

MASTER AGENDA

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

Wednesday, September 14, 2016 @ 8:00 AM

Taxing Districts Representative

**City Foundry St. Louis
Resolution No. 16-TIFC-378**

Terrolon Brown

AGENDA
CITY FOUNDRY ST. LOUIS
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS
ANNUAL MEETING – REGULAR SESSION
1520 MARKET STREET, SUITE 2000 - BOARD ROOM
Wednesday September 14, 2016 – 8:00 a.m.

1. CALL TO ORDER
2. APPROVAL OF MINUTES – August 26, 2015 (4494 Lindell), August 26, 2015 (32 North Euclid), September 2, 2015 (Amend Grand Center), September 2, 2015 (634 N. Grand) November 18, 2015 (Amend Grand Center) November 18, 2015 (634 N. Grand) and December 16, 2015 (705 Olive).
3. ELECTION OF OFFICERS
4. CITY FOUNDRY ST. LOUIS (17TH Ward / Aldermen Joseph Roddy)
5. RESOLUTION NO. 16 TIFC-378 – RESOLUTION AUTHORIZING THE ISSUANCE OF A "NOTICE OF PUBLIC HEARING," TO BE HELD ON NOVEMBER 2, 2016 AT 8:00 A.M. FOR THE CITY FOUNDRY ST. LOUIS TAX INCREMENT REDEVELOPMENT PLAN (352-151) (Dale Ruthsatz)
6. OPEN AGENDA
7. ROLL CALL VOTE – in open session to hold a closed meeting pursuant to the following:
 - A) Proceedings involving legal actions, causes of actions 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 regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.
8. NEXT COMMISSION MEETING – SCHEDULED FOR WEDNESDAY, OCTOBER 12, 2016
9. ADJOURNMENT

NOTE: Attached is a copy of the application originally received August 17, 2016 but updated as of September 9, 2016.

MINUTES

**4494 LINDELL
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

REGULAR MEETING – REGULAR SESSION
1520 Market Street, Suite 2000 – Conference Room B
Wednesday, August 26, 2015 – 8:00 a.m.

COMMISSIONERS PRESENT: David Newburger, Chair
Phillip Klevorn, Vice Chair
Eric Young (by phone)
Christina Bennett (by phone)
David Jackson, School Board

COMMISSIONERS ABSENT: Sheila Hudson
Jama Dodson, Special Taxing Districts
two vacancies

STAFF PRESENT: Dale Ruthsatz, Michael Griffin, Zachary Wilson, Ivie Clay, Kevin O’Neill; Howard Hayes (M/WBE Compliance)

MAYOR’S OFFICE: Otis Williams

COMPTROLLER’S OFFICE: Tom Ray, Denise Peeples

SLATE: Michael Holmes, Earl Strauther

COUNSEL PRESENT: David Meyer

GUESTS PRESENT: Jon Giokas, Husch Blackwell
Josh Udelhofen, The Koman Group
Garrick Hamilton, The Koman Group

CALL TO ORDER

After roll call, a quorum being present, Chairman Newburger called the meeting to order at 8:08 a.m.

RESOLUTION No. 15-TIFC-372 – RESOLUTION ESTABLISHING A SUNSHINE LAW POLICY ON BEHALF OF THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF ST. LOUIS

David Meyer presented the Resolution. He explained that the policy being adopted was similar to those of other SLDC-supported agencies.

After discussion, Chairman Newburger made a motion to approve Resolution No. 15-TIFC-372. Commissioner Anderson seconded the motion, roll was called, and the motion passed with all Commissioners present (Klevorn, Young, Bennett, Jackson and Newburger) voting Aye.

RESOLUTION No. 15-TIFC-370 – RESOLUTION AUTHORIZING THE ISSUANCE OF A “NOTICE OF PUBLIC HEARING,” TO BE HELD ON OCTOBER 14, 2015 AT 8:00 A.M. FOR THE 4494 LINDELL TAX INCREMENT REDEVELOPMENT PLAN (352-147)

Dale Ruthsatz presented the Resolution to the Board. He then invited the representatives of the developer to make their presentation. The presentation was made in conjunction with the presentation for Resolution 15-TIFC-371 (32 North Euclid) because it involved the same developer and contractor.

Josh Udelhofen from The Koman Group and Jonathan Giokas from Husch Blackwell presented information on the project. Discussion included a need for a subsidy, due to the need to modify the building to make it useable and marketable while retaining its historic character, and to make it accessible and update its systems. There was also discussion about minority participation and financing. Otis Williams expressed support for the project on behalf of the Mayor's Office, and Tom Ray expressed support for the project on behalf of the Comptroller's Office.

After discussion, Chairman Newburger made a motion to approve Resolution No. 15-TIFC-370. Commissioner Anderson seconded the motion, roll was called, and the motion passed with all Commissioners present (Klevorn, Young, Bennett, Jackson and Newburger) voting Aye.

NEXT MEETING

The public hearing is scheduled for October 14, 2015.

ADJOURNMENT

With no further business, Chairman Newburger declared the meeting adjourned at 8:51 a.m.

David Newburger, Chairman

Otis Williams, Executive Director

MINUTES

**32 NORTH EUCLID
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

REGULAR MEETING – REGULAR SESSION
1520 Market Street, Suite 2000 – Conference Room B
Wednesday, August 26, 2015 – 8:00 a.m.

COMMISSIONERS PRESENT: David Newburger, Chair
Phillip Klevorn, Vice Chair
Eric Young (by phone)
Christina Bennett (by phone)
David Jackson, School Board

COMMISSIONERS ABSENT: Sheila Hudson
Jama Dodson, Special Taxing Districts
two vacancies

STAFF PRESENT: Dale Ruthsatz, Michael Griffin, Zachary Wilson, Ivie Clay, Kevin O’Neill; Howard Hayes (M/WBE Compliance)

MAYOR’S OFFICE: Otis Williams

COMPTROLLER’S OFFICE: Tom Ray, Denise Peeples

SLATE: Michael Holmes, Earl Strauther

COUNSEL PRESENT: David Meyer

GUESTS PRESENT: Jon Giokas, Husch Blackwell
Josh Udelhofen, The Koman Group
Garrick Hamilton, The Koman Group

CALL TO ORDER

After roll call, a quorum being present, Chairman Newburger called the meeting to order at 8:08 a.m.

RESOLUTION No. 15-TIFC-371 – RESOLUTION AUTHORIZING THE ISSUANCE OF A “NOTICE OF PUBLIC HEARING,” TO BE HELD ON OCTOBER 14, 2015 AT 8:00 A.M. FOR THE 32 NORTH EUCLID TAX INCREMENT REDEVELOPMENT PLAN (352-147)

Dale Ruthsatz presented the Resolution to the Board. He then invited the representatives of the developer to make their presentation. The presentation was made in conjunction with the presentation for Resolution 15-TIFC-370 (4494 Lindell).

Josh Udelhofen from The Koman Group and Jonathan Giokas from Husch Blackwell presented information on the project. Discussion included a need for a subsidy, due to the need to shore up the adjacent building, subterranean parking and utility infrastructure. There was also discussion about minority participation and financing. Otis Williams expressed support for the project on behalf of the Mayor’s Office, and Tom Ray expressed support for the project on behalf of the Comptroller’s Office.

After discussion, Chairman Newburger made a motion to approve Resolution No. 15-TIFC-371. Commissioner Jackson seconded the motion, roll was called, and the motion passed with all Commissioners present (Klevorn, Young, Bennett, Jackson and Newburger) voting Aye.

NEXT MEETING

The public hearing is scheduled for October 14, 2015.

ADJOURNMENT

With no further business, Chairman Newburger declared the meeting adjourned at 8:51 a.m.

David Newburger, Chairman

Otis Williams, Executive Director

MINUTES

**AMEND GRAND CENTER
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

PUBLIC HEARING

1520 Market Street, Suite 2000 – SLDC Board Room
Wednesday, September 2, 2015 – 8:00 a.m.

- COMMISSIONERS PRESENT:** David Newburger, Chair (in person)
(the rest by phone) Phillip Klevorn, Vice Chair
Eric Young
Christina Bennett
David Jackson, School Board
- COMMISSIONERS ABSENT:** Sheila Hudson
William Jackson, Special Taxing Districts
two vacancies
- STAFF PRESENT:** Dale Ruthsatz, Michael Griffin, Kevin O’Neill and Bonnie Wade
- COMPTROLLER’S OFFICE:** Denise Peeples, Marcie Caballero
- COUNSEL PRESENT:** David Meyer
- GUESTS PRESENT:** Bill Kuehling, Thompson Coburn
Michelle Stuckey, St. Louis Economic Development Partnership

CALL TO ORDER

After roll call, a quorum being present, Chairman Newburger called the meeting to order at 8:12 a.m. The proceedings were held in conjunction with the 634 North Grand hearing.

APPROVAL OF MINUTES

Chairman Newburger made a motion to adopt the Minutes of the July 15 Regular Meeting on amending the Grand Center TIF and called for a second. Commissioner Jackson seconded the motion, roll was called, and the motion passed with all five Commissioners present (Bennett, Young, Klevorn, Jackson and Newburger) voting Aye.

PUBLIC HEARING TO AMEND GRAND CENTER

Chairman Newburger called the public hearing to order. He stated that there was a desire to continue the hearing, so he made a motion to continue the Public Hearing until 8:00 a.m. on Wednesday, October 14, 2015, and called for a second. Commissioner Bennett seconded the motion. Chairman Newburger then asked if any of the Commissioners wished to discuss the project. Hearing none, he asked if anyone from the public wished to make a comment. Hearing none, he called for a roll call vote on continuing the hearing until October 14, 2015, at 8:00 a.m. Roll was called, and the motion passed with all Commissioners present (Bennett, Young, Klevorn, Jackson and Newburger) voting Aye.

NEW BUSINESS

There is no new business.

ADJOURNMENT

With no further business, Chairman Newburger declared the public hearing continued until October 14, 2015, at 8:00 a.m.; the meeting adjourned at 8:18 a.m.

David Newburger, Chairman

Otis Williams, Executive Director

MINUTES

**634 NORTH GRAND
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

PUBLIC HEARING

1520 Market Street, Suite 2000 – SLDC Board Room
Wednesday, September 2, 2015 – 8:00 a.m.

- COMMISSIONERS PRESENT:** David Newburger, Chair
(all by phone) Phillip Klevorn, Vice Chair
Eric Young
Christina Bennett
David Jackson, School Board
- COMMISSIONERS ABSENT:** Sheila Hudson
William Jackson, Special Taxing Districts
two vacancies
- STAFF PRESENT:** Dale Ruthsatz, Michael Griffin, Kevin O’Neill, Bonnie Wade
- COMPTROLLER’S OFFICE:** Denise Peeples, Marcie Caballero
- COUNSEL PRESENT:** David Meyer
- GUESTS PRESENT:** Bill Kuehling, Thompson Coburn
Michelle Stuckey, St. Louis Economic Development Partnership

CALL TO ORDER

After roll call, a quorum being present, Chairman Newburger called the meeting to order at 8:12 a.m. The proceedings were held in conjunction with the hearing to amend the Grand Center redevelopment plan.

APPROVAL OF MINUTES

Chairman Newburger made a motion to adopt the Minutes of the July 15 Regular Meeting on the 634 N. Grand TIF and called for a second. Commissioner Bennett seconded the motion, roll was called, and the motion passed with all five (5) Commissioners present (Bennett, Young, Klevorn, Jackson and Newburger) voting Aye.

PUBLIC HEARING – 634 N. GRAND

Chairman Newburger called the public hearing to order. He stated that there was a desire to continue the meeting, so he made a motion to continue the Public Hearing until 8:00 a.m. on Wednesday, October 14, 2015, and called for a second. Commissioner Klevorn seconded the motion. Chairman Newburger then asked if any of the Commissioners wished to discuss the project. Hearing none, he asked if anyone from the public wished to make a comment. Hearing none, he called for a roll call vote on continuing the hearing until October 14, 2015, at 8:00 a.m. Roll was called, and the motion passed with all five (5) Commissioners present (Bennett, Young, Klevorn, Jackson and Newburger) voting Aye.

NEW BUSINESS

There is no new business to discuss.

ADJOURNMENT

With no further business, Chairman Newburger declared the public hearing continued until October 14, 2015, at 8:00 a.m.; the meeting adjourned at 8:18 a.m.

David Newburger, Chairman

Otis Williams, Executive Director

MINUTES

**AMENDED GRAND CENTER
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

**REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM
Thursday November 18, 2015
8:00 am**

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
Phillip Klevorn (Vice Chair)
Christina Bennett
David Jackson, School Board

BOARD MEMBERS

ABSENT:

Sheila Hudson
Eric Young
William Jackson, Special Taxing Districts
two vacancies

STAFF PRESENT:

Dale Ruthsatz, Michael Griffin, Zachary Wilson,
Leslye Mitchell Yancey, Ivie Clay, and Jonathan
Ferry; Michelle Stuckey (SLEDP); Howard
Hayes and Vladimir Monroe (M/WBE
Compliance); Mark Spykerman (Special
Counsel to SLDC)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Denise Peeples, Lisa Harmon, Marcie Caballero,
Tom Ray

SLATE:

Michael Holmes, Earl Strauther

COUNSEL PRESENT:

David Meyer

GUESTS PRESENT:

Alderwoman Marlene Davis
Bill Kuehling, Barbara Geisman, Larry Marks,
David Libonn, Amanda Auer, Steve Smith and
Matt Harper on behalf of TLG 634 N Grand,
LLC
Karin Hagaman and John Wuest on behalf of
Grand Center, Inc.
David Donald (Assessor's Office)

CALL TO ORDER

A quorum being present, Chair Newburger called the meeting to order at 8:26 AM.

APPROVAL OF MINUTES

Chair Newburger moved to approve the minutes of October 14, 2015, and Commissioner Bennett seconded the motion. The motion passed by roll call vote with all commissioners present (Newburger, Klevorn, Bennett, Jackson) voting yes. Chair Newburger next moved to approve the minutes of November 5, 2015 and Commissioner Bennett seconded the motion. The motion passed by roll call vote with all commissioners present (Newburger, Klevorn, Bennett, Jackson) voting yes.

PUBLIC HEARING

Chair Newburger opened the public hearing at 8:28 a.m. He noted that the public hearing had commenced September 2, 2015 and was continued at the meetings of October 14, 2015 and November 5, 2015.

Mr. Ruthsatz, SLDC staff, presented the resolution to the Board. Commissioner Jackson inquired about the overall impact of removing the 634 North Grand segment from the existing TIF area. Mr. Kuehling responded that no funds had been drawn on this portion of the area and the project has not yet commenced, so there would be no impact on the existing TIF area.

Otis Williams expressed support of the area modification on behalf of the Mayor's office. Tom Ray, Armstrong Teasdale, expressed support of the area modification on behalf of the Comptroller's office. There were no written comments from the public regarding the project, and no members of the public desired to testify in person.

There being no further comments, Chair Newburger closed the public hearing at 8:34 a.m.

RESOLUTION NO. 15-TIFC-375 – RESOLUTION APPROVING AN AMENDMENT TO THE TAX INCREMENT FINANCING (TIF) PLAN FOR THE GRAND CENTER REDEVELOPMENT AREA AND EXPRESSING THE COMMISSION'S RECOMMENDATIONS TO THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI WITH RESPECT TO SAID AMENDED PLAN, AREA AND REDEVELOPMENT PROJECT

A motion to approve Resolution No. 15-TIFC-375 was made by Chair Newburger, seconded by Commissioner Bennett and the motion passed by roll call vote with all Commissioners present (Newburger, Klevorn, Bennett, Jackson) voting yes.

NEXT MEETING

The next meeting is scheduled for December 14, 2015 at 8:00 a.m.

ADJOURNMENT

With no further business, Chair Newburger declared the meeting adjourned as of 8:36 AM.

David Newburger, Chair

Otis Williams, Executive Director

MINUTES

**634 NORTH GRAND
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

**REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM**

Thursday November 18, 2015
8:00 am

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
Phillip Klevorn (Vice Chair)
Christina Bennett
David Jackson, School Board

BOARD MEMBERS

ABSENT:

Sheila Hudson
Eric Young
William Jackson, Special Taxing Districts
two vacancies

STAFF PRESENT:

Dale Ruthsatz, Michael Griffin, Zachary Wilson,
Ivie Clay, Leslye Mitchell Yancey and Jonathan
Ferry; Michelle Stuckey (SLEDP); Howard
Hayes and Vladimir Monroe (M/WBE
Compliance); Mark Spykerman (Special
Counsel to SLDC)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Denise Peeples, Lisa Harmon, Marcie Caballero,
Tom Ray

SLATE:

Michael Holmes, Earl Strauther

COUNSEL PRESENT:

David Meyer

GUESTS PRESENT:

Aldерwoman Marlene Davis
Bill Kuehling, Barbara Geisman, Larry Marks,
David Libonn, Amanda Auer, Steve Smith and
Matt Harper on behalf of TLG 634 N Grand,
LLC
Karin Hagaman and John Wuest on behalf of
Grand Center, Inc.
David Donald (Assessor's Office)

CALL TO ORDER

A quorum being present, Chair Newburger called the meeting to order at 8:39 AM.

PUBLIC HEARING

Chair Newburger opened the public hearing at 8:40 a.m. He noted that the public hearing had commenced September 2, 2015 and was continued at the meetings of October 14, 2015 and November 5, 2015.

Mr. Ruthsatz, SLDC staff, presented the resolution to the Board. Otis Williams explained that RPA1 would be the subject of the presentation by the developer. Steve Smith then presented an overview of the project, with particular focus on the accessibility of the project, as three or four elevators are being added to the existing elevator bank, and rooftop access is also anticipated. He noted that with respect to MBE/WBE compliance, Lawrence Group is serving as the general contractor and it has recent experience with the rehabilitation of the building on Lindell Boulevard now occupied by Eagle Bank.

Karin Hagaman, on behalf of Grand Center, Inc., expressed its support for the project and she introduced John Wuest, its treasurer, who gave an overview of Grand Center's perspective. Alderwoman Davis spoke next, and expressed her support for the financing of the project being structured in this manner because it addresses the problem of an area-wide TIF that is near the end of its life. Mark Spykerman, special counsel to SLDC, provided a brief overview of the TIF process and explained the implications of a 23-year lifespan.

Earl Strauther on behalf of SLATE and Howard Hayes on behalf of the M/WBE Compliance office, each provided a brief summary of their departments' experience with the developer's chosen general contractor, Paric. Commissioner Bennett requested that Mr. Hayes provide her further information about Paric. Alderwoman Davis stated that she would monitor progress as well, and that she would not tolerate a failure by Paric to meet the established goals. A Paric representative explained the measures to be undertaken to ensure MBE/WBE compliance and will include penalties in subcontracts that will go to a scholarship fund to rehabilitate imbalances.

Mark Spykerman, special counsel to SLDC, presented the staff review of the TIF request and that the proposal met the requirements of the present TIF policy and all statutory requirements. He also explained the impact of a combination between tax abatement and TIF.

Otis Williams expressed support of the project on behalf of the Mayor's office. Tom Ray, Armstrong Teasdale, expressed support of the project on behalf of the Comptroller's office. There were no written comments from the public regarding the project, and no members of the public desired to testify in person.

There being no further comments, Chair Newburger closed the public hearing at 9:15 a.m.

RESOLUTION NO. 15-TIFC-376 – RESOLUTION APPROVING THE 634 NORTH GRAND REDEVELOPMENT AREA TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN, DESIGNATING THE 634 NORTH GRAND REDEVELOPMENT AREA, APPROVING THE RPA 1 REDEVELOPMENT PROJECT DESCRIBED IN THE PLAN AND EXPRESSING THE COMMISSION'S RECOMMENDATIONS TO THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS, MISSOURI WITH RESPECT TO SAID PLAN, AREA AND REDEVELOPMENT PROJECT

A motion to approve Resolution No. 15-TIFC-376 was made by Chair Newburger, seconded by Commissioner Bennett and the motion passed by roll call vote with three Commissioners present (Newburger, Klevorn, Bennett) voting yes, and Commissioner Jackson abstaining.

NEXT MEETING

The next meeting is scheduled for December 14, 2015 at 8:00 a.m.

ADJOURNMENT

With no further business, Chair Newburger declared the meeting adjourned as of 9:16 AM.

David Newburger, Chair

Otis Williams, Executive Director

MINUTES

**705 OLIVE
TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF ST. LOUIS**

**REGULAR MEETING - REGULAR SESSION
1520 MARKET ST., STE. 2000
BOARD ROOM
Thursday December 16, 2015
8:00 am**

BOARD MEMBERS

PRESENT:

David Newburger (Chair)
Christina Bennett (by telephone)
David Jackson, School Board
Eric Young
Marion Gee, Special Taxing Districts

BOARD MEMBERS

ABSENT:

Phillip Klevorn (Vice Chair)
Sheila Hudson
two vacancies

STAFF:

Dale Ruthsatz, Michael Griffin, Zachary Wilson, Jo Ann LeGard, and Ivie Clay; Howard Hayes and Vladimir Monroe (M/WBE Compliance); Mark Spykerman (Special Counsel to SLDC)

MAYOR'S OFFICE:

Otis Williams

COMPTROLLER'S OFFICE:

Denise Peebles, Lisa Harmon, Marcie Caballero, Tom Ray

SLATE:

Earl Strauther

COUNSEL:

David Meyer

GUESTS:

Amy Gill, Amrit Gill, Gary Newcomer, Laura Rebbe, and David Richardson, on behalf of Restoration St. Louis, Inc.; David Donald (Assessor's Office)

CALL TO ORDER

A quorum being present, Chairman Newburger called the meeting to order at 8:07 AM.

RESOLUTION NO. 15-TIFC-377 – Dale Ruthsatz presented the resolution. Amy Gill provided an overview of the project. She discussed accessibility and MBE / WBE considerations. Howard Hayes spoke regarding plans to monitor compliance. Commissioner Jackson asked for further detail about the prospective project manager, which was a small entity with only ten employees. Earl Strauther spoke regarding SLATE workforce compliance, and noted there was no historical data for this developer for either MBE or SLATE. On behalf of the Mayor's office, Otis Williams recommended proceeding to

public hearing. On behalf of the Comptroller, Tom Ray recommended proceeding to public hearing as well.

Chairman Newburger moved to approve the resolution, seconded by Commissioner Jackson. The motion passed by roll call vote with all commissioners present (Newburger, Young, Gee, Jackson, Bennett) voting aye.

NEXT MEETING

The next meeting is scheduled for February 3, 2016.

ADJOURNMENT

With nothing further to discuss, Chairman Newburger declared the meeting adjourned as of 8:42 AM.

David Newburger, Chairman

Otis Williams, Executive Director

TO: TAX INCREMENT FINANCING COMMISSION OF THE CITY OF ST. LOUIS
OTIS WILLIAM, EXECUTIVE DIRECTOR

FROM: DALE E. RUTHSATZ

RE: RESOLUTION AUTHORIZING ISSUANCE OF A "NOTICE OF PUBLIC HEARING," TO BE HELD NOVEMBER 2, 2016 AT 8:00 A.M., FOR THE CITY FOUNDRY ST. LOUIS TAX INCREMENT REDEVELOPMENT PLAN (352-151)
(ALDERMAN JOSEPH RODDY – 17th WARD)

EXECUTIVE SUMMARY:

This Resolution authorizes the issuance of a "Notice of Public Hearing," for a hearing to be held on November 2, 2016 at 8:00 a.m. The Real Property Tax Increment Allocation Redevelopment Act ("TIF Act") requires that a public hearing be conducted by the Tax Increment Financing Commission of the City of St. Louis ("TIF" Commission) prior to introduction of ordinances into the St. Louis Board of Aldermen ("Board") related to the TIF Project.

The TIF Act also requires that the taxing districts be notified at least forty-five (45) days before such hearing, so if the hearing is to be held on November 2, 2016 approval of such notice by the TIF Commission is required today so that such notification can be sent.

BACKGROUND:

The proposed Redevelopment Plan applies to a redevelopment area consisting of approximately 16.7 acres located within the area bounded by South Vandeventer on the west, Forest Park Ave on the north, Prospect Ave on the east and I-64 on the south in City Blocks 2198 and 3918.03. There are four Redevelopment Project Areas (RPA's). RPA1 includes the rehabilitation of the historic Foundry buildings and Byco Building as well as new construction for retail, restaurant, food hall, office, and parking uses. RPA 2 consists of a residential tower with approximately 280 market rate residential units. RPAs 3 and 4 consist of new office buildings and associated parking. All phases include approximately 755,600 sq. ft. of leasable space. The developer has requested \$19.4 million in TIF assistance in connection with development of the approximately \$134,166,000 Redevelopment Project Area 1. In addition, the redeveloper will be seeking CID / TDD revenues as well as Historic and Brownfields tax credits.

REQUESTED ACTION:

Approval of the issuance of a "Notice of Public Hearing" for the holding of a hearing on Wednesday, November 2, 2016 at 8:00 a.m.

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

1. A "Notice of Public Hearing" shall be issued in substantially the form attached hereto as Exhibit "A" providing notice that a hearing shall be conducted by the TIF Commission in the St. Louis Development Corporation's Board Room, 1520 Market St., Ste. 2000 on November 2, 2016 at 8:00 a.m., for consideration of (i) the City Foundry St. Louis Tax Increment Redevelopment Plan, and (ii) other matters which are appropriate pursuant to the TIF Act.
2. The St. Louis Development Corporation, on behalf of the TIF Commission and the City of St. Louis, shall publish, send and otherwise give notice of such hearing in the time and manner required by the TIF Act, and cause all actions to be taken with respect thereto as may be necessary or appropriate pursuant to the TIF Act.
3. The TIF Commission shall advise and recommend to the Board of Aldermen, following such hearing, any appropriate or necessary actions with respect to the subject thereof.

ADOPTED this 14th day of September, 2016

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

By: _____

(SEAL)

Title: Assistant Secretary

ATTEST:

Assistant Secretary

NOTICE OF PUBLIC HEARING

**TAX INCREMENT FINANCING COMMISSION OF
THE CITY OF ST. LOUIS, MISSOURI**

PLEASE TAKE NOTICE that on the 2nd day of November, 2016 at 8:00 a.m. at the offices of the St. Louis Development Corporation, 1520 Market Street, Suite 2000, St. Louis, Missouri, 63103, the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission") will hold a public hearing to consider the approval of the City Foundry St. Louis Redevelopment Plan and the Redevelopment Project for the portion of the area described as Redevelopment Project Area 1 pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Sections 99.800-99.865, as amended.

The proposed redevelopment area includes four redevelopment project areas totaling approximately 16.7 acres generally located within the area bounded by South Vandeventer on the west, Forest Park Avenue to the north, Prospect Avenue on the east and I-64 on the south in City Blocks 2198 and 3918.03. Redevelopment Project Area 1 is generally located within an area bounded by the western boundary of property owned by FoPA Partners LLC on the west, Forest Park Ave. on the North, Prospect Ave. on the east and I-64 on the south, and will be developed for retail, office and parking uses, both rehabilitation and new construction. Redevelopment Project Area 2 is at the north west corner of the property owned by FoPA Partners LLC fronting on Forest Park Avenue and will be used for new residential and parking uses. Redevelopment Project Areas 3 and 4 are generally bounded by North Vandeventer on the west, the northern boundary of property owned by SLLC Real Estate LLC on the north, the eastern boundary of property owned by SLLC Real Estate on the east and I-64 on the south, and will be used for new retail, office and parking uses.

The proposed redevelopment plan calls for the use of TIF funds for public and private improvements, including, without limitation, (i) acquisition (ii) construction of public improvements within the redevelopment area, (iii) demolition, (iv) environmental remediation, (v) rehabilitation (vi) construction, and (vii) related professional services. A draft of the proposed redevelopment plan will be available for review by any interested party during regular business hours at the offices of the St. Louis Development Corporation at the address listed below beginning October 17, 2016 at 1:00 p.m.

The public and representatives of all taxing districts affected by this proposed redevelopment plan are invited to submit comments to the attention of the TIF Commission prior to the date of the hearing at the address listed below. All interested persons will be given an opportunity to be heard at the public hearing.

**TAX INCREMENT FINANCING COMMISSION OF
THE CITY OF ST. LOUIS, MISSOURI**
c/o St. Louis Development Corporation
1520 Market Street, Suite 2000
St. Louis, Missouri 63103

Date: September 17, 2016

City Foundry St. Louis

Summary of Proposal

The proposed 16.7-acre redevelopment consists of four RPAs. RPA1 includes the renovation of 198,000 sq. ft. of historic Foundry buildings centered around a "Food Hall". The developer has requested \$19,411,000 in TIF assistance in connection with this approximately \$134,166,000 RPA1. Approximately 860 jobs are anticipated to be located in RPA1 following its completion. RPA2 consists of 280 market rate residential units in a tower of approximately 24 stories facing onto Forest Park Ave. RPA 3 and RPA 4 will be office buildings with ground floor retail facing onto Vandeventer Ave. It is estimated that all RPAs will provide a total of 1803 jobs.

Developer: FoPa Partners, LLC (Affiliate of the Lawrence Group)

Architect: Lawrence Group

TIF Counsel: Thompson Coburn LLC (William Kuehling)

Pre-Construction Services: S.M. Wilson & Co.

Planner: Development Strategies (Larry Marks)