

## **Tax Increment Financing and Other Economic Development Incentive Revenues**

Tax Increment Financing is a development tool designed to help finance certain eligible improvements to property in designated redevelopment areas (TIF Districts) by utilizing the new or incremental tax revenues generated by the project after completion.

Under TIF, property taxes within the TIF District are frozen for up to 23 years. The property owners then make Payments in Lieu of Taxes (PILOTS) to a special allocation fund.

Additionally, 50% of any new local Economic Activity Taxes (EATS), i.e. local sales taxes and earnings and payroll taxes are also paid into the special allocation fund.

The proceeds of the special allocation fund are then used to reimburse the developer for eligible project costs or to retire indebtedness incurred to cover those costs.

The state of Missouri also participates in a limited number of these development projects through the allocation of incremental state tax revenues. (e.g. super TIFs and Missouri Downtown Economic Stimulus Act - MODESA projects).

Separate categories of development projects do not involve financing at all but include direct City tax break incentives to companies which promote employment and job retention.

The following tables summarize historical tax revenue allocations for TIF and other tax incentivized development projects.

Additional TIF and development project information can be found at the St. Louis Development Corporation website:

[stlouismo.gov/government/departments/sldc/](http://stlouismo.gov/government/departments/sldc/)

# TAX INCREMENT FINANCING AND OTHER ECONOMIC DEVELOPMENT INCENTIVE REVENUES

## FUND 1411 & 1413 DEVELOPMENT PROJECT FINANCINGS (TIF / Super TIF / MODESA Financings)

ACCOUNT	DESCRIPTION	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
4111010	REAL ESTATE TAX - CURRENT <sup>1</sup>	\$7,974,895	\$8,455,058	\$10,271,877	\$10,716,673	\$12,391,708	\$13,874,850	\$13,294,269	\$16,256,377
4111020	REAL ESTATE TAX - DELINQUENT <sup>1</sup>	1,209,664	3,395,484	1,477,616	1,658,951	2,400,161	1,262,216	1,904,417	1,688,807
4112010	PERSONAL PROPERTY-CURRENT <sup>1</sup>	80,737	41,035	-	-	-	-	-	-
4112020	PERSONAL PROP-DELINQUENT <sup>1</sup>	614	-	-	-	-	-	-	-
4131000	STATE SALES TAX <sup>2</sup>	726,060	484,997	557,276	652,214	543,033	602,986	593,094	1,089,097
4131010	CITY SALES TAX	1,170,455	1,286,885	1,302,328	1,446,834	1,477,678	1,588,898	1,890,529	2,243,535
4131020	3/8 CENT SALES TAX	445,959	478,127	487,126	546,441	546,519	595,977	709,025	841,883
4132020	TRANSPORATION SALES TAX <sup>3</sup>	573,405	642,003	651,254	721,243	737,165	793,367	937,904	1,116,069
4132040	1/2¢ SALES TAX	576,659	642,054	650,105	722,503	737,206	793,289	937,921	1,116,067
4132060	METRO LINK SALES TAX	-	-	-	-	-	-	48,460	49,560
4132080	METRO PARK SALES TAX	51,523	61,359	62,645	70,932	66,664	73,663	88,019	103,634
4132090	TRANSITION SCHOOL TAX <sup>4</sup>	52,306	38,644	29,909	47,544	41,201	45,532	40,597	35,116
4132110	1/8¢ SALES TAX	216,152	212,523	191,122	227,666	219,370	238,621	283,085	325,720
4132120	PUBLIC SAFETY SALES TAX	438,147	863,254	783,378	836,671	900,422	930,257	1,086,556	1,270,329
4132130	3/16¢ METRO PARKS SALES TAX	-	-	-	-	-	32,374	147,249	175,229
4151020	CORPORATE EARNINGS TAX	1,427,895	1,545,110	1,730,358	2,390,882	2,368,509	2,589,253	3,245,127	3,786,786
4151030	STATE WITHHOLDING TAX	-	-	-	-	-	-	200,000	336,269
4161010	SWBT - FRANCHISE	38,790	40,819	53,923	54,143	53,954	65,954	64,701	62,563
4161020	LACLEDE GAS - FRANCHISE	97,077	207,216	97,170	73,147	52,551	55,933	97,960	88,561
4161030	UNION ELECTRIC-FRANCHISE	340,610	371,304	409,111	502,763	497,988	684,010	988,498	1,253,764
4161040	STEAM GROSS RECEIPTS	48,225	36,075	24,075	29,123	19,025	34,044	44,358	25,705
4162010	WATER - FRANCHISE	14,368	11,024	7,720	17,288	16,446	13,524	15,557	18,158
4169020	RESTAURANT GROSS RECEIPTS	397,975	450,379	429,208	592,714	552,704	583,835	865,037	667,982
4195010	PAYROLL TAX	454,161	520,815	490,318	659,405	720,237	738,996	956,721	1,126,398
4214080	GRADUATED BUSINESS LICENSE	375	513	213	275	483	175	63	100
4214240	HOTEL TAX 3.5%	563,791	449,222	437,149	433,825	413,688	481,319	389,915	512,303
4214310	PUBLIC GARAGES & PK LICENSE	100,692	82,772	57,843	52,030	63,867	81,044	125,795	138,112
4381020	TDD REVENUE	129,677	261,932	228,751	346,480	319,967	274,207	364,899	310,733
4381040	CID REVENUE	639,114	631,226	662,889	1,029,245	1,029,231	1,006,981	1,340,915	1,757,244
4391030	METRO PARKS DISTRICT	35,432	39,613	38,968	42,984	46,747	45,601	59,853	69,134
4611050	INTEREST	973	112	-	-	-	342	-	83
4611110	INTEREST-MISC	98,898	75,150	492	583	515	7,938	(4,324)	1,883
4651110	BOND PROCEEDS <sup>5</sup>	31,030,000	45,311,795	29,351,705	51,652,800	52,194,908	15,852,430	47,077,222	52,596,404
4691990	MISCELLANEOUS N.E.C. <sup>6</sup>	3,836,560	20,876,364	3,052,714	3,012,296	2,761,706	2,365,649	2,708,578	2,760,472
	TOTAL REVENUE	52,771,189	87,512,861	53,537,243	78,537,652	81,173,651	45,713,267	80,501,999	91,824,073
	NET BOND & MISC. PROCEEDS	(34,866,560)	(66,188,159)	(32,404,419)	(54,665,096)	(54,956,614)	(18,218,079)	(49,785,800)	(55,356,875)
	NET STATE TAXES	(726,060)	(484,997)	(557,276)	(652,214)	(543,033)	(602,986)	(793,094)	(1,425,365)
	<b>NET LOCAL REVENUES</b>	<b>\$17,178,569</b>	<b>\$20,839,705</b>	<b>\$20,575,547</b>	<b>\$23,220,342</b>	<b>\$25,674,004</b>	<b>\$26,892,202</b>	<b>\$29,923,105</b>	<b>\$35,041,832</b>

# TAX INCREMENT FINANCING AND OTHER ECONOMIC DEVELOPMENT INCENTIVE REVENUES

**FUND 1414 OTHER DEVELOPMENT PROJECT INCENTIVES**

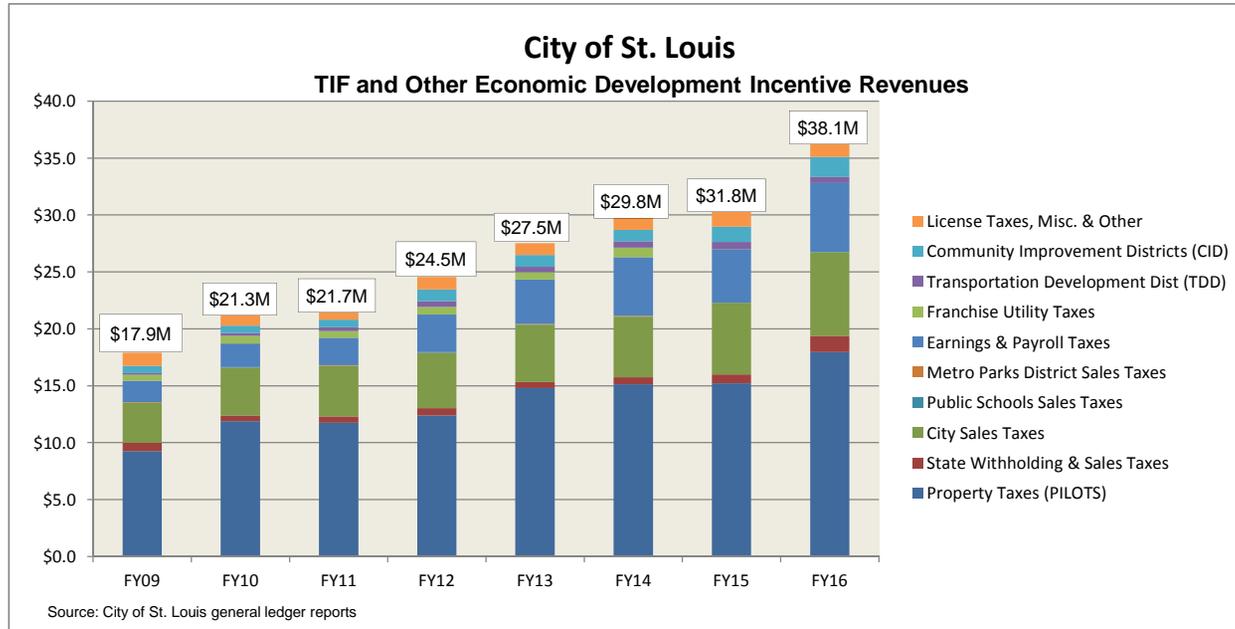
<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
4131010	1% SALES TAX	\$0	\$0	\$118,196	\$111,330	\$132,356	\$124,385	\$126,310	\$124,518
4131020	3/8% SALES TAX	-	-	44,323	41,749	49,634	46,646	47,366	46,694
4132020	TRANSPORATION SALES TAX <sup>3</sup>	-	-	59,098	55,665	66,178	62,192	63,155	62,259
4132040	1/2% CAP IMPROV SALES TAX	-	-	59,098	55,665	66,178	62,192	63,155	62,259
4132080	PARK TRUST SALES TAX	-	-	2,191	2,322	2,444	2,394	2,150	2,039
4132110	1/8 ¢ SALES TAX	-	-	8,037	8,311	8,865	8,642	7,906	7,671
4132120	PUBLIC SAFETY SALES TAX	-	-	-	-	-	-	-	-
4151020	CORPORATE EARNINGS TAX	-	-	133,392	159,928	596,256	1,452,714	325,044	903,365
4161010	SWBT-FRANCHISE	-	-	-	-	-	-	-	-
4161020	LACLEDE GAS-FRANCHISE	-	-	-	-	-	-	-	-
4161030	UNION ELECTRIC-FRANCH	-	-	-	-	-	-	-	-
4161040	U.E. STEAM-FRANCHISE	-	-	-	-	-	-	-	-
4162010	WATER-FRANCHISE	-	-	-	-	-	-	-	-
4169020	RESTAURANT GROSS RECEIPTS	-	-	-	-	-	-	-	-
4195010	PAYROLL TAX	-	-	68,707	73,871	209,089	312,676	165,944	253,532
4214310	PUBLIC GARAGE & PARK	-	-	-	-	-	-	-	-
4381020	TDD REVENUE	-	-	89,449	155,480	163,928	270,828	305,090	216,231
4381040	CID REVENUE	-	-	14,691	12,062	4,955	-	-	-
4391030	METRO PARKS DISTRICT	-	-	-	-	-	-	-	-
4611110	INTEREST - MISC	-	-	-	0	1	2	4	1
4691990	MISCELLANEOUS N.E.C. <sup>6</sup>	-	-	-	-	521	253	253	910
<b>NET LOCAL REVENUES</b>		<b>\$0</b>	<b>\$0</b>	<b>\$597,182</b>	<b>\$676,384</b>	<b>\$1,300,405</b>	<b>\$2,342,926</b>	<b>\$1,106,378</b>	<b>\$1,679,479</b>

Notes:

- <sup>1</sup> Real and Personal Property tax receipts for all political jurisdictions (school district, zoo/museum, city, etc..)  
The total amount of these receipts derived from the City portion of the tax levy is approximately 20%.
- <sup>2</sup> State participation in Convention Hotel and stadium projects includes allocation of state sales taxes.
- <sup>3</sup> Transportation Sales taxes are typically collected by the City and appropriated for the subsidy of Metro transportation services.
- <sup>4</sup> The School Sales tax is the 2/3 cent sales tax imposed separately by the St. Louis Public Schools district.
- <sup>5</sup> Bond proceeds are revenues derived from the issuance of bond financings and utilized for project development and as such are not tax revenues.
- <sup>6</sup> Miscellaneous N.E.C. consists primarily of payments from developers and or other related proceeds (e.g. refinancings).

Source: City of St. Louis general ledger reports.

# TAX INCREMENT FINANCING AND OTHER ECONOMIC DEVELOPMENT INCENTIVE REVENUES



	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Property Taxes (PILOTS)	\$9,265,911	\$11,891,577	\$11,749,493	\$12,375,623	\$14,791,868	\$15,137,066	\$15,198,685	\$17,945,184
State Withholding & Sales Taxes	726,060	484,997	557,276	652,214	543,033	602,986	793,094	1,425,365
City Sales Taxes	3,472,299	4,186,203	4,418,902	4,847,332	5,010,678	5,320,526	6,291,541	7,372,236
Public Schools Sales Taxes	52,306	38,644	29,909	47,544	41,201	45,532	40,597	35,116
Metro Parks District Sales Taxes	35,432	39,613	38,968	42,984	46,747	77,975	207,103	244,363
Earnings & Payroll Taxes	1,882,056	2,065,925	2,422,774	3,284,086	3,894,091	5,093,640	4,692,836	6,070,081
Franchise Utility Taxes	539,071	666,437	591,999	676,464	639,964	853,464	1,211,073	1,448,750
Transportation Development Dist (TDD)	129,677	261,932	318,200	501,959	483,895	545,035	669,988	526,964
Community Improvement Districts (CID)	639,114	631,226	677,580	1,041,307	1,034,186	1,006,981	1,340,915	1,757,244
License Taxes, Misc. & Other	1,162,704	1,058,147	924,905	1,079,427	1,031,779	1,154,908	1,376,744	1,321,374
	<b>\$17,904,629</b>	<b>\$21,324,701</b>	<b>\$21,730,006</b>	<b>\$24,548,940</b>	<b>\$27,517,442</b>	<b>\$29,838,114</b>	<b>\$31,822,577</b>	<b>\$38,146,677</b>