

**BOARD BILL NUMBER 193**  
**FISCAL NOTE**

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Bill Sponsor Alderman Coatar

<b>Bill Synopsis:</b>	authorizes a 10-year 40 % for the property at 1014 Spruce St.
<b>Type of Impact:</b>	None this year. Project Score attached.
<b>Agencies Affected:</b>	None

**SECTION A**

**Does this resolution authorize:**

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- A commitment of city funding in the future under certain specified conditions? \_\_\_Yes \_\_X\_\_No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? \_\_\_Yes \_\_X\_\_No.
- A capital improvement project that increases operating costs over the current adopted city budget? \_\_\_Yes \_\_X\_\_No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? \_\_\_Yes \_\_X\_\_No.

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

**SECTION B**

- Does the bill require the construction of any new physical facilities? \_\_\_\_Yes \_\_\_\_No.

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

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- Is the bill estimated to have a direct fiscal impact on any city department or office? \_\_\_\_Yes \_\_\_\_No.

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

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- Does the bill create a program or administrative subdivision? \_\_\_\_Yes \_\_\_\_No.

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

- \_\_\_\_Yes \_\_\_\_No.

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

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

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

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

- Describe any assumptions used in preparing this fiscal note:

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

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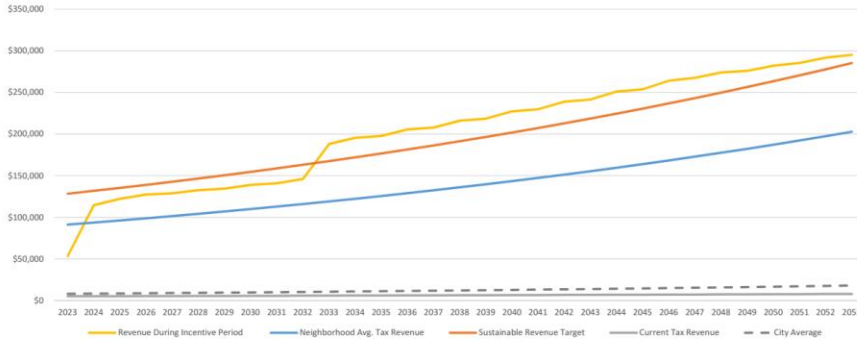


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- Have the financial estimates of this bill been verified by the City Budget Division?  
 Yes  No.

○ If yes, by whom? \_\_\_\_\_ .

**Project Cardinal Financial Impact Report**



**Break-Even Analysis**

	Year of Operation
Neighborhood Average Break-even*	2
Sustainable Revenue Target Achieved	9
Replacement Project Window	1
TIF Payoff Year	N/A

\* Year accumulated tax benefits of the incentivized project surpasses those of an average un-incentivized project in the neighborhood

Fiscal Benefit	10-year	20-year
<i>Benefit Over Base (if no project)</i>		
Fiscal Benefit to City	\$1,113,000	\$2,447,000
Fiscal Benefit to School District	\$1,368,000	\$3,620,000
<i>Benefit Over Neighborhood Average</i>		
Fiscal Advantage to City	(\$103,000)	\$766,000
Fiscal Advantage to School District	(\$127,000)	\$1,133,000
<i>Incentive Value to Project</i>		
Present Value of Incentive	\$1,855,000	\$1,855,000
% of Project Costs	5.9%	5.9%

**Property Status**

MVA Category	B
Existing and/or Historical	Y/N
Strategic Land Use Plan Category	SMUA

**Tax Performance (per SF of parcel area)**

	Stabilization	Year 5	Year 10
Project Cardinal	\$3.90	\$4.29	\$6.24
Neighborhood Average	3.41	3.96	4.59
Sustainable Revenue Target	4.80	5.56	6.45

**Developer Return Analysis**

Market Average Rate of Return (RERC)	Low End of Range	High End of Range
	6.3%	9.3%
Project 10-Year Rate of Return	No Incentives	w/ Incentives
	6.0%	6.2%

**Project Score**

	Score
Value Score	14.1
Tax Revenue Score	15.9
Increment Score	2.0
Total Score	32/40
<b>Project Grade</b>	<b>4 / 5</b>

**Incentive Summary**

TIF Utilized	0
Value of TIF Request	\$0
<b>Tax Abatement</b>	
Abatement Utilized	Yes
Tax Abatement Type	Ch. 99
How many Years of Tax Abatement?	10
Percentage of Abatement Years 1-5	40%
Percentage of Abatement Years 6-10	40%
Percentage of Abatement Years 11-15	0%
Percentage of Abatement Years 16-20	0%
Percentage of Abatement Years 21-25	0%
<b>Tax Assurance</b>	
Tax Assurance Utilized	No
Start Year	
Length (in Years)	
Growth Rate	
<b>New CID/TDD</b>	
New Sales Tax CID?	0
New CID Percentage	0.00%
New Sales Tax TDD?	0
New TDD Percentage	0.00%
New Property Tax CID/TDD Assessment	No
Applies to % subject to the special assessment	

**Sources and Uses Summary**

Project Financing	Amount
Federal Historic Tax Credits	\$ -
State Historic Tax Credits	\$ -
State Brownfields Tax Credits	\$ -
New Market Tax Credits	\$ -
Local Incentive Amount (TIF, etc.)	\$0.00
Monetized CID/TDD Values	\$ -
Primary Debt	\$ 18,630,756.90
Developer/Investor Equity	\$ 14,445,037.55
Deferred Developer Fee	\$ -
Other Private:	\$ -
Other Public:	\$ 598,309.00
<b>Total Project Sources-Permanent</b>	<b>\$33,674,103</b>
<b>Uses of Funds</b>	
Acquisition	\$2,300,000.00
Hard Costs (Construction)	\$24,174,115.75
Soft Costs	\$4,211,960.01
Financing Costs	\$1,159,870.35
Reserves	\$774,177.14
Developer Fee	\$1,053,980.21
<b>Total Project Uses</b>	<b>\$33,674,103</b>