

BOARD BILL FISCAL NOTE

Preparer's Name Zachary Wilson

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

Bill Sponsor Alderman Roddy

Bill Synopsis:	authorizes a 10-year tax abatement (based on 90% of the assessed value of the incremental improvements); for the property at 3974 Sarpy Ave.
Type of Impact:	None this year. Scorecard Presented to the LCRA Board is Attached
Agencies Affected:	None

SECTION A

Does this bill authorize:

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

Rock Spring School Financial Impact Report

Market Average Rate of Return		Project 10 Year Rate of Return	
Low End of Range	High End of Range	No Incentives	w/ Incentives
5.9%	8.6%	3.2%	4.3%

10-Year Revenues to the City	
Gross City Revenue Generated by Project*	\$642,691
- City Portion of Incentive	\$120,007
- Revenue Lost to Substitution Effect	\$125,380
= Net Revenue to the City	\$397,304
- Baseline Revenue (If No Project)	\$2,971
= Net New Revenue to City	\$394,333
= Net New Revenue to School District	\$31,119

30 Year Return on Investment to the City	
Opportunity Cost/Investment	\$550,420
Average Commercial Cost	\$2,638,154
Net Return After Incentive	\$2,096,596
30 Year ROI (Opp. Cost)	281%
30 Year ROI (Avg. Cost)	-21%

Value Score	19.00
Tax Revenue Score	19.00
Increment Score	2.00
Total Score	40/40
Project Grade	☆☆☆☆☆ / 5

TIF Capture Percentages	
Property Tax PILOTS	N/A
Sales Tax	N/A
Food & Beverage Tax	N/A
Earnings & Payroll Tax	N/A
Parking Tax	N/A
Utility Tax	N/A

Project Financing		
	Amount	Percent
Federal Historic Tax Credits	\$729,342.45	11%
State Historic Tax Credits	\$954,577.92	14%
State Brownfields Tax Credits	\$0.00	
New Market Tax Credits	\$0.00	
TIF	\$0.00	
Hotel Sales Tax Rebate	\$0.00	
CID/TDD	\$0.00	
Private Debt	\$4,300,000.00	63%
3rd Pos. Debt:	\$0.00	
Equity:	\$516,095.11	8%
Deferred Developer Fee	\$299,475.43	4%
Other Public:	\$0.00	
Total Project Sources (Permanent)	\$6,799,490.91	100.0%
Uses of Funds		
Land/Building Acquisition	\$1,810,000.00	27%
Construction Hard Costs	\$3,495,615.20	51%
Infrastructure Hard Costs	\$100,000.00	1%
Development Soft Costs	\$494,750.00	7%
Financing Costs	\$350,000.00	5%
Developer's Fee	\$499,125.71	7%
Total Reserves	\$50,000.00	1%
Total Project Uses	\$6,799,490.91	100.0%
% Local Public to Private Investment (excluding CID/TDD)		6.3%
% Total Public to Private Investment (excluding CID/TDD)		31.1%

Substitution Rates	
Payroll	25%
Retail Sales	N/A
Restaurant	N/A
Residents	N/A
Hotel	N/A

TIF Payoff Year	N/A
Break Even Year	2020
Years to Break Even (from project completion)	0

* City Revenue projections excludes personal property, parking and utility tax estimates.