	ST LOUIS UNIVERSITY C/O TREASURER'S OFFICE	3408 WASHINGTON AV
343	1056-9-090.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3400 WASHINGTON AV

344	1056-9-100.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3401 LOCUST ST
345	1056-9-110.000	ST LOUIS UNIVERSITY C/O PROPERTY MANAGER	3417 LOCUST ST
346	1056-9-120.000	PWS LOFTS LLC	3427 LOCUST ST
347	1057-9-010.000	MOTO WEST LLC ATTN: STEEVE SMITH	3410 LOCUST ST
348	1057-9-011.000	MOTO EAST LLC	3410 LOCUST ST
349	1057-9-022.000	ST LOUIS UNIVERSITY	3411 OLIVE ST
350	1057-9-023.000	ST LOUIS UNIVERSITY	3401 OLIVE ST

Appendix B – Exhibits

Exhibit 3 – Anticipated Redevelopment Program Schedule

Submitted Original TIF Application to SLDC *Staff review time estimated between 15-30 days. Must provide notice within 90 days.*	**10/2/2025**
First TIF Commission Meeting	**6/10/2026**
Mailing of Notice of TIF Commission Public Hearing to Taxing Districts *RsMO §99.830.3 - Not less than 45 days prior to hearing*	**6/12/2026**
Submit Redevelopment Plan to TIF Commission *At least two weeks prior to public hearing*	**7/1/2026**
First Publication of Notice of TIF Commission Public Hearing *RsMO §99.830.1 - Not more than 30 days prior to hearing*	**7/13/2026**
Written Notice to Property Owners *RsMO §99.830.3 - Not less than 10 days prior to public hearing*	**7/31/2026**
Second Publication of Notice of TIF Commission Public Hearing *RsMO §99.830.1 - Not more than 10 days prior to public hearing*	**8/4/2026**
Public Hearing by TIF Commission - Recommendation to Board of Alderman	**8/12/2026**
TIF Ordinance(s) Introduced by Board of Alderman *RsMO §99.820.1[1] - No sooner than 14 and no more than 90 days after hearing*	**9/11/2026**
HUDZ Committee[2] Hearing on TIF Ordinance(s) – Hearing #1	**9/15/2026**
HUDZ Committee Hearing on TIF Ordinance(s) – Hearing #2 **Passage out of committee with Do Pass recommendation**	**9/22/2026**
Second Reading of TIF Ordinance(s) by Board of Alderman	**9/25/2026**
Perfection of TIF Ordinance(s) by Board of Alderman	**10/2/2026**
Third Reading & Final Passage of TIF Ordinance(s) by Board of Alderman	**10/9/2026**
Mayor Signs TIF Ordinance(s) *St. Louis City Charter, Article IV, Section 17 - At least 10 days after Final Passage, and approved after 20 days with no action*	**10/29/2026**

TIF Ordinance(s) become Effective *St. Louis City Charter, Article IV, Section 19 - If no emergency clause, ordinance effective 30 days after Mayor's Approval*	**11/28/2026**
Execution of Redevelopment Agreement - LCRA *Expected within 90 days of effective date of TIF Ordinance(s)*	**2/26/2027**

[1] *City of St. Louis TIF Commission meets at 8:00AM on the second Wednesday of each month.*

[2] *City of St. Louis HUDZ Committee typically meets at 11:00AM on Tuesday of each week during the legislative session of the Board of Alderman.*

Appendix B – Exhibits

Exhibit 4 - Developer's Affidavit

To be sent later.

Appendix B – Exhibits

Exhibit 5 – Evidence of Commitment to Finance Project Costs

Not applicable, as all TIF increment will be used for improvements with the public right-of-way owned and maintained by the City of St. Louis.

Appendix C – Analysis of Conditions Representing a Blighted Area

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

COST BENEFIT ANALYSIS

Steadfast city
Economic & Community Partners

TECHNICAL MEMORANDUM

SUBJECT:	Cost Benefit Analysis of the Impact of the Midtown Public Infrastructure Tax Increment Financing Plan on Taxing Districts
TO:	TIF Commission of the City of St. Louis
FROM:	Nick Hartzler, Steadfast City Economic & Community Partners Jacob Surratt, Steadfast City Economic & Community Partners Chris Hansen, Kranzberg Arts Foundation (the "Developer")
DATE:	July 31, 2026

I. Explanation of Final Numbers Due to Developer's Pledge of 50% of the PILOTS

Per the TIF statute, 100% of the PILOTS and 50% of the EATS are required to be placed into the Special Allocation Fund. However, the Developer requests only 50% of the PILOTS and 50% of the EATS to be utilized for public infrastructure improvements. The City will be able to dictate the use of the remaining 50% of the PILOTS in the Fund, which the Developer is requesting be distributed pro rata to the taxing districts.

This is illustrated by the table on the following page, which shows the total increment required to be placed into the Special Allocation Fund of $57,930,616, composed of 100% of the PILOTS ($36,844,606) and 50% of the EATS ($21,086,010), and then shows the total increment requested by Developer of $39,508,313 (rounded to $39,500,000 in the model and submitted documents), composed of 50% of PILOTS ($18,422,303) and 50% of EATS ($21,086,010). This leaves the other 50% of the PILOTS totaling $18,422,303 for the City's use.

Additionally, per the TIF statute, the other 50% (half) of the incremental EATS not eligible to be placed in Special Allocation Fund will flow to the City and other designated uses. The sum of the ineligible 50% of the incremental EATS, the currently considered surplus utility sales tax increment, and the 50% of the incremental PILOTS is the complete impact of the incremental revenue generated for the City and other taxing jurisdictions. Over the 23-year life of the TIF, this equates to $42,475,023.

Of the $81,983,337 in new revenue generated as a result of the proposed TIF district, the proposed uses are a rounded 48:52 split between public infrastructure improvements and pass-through to the City and taxing districts.

All numbers and totals in the remainder of this Analysis after the table on the following page reflect only a capture of 50% of the potential 100% incremental PILOTS and the entirety of the eligible 50% incremental EATS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Steadfast city
Economic & Community Partners

SUMMARY - Incremental Tax Revenues									Allocation of Total Revenue		Total Revenue to City/Taxing Districts		
			TIF EATs						Public Infrastructure	To Tax Jurisdictions			
TIF Year	Tax Year	100% TIF PILOTs	Sales	F&B	Earnings	Utilities	Total	Total Revenue (Placed into TIF Allocation Fund)	50% PILOTs + 100% EATS	50% PILOTs	Additional 50% EATS Not Captured By TIF Per State Statute	Utility Taxes Eligible for Capture by TIF (Surplus) Excluded until mechanism for accurate calculation determined	Total Incremental Revenue
1	2026	-	-	72,850	24,188	-	97,038	97,038	97,038	-	97,038	-	97,038
2	2027	152,903	23,250	91,450	40,500	-	155,200	308,103	231,651	76,451	155,200	-	231,651
3	2028	156,741	23,250	93,279	41,074	-	157,603	314,344	235,973	78,371	157,603	-	235,973
4	2029	270,811	70,215	95,145	46,806	-	212,165	482,976	347,571	135,405	212,165	5,023	347,571
5	2030	396,435	71,619	267,981	72,323	-	411,924	808,359	610,141	198,217	411,924	7,474	610,141
6	2031	565,998	183,722	298,451	83,533	-	565,706	1,131,704	848,705	282,999	565,706	35,816	848,705
7	2032	622,023	187,396	312,325	86,153	-	585,875	1,207,898	896,886	311,012	585,875	36,889	896,886
8	2033	800,851	319,949	331,127	132,560	-	783,636	1,584,486	1,184,061	400,425	783,636	91,306	1,184,061
9	2034	850,428	326,348	417,566	142,297	-	886,211	1,736,639	1,311,425	425,214	886,211	99,771	1,311,425
10	2035	1,087,521	354,575	517,355	154,980	-	1,026,910	2,114,431	1,570,671	543,761	1,026,910	129,904	1,570,671
11	2036	1,087,521	361,666	527,702	158,079	-	1,047,448	2,134,970	1,591,209	543,761	1,047,448	132,502	1,591,209
12	2037	1,280,871	403,775	538,256	165,638	-	1,107,669	2,388,540	1,748,105	640,435	1,107,669	155,514	1,748,105
13	2038	1,296,925	424,250	549,022	171,327	-	1,144,599	2,441,524	1,793,062	648,463	1,144,599	172,968	1,793,062
14	2039	1,473,545	432,735	560,002	174,754	-	1,167,491	2,641,036	1,904,263	736,772	1,167,491	176,427	1,904,263
15	2040	1,564,320	441,390	571,202	178,249	-	1,190,841	2,755,161	1,973,001	782,160	1,190,841	179,956	1,973,001
16	2041	1,753,139	450,218	582,626	181,814	-	1,214,658	2,967,797	2,091,227	876,570	1,214,658	183,555	2,091,227
17	2042	2,122,040	459,222	594,279	185,450	-	1,238,951	3,360,991	2,299,971	1,061,020	1,238,951	187,226	2,299,971
18	2043	2,333,479	483,907	606,164	192,734	-	1,282,805	3,616,284	2,449,544	1,166,740	1,282,805	217,558	2,449,544
19	2044	3,136,027	493,585	618,288	196,588	-	1,308,461	4,444,488	2,876,474	1,568,014	1,308,461	221,909	2,876,474
20	2045	3,480,898	503,456	630,653	200,520	-	1,334,630	4,815,528	3,075,079	1,740,449	1,334,630	226,347	3,075,079
21	2046	3,847,950	513,526	643,266	204,531	-	1,361,323	5,209,272	3,285,297	1,923,975	1,361,323	230,874	3,285,297
22	2047	4,129,636	523,796	656,132	208,621	-	1,388,549	5,518,185	3,453,367	2,064,818	1,388,549	235,492	3,453,367
23	2048	4,434,544	534,272	669,254	212,794	-	1,416,320	5,850,864	3,633,592	2,217,272	1,416,320	240,201	3,633,592
Totals		**36,844,606**	**7,586,123**	**10,244,376**	**3,255,511**	-	**21,086,010**	**57,930,616**	**39,508,313**	**18,422,303**	21,086,010	2,966,710	**42,475,023**

II. Introduction & Overview of Analysis

The following cost-benefit analysis is prepared and presented to the TIF Commission of the City of St. Louis to satisfy the requirements as outlined in RSMo § 99.800 to 99.865 (collectively referred to as the "Real Property Tax Increment Allocation Redevelopment Act" or "TIF Act") to provide a cost-benefit analysis of a redevelopment plan proposed pursuant to RSMo § 99.810. The TIF Act requires that a cost-benefit analysis be performed to "show the impact on the economy if the project is not built and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible[.]"

The following narrative and exhibits detail the impacts of "build" and "no build" scenarios on each taxing district impacted in the Redevelopment Area that are anticipated to occur as a result of the Midtown Public Infrastructure Tax Increment Financing District ("District") Redevelopment Project (the "Redevelopment Plan").

The projected benefits contained herein are derived from anticipated development activity expected to be stimulated by investments in public infrastructure within the District. These benefits reflect the potential economic growth and increased development activity that the public infrastructure improvements are designed to attract and support.

The Redevelopment Area includes approximately 120 acres located in the area generally described as beginning at the intersection of Samuel Shepard Dr. and N. Theresa Ave; then eastwardly along Samuel Shepard Dr to the extended western border of parcel 10549035000 (generally described as 3422 Delmar Blvd.), then northwardly along the property line to the midpoint of Delmar Blvd; then eastwardly along Delmar Blvd across all intervening streets to the intersection of Delmar Blvd and Cardinal Ave; then southwardly along Cardinal Ave across all intervening streets to the intersection of Cardinal Ave and the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then eastwardly along the alley-right-of-way between Samuel Shepard Dr and Washington Ave across all intervening streets to the intersection of N Leffingwell Ave and the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then northwardly along N Leffingwell Ave to the intersection of N. Leffingwell Ave and Samuel Shepard Dr; then eastwardly along the Samuel Shepard Dr to the extended eastern border of parcel 09839060000 (generally described as 2732 Samuel Shepard Dr), then southwardly along the property line to the midpoint of the alley-right-of-way between Samuel Shepard Dr and Washington Ave; then eastwardly along the alley-right-of-way between Samuel Shepard Dr and Washington Ave to the extended eastern border of parcel 09839200000 (generally described as 2737 Washington Ave), then southwardly along the property line to the midpoint of Washington Ave; then eastwardly along Washington Ave to the intersection of Washington Ave and N Beaumont St; then northwardly along N Beaumont St to the intersection of N Beaumont St and the alley-public-right-of-way between Washington Ave and Samuel Shepard Dr; then westwardly along the alley-public-right-of-way between Washington Ave and Samuel Shepard Dr to the extended western border of parcel 09839080000 (generally described as 2726 Samuel Shepard Dr), then northwardly along the western border to the midpoint of Samuel Shepard Dr; then eastwardly along Samuel Shepard Dr to the intersection of Samuel Shepard Dr and N Beaumont St; then northwardly along N Beaumont St, across all intervening streets to the intersection of N Beaumont St and Delmar Blvd; then eastwardly along Delmar Blvd across all intervening streets to the intersection of Delmar Blvd and Jefferson Ave; then southwardly along Jefferson Ave. to the extended southern border of parcel 09309015000 (generally described as 2600 Samuel Shepard Dr); then westwardly along the southern border of parcel 09309015000 to the extended western border of parcel 09309016000 (generally described as 2605 Washington Ave); then southwardly along the western border of parcel 09309016000 to the midpoint of Washington Ave; then eastwardly along Washington Ave to the intersection of Washington Ave and Jefferson Ave; then southwardly along Jefferson Ave. across all intervening streets to the intersection of Jefferson Ave and Olive St.; then westwardly along Olive St across all intervening streets to the intersection of Olive St. and Lindell Blvd; then westwardly along Olive St to the intersection of Olive St. and N. Theresa Ave; then northwardly along N. Theresa Ave across all intervening streets to the intersection of N. Theresa Ave and Samuel Shepard Dr, the point of beginning.

III. DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN

These projections pertain to a development that has not yet occurred. To estimate the performance of the proposed public infrastructure improvements and redevelopment of District (the "Project"), assumptions must be made regarding future conditions, including, but not limited to, assessment values, tax rates, project build-out, and additional unrelated private development. The projections rely on currently available information and assumptions, including the current trends of private development within the District, to create a cost-benefit model. Steadfast City Economic & Community Partners ("Steadfast City") believes these assumptions provide a reasonable basis for preparation.

These projections are not guarantees or predictions of actual results. Actual outcomes may differ materially from those shown, and achieving the projected results carries inherent risk. Steadfast City assumes no responsibility for any such risk. This document, or any part of it, may not be relied upon for any purpose—including in connection with bond issuances, registration statements, prospectuses, loans, or other agreements—without prior written review and approval by Steadfast City concerning the accuracy of any representation of Steadfast City's work.

The financial projections are based on information provided by sources considered reliable. Steadfast City has not independently verified or audited such information and assumes no responsibility for its accuracy or completeness.

External factors may affect these projections. National, regional, and local economic conditions, real estate market trends, legislative changes, environmental factors, or physical events may influence the Project's outcomes. Steadfast City assumes no liability for changes in market conditions. The projections herein are not assurances that a specific level of performance will be achieved or that particular events will occur; actual results may vary materially from those presented.

IV. Local Taxing District Revenue Sources

Within the City of St. Louis, local taxing jurisdictions have four major sources of revenues, which are included in this analysis: real property taxes, sales taxes, local earnings & payroll taxes, and utility taxes. Personal property taxes are excluded since they are not eligible for inclusion in the TIF increment; however, significant additional personal property tax revenue is expected to be generated by companies and residents should the proposed TIF and public infrastructure investments occur.

Real Property Taxes

Missouri law dictates that commercial real property be assessed at a rate of 32 percent of market value as appraised by the assessor of any county or city not within a county, and residential property be assessed at a rate of 19 percent of market value as appraised by the assessor of any county or city not within a county. The following represents the 2025 tax rates, which are the most recent available as of the date of this analysis, for commercial and residential real property in the City of St. Louis:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Real Property Tax Rate (per $100 of Assessed Value)

Taxing Jurisdiction	Residential Tax Rate	Commercial Tax Rate
City of St. Louis	$1.5583	$1.5583
Community Children's Service Fund	$0.2396	$0.2396
Community Mental Health	$0.0878	$0.0878
Junior College	$0.2442	$0.2442
St. Louis Public Library	$0.5474	$0.5474
Metropolitan St. Louis Sewer District	$0.0931	$0.0931
Metropolitan Zoo, Park, Museum, and Garden Dist.	$0.2196	$0.2196
St. Louis Public Schools	$4.9085	$4.9085
Senior Services	$0.0490	$0.0490
Developmental Disability Resources [2]	$0.1347	$0.1347
State of Missouri [1]	$0.0300	$0.0300
MSD General Revenue - Storm Capital - Residential Only	$0.0745	$0.0000
Locust Central SBD [3]	$0.8500	$0.8500
Commercial Surcharge[1]	$0.0000	$1.6400
Total	**$9.0367**	**$10.6022**
Less: State of Missouri [1]	-$0.0300	-$0.0300
Less: Developmental Disability Resources [2]	-$0.1347	-$0.1347
Less: Commercial Surcharge [1]	$0.0000	-$1.6400
Net TIF PILOT Rate (2025)	**$8.8720**	**$10.4375**

[1] Per RSMo 99.845(1)(3) For purposes of this section, "levies upon taxable real property in such redevelopment project by taxing districts" shall not include the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution, or the merchants' and manufacturers' inventory replacement tax levied under the authority of subsection 2 of Section 6 of Article X of the Missouri Constitution.

[2] Per RSMo 99.845(15) Notwithstanding any other provision of the law to the contrary, the adoption of any tax increment financing authorized under sections 99.800 to 99.865 shall not supersede, alter, or reduce in any way a property tax levied under section 205.971.

[3] Locust Central SBD does not entirely overlap with Midtown Public Infrastructure District. Rate only appliable for impacted parcels.

The total 2025 commercial tax rate on real property within the Redevelopment Area is $10.6022 per $100 of assessed value. The TIF-eligible commercial tax rate on real property is $7.9475 per $100 of assessed value.

The total 2025 residential tax rate on real property within the Redevelopment Area is $9.0367 per $100 of assessed value. The TIF-eligible residential tax rate on real property is $8.0220 per $100 of assessed value.

The TIF Act defines and outlines that the payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project shall be deposited into a special fund for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. It also explicitly defines specific real estate taxes that are not to be included in the special fund. In the context of the District, this includes (1) the State of Missouri Blind Pension Fund Tax, (2) the merchants' and manufacturers' inventory replacement tax, and (3) the Developmental Disability Resources (Sheltered Workshop) tax. These taxes are excluded from the revenues eligible for capture by the TIF Special Allocation Fund.

The Assessor's Office of the City of St. Louis has yet to certify the base assessed value for the District. Based on a review of available assessment data, Steadfast City has calculated that the assessed value for the redevelopment area was $40,037,830 in 2025, which is used in this analysis. The net base value is $36,655,652 due to in place abatements on Beaumont and Midtown II Buildings.

Property will then be reassessed in odd years, and the total assessed value of the Redevelopment Area is projected to increase by 4.04% per biennial reassessment period, which equates to an annualized rate of 2.0%.

State statute allows for a Redevelopment Project to capture 100% of the incremental payments in lieu of taxes ("PILOTS") as a result of the increase in assessed value pursuant to the previously described exceptions. The Developer has proposed to only capture 50% of the PILOTS as an actionable display of positive stewardship of public incentives, with the remaining 50% of PILOTS that would otherwise be collected being passed through to the respective taxing jurisdictions. Additionally, the Developer is voluntarily agreeing to exclude incremental taxes generated by the Locust Central Special Business District real property tax levy from the special allocation fund, and passed through to the Locust Central SBD as if TIF existed.

Sales Taxes

Sales tax is a significant revenue source for taxing jurisdictions within the City of St. Louis. The current total sales tax rate applicable to the Redevelopment Area is 9.679%. Of the total rate, 5.454% is allocated to local jurisdictions and 4.225% is remitted to the State of Missouri.

Taxable retail sales within the City of St. Louis are subject to the following sales taxes:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Sales & Use Tax

Taxing Jurisdiction		Sales Tax Rate	Note
City of St. Louis			
	General Fund	1.375%	Subject to TIF
	Capital Improvements	0.500%	Subject to TIF
	Public Safety	0.500%	Subject to TIF
	Transportation	0.500%	Subject to TIF
	Recreation	0.125%	Subject to TIF
	Metropolitan Parks District	0.100%	Subject to TIF
	City Metro Parks (Gateway Arch)	0.188%	Not subject to TIF
	Bi-State	0.500%	Not subject to TIF
	Desegregation	0.666%	Not subject to TIF
	Proposition P	0.500%	Not subject to TIF
	City Economic Development	0.500%	Not subject to TIF
	Grand Center East CID [1]	1.000%	Subject to TIF
State of Missouri		4.225%	Not subject to TIF
Total		**10.679%**	

[1] Grand Center East CID does not entirely overlap with Midtown Public Infrastructure District. Rate only appliable for impacted parcels.

The State of Missouri levies a 4.225% sales tax which is not captured by a TIF.

The total local sales tax collected by the City of St. Louis equals 5.454%. However, there are several sub-taxing jurisdictions and rates within that total that are not eligible for capture by the TIF special allocation fund. The City Metro Parks, Bi-State, SLPS Desegregation, Proposition P, and City Economic Development sales taxes are all ineligible to be captured by the TIF special allocation fund. Due to these exceptions, the TIF-eligible sales tax rate for sales occurring within the District would be 3.1%

Eligible sales taxes, like other Economic Activity Taxes ("EATS"), are captured by the TIF special allocation fund at a rate of 50% of the incremental amounts over the base year values. The remaining 50% of sales tax is passed through to the effected taxing jurisdictions. The Assessor's Office of the City of St. Louis has yet to establish the base values of sales tax. This analysis only reflects the anticipated incremental increase in taxable sales within the District.

Earnings & Payroll Taxes

The City of St. Louis imposes a 1.0% earnings tax on all individuals who work within the City, as well as on all City residents regardless of their workplace location. The City also levies a 0.5 percent payroll tax on the total payroll of all businesses operating within City limits.

Steadfast City estimated future payroll figures for the anticipated private development projects. Payroll within the Redevelopment Area is estimated to reach approximately $28,372,494 in 2048, the anticipated final year of the District. Total payroll is projected to grow at an average annual rate of 2.0% through the end of the life of the District.

Because both the earnings tax and payroll tax apply to gross payroll, this analysis combines the two rates for calculation purposes, using a single 1.5% multiplier to estimate revenues attributable to the Redevelopment Area.

Under a Missouri constitutional amendment, cities that levy an earnings/payroll tax—currently St. Louis and Kansas City—must submit the tax to voters every five years for renewal. In the most recent election, held in 2026, St. Louis voters overwhelmingly supported retaining the tax. For purposes of projecting TIF revenues, we assume continued voter approval and a stable tax rate over the life of the TIF district.

Earnings & payroll taxes, like other EATS, are captured by the TIF special allocation fund at a rate of 50% of the incremental amounts over the base year values. The remaining 50% of earnings & payroll taxes are passed through to the City of St. Louis. The Assessor's Office of the City of St. Louis has yet to establish the base values of earnings & payroll taxes. This analysis only reflects the anticipated incremental increase in earnings & payroll taxes within the District.

The earnings and payroll tax rates are summarized in the following chart:

Earnings Tax

Taxing Jurisdiction	Tax Rate
City of St. Louis - Payroll	0.50%
City of St. Louis - Earnings	1.00%
Total	**1.500%**

Utility Taxes

Utility tax revenues in the City of St. Louis are subject to a gross receipts tax imposed on utility providers. Local and state law allows for this utility gross receipts tax to be passed through on to the consumer. In the City of St. Louis, commercial utility sales are taxed at a rate of 10.0%, and residential utility sales are taxed at a rate of 7.0%

This analysis assumes the utility tax revenues will grow at an annual rate of 2.0%. Utility taxes, like other EATS, would be captured by the TIF special allocation fund at a rate of 50% of the incremental amounts over the base year values. The remaining 50% of utility taxes are passed through to the City of St. Louis. The Assessor's Office of the City of St. Louis has yet to establish the base values of utility taxes. This analysis only reflects the anticipated incremental increase in utility sales within the District.

As of the time of this analysis, neither the City of St. Louis nor any of the primary utility providers for the City of St. Louis (including but not limited to Ameren Missouri, Spire Energy, and the St. Louis Water Division) have the logistical method or means to calculate utility taxes generated from an area such as the District. This analysis does not reflect incremental utility taxes in TIF revenues, and instead shows those estimated revenues as paid in full to the taxing jurisdictions. It is the assumption of the Developer that any incremental utility taxes are treated as surplus if and until a reliable and accurate calculation method can be determined and implemented.

V. State Taxing Revenue Sources

The State of Missouri will receive project related revenue from two major sources: sales taxes and income taxes (individual and corporate). Neither of these revenue sources are captured or impacted by the District.

VI. Additional Assumptions

The assessed value of the real property within the District is estimated to increase 2.0% annually, with reassessment occurring biennially, during the life of the District.

EATS assumptions – sales, utility, and earnings/payroll taxes are estimated to increase 2.0% annually during the life of the District.

The Developer anticipates utilizing a "pay-as-you-go" structure TIF in order to continuously fund public infrastructure improvements over the full life of the District.

The Developer anticipates a 50% revenue share of both EATS and PILOTS with all TIF-eligible tax jurisdictions, as detailed at the beginning of this memo.

The financial analysis reflected in the analysis reflects anticipated induced private development from third party developers attracted to the area by the public infrastructure projects funded by the District.

VII. Build Scenario

Exhibit 1 provides details of the potential fiscal impact anticipated from the implementation of the Redevelopment Plan. This assumes that the TIF special allocation fund captures 50% of all eligible incremental payments-in-lieu-of-taxes ("PILOTS"), and 50% of all eligible incremental economic activity taxes through the life of the District. The impacts resulting from the Redevelopment Plan are summarized below.

1) The total assessed valuation of the District in 2025, during the year prior to the commencement of the Redevelopment Plan, is $36,655,652. This valuation is estimated to increase to $92,370,003 in 2048, the final year of the District. This represents an incremental increase of $55,714,351
2) The total amount of annual property taxes paid to taxing jurisdictions is estimated to increase from $3,751,779 to 7,443,085 in 2049, the final year of the District.
3) The annual incremental EATS paid to taxing jurisdictions are estimated to increase by $6,764,905 total in 2049, the final year of the District.
4) Through the life of the District and while the Redevelopment Plan is being executed, the base values are anticipated to be preserved, stabilizing a key area of the City of St. Louis.
5) The merchants' and manufacturers' inventory replacement tax is levied on all commercial real property at a rate of $1.64 per $100 of assessed valuation. This tax, ineligible for capture by the District, is anticipated to increase from $515,530 to $1,282,942 per year in 2049.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Steadfast city
Economic & Community Partners

Midtown Public Infrastructure District – Build Scenario

The following table provides a summary of the projected revenues from the District for each taxing jurisdiction over the duration of the District . The estimates represent the real property taxes, sales taxes, utility taxes, and earnings taxes that are not captured by the TIF special allocation fund and passed through to the taxing jurisdictions. No base EATS are reflected in the below estimates.

Tax Payments to Jurisdiction - Build Scenario

Taxing Jurisdiction	Total Tax Payments
St. Louis Public Schools - Real Property Tax	$52,735,719
St. Louis Public Schools - Desegregation Sales Tax	$7,661,363
Total Estimated - SLPS	**$60,397,082**
City of St. Louis - Real Property Tax	$16,741,993
City of St. Louis - Sales Tax	$29,334,047
City of St. Louis - Utility Tax	$5,933,421
City of St. Louis - Earnings & Payroll Tax	$3,255,511
Commercial Surcharge - Real Property Tax	$17,678,383
Total Estimated - City of St. Louis	**$72,943,355**
Community Children's Service Fund - Real Property Tax	$2,574,204
Community Mental Health - Real Property Tax	$943,302
St. Louis Public Library - Real Property Tax	$5,881,131
Senior Services - Real Property Tax	$526,444
Total Estimated - Dedicated City Funds	**$9,925,080**
Locust Central SBD - Real Property Tax	$11,467,847
Total Estimated - Locust Central SBD	**$11,467,847**
Junior College - Real Property Tax	$2,623,625
Developmental Disability Resources - Real Property Tax	$1,758,739
Metropolitan Zoo, Park, Museum, and Garden Dist.- Real Property Tax	$2,359,329
Metropolitan St. Louis Sewer District - Real Property Tax	$1,000,244
MSD General Revenue - Storm Capital - Real Property Tax	$129,556
City Metro Parks (Gateway Arch) - Sales Tax	$2,162,667
Bi-State - Sales Tax	$5,751,774
Total Estimated - STL Regional Jurisdictions	**$15,785,932**
State of Missouri - Real Property Tax	$391,701
State of Missouri - Sales Tax	$48,602,489
Total Estimated - State of Missouri	**$48,994,191**
Total Tax Payments	**$219,513,488**

Midtown Public Infrastructure District – No Build Scenario

The following table provides a summary of the projected revenues from the District for each taxing jurisdiction over the duration of the District under a No Build Scenario, in which the project does not occur. The estimates represent the real property taxes, sales taxes, utility taxes, and earnings taxes to maintain the present level with 1.0% biannual appreciation.

Tax Payments to Jurisdiction - No Build Scenario

Taxing Jurisdiction	Total Tax Payments
St. Louis Public Schools - Real Property Tax	$46,463,966
St. Louis Public Schools - Desegregation Sales Tax [1]	$0
Total Estimated - SLPS	**$46,463,966**
City of St. Louis - Real Property Tax	$14,750,901
City of St. Louis - Sales Tax [1]	$0
City of St. Louis - Utility Tax [1]	$0
City of St. Louis - Earnings & Payroll Tax [1]	$0
Commercial Surcharge - Real Property Tax	$13,313,141
Total Estimated - City of St. Louis	**$28,064,042**
Community Children's Service Fund - Real Property Tax	$2,268,059
Community Mental Health - Real Property Tax	$831,117
St. Louis Public Library - Real Property Tax	$5,181,700
Senior Services - Real Property Tax	$463,835
Total Estimated - Dedicated City Funds	**$8,744,711**
Locust Central SBD - Real Property Tax	$7,535,825
Total Estimated - Locust Central SBD	**$7,535,825**
Junior College - Real Property Tax	$2,311,602
Developmental Disability Resources - Real Property Tax	$1,275,073
Metropolitan Zoo, Park, Museum, and Garden Dist.- Real Property Tax	$2,078,738
Metropolitan St. Louis Sewer District - Real Property Tax	$881,287
MSD General Revenue - Storm Capital - Real Property Tax	$100,445
City Metro Parks (Gateway Arch) - Sales Tax [1]	$0
Bi-State - Sales Tax [1]	$0
Total Estimated - STL Regional Jurisdictions	**$6,647,145**
State of Missouri - Real Property Tax	$283,981
State of Missouri - Sales Tax [1]	$0
Total Estimated - State of Missouri	**$283,981**
Total Tax Payments	**$97,739,669**

[1] Base Economic Activity Taxes are not reflected in estimated no-build tax payments.

Steadfast city

Midtown Public Infrastructure District – Net Impact on Taxing Jurisdictions: Build vs No Build

The Build Scenario is estimated to generate $117,841,796 in new tax revenues above the No Build Scenario. Thus, the impact on taxing jurisdictions of the proposed District is estimated to be a net gain of $117,841,796.

Tax Payments to Jurisdiction - Net Comparison If Built

Taxing Jurisdiction	Total Tax Payments
St. Louis Public Schools - Real Property Tax	$6,271,754
St. Louis Public Schools - Desegregation Sales Tax	$7,661,363
Total Estimated - SLPS	**$13,933,116**
City of St. Louis - Real Property Tax	$1,991,092
City of St. Louis - Sales Tax	$29,334,047
City of St. Louis - Utility Tax	$5,933,421
City of St. Louis - Earnings & Payroll Tax	$3,255,511
Commercial Surcharge - Real Property Tax	$4,365,242
Total Estimated - City of St. Louis	**$44,879,313**
Community Children's Service Fund - Real Property Tax	$306,145
Community Mental Health - Real Property Tax	$112,185
St. Louis Public Library - Real Property Tax	$699,431
Senior Services - Real Property Tax	$62,609
Total Estimated - Dedicated City Funds	**$1,180,370**
Locust Central SBD - Real Property Tax	$3,932,023
Total Estimated - Locust Central SBD	**$3,932,023**
Junior College - Real Property Tax	$312,022
Developmental Disability Resources - Real Property Tax	$483,666
Metropolitan Zoo, Park, Museum, and Garden Dist.- Real Property Tax	$280,590
Metropolitan St. Louis Sewer District - Real Property Tax	$118,957
MSD General Revenue - Storm Capital - Real Property Tax	$29,111
City Metro Parks (Gateway Arch) - Sales Tax	$2,162,667
Bi-State - Sales Tax	$5,751,774
Total Estimated - STL Regional Jurisdictions	**$9,138,787**
State of Missouri - Real Property Tax	$107,721
State of Missouri - Sales Tax	$48,602,489
Total Estimated - State of Missouri	**$48,710,210**
Net Increase in Tax Payments If Built	**$117,841,796**

Exhibit 1

City of St. Louis, Missouri
(Midtown TIF District Project)

COST BENEFIT ANALYSIS
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT

Table of Contents

Project Assumptions - Part 1

• First year of Tax Increment Financing Period			2026
• Expected Range of Projects			2026-2043
• Estimate of Anticipated Project Development		$	445,066,150
• Cost of the TIF Project Improvements		$	39,500,000
• Appraised value of Residential parcels after completion	**2049**	$	14,141,811
• Appraised value of Commercial parcels after completion	**2049**	$	78,228,192
• Total Appraised value of all parcels after completion	**2049**	$	92,370,003
• Biennial growth rate of appraised value of real property			4.04%
• Assessed value as a percentage of appraised value - Commercial			32.0%
• Assessed value as a percentage of appraised value - Residential			19.0%

- Terms of Tax Increment Financing:

Length of Term:	23 Years
PILOT Increment (Voluntary Limit):	50.0%
EATS Increment (Statutory Limit):	50.0%
Locust Central SBD TIF Eligible Rate (Voluntary):	0%

Project Assumptions - Part 2

Summary of potential private development projects:

Classification	Project Scope	Project Address	Year of Activation	Office Square Foot	Commercial Square Foot	Residential Units	New Jobs	Est. Development Costs
Public Improvements	*Infrastructure Improvements*		*2027 - 2050*	*n/a*	*n/a*	*n/a*	*n/a*	*$39,500,000*
Mixed-Use	New 3-Story - Residential & Commercial	3131-3143 Olive St.	2029	-	10,000	42	11	$12,000,000
Mixed-Use	Rehab Residential & Commercial	3149 Locust St. Rehab	2029	-	1,200	6	4	$1,750,000
Commercial	Rehab Single-Tenant F&B	3201 Locust St.	2030	5,000	19,000	-	44	$6,750,000
Commercial	New Multiple Restaurant Spaces	3418 Washington Ave.	2030	-	20,760	-	21	$7,266,000
Commercial	New 2-Story Retail Bodega & Coffee Shop	2946 Locust St.	2031	-	5,400	-	6	$1,000,000
Commercial	Rehab Commercial Building	3019 Locust St.	2032	5,100	1,700	-	29	$1,530,000
Mixed-Use	Rehab Residential & Commercial	3152 Locust St.	2031	2,800	-	2	18	$1,750,000
Commercial	New Commercial Building	3316 Washington Ave.	2031	-	5,000	-	5	$2,025,000
Mixed-Use	New 200-Unit Residential & Commercial	3400-3414 Washington Ave.	2031	-	8,800	200	14	$58,080,000
Mixed-Use	The Cooper (New Build)	2600 Locust St.	2033	-	25,000	302	32	$93,175,000
Mixed-Use	New 6-Story - Residential & Commercial	3001-3035 Olive St.	2033	13,000	5,400	80	73	$30,000,000
Mixed-Use	New 3-Story - Residential & Commercial	3117-3135 Locust St.	2034	8,000	-	36	44	$12,000,000
Commercial	New Building - Multiple Restaurant Spaces	3400 S. Shepard & 3401-3407 Wash. Ave.	2034	-	17,165	-	18	$6,007,750
Commercial	New Building - Multiple Restaurant Spaces	3216-3232 Washington Ave.	2035	-	19,664	-	20	$6,882,400
Mixed-Use	New 200-Unit Residential & Commercial	3401-3423 Locust St.	2035	-	3,500	200	9	$56,225,000
Mixed-Use	New Multi-Story Residential & Commercial	2900 block of Locust St.	2037	-	7,500	150	12	$41,250,000
Mixed-Use	New 4-Story Residential & Commercial	2929-2953 Olive St.	2038	15,000	2,000	99	81	$12,000,000
Mixed-Use	New 200-Unit Residential & Commercial	3301-3317 Locust St.	2043	-	2,500	200	8	$55,875,000
				48,900	**154,589**	**1,317**	**449**	**445,066,150**

Summary of Cost Benefit Analysis
(Real and Personal Property)

				No Build	Build Scenario										
Taxing Jurisdiction	Residential Real Estate Tax Rate	Commercial Real Estate Tax Rate	Sales Tax Rate	Estimated Real Property Tax Revenues - No Build	Estimated Real Property Tax to Taxing Jurisdictions	Estimated Sales Tax to Jurisdictions	Estimated Utility Tax to Jurisdictions	Estimated Earnings Tax to Jurisdictions	Estimated Total to Taxing Jurisdictions	Estimated PILOT to TIF (50%)	*Estimated Sales Tax TIF Eligible*	*Estimated Utility Tax TIF Eligible* [2]	*Estimated Earnings Tax TIF Eligible*	Estimated EATS to TIF	Estimated Eligible Tax Increment
City of St. Louis	1.5583	1.5583	-	$ 14,750,901	$ 16,741,993	$ 44,909,851	$ 5,933,421	$ 3,255,511	$ 70,840,775	$ 3,604,277	$ 17,830,499	$ -	$ 3,255,511	$ 21,086,010	$ 24,690,287
Community Children's Service Fund	0.2396	0.2396		$ 2,268,059	$ 2,574,204	$ -	$ -	$ -	$ 2,574,204	$ 554,184	$ -	$ -	$ -	$ -	$ 554,184
Community Mental Health	0.0878	0.0878		$ 831,117	$ 943,302	$ -	$ -	$ -	$ 943,302	$ 203,077	$ -	$ -	$ -	$ -	$ 203,077
Junior College	0.2442	0.2442		$ 2,311,602	$ 2,623,625	$ -	$ -	$ -	$ 2,623,625	$ 564,824	$ -	$ -	$ -	$ -	$ 564,824
St. Louis Public Library	0.5474	0.5474		$ 5,181,700	$ 5,881,131	$ -	$ -	$ -	$ 5,881,131	$ 1,266,111	$ -	$ -	$ -	$ -	$ 1,266,111
Metropolitan St. Louis Sewer District	0.0931	0.0931		$ 881,287	$ 1,000,244	$ -	$ -	$ -	$ 1,000,244	$ 215,336	$ -	$ -	$ -	$ -	$ 215,336
Metropolitan Zoo, Park, Museum, and Garden Dist	0.2196	0.2196		$ 2,078,738	$ 2,359,329	$ -	$ -	$ -	$ 2,359,329	$ 507,925	$ -	$ -	$ -	$ -	$ 507,925
St. Louis Public Schools	4.9085	4.9085		$ 46,463,966	$ 52,735,719	$ -	$ -	$ -	$ 52,735,719	$ 11,353,138	$ -	$ -	$ -	$ -	$ 11,353,138
Senior Services	0.0490	0.0490		$ 463,835	$ 526,444	$ -	$ -	$ -	$ 526,444	$ 113,335	$ -	$ -	$ -	$ -	$ 113,335
Developmental Disability Resources	0.1347	0.1347		$ 1,275,073	$ 1,758,739	$ -	$ -	$ -	$ 1,758,739	$ -	$ -	$ -	$ -	$ -	$ -
State of Missouri	0.0300	0.0300	0.04225	$ 283,981	$ 391,701	$ 48,602,489	$ -	$ -	$ 48,994,191	$ -	$ -	$ -	$ -	$ -	$ -
MSD General Revenue - Storm Capital - Residential Only	0.0745			$ 100,445	$ 129,556	$ -	$ -	$ -	$ 129,556	$ 40,096	$ -	$ -	$ -	$ -	$ 40,096
Locust Central SBD [1]				$ 7,535,825	$ 11,467,847	$ -	$ -	$ -	$ 11,467,847	$ -	$ -	$ -	$ -	$ -	$ -
Commercial Surcharge - Commercial Only		1.6400		$ 13,313,141	$ 17,678,383	$ -	$ -	$ -	$ 17,678,383	$ -	$ -	$ -	$ -	$ -	$ -
	8.1867	9.7522	0.0423	$ 97,739,669	$ 116,812,216				$ 219,513,488	$ 18,422,303	$ 17,830,499	$ -	$ 3,255,511	$ 21,086,010	$ 39,508,313
	8.1567	9.7222													

[1] Locust Central SBD does not fully overlap with Midtown Public Infrastructure District. Tax payments reflect parcels within both Locust Central SBD & Midtown Public Infrastructure District.

[2] As of 2026, no ability exists to measure and capture utility taxes paid across multiple unrelated rate payer accounts. Utility taxes are treated as surplus, and not included in projections.

Estimated Assessed Values, PILOTS, & Real Property Taxes - Build Scenario

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Beaumont	2,869,090	2,946,872	2,946,872	3,005,809	3,005,809	3,065,925	3,065,925	3,127,244	3,127,244	3,189,789	3,189,789	3,253,585	3,253,585	3,318,656	3,318,656	3,385,029	3,385,029	3,452,730	3,452,730	3,521,785	3,521,785	3,592,220	3,592,220
Midtown II	763,330	778,597	778,597	794,169	794,169	810,052	810,052	826,253	826,253	842,778	842,778	859,634	859,634	876,826	876,826	894,363	894,363	912,250	912,250	930,495	930,495	949,105	949,105
3010 Apartments	504,160	514,243	514,243	524,528	524,528	535,019	535,019	545,719	545,719	556,633	556,633	567,766	567,766	579,121	579,121	590,704	590,704	602,518	602,518	614,568	614,568	626,860	626,860

BASE RET

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	**Residential Real Estate Tax Rate**	**Commercial Real Estate Tax Rate**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**Full Real Estate Taxes**
City of St. Louis	1.5583	1.5583	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	571,205	13,137,716
Community Children's Service Fund	0.2396	0.2396	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	87,827	2,020,020
Community Mental Health	0.0878	0.0878	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	32,184	740,224
Junior College	0.2442	0.2442	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	89,513	2,058,601
St. Louis Public Library	0.5474	0.5474	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	200,653	4,615,020
Metropolitan St. Louis Sewer District	0.0931	0.0931	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	784,907
Metropolitan Zoo, Park, Museum, and Garden Dist.	0.2196	0.2196	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	80,496	1,851,404
St. Louis Public Schools	4.9085	4.9085	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	1,799,243	41,382,582
Senior Services	0.0490	0.0490	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	17,961	413,109
Devlopmental Disability Resources	0.1347	0.1347	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	49,375	1,135,629
State of Missouri	0.0300	0.0300	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	10,997	252,924
MSD General Revenue - Storm Capital (Residential Only)	0.0745	-	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	3,890	89,460
Locust Central SBD	0.8500	0.8500	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	258,779	5,951,925
Commercial Surcharge (Commercial Only)	-	1.6400	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	515,530	11,857,191
			3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	3,751,779	

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Base Assessed Value	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652	36,655,652
Incremental Residential Assessed Value - Build	-	194,551	194,551	396,961	1,962,957	2,447,931	3,134,456	3,609,850	3,609,850	4,104,450	4,104,450	4,619,032	4,619,032	5,154,403	6,285,980	6,906,113	6,906,113	7,551,298	7,551,298	8,222,549	8,222,549	8,920,919	8,920,919
Incremental Commercial Assessed Value - Build	-	1,727,534	1,775,834	3,006,812	3,006,812	4,650,830	4,662,815	6,433,075	7,056,879	9,540,892	9,540,892	11,454,320	11,656,326	13,338,265	13,338,265	15,088,154	19,729,871	21,739,067	31,837,208	35,499,025	40,117,481	42,956,901	46,793,432
Total Incremental Assessed Value - Build	-	*1,922,085*	*1,970,385*	*3,403,774*	*4,969,770*	*7,098,761*	*7,797,271*	*10,042,925*	*10,666,729*	*13,645,342*	*13,645,342*	*16,073,353*	*16,275,358*	*18,492,668*	*19,624,245*	*21,994,267*	*26,635,983*	*29,290,365*	*39,388,506*	*43,721,575*	*48,340,030*	*51,877,821*	*55,714,351*

Property Tax Payments as PILOTS (w/ 50% Cap)

PILOTS

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	**Residential Real Estate Tax Rate**	**Commercial Real Estate Tax Rate**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**Total PILOTS**
City of St. Louis	1.5583	1.5583	-	14,976	15,352	26,521	38,722	55,310	60,752	78,249	83,110	106,318	106,318	125,236	126,809	144,086	152,902	171,368	207,534	228,216	306,896	340,657	376,641	404,206	434,098	3,604,277
Community Children's Service Fund	0.2396	0.2396	-	2,303	2,361	4,078	5,954	8,504	9,341	12,031	12,779	16,347	16,347	19,256	19,498	22,154	23,510	26,349	31,910	35,090	47,187	52,378	57,911	62,150	66,746	554,184
Community Mental Health	0.0878	0.0878	-	844	865	1,494	2,182	3,116	3,423	4,409	4,683	5,990	5,990	7,056	7,145	8,118	8,615	9,655	11,693	12,858	17,292	19,194	21,221	22,774	24,459	203,077
Junior College	0.2442	0.2442	-	2,347	2,406	4,156	6,068	8,668	9,520	12,262	13,024	16,661	16,661	19,626	19,872	22,580	23,961	26,855	32,523	35,764	48,093	53,384	59,023	63,343	68,027	564,824
St. Louis Public Library	0.5474	0.5474	-	5,261	5,393	9,316	13,602	19,429	21,341	27,487	29,195	37,347	37,347	43,993	44,546	50,614	53,712	60,198	72,903	80,168	107,806	119,666	132,307	141,990	152,490	1,266,111
Metropolitan St. Louis Sewer District	0.0931	0.0931	-	895	917	1,584	2,313	3,304	3,630	4,675	4,965	6,352	6,352	7,482	7,576	8,608	9,135	10,238	12,399	13,635	18,335	20,352	22,502	24,149	25,935	215,336
Metropolitan Zoo, Park, Museum, and Garden Dist	0.2196	0.2196	-	2,110	2,163	3,737	5,457	7,794	8,561	11,027	11,712	14,983	14,983	17,649	17,870	20,305	21,547	24,150	29,246	32,161	43,249	48,006	53,077	56,962	61,174	507,925
St. Louis Public Schools	4.9085	4.9085	-	47,173	48,358	83,537	121,971	174,221	191,365	246,476	261,788	334,891	334,891	394,480	399,438	453,856	481,628	539,794	653,714	718,859	966,692	1,073,037	1,186,385	1,273,211	1,367,369	11,353,138
Senior Services	0.0490	0.0490	-	471	483	834	1,218	1,739	1,910	2,461	2,613	3,343	3,343	3,938	3,987	4,531	4,808	5,389	6,526	7,176	9,650	10,712	11,843	12,710	13,650	113,335
Developmental Disability Resources [1]	0.1347	0.1347	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of Missouri [1]	0.0300	0.0300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MSD General Revenue - Storm Capital	0.0745	-	-	72	72	147	731	912	1,166	1,345	1,345	1,529	1,529	1,721	1,721	1,920	2,342	2,573	2,573	2,813	2,813	3,063	3,063	3,323	3,323	40,096
Locust Central SBD [3]	0.8500	0.8500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Surcharge [1]	-	1.6400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL PROPERTY TAXES as PILOTS	**9.0367**	**10.6022**	-	**76,451**	**78,371**	**135,405**	**198,217**	**282,999**	**311,012**	**400,425**	**425,214**	**543,761**	**543,761**	**640,435**	**648,463**	**736,772**	**782,160**	**876,570**	**1,061,020**	**1,166,740**	**1,568,014**	**1,740,449**	**1,923,975**	**2,064,818**	**2,217,272**	**18,422,303**

Property Tax Payments to Taxing Jurisdictions [2]

TAX PAYMENTS

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	**Residential Real Estate Tax Rate**	**Commercial Real Estate Tax Rate**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**Total Tax Payments to Taxing Jurisdictions**
City of St. Louis	1.5583	1.5583	571,205	586,181	586,557	597,726	609,927	626,515	631,957	649,454	654,315	677,523	677,523	696,441	698,014	715,291	724,107	742,573	778,739	799,421	878,101	911,862	947,846	975,411	1,005,303	16,741,993
Community Children's Service Fund	0.2396	0.2396	87,827	90,130	90,187	91,905	93,781	96,331	97,168	99,858	100,606	104,174	104,174	107,083	107,325	109,981	111,337	114,176	119,737	122,917	135,014	140,205	145,738	149,977	154,573	2,574,204
Community Mental Health	0.0878	0.0878	32,184	33,027	33,049	33,678	34,365	35,300	35,607	36,593	36,866	38,174	38,174	39,240	39,329	40,302	40,799	41,839	43,877	45,042	49,475	51,377	53,405	54,958	56,642	943,302
Junior College	0.2442	0.2442	89,513	91,860	91,919	93,669	95,581	98,181	99,034	101,776	102,537	106,174	106,174	109,139	109,385	112,093	113,474	116,368	122,036	125,277	137,606	142,897	148,536	152,856	157,540	2,623,425
St. Louis Public Library	0.5474	0.5474	200,653	205,914	206,046	209,969	214,255	220,082	221,994	228,141	229,848	238,000	238,000	244,646	245,199	251,267	254,365	260,851	273,556	280,821	308,459	320,319	332,960	342,643	353,143	5,881,131
Metropolitan St. Louis Sewer District	0.0931	0.0931	34,126	35,021	35,044	35,711	36,440	37,431	37,756	38,801	39,092	40,478	40,478	41,609	41,703	42,735	43,261	44,365	46,525	47,761	52,462	54,479	56,629	58,276	60,061	1,000,244
Metropolitan Zoo, Park, Museum, and Garden Dist	0.2196	0.2196	80,496	82,606	82,659	84,233	85,953	88,290	89,057	91,523	92,208	95,478	95,478	98,144	98,366	100,801	102,043	104,646	109,742	112,657	123,744	128,502	133,573	137,458	141,670	2,359,329
St. Louis Public Schools	4.9085	4.9085	1,799,243	1,846,415	1,847,601	1,882,780	1,921,213	1,973,464	1,990,607	2,045,721	2,061,031	2,134,133	2,134,133	2,193,723	2,198,681	2,253,099	2,280,871	2,339,037	2,452,958	2,518,102	2,765,935	2,872,279	2,985,628	3,072,454	3,166,612	62,736,719
Senior Services	0.0490	0.0490	17,961	18,432	18,444	18,795	19,179	19,700	19,872	20,422	20,575	21,304	21,304	21,899	21,949	22,492	22,769	23,350	24,487	25,137	27,611	28,673	29,805	30,671	31,611	626,444
Developmental Disability Resources [1]	0.1347	0.1347	49,375	51,984	52,029	53,960	56,069	58,937	59,878	62,903	63,743	67,755	67,755	71,028	71,298	74,285	75,809	79,001	85,254	88,829	102,431	108,268	114,489	119,255	124,422	1,788,739
State of Missouri [1]	0.0300	0.0300	10,997	11,573	11,588	12,018	12,488	13,126	13,336	14,010	14,197	15,090	15,090	15,819	15,879	16,544	16,884	17,595	18,987	19,784	22,813	24,113	25,499	26,560	27,711	391,701
MSD General Revenue - Storm Capital	0.0745	-	3,890	3,962	3,962	4,037	4,621	4,801	5,057	5,234	5,234	5,418	5,418	5,610	5,610	5,810	6,231	6,462	6,462	6,702	6,702	6,952	6,952	7,213	7,213	129,556
Locust Central SBD [3]	0.8500	0.8500	258,779	285,572	285,982	309,043	322,354	351,767	357,704	388,566	393,868	431,436	431,436	464,818	466,535	496,642	508,260	542,200	581,654	618,569	704,403	756,166	795,423	841,029	873,640	11,467,847
Commercial Surcharge [1]	-	1.6400	515,530	543,862	544,654	564,842	564,842	591,804	592,000	621,032	631,263	672,001	672,001	703,381	706,694	734,278	734,278	762,976	839,100	872,051	1,037,660	1,097,714	1,173,457	1,220,023	1,282,942	17,678,383
TOTAL PROPERTY TAXES TO TAXING JURISDICTIONS	9.0367	10.6022	3,751,779	3,886,520	3,889,721	3,992,366	4,071,068	4,215,731	4,251,028	4,404,034	4,445,383	4,647,141	4,647,141	4,812,577	4,825,967	4,977,618	5,034,488	5,195,439	5,503,113	5,683,070	6,352,419	6,643,808	6,949,940	7,188,782	7,443,085	116,812,216

[1] PILOTS shall not include property taxes levied under RSMo 99.845(1)(3) or 99.845(15)

[2] Redeveloper pledges 50% of incremental property tax revenues to Taxing Jurisdictions that would otherwise be treated as PILOTS if not for the pledge

[3] Redeveloper pledges 100% of incremental property tax revenues derived from Locust Central SBD (LBD) to the LBD that would otherwise be treated as PILOTS if not for the pledge

Estimated Economic Activity Taxes (Sales, Utility, and Earnings Taxes) - Build Scenario

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Incremental Taxable Sales		$4,700,000	$7,400,000	$7,518,000	$10,668,360	$21,909,727	$31,107,922	$32,240,080	$42,004,882	$47,994,479	$56,253,569	$57,378,640	$60,776,213	$62,791,737	$64,047,572	$65,328,524	$66,635,094	$67,967,796	$70,327,152	$71,733,695	$73,168,369	$74,631,736	$76,124,371	$77,646,858

SALES TAX

Sales Tax Payments as EATS

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Sales Tax EATS
City of St. Louis																									-
General Fund	1.375%	32,313	50,875	51,688	73,345	150,629	213,867	221,651	288,784	329,962	386,743	394,478	417,836	431,693	440,327	449,134	458,116	467,279	483,499	493,169	503,033	513,093	523,355	533,822	7,909,689
Capital Improvements	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Public Safety	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Transportation	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Recreation	0.125%	2,938	4,625	4,699	6,668	13,694	19,442	20,150	26,253	29,997	35,158	35,862	37,985	39,245	40,030	40,830	41,647	42,480	43,954	44,834	45,730	46,645	47,578	48,529	718,972
Metropolitan Parks District	0.100%	2,350	3,700	3,759	5,334	10,955	15,554	16,120	21,002	23,997	28,127	28,689	30,388	31,396	32,024	32,664	33,318	33,984	35,164	35,867	36,584	37,316	38,062	38,823	575,177
City Metro Parks (Gateway Arch)	0.188%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bi-State	0.500%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Desegregation	0.666%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proposition P	0.500%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Economic Development	0.500%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State of Missouri	4.225%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales Tax as EATS	**9.679%**	**72,850**	**114,700**	**116,529**	**165,360**	**339,601**	**482,173**	**499,721**	**651,076**	**743,914**	**871,930**	**889,369**	**942,031**	**973,272**	**992,737**	**1,012,592**	**1,032,844**	**1,053,501**	**1,090,071**	**1,111,872**	**1,134,110**	**1,156,792**	**1,179,928**	**1,203,526**	**17,830,499**

Sales Tax Payments to Taxing Jurisdictions

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Sales Tax to Taxing Jurisdictions
City of St. Louis																									-
General Fund	1.375%	32,313	50,875	51,688	73,345	150,629	213,867	221,651	288,784	329,962	386,743	394,478	417,836	431,693	440,327	449,134	458,116	467,279	483,499	493,169	503,033	513,093	523,355	533,822	7,909,689
Capital Improvements	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Public Safety	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Transportation	0.500%	11,750	18,500	18,795	26,671	54,774	77,770	80,600	105,012	119,986	140,634	143,447	151,941	156,979	160,119	163,321	166,588	169,919	175,818	179,334	182,921	186,579	190,311	194,117	2,875,887
Recreation	0.125%	2,938	4,625	4,699	6,668	13,694	19,442	20,150	26,253	29,997	35,158	35,862	37,985	39,245	40,030	40,830	41,647	42,480	43,954	44,834	45,730	46,645	47,578	48,529	718,972
Metropolitan Parks District	0.100%	2,350	3,700	3,759	5,334	10,955	15,554	16,120	21,002	23,997	28,127	28,689	30,388	31,396	32,024	32,664	33,318	33,984	35,164	35,867	36,584	37,316	38,062	38,823	575,177
City Metro Parks (Gateway Arch)	0.188%	8,836	13,912	14,134	20,057	41,190	58,483	60,611	78,969	90,230	105,757	107,872	114,259	118,048	120,409	122,818	125,274	127,779	132,215	134,859	137,557	140,308	143,114	145,976	2,162,867
Bi-State	0.500%	23,500	37,000	37,590	53,342	109,549	155,540	161,200	210,024	239,972	281,268	286,893	303,881	313,959	320,238	326,643	333,175	339,839	351,636	358,668	365,842	373,159	380,622	388,234	5,751,774
Desegregation	0.666%	31,302	49,284	50,070	71,051	145,919	207,179	214,718	279,753	319,643	374,649	382,142	404,770	418,193	426,557	435,088	443,790	452,666	468,379	477,746	487,301	497,047	506,988	517,128	7,661,363
Proposition P	0.500%	23,500	37,000	37,590	53,342	109,549	155,540	161,200	210,024	239,972	281,268	286,893	303,881	313,959	320,238	326,643	333,175	339,839	351,636	358,668	365,842	373,159	380,622	388,234	5,751,774
City Economic Development	0.500%	23,500	37,000	37,590	53,342	109,549	155,540	161,200	210,024	239,972	281,268	286,893	303,881	313,959	320,238	326,643	333,175	339,839	351,636	358,668	365,842	373,159	380,622	388,234	5,751,774
State of Missouri	4.225%	198,575	312,650	317,636	450,738	925,686	1,314,310	1,362,143	1,774,706	2,027,767	2,376,713	2,424,248	2,567,795	2,652,951	2,706,010	2,760,130	2,815,333	2,871,639	2,971,322	3,030,749	3,091,364	3,153,191	3,216,255	3,280,580	48,602,499
Sales Tax to Tax Jurisdictions	**9.679%**	**382,063**	**601,546**	**611,138**	**867,231**	**1,781,042**	**2,528,763**	**2,620,796**	**3,414,577**	**3,901,471**	**4,572,853**	**4,664,310**	**4,940,498**	**5,104,340**	**5,206,427**	**5,310,556**	**5,416,767**	**5,525,102**	**5,716,894**	**5,831,232**	**5,947,857**	**6,066,814**	**6,188,150**	**6,311,913**	**93,512,340**

UTILITY TAX

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Incremental Utility Sales - Residential		$0	$0	$0	$143,520	$213,530	$225,901	$240,619	$245,431	$250,340	$255,347	$260,454	$265,663	$270,976	$276,396	$281,924	$287,562	$293,313	$299,180	$305,163	$311,266	$317,492	$323,842	$330,318
Incremental Utility Sales - Commercial		$0	$0	$0	$0	$0	$558,180	$569,344	$1,654,310	$1,820,184	$2,419,334	$2,467,721	$2,924,326	$3,269,671	$3,335,065	$3,401,766	$3,469,802	$3,539,198	$4,141,731	$4,224,566	$4,309,057	$4,395,239	$4,483,143	$4,572,806

Utility Tax as EATS

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Utility Tax EATS
City of St. Louis																									-
Residential Utility Tax	7.000%	-	-	-	5,023	7,474	7,907	8,422	8,590	8,762	8,937	9,116	9,298	9,484	9,674	9,867	10,065	10,266	10,471	10,681	10,894	11,112	11,334	11,561	188,938
Commercial Utility Tax	10.000%	-	-	-	-	-	27,909	28,467	82,716	91,009	120,967	123,386	146,216	163,484	166,753	170,088	173,490	176,960	207,087	211,228	215,453	219,762	224,157	228,640	2,777,772
Utility Tax as EATS		-	-	-	**5,023**	**7,474**	**35,816**	**36,889**	**91,306**	**99,771**	**129,904**	**132,502**	**155,514**	**172,968**	**176,427**	**179,956**	**183,555**	**187,226**	**217,558**	**221,909**	**226,347**	**230,874**	**235,492**	**240,201**	**2,966,710**

Utility Tax to Taxing Jurisdictions

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Utility Tax to Tax Jurisdictions
City of St. Louis																									-
Residential Utility Tax	7.000%	-	-	-	5,023	7,474	7,907	8,422	8,590	8,762	8,937	9,116	9,298	9,484	9,674	9,867	10,065	10,266	10,471	10,681	10,894	11,112	11,334	11,561	188,938
Commercial Utility Tax	10.000%	-	-	-	-	-	27,909	28,467	82,716	91,009	120,967	123,386	146,216	163,484	166,753	170,088	173,490	176,960	207,087	211,228	215,453	219,762	224,157	228,640	2,777,772
Utility Tax to Tax Jurisdictions		-	-	-	**5,023**	**7,474**	**35,816**	**36,889**	**91,306**	**99,771**	**129,904**	**132,502**	**155,514**	**172,968**	**176,427**	**179,956**	**183,555**	**187,226**	**217,558**	**221,909**	**226,347**	**230,874**	**235,492**	**240,201**	**2,966,710**

EARNINGS TAX

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Incremental Earnings		$3,226,000	$5,400,000	$5,476,500	$6,240,751	$9,643,066	$11,137,751	$11,487,106	$17,674,657	$18,972,933	$20,663,965	$21,077,244	$22,085,064	$22,843,502	$23,300,474	$23,766,483	$24,241,813	$24,726,649	$25,697,842	$26,211,799	$26,736,035	$27,270,756	$27,816,171	$28,372,494

Earnings Tax as EATS

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Earnings Tax EATS
City of St. Louis																									-
Earnings/Payroll Tax	1.500%	24,188	40,500	41,074	46,806	72,323	83,533	86,153	132,560	142,297	154,980	158,079	165,638	171,327	174,754	178,249	181,814	185,450	192,734	196,588	200,520	204,531	208,621	212,794	3,255,511
Earnings Tax as EATS		**24,188**	**40,500**	**41,074**	**46,806**	**72,323**	**83,533**	**86,153**	**132,560**	**142,297**	**154,980**	**158,079**	**165,638**	**171,327**	**174,754**	**178,249**	**181,814**	**185,450**	**192,734**	**196,588**	**200,520**	**204,531**	**208,621**	**212,794**	**3,255,511**

Earnings Tax to Taxing Jurisdictions

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	Sales Tax Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	Total Earnings Tax to Tax Jurisdictions
City of St. Louis																									-
Earnings/Payroll Tax	1.500%	24,188	40,500	41,074	46,806	72,323	83,533	86,153	132,560	142,297	154,980	158,079	165,638	171,327	174,754	178,249	181,814	185,450	192,734	196,588	200,520	204,531	208,621	212,794	3,255,511
Earnings Tax to Tax Jurisdictions		**24,188**	**40,500**	**41,074**	**46,806**	**72,323**	**83,533**	**86,153**	**132,560**	**142,297**	**154,980**	**158,079**	**165,638**	**171,327**	**174,754**	**178,249**	**181,814**	**185,450**	**192,734**	**196,588**	**200,520**	**204,531**	**208,621**	**212,794**	**3,255,511**

Estimated Assessed Values & Real Property Taxes - No Build Scenario

Residential Assessed Value	5,220,892	5,325,310	5,325,310	5,431,816	5,431,816	5,540,452	5,540,452	5,651,261	5,651,261	5,764,287	5,764,287	5,879,572	5,879,572	5,997,164	5,997,164	6,117,107	6,117,107	6,239,449	6,239,449	6,364,238	6,364,238	6,491,523	6,491,523
Commercial Assessed Value	31,434,760	32,063,455	32,063,455	32,704,724	32,704,724	33,358,819	33,358,819	34,025,995	34,025,995	34,706,515	34,706,515	35,400,645	35,400,645	36,108,658	36,108,658	36,830,831	36,830,831	37,567,448	37,567,448	38,318,797	38,318,797	39,085,173	39,085,173
Total Assessed Value - No Build	*36,655,652*	*37,388,765*	*37,388,765*	*38,136,540*	*38,136,540*	*38,899,271*	*38,899,271*	*39,677,257*	*39,677,257*	*40,470,802*	*40,470,802*	*41,280,218*	*41,280,218*	*42,105,822*	*42,105,822*	*42,947,939*	*42,947,939*	*43,806,897*	*43,806,897*	*44,683,035*	*44,683,035*	*45,576,696*	*45,576,696*

Property Tax Payments to Taxing Jurisdictions [2]

			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Taxing Jurisdiction	**Residential Real Estate Tax Rate**	**Commercial Real Estate Tax Rate**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**Total Tax Payments to Taxing Jurisdictions**
City of St. Louis	1.5583	1.5583	571,205	582,629	582,629	594,282	594,282	606,167	606,167	618,291	618,291	630,657	630,657	643,270	643,270	656,135	656,135	669,258	669,258	682,643	682,643	696,296	696,296	710,222	710,222	14,760,901
Community Children's Service Fund	0.2398	0.2398	87,827	89,583	89,583	91,375	91,375	93,203	93,203	95,067	95,067	96,968	96,968	98,907	98,907	100,886	100,886	102,903	102,903	104,961	104,961	107,061	107,061	109,202	109,202	2,266,059
Community Mental Health	0.0878	0.0878	32,184	32,827	32,827	33,484	33,484	34,154	34,154	34,837	34,837	35,533	35,533	36,244	36,244	36,969	36,969	37,708	37,708	38,462	38,462	39,232	39,232	40,016	40,016	831,117
Junior College	0.2442	0.2442	89,513	91,303	91,303	93,129	93,129	94,992	94,992	96,892	96,892	98,830	98,830	100,806	100,806	102,822	102,822	104,879	104,879	106,976	106,976	109,116	109,116	111,298	111,298	2,311,602
St. Louis Public Library	0.5474	0.5474	200,653	204,666	204,666	208,759	208,759	212,935	212,935	217,193	217,193	221,537	221,537	225,968	225,968	230,487	230,487	235,097	235,097	239,799	239,799	244,595	244,595	249,487	249,487	5,181,700
Metropolitan St. Louis Sewer District	0.0931	0.0931	34,126	34,809	34,809	35,505	35,505	36,215	36,215	36,940	36,940	37,678	37,678	38,432	38,432	39,201	39,201	39,985	39,985	40,784	40,784	41,600	41,600	42,432	42,432	881,287
Metropolitan Zoo, Park, Museum and Garden Dst	0.2196	0.2196	80,496	82,106	82,106	83,748	83,748	85,423	85,423	87,131	87,131	88,874	88,874	90,651	90,651	92,464	92,464	94,314	94,314	96,200	96,200	98,124	98,124	100,086	100,086	2,078,739
St. Louis Public Schools	4.9085	4.9085	1,799,243	1,835,228	1,835,228	1,871,932	1,871,932	1,909,371	1,909,371	1,947,558	1,947,558	1,986,509	1,986,509	2,026,239	2,026,239	2,066,764	2,066,764	2,108,100	2,108,100	2,150,262	2,150,262	2,193,267	2,193,267	2,237,132	2,237,132	46,463,966
Senior Services	0.0490	0.0490	17,961	18,320	18,320	18,687	18,687	19,061	19,061	19,442	19,442	19,831	19,831	20,227	20,227	20,632	20,632	21,044	21,044	21,465	21,465	21,895	21,895	22,333	22,333	463,835
Developmental Disability Resources	0.1347	0.1347	49,375	50,363	50,363	51,370	51,370	52,397	52,397	53,445	53,445	54,514	54,514	55,604	55,604	56,717	56,717	57,851	57,851	59,008	59,008	60,188	60,188	61,392	61,392	1,275,073
State of Missouri [1]	0.0300	0.0300	10,997	11,217	11,217	11,441	11,441	11,670	11,670	11,903	11,903	12,141	12,141	12,384	12,384	12,632	12,632	12,884	12,884	13,142	13,142	13,405	13,405	13,673	13,673	283,981
MSD General Revenue - Storm Capital	0.0745	-	3,890	3,967	3,967	4,047	4,047	4,128	4,128	4,210	4,210	4,294	4,294	4,380	4,380	4,468	4,468	4,557	4,557	4,648	4,648	4,741	4,741	4,836	4,836	100,446
Locust Central SBD [3]	0.8500	0.8500	258,779	269,234	269,234	280,111	280,111	291,428	291,428	303,201	303,201	315,451	315,451	328,195	328,195	341,454	341,454	355,249	355,249	369,601	369,601	384,533	384,533	400,068	400,068	7,536,825
Commercial Surcharge [1]	-	1.6400	515,530	525,841	525,841	536,357	536,357	547,085	547,085	558,026	558,026	569,187	569,187	580,571	580,571	592,182	592,182	604,026	604,026	616,106	616,106	628,428	628,428	640,997	640,997	13,313,141
TOTAL PROPERTY TAXES TO TAXING JURISDICTIONS	**9.0367**	**10.6022**	**3,751,779**	**3,832,093**	**3,832,093**	**3,914,228**	**3,914,228**	**3,998,227**	**3,998,227**	**4,084,136**	**4,084,136**	**4,172,004**	**4,172,004**	**4,261,879**	**4,261,879**	**4,353,812**	**4,353,812**	**4,447,854**	**4,447,854**	**4,544,058**	**4,544,058**	**4,642,479**	**4,642,479**	**4,743,173**	**4,743,173**	**97,739,669**

[1] Per RSMo 99.845(1)(3) PILOTS shall note include the blind pension fund tax or the merchants' and manufacturers' inventory replacement tax

[2] Redeveloper pledges 50% of incremental property tax revenues to Taxing Jurisdictions that would otherwise be treated as PILOTS if not for the pledge.

[3] Estimate based on Assessed Values of parcels within Locust Central SBD

BLIGHTING STUDY

ANALYSIS OF CONDITIONS REPRESENTING A BLIGHTED AREA

for the

MIDTOWN PUBLIC INFRASTRUCTURE REDEVELOPMENT AREA

Prepared by:

Steadfast city

Authored by:
Joel Glasscock, AICP
Senior Project Manager
Steadfast City

On Behalf of:

KRANZBERG ARTS FOUNDATION

Summary of Findings

The Midtown Public Infrastructure Redevelopment Area (the "Redevelopment Area" or "Area") established in the Midtown Public Infrastructure Redevelopment Area TIF Redevelopment Plan (the "TIF Redevelopment Plan") is a blighted area because it exhibits the factors set forth in Section 99.805 of the Revised Statutes of Missouri (the "TIF Act").

The TIF Act defines a "Blighted Area" as follows:

"an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use."

The Redevelopment Area is blighted through a variety of factors influenced by vacant and aging properties throughout the Area. Within the boundaries of the Redevelopment Area, there are about 95 vacant parcels. Vacant and unmaintained properties are often coupled with damaged exterior elements and public infrastructure. Additionally, 134 properties throughout the Redevelopment Area are over 100 years old. Aging properties are often at risk of visible and non-visible deterioration. Vacant and aging properties without maintenance have contributed to a major reduction in quality public infrastructure such as sidewalks, curbs, and streets. The current condition of public transportation corridors within the Redevelopment Area presents clear and present blight.

For the purpose of this study, blighting factors and conditions present in the Redevelopment Area include:

1. Deterioration of vacant or unoccupied properties
2. Deterioration of Sidewalks Conditions
3. Deterioration of Curb Conditions
4. Deterioration of Road and Alleyway Conditions
5. Social Liabilities

The factors listed above will persist within the Redevelopment Area unless comprehensive redevelopment of the Area takes place to improve public infrastructure and limit social and economic liabilities.

HISTORICAL LAND USE AND AREA CONTEXT

The Kranzberg Arts Foundation (KAF) was founded in 2006 with the commitment to providing local, emerging artists and community arts organizations with the spaces needed to perform and showcase their work. KAF developed and operates 17 venues, galleries, studios, and office spaces in and around the Kranzberg Arts District and Grand Center Arts District. Within the boundaries of the Redevelopment Area, KAF operates at 12 locations, initiating the transition of St. Louis' Midtown neighborhood into another emerging arts hub. Over two decades, KAF has relied upon the adaptive reuse of historic buildings to revitalize the corridor. Notable revitalization projects include the redevelopment of the former First Congregational Church building (1884) into The Grandel Theatre, The Key and The Boogie were buildings on the verge of demolition that have since been converted into dining and entertainment hubs, and Sophie's Artist Lounge and several other private studios are located within a former Rawlings Manufacturing Company shipping warehouse built in 1920.

DATA COLLECTION METHODS

This blight study has been conducted to comply with the regulations of Section 99.805 of the TIF Act. The study and field work was performed on June 5, 2026. Observations and conclusions are based upon an on-site inspection of the Redevelopment Area.

A number of sources were used to determine whether the proposed Redevelopment Area meets the eligibility requirements for Tax Increment Financing per the TIF Act. These sources include, but are not limited to, the following:

1. An exterior survey of the condition and use of the Redevelopment Area
2. Public records of the history and conditions of the area
3. Analysis of Existing Uses

The Redevelopment Area was assessed on a block-by-block basis in order to establish a predominance of blight with a need for public infrastructure improvement throughout the entire Area. The study highlights each indicator of blighted conditions using examples from blocks throughout the redevelopment area. The appendix section of the document provides additional photographic evidence, associating each photo to its block and blight indicator using the system outlined below.

The map below (Figure 1.) shows the boundaries of the Midtown Public Infrastructure Redevelopment Area and includes the block numbers references throughout this assessment.

Figure 1.

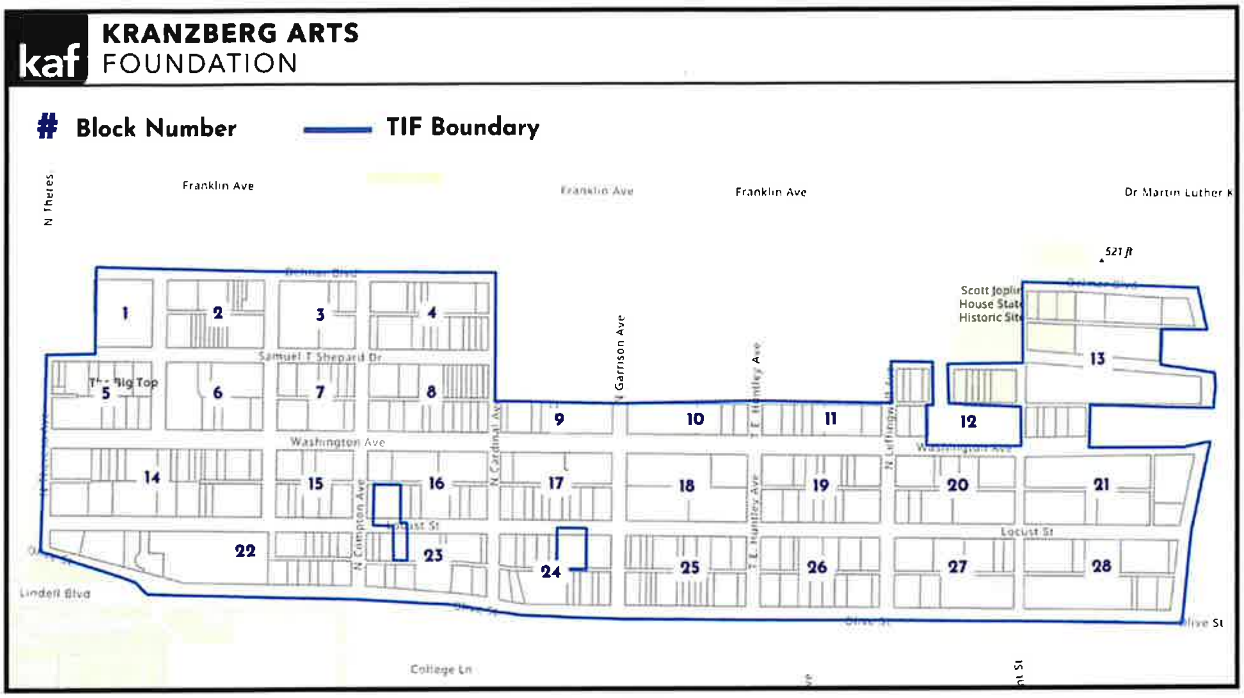


Figure 1 is a map of the Redevelopment Area by analysis block. The following blight analysis will reference instances of blight using these numbers.

The Redevelopment Area was assessed for blight under the following conditions that will be referenced throughout the report.

1. **Vacant or Unoccupied Properties:** Buildings, parcels, or improvements that appear unused, abandoned, or not actively occupied for their intended residential, commercial, industrial, or institutional purpose. Such conditions may contribute to blight by reducing area vitality, discouraging investment, and increasing the likelihood of property deterioration, trespass, dumping, graffiti, or other nuisance conditions.

   1a. Severe Deterioration of Property: Properties exhibiting advanced physical decline including major structural damage, failing roofs or walls, boarded or missing windows, collapsed elements, or conditions posing a threat to public safety.

   1b. Moderate Deterioration of Property: Properties exhibiting meaningful decline but do not appear to represent immediate structural failure including damage to exterior materials, deterioration of doors or windows, roof or gutter deficiencies, peeling paint, damaged fencing, or deferred maintenance requiring repair.

1c. Slight Deterioration of Property: Properties exhibiting minor visible deficiencies or early signs of deferred maintenance that may worsen over time if unaddressed including minor façade damage, work exterior finished, cracking, or damaged trim.

1d. Vacant Lot, No Property: A parcel with no principal structure may contribute to blighting conditions when underutilized, poorly maintained, and overgrown.

2. **Sidewalk Conditions:** The physical condition, usability, and safety of pedestrian infrastructure within the Redevelopment Area.

2a. Severely Deteriorated Sidewalk Conditions: Extensive cracking, heaving, missing panels, major grade changes, severe spalling, or other defects that impact pedestrian access or create safety hazards.

2b. Moderately Deteriorated Sidewalk Conditions: Noticeable cracking, uneven pavement, localized settlement, surface deterioration, or damaged panels affecting sidewalk quality.

2c. Slight Deterioration of Sidewalk Conditions: Minor cracking, surface wear, limited spalling, or other small defects. These conditions indicate early-stage deterioration and maintenance to prevent worsening.

2d. No Visible Sidewalk Deterioration: Sidewalk conditions are consistent and exhibit no cracking or grade changes. Little to no need for improvement.

3. **Curb Conditions:** The physical state of curb infrastructure along streets, alleys, parking areas, or other public rights-of-way.

3a. Severely Deteriorated Curb Conditions: Missing curb sections, major cracking, crumbling concrete, displacement, severe settlement, or failure that impairs function.

3b. Moderately Deteriorated Curb Conditions: Visible cracking, chipping, settlement, or localized damage.

3c. Slight Deterioration of Curb Conditions: Minor chips, cracks, surface wear, or limited damage that indicates early signs of infrastructure aging and may require routine maintenance.

3d. No Visible Curb Deterioration: Curb conditions are consistent and exhibit no cracking or grade changes. Little to no need for improvement.

4. **Roads and Alleyways:** Evaluated based on pavement conditions, surface integrity, accessibility, and their ability to safely accommodate vehicles, service access, drainage, and pedestrians.

4a. Severe roadway deterioration: A significant quantity of visible pavement cracking accompanied by potholes, alligator cracking, settlement, surface breakup, or other defects.

4b. Slight roadway deterioration: Visible pavement cracking present with little to no other complications.

4c. Severe Alleyway Deterioration: Deteriorated alley pavement, including broken surfaces, potholes, uneven pavement, settlement, or areas of surface failure.

4d. Slight Alleyway Deterioration: Cracked alley pavement present with little to no other complications.

5. **Social Liabilities:** Observable conditions that may negatively affect public perception, safety, neighborhood stability, or the orderly use of property and public space.

5a. Graffiti: Unauthorized markings, symbols, or writing on buildings, infrastructure, signs, walls, or other public or private property. When persistent or widespread, it may create an appearance of neglect, reducing perceived safety.

5b. Obstruction of Public Right-of-Way: Obstructions that limit or interfere with the intended use of sidewalks, streets, alleys, curb areas, or other public access routes.

5c. Absence of Street Lights: Lighting infrastructure is absent, insufficient, damaged, or nonfunctional, resulting in poor nighttime visibility.

5d. Litter and Dumping: The presence of trash, debris, discarded materials, illegal dumping, or accumulated waste on public or private property, vacant lots, sidewalks, alleys, or rights-of-way. Litter can create nuisance conditions, reducing perceived safety and neighborhood quality.

BLIGHTED AREA FACTORS AND CONDITIONS PRESENT IN THE REDEVELOPMENT AREA

The following report assesses the indicators of blight found predominantly throughout the Redevelopment Area. Figures are present throughout the report to provide visual examples of the various indicators of blight and an appendix will include all images from the onsite assessment as well as the data matrix used to map and track blighted conditions.

1. **Deterioration of Vacant or Unoccupied Properties**

Deterioration refers to the physical decline or decay of buildings, site improvements, and infrastructure due to age, lack of maintenance, or destructive forces. Deterioration indicates that a property has fallen into disrepair to a degree that requires substantial intervention in the form of renovation or clearance to reverse the continued property decline. Deterioration can also be observed in occupied properties with minor defects, such as lack of paint, chipping, roof damage, floor or ceiling plates, or holes and cracks. Blight is also, more commonly, found in and around properties that are unoccupied or aged. Many forms of deterioration are not easily remediated and cannot be brought to non-blighted standards within the course of normal maintenance. This includes defects in the primary and secondary components of buildings, encompassing the foundation, walls, floors, roofs, wiring, plumbing, doors, windows, frames, fire escapes, gutters, downspouts, fascia, etc. Additional indicators of deterioration are found on sidewalks, curbs, streets, and alleyways.

The Redevelopment Area has several properties that suffer from deterioration defects. The most prominent form of deterioration is damage to windows, roofs that are overgrown with plants, façade decay (brick crumbling, paint chipping, etc.), broken fencing, and unsafe sidewalk and curb conditions. Deterioration is often a result of prolonged property vacancy. An absence of maintenance can quickly result in the conditions listed above, seen on properties throughout the redevelopment area. The resulting conditions of deterioration impact non-vacant properties throughout the redevelopment area and have contributed to the predominant deterioration of public infrastructure such as adjacent sidewalks, curbs, lighting, alleyways, and roads.

Figure 2.

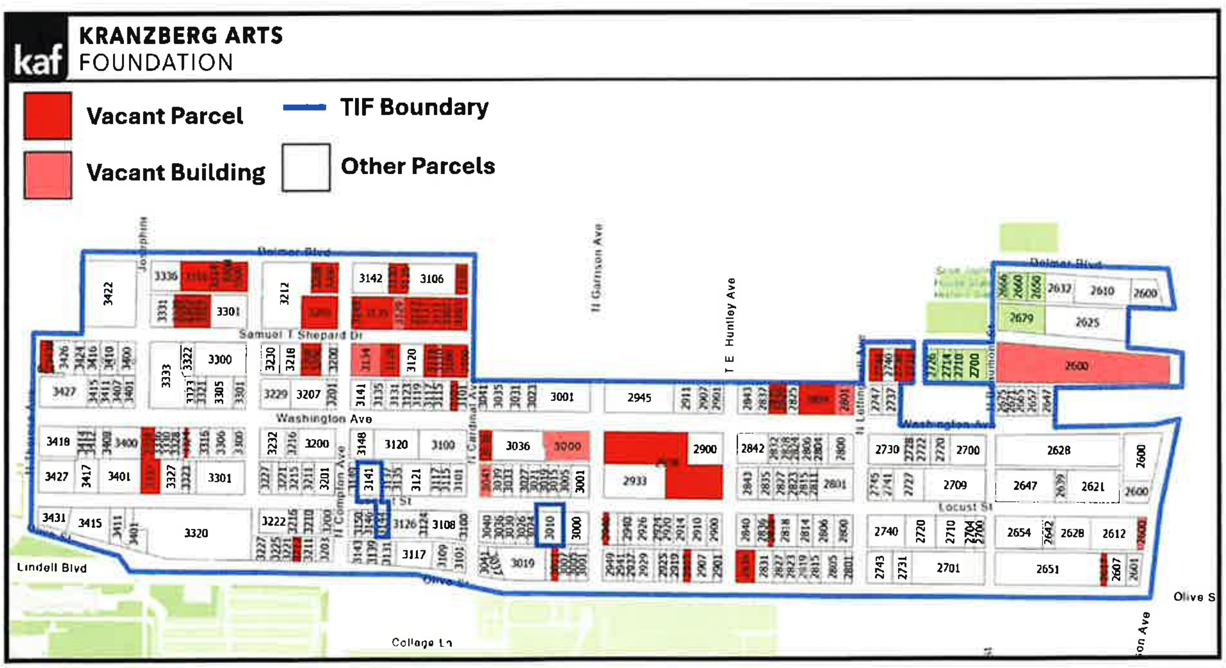


Figure 2 is a map of vacant parcels within the Redevelopment Area. Vacancies have the most prominent instances of deteriorating conditions in comparison to all properties within the Redevelopment Area. Blighted conditions from vacant properties are known to impact surrounding properties and public infrastructure. Examples of deteriorated vacant properties contributing to Area-wide blight are shown in the following images.

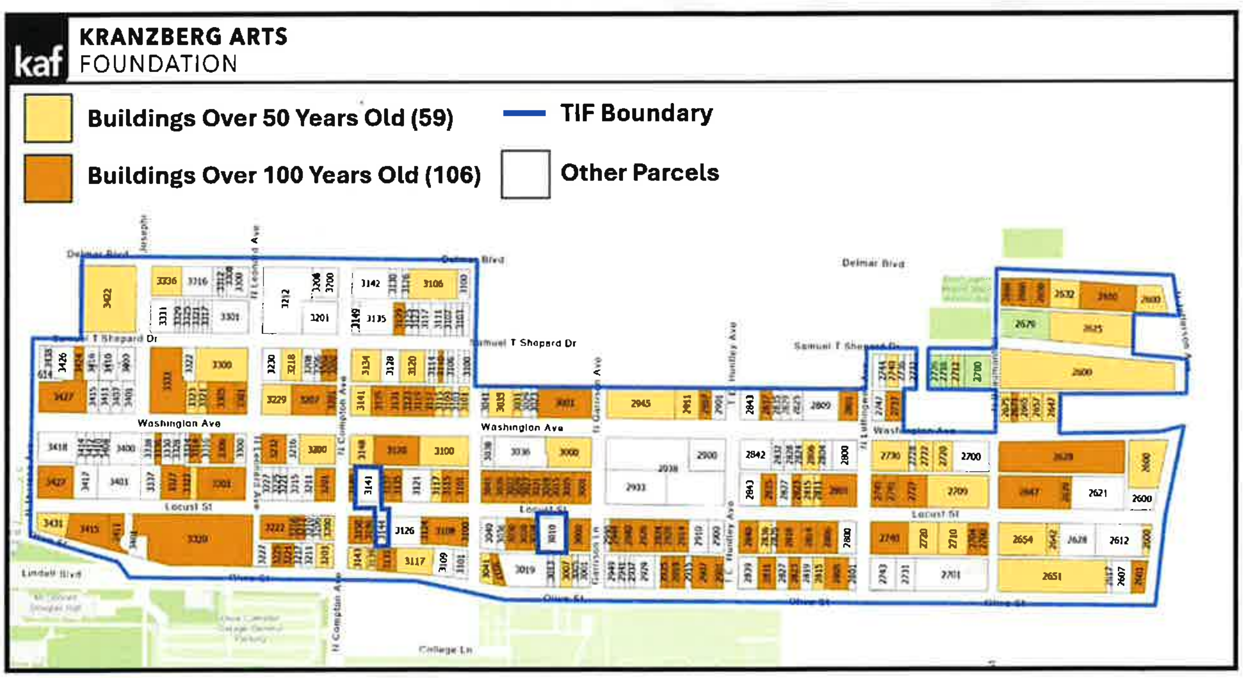
Block 11: 1a example

Block 15: 1b example

Block 15: 1c example

Block 18: 1d example

Figure 3:



The map above (Figure 3) demonstrates the age of properties throughout the Redevelopment Area. According to the Parcel dataset from the City of St. Louis, properties that are 50+ and 100+ years old account for 50.15% of all parcels in the redevelopment area. 64% of these properties are over 100 years old. A high presence of aging properties often coincides with blight as aging can be an indicator of deferred maintenance which can lead to deterioration of both properties and adjacent public infrastructure. Aging properties require consistent upkeep due to the vulnerability of older building materials.

2. Deterioration of Sidewalk Conditions

Sidewalks are critical transportation infrastructure that at their highest and best use are intended to encourage walking and bike movement throughout the corridor in a manner that is safe, clean, and accessible. The public right-of-way throughout the Redevelopment Area is predominantly unsuitable for safe pedestrian activity due to cracking, heaving, missing panels, major grade changes, severe spalling, discontinuity or other defects that impact pedestrian access or create safety hazards. These conditions are often initiated from deterioration that begins on vacant properties, such as façade crumbling or severe vegetation overgrowth, that then overtakes the public right of way, impeding pedestrian use entirely. Sidewalk deterioration was assessed on a scale of severe deterioration to slight deterioration. Even minor cracking and grade changes can indicate a need for infrastructure improvement, because without maintenance, conditions would be expected to worsen over time.

Ultimately, sidewalk deterioration creates concerns for ADA compliance, restricting safe accessibility for disabled individuals. ADA compliant sidewalk rules in the City of St. Louis, MO are as follows:

The City's ADA Transition Plan evaluates sidewalks on criteria including width, cross slope, surface material, vertical displacement, obstructions, breaks, encroachments, and continuity. It specifically notes that pervious pavement, brick, and wood pedestrian paths are treated as non-compliant by the Office on the Disabled because they often create displacement, roughness, and other accessibility concerns.

For new construction and alterations, St. Louis says altered right-of-way elements must comply with applicable ADA standards, including PROWAG, unless compliance is technically infeasible; even then, the work must comply to the maximum extent possible and cannot reduce accessibility.

Accessibility indicators include 5-foot sidewalks where possible, but at minimum maintain a 48-inch clear pedestrian access route, 2% max cross slope, stable/firm/slip-resistant surface, no trip hazards over the allowed thresholds, ADA-compliant curb ramps with detectable warnings, and no poles, hydrants, landscaping, signs, or dining/retail setups blocking the clear route.

Figure 4.

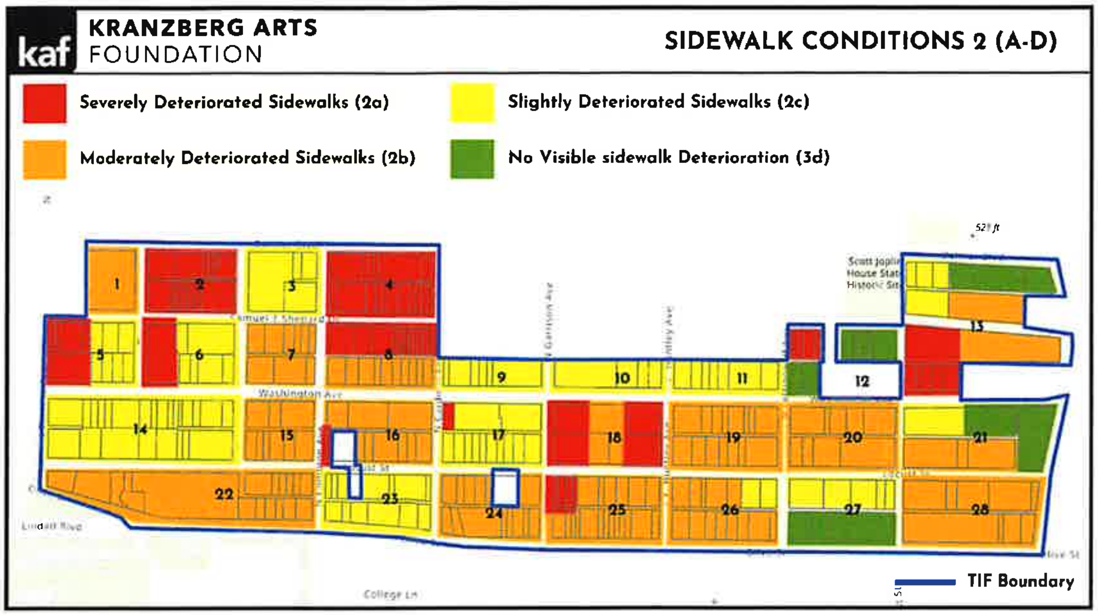


Figure 4 maps the sidewalk deterioration found throughout the Redevelopment Area. Blighted sidewalk conditions predominantly impact the Redevelopment Area. Maintenance and repair would be recommended for all levels of deterioration (2a – 2c). Severely deteriorated sidewalks, highlighted in red, exhibit extensive cracking, heaving, missing panels, major grade changes, severe spalling, or other defects that impact pedestrian access or create safety hazards. A major component of severely deteriorating sidewalks within the Redevelopment Area is the overgrowth of vegetation, which leads to increased cracking and grade changes. Moderately deteriorated sidewalks, highlighted in orange, are the most frequently observed throughout the redevelopment area, exhibiting noticeable cracking, uneven pavement, localized settlement, surface deterioration, or damaged panels affecting sidewalk quality. Slightly deteriorated sidewalks, highlighted in yellow, exhibit minor cracking, surface wear, limited spalling, or other small defects. See examples below.

Block 2: 2a example

Block 16: 2b example

Block 18: 2c example

3. Deterioration of Curb Conditions

Curb conditions are complementary to sidewalk conditions as curbs directly contribute to walkway safety and accessibility. Curbs provide protection to pedestrians, provide structural support to the pavement, and channel rainwater toward drains to prevent flooding. Deteriorating sidewalk conditions are often accompanied by deteriorating curb conditions.

Figure 5.

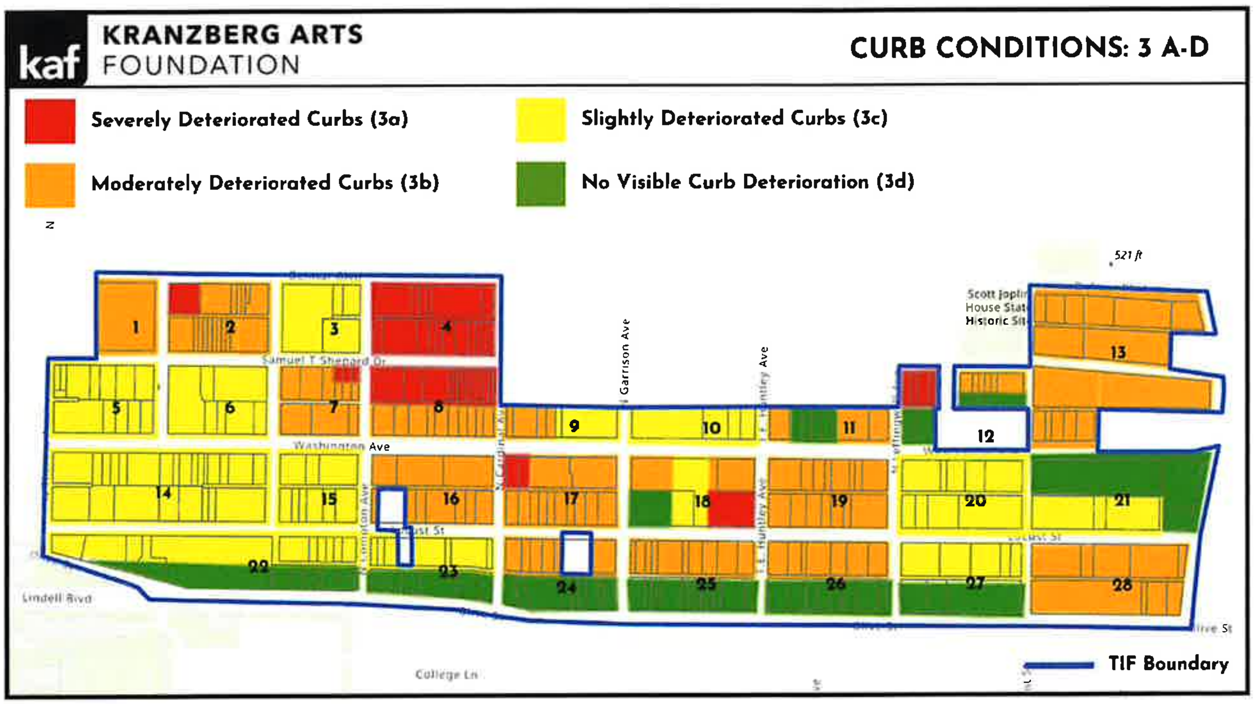


Figure 5 maps the curb deterioration found throughout the Redevelopment Area. Blighted curb conditions predominantly impact the Redevelopment Area. Maintenance and repair would be recommended for all levels of deterioration. Severely deteriorated curbs, highlighted in red, exhibit missing curb sections, major cracking, crumbling concrete, displacement, severe settlement, or failure that impairs function. Moderately deteriorated curbs, highlighted in orange, exhibit visible cracking, chipping, settlement, or localized damage. Slightly deteriorated curbs, highlighted in yellow, exhibit minor chips, cracks, surface wear, or limited damage that indicates early signs of infrastructure aging and may require routine maintenance. See the following images for examples.

Block 4: 3a example Block 26: 3b example Block 15: 3c example

4. Deterioration of Roads and Alleyways

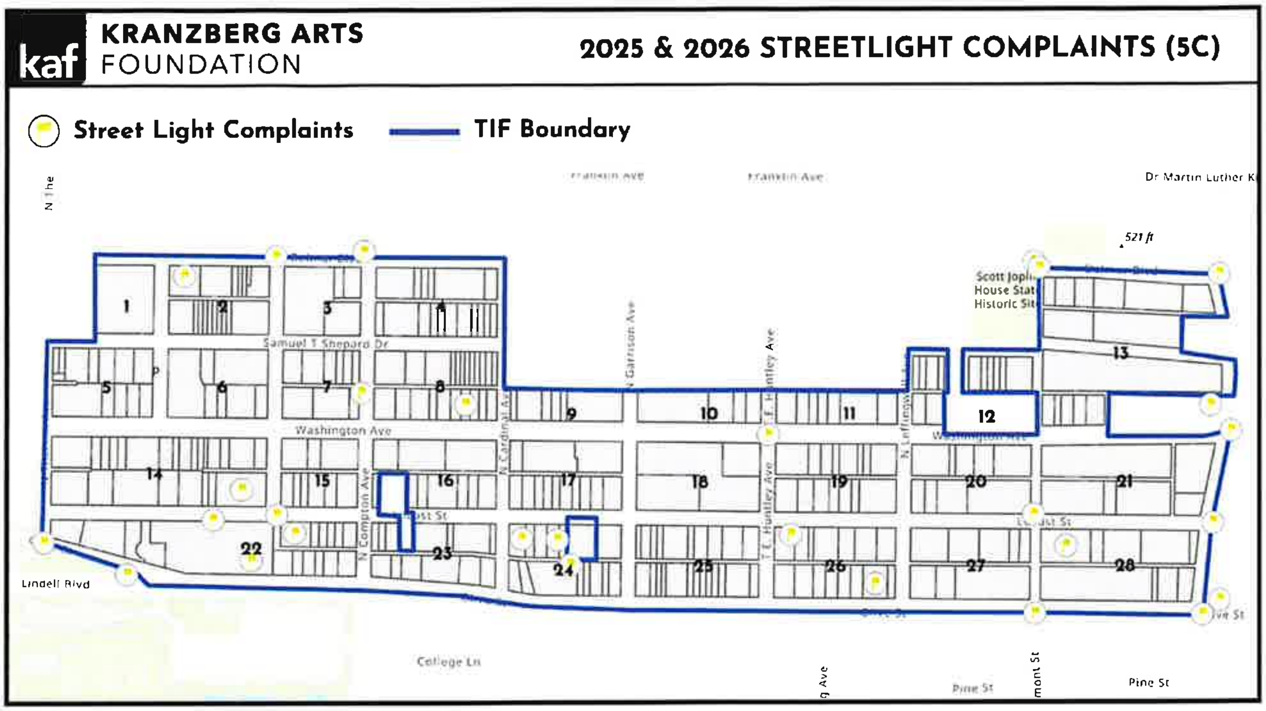
The deterioration of roads and alleyways contributed to blight throughout the Redevelopment Area. The severe deterioration of roadways can be observed through visible pavement cracking, potholes, alligator cracking, settlement, surface breakup, or other defects. Pavement cracking is the most common form of roadway deterioration. If slight cracking is present without the presence of another blighting factor, the roadway will be considered slightly deteriorated. Slight roadway deterioration is found predominantly throughout the Redevelopment Area. 18 out of 28 blocked received an analysis of 4b, or slight roadway deterioration, and 2 blocks received a ranking of 4a, severe roadway deterioration. A similar framework is applied to alleyway driveways. All alleyways assessed in this study exhibited pavement deterioration. About 80% of alleyways would be categorized as 4c, severe alleyway deterioration, while the remaining 20% are slightly deteriorated. See examples of roadway and alleyway deterioration below.

4a example 4b example 4c example 4d example

5. Social Liabilities

Other blighting factors create observable conditions that negatively affect public perception, safety, neighborhood stability, or the orderly use of property and public space. The impacts of these factors can contribute to continued abandonment or deferred maintenance of properties and public infrastructure, thus indirectly enabling deterioration. Graffiti, obstructions, lack of streetlights, and litter or dumping of materials constitute Area-wide social liabilities.

Figure 6.



According to the City of St. Louis Complains and Service Requests database, for 2025 and 2026, there were complaints throughout the Redevelopment Area about failing infrastructure, such as Street Lights (5c). Figure 6 maps the locations of each service request made in the years 2025 and 2026. Street light failures were located on major streets, intersections, and within alleyways. Additionally, based upon the on-site evaluation portion of this study, several alleyways have limited or absent street light presence.

The remainder of this page is intentionally left blank.

Figure 7.

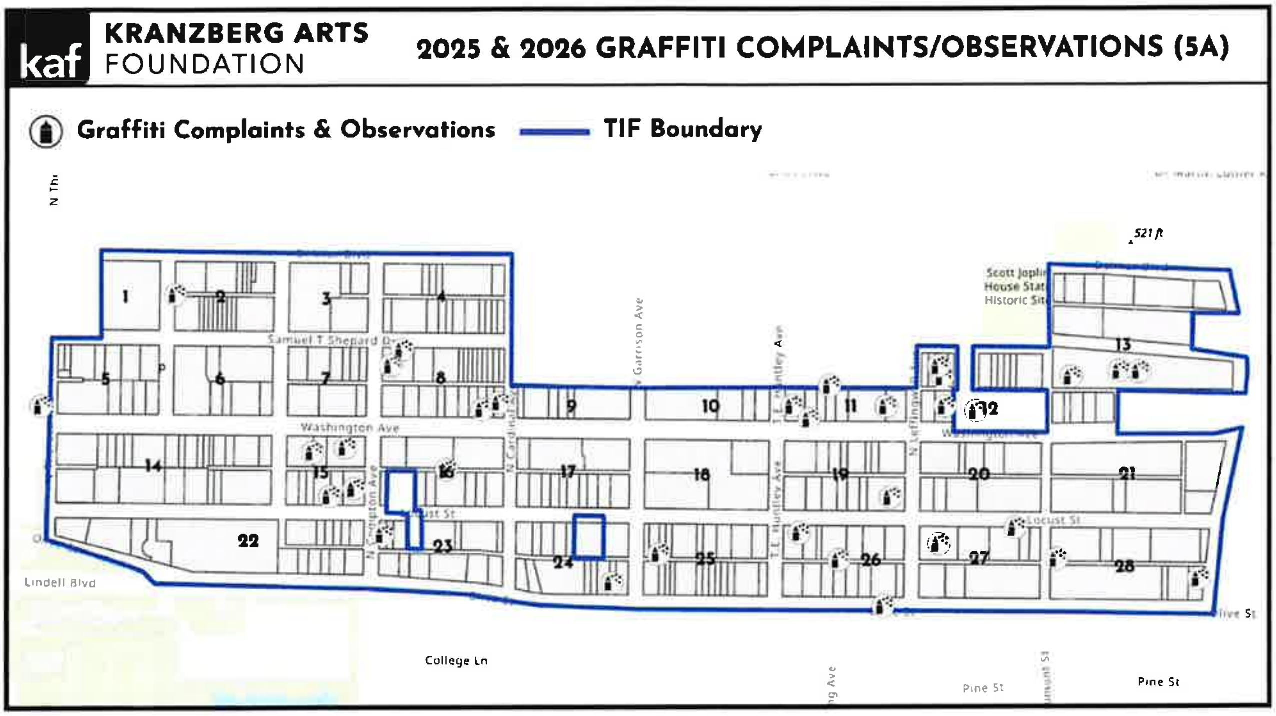


Figure 7 highlights both graffiti complaints and observations from the on-site evaluation. Graffiti has been observed and reported significantly throughout the redevelopment Area. Instances of Graffiti correlate to vacant properties, proximity to vacant properties, or alleyways. When persistent or widespread, graffiti may create an appearance of neglect, reducing perceived safety and encouraging additional vandalism of the property. Graffiti and other forms of vandalism are a catalyst of nuisances, as demonstrated by the Complaints and Service Request database. The following images show blight conditions that create social liabilities within the Redevelopment Area.


Block 12: 5a


Block 17: 5b


Block 22: 5c


Block 12: 5d

CONCLUSION

Based on the conditions of public infrastructure and vacant or unmaintained properties throughout the Area, the Midtown Public Infrastructure Redevelopment Area is considered a blighted area as defined by Section 99.805 of the Revised Statutes of Missouri (the "TIF Act"). This conclusion can be drawn based on a predominance of blight caused by the significant presence of deteriorated sidewalks, curbs, street lights, and roads exacerbated by the high rate of aging and vacant parcels. Additional blighted conditions found throughout the Redevelopment Area include vandalism and littering/dumping.