

# **COST/BENEFIT ANALYSIS MEMORANDUM**

**Re:** Cost/Benefit Analysis:  
St. Louis Innovation District  
Redevelopment Project Area 4

**To:** City of St. Louis

**Date:** August 30, 2022

**From:** Andy Struckhoff

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## **I. PURPOSE OF THIS MEMORANDUM**

This Memorandum and the accompanying tables comprise the Cost/Benefit Analysis for the St. Louis Innovation District Redevelopment Area Redevelopment Project Area 4 (“RPA 4”). Section 99.810, R.S.Mo. requires the preparation of this analysis for the proposed Redevelopment Project defined in the Plan.

These projections are for a Redevelopment Project that is not yet constructed and are based on the construction and operation of a mix of commercial and residential uses.

The projected tax revenues to be generated by the Redevelopment Project are based on a series of assumptions that must be considered when interpreting the results of this analysis. The user of this analysis is cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs. There can be no assurances that these assumptions will hold true or that any projections or forward-looking statements herein will materialize.

## **II. AVAILABILITY OF INCREMENTAL TAX REVENUES**

The availability of the projected incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is affected by a time lag between the taxable event and the payment and administrative processing of the tax payments to the various taxing districts and to the Special Allocation Fund. This time lag is greatest for real property taxes that are typically paid in full by the end of the tax year and are available for deposit in the Special Allocation Fund two to three months after the first of the following year. Payment due dates for EATs (Economic Activity Taxes) vary depending on the tax, and, in some cases, the amount of sales taxes generated. Typically, EATs are available for deposit in the Special Allocation Fund three to four months after they are generated.

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## **B. REAL PROPERTY TAXES (PILOTS)**

### **1. Base Equalized Assessed Value (EAV)**

The annual assessed value must exceed the Base EAV in order for payments in lieu of taxes (i.e. incremental real property taxes or PILOTs) to be generated. Assessment records show that the taxable assessed value of the property within RPA 4 is \$2,769,600.

### **2. Tax Rates**

The total property tax rate levied against residential property within RPA 4 is \$8.1754 per \$100 of assessed valuation. The total property tax rate levied against commercial property, which rate includes the \$1.64 commercial surcharge, in RPA 4 is currently \$9.8942 per \$100 of assessed valuation.

### **3. Projected Market Value and Assessed Value**

The assumptions used in this analysis to project future market values are based on information on comparable facilities obtained from the St. Louis City Assessor's Office. As buildings are constructed, the Assessor will appraise them according to their condition as of the first of January in any given year until fully complete at which point reassessment will occur on odd-numbered years. Since the Redevelopment Project has not yet been built, the St. Louis City Assessor cannot determine the appraised value for purposes of levying real property taxes. Future appeals of the Assessor's appraisal may also impact the amount of PILOTs generated by the Redevelopment Project. This analysis does not anticipate that any future appraised valuations will be appealed.

### **4. Growth in Market Value**

The market value is assumed to grow three percent (3%) after full build-out at each reassessment year (on odd-numbered years).

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## C. ECONOMIC ACTIVITY TAXES OR EATS

### 1. Base Economic Activity Taxes

The estimated base level of economic activity taxes within RPA 4 is approximately \$35,000, which estimate reflects economic activity generated by existing businesses within RPA 4.

### 2. Sales Taxes Applied

The sales taxes that are affected by tax increment financing revenues are as follows:

Sales Taxes	Rates	Captured by TIF?
State of Missouri	4.225%	No
City General Fund Sales Tax	1.375%	Yes
City Capital Improvement Sales Tax	0.500%	Yes
City Public Safety Sales Tax	0.500%	Yes
City Transportation Sales Tax	0.500%	Yes
City Recreation Sales Tax	0.125%	Yes
Metro Transit	0.500%	No
St. Louis City & County Trails, Parks & Arch	0.188%	No
St. Louis Public Schools	0.666%	No
Public Safety Sales Tax	0.500%	Yes
St. Louis City & County Trails, Parks & Arch	0.100%	Yes
Economic Development Sales Tax	0.500%	No
Estimated Total Sales Taxes Collected	9.679%	3.600%

### 3. Projected Sales

The total estimated, stabilized sales volume associated with the Redevelopment Project's planned retail space is approximately \$1,500,000. This analysis estimates that this sales volume is attained in 2028. Afterward, retail sales are projected to grow one percent (1%) on an average annual basis.

### 4. Utility Taxes

The City imposes a 10% gross receipts tax on all utilities (e.g., water, telecommunications, electric). Fifty percent (50%) of incremental utility taxes are subject to capture by TIF.

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## **5. Earnings Tax**

The City imposes a one-percent (1%) tax on all earnings in the City. Fifty percent (50%) of incremental earnings taxes are subject to capture by TIF.

## **6. Payroll Tax**

The City imposes a half-percent (0.5%) tax on corporate payroll expenses. Fifty percent (50%) of incremental corporate payroll expense taxes are subject to capture by TIF.

### **III. ASSUMPTIONS USED TO PROJECT THE NO BUILD SCENARIO**

This analysis assumes that the market value of real property will increase at a rate of 1% each reassessment (odd) year.

This analysis estimates that the Redevelopment Area would not be subject to future investment without the use of tax increment financing and that the businesses currently operating within RPA 4 may remain.

### **IV. Cost/Benefit Analysis Tables**

Table 1 – Project Development Summary – This table presents the scope of the Project, the anticipated development schedule, and estimated initial market values and assessed values based on a review of comparable properties as assessed by the staff of the Assessor’s Office of the City of St. Louis (the “Assessor”).

Table 2 – Parcel List and Base Assessed Value Estimate

Table 3 – Personal Property Value Estimates – This table presents estimates of initial personal property values associated with each component of the Project as well as personal property values associated with existing uses according to information available via the St. Louis Collector of Revenue.

Table 4 – Employment and Payroll Estimates: This table shows estimates of employment and payroll associated with business operations within the Project.

Table 5 – 2021 Property Tax Rates – This table displays 2021 Property Tax Rates and notes certain levies that are not subject to capture by TIF.

Table 6 - Estimated Payments in Lieu of Taxes and Property Tax Payments Build/No-Build Scenario – This table presents estimated payments in lieu of taxes (“PILOTs”) and real property taxes estimated to be paid during the life of the TIF as well as estimated taxes to be paid should the Project not be implemented.

Table 7 - Estimated Personal Property Tax Payments - Build Scenario – This table presents the estimated personal property tax payments pursuant to the Project and also including personal property values associated with existing uses according to information available via the St. Louis Collector of Revenue.

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Table 8 - Estimated Personal Property Tax Payments – No Build Scenario – This table presents the estimated personal property tax payments from only personal property values associated with existing uses according to information available via the St. Louis Collector of Revenue.

**Note:** In each of Table 9 and Table 10, the estimates of personal property tax revenues use depreciation schedules stipulated by the State of Missouri for assessed personal property.

Table 9 – Estimated Utility + Payroll + Earnings Taxes – This table presents estimates of utility costs, payroll (referenced from Table 4) and associated taxes. This table also presents estimates of utility costs, payroll and associated earning taxes from existing uses, which present the basis for the estimated base amounts of economic activity taxes for the portion of RPA 4 subject to the Project.

Table 10 – Estimated Utility + Payroll + Earnings Taxes – This table presents estimates of utility costs, payroll (referenced from Table 4) and associated taxes from existing uses only. This table presents estimated utility, payroll, and earnings taxes if the Project is not built.

Table 11 – Summary of Revenues Committed to the Redevelopment Project - Build Scenario – This table presents estimated revenues captured by TIF.

Table 12 – Build Summary - Revenues Paid During TIF – This table presents estimates of revenues paid to affected jurisdictions during the life of the TIF from revenues not captured by TIF. This table reflects the contribution of 10% of TIF Revenues to the City’s Economic Growth Fund pursuant to Section 99.821 RSMO.

Table 13 - No-Build Scenario Revenue Summary – This table presents estimates of taxes paid to affected jurisdictions if the Project is not built.

Table 14 – Estimated Commercial Surcharge Revenues Build/No-Build – This table presents estimates of distributions from the commercial surcharge levy to affected taxing jurisdictions whether the Project is built or not built.

Table 15 – Estimated City Revenues – This table presents estimates of revenues to the City if the Project is built or not built.

Table 16 – St. Louis Public School District Revenues – This table presents estimates of revenues to the St. Louis Public School District if the Project is built or not built.

Table 17 – Estimated Metro Transit Revenues – This table presents estimates of revenues to Metro Transit and to the City of St. Louis Transit sales tax if the project is built or not built.

Table 18 – Estimated Great Rivers Greenway Revenues – This table presents estimates of revenues to Great Rivers Greenway if the Project is built or not built.

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Table 19 – Estimated State of Missouri Revenues – This table presents estimates of revenues to the State of Missouri if the Project is built or not built.

Table 20 - Estimated Fiscal Impact Upon St. Louis Community College and the Metropolitan Zoo-Museum District – This table presents estimates of revenues to the St. Louis Community College and the Metropolitan Zoo-Museum District if the Project is built or not built.

Table 21 - Estimated Fiscal Impact Upon the Metropolitan Sewer District and Sheltered Workshop – This table presents estimates of revenues to the Metropolitan Sewer District and Senior Services if the Project is built or not built.

Table 22 - Estimated Fiscal Impact Upon Senior Services and Community Mental Health – This table presents estimates of revenues to the Metropolitan Sewer District and Senior Services if the Project is built or not built.

Table 23 - Estimated Fiscal Impact Upon Community Children's Fund and the Library – This table presents estimates of revenues to the Metropolitan Sewer District and Senior Services if the Project is built or not built.

## **V. GENERAL ASSUMPTIONS AND CONDITIONS**

These projections are intended to be interpreted and applied based on the assumptions used for their preparation. Projections formulated in this document are based on currently available information and the assumptions as stated. PGAV Planners believes that the assumptions used in this analysis constitute a reasonable basis for its preparation. There can be no assurance that these assumptions will hold true or that any projections or forward-looking statements herein will materialize.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV Planners assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV Planners assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City and taxing jurisdictions in

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discussion and consideration of the Plan and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV Planners regarding any representation therein with respect to PGAV Planners' organization and work product, provided that a copy may be provided to taxing jurisdictions and the City's tax increment financing commission and included with the Plan and further provided that this document and the Plan shall be public documents for all purposes under Missouri law.

## **VI. FINANCIAL FEASIBILITY**

The TIF Act requires the Developer to provide sufficient information to the TIF Commission such that the TIF Commission can evaluate whether or not the Project as proposed is financially feasible. A statement regarding the Project's financial feasibility (prepared by the Developer) is attached to this document in the Appendix.

**Table 1**  
**Project Development Summary**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Project Component	Improvement Size	Unit	Estimated Market Value per Unit	Assessor Classification	Assessment Rate	Estimated Market Value at Completion	Anticipated Development Absorption		
							Anticipated Year of Substantial Completion	Estimated Market Value	Assessed Value
Office PH 1	156,000	Sq. Ft.	\$ 125	Commercial	32%	\$ 19,500,000	2025	\$ 19,500,000	\$ 6,240,000
Apartments	200	Apts.	\$ 250,000	Residential	19%	\$ 50,000,000	2026	\$ 50,000,000	\$ 9,500,000
Office PH 2	67,000	Sq. Ft.	\$ 125	Commercial	32%	\$ 8,375,000	2027	\$ 8,375,000	\$ 2,680,000
<b>Totals</b>				<b>\$0</b>		<b>\$ 77,875,000</b>		<b>\$ 77,875,000</b>	<b>\$ 18,420,000</b>
							<b>Total Estimated Commercial Values</b>	<b>\$ 27,875,000</b>	<b>\$ 8,920,000</b>
							<b>Total Estimated Residential Values</b>	<b>\$ 50,000,000</b>	<b>\$ 9,500,000</b>



**Table 2**  
**Parcel List and Base Assessed Value Estimate** <sup>1</sup>

St. Louis Innovation District RPA 4  
 St. Louis, MO

Site Address	Owner Name	Assessed Value - Land	Assessed Value - Improvements	Total Assessed Value	Taxable or Exempt
4165-7 Duncan Ave	Center of Research Technology & Entrepreneurial Exchange	\$ 695,300	\$ -	\$ 695,300	Taxable
4214-32 Forest Park Ave	Legal Services of Eastern MO Inc.	\$ 287,400	\$ 497,400	\$ 784,800	Exempt
4210 Forest Park Ave	Extra Space Properties Two LLC	\$ 142,700	\$ 400,900	\$ 543,600	Taxable
4200 Forest Park Ave	4140 ML LLC	\$ 148,200	\$ 314,400	\$ 462,600	Taxable
4140-4 Forest Park Ave	4140 ML LLC	\$ 366,300	\$ 511,200	\$ 877,500	Taxable
4155 Duncan Ave	4140 ML LLC	\$ 186,200	\$ 4,400	\$ 190,600	Taxable
218 S Boyle Ave	Norfolk & Western Railway Co	\$ 61,100	\$ -	\$ 61,100	Exempt
	Totals	\$ 1,887,200	\$ 1,728,300	\$ 3,615,500	
	<b>Estimated Base Taxable Assessed Value</b>	<b>\$ 1,538,700</b>	<b>\$ 1,230,900</b>	<b>\$ 2,769,600</b>	

<sup>1</sup> Source: St. Louis City Assessor

**Table 3**  
**Personal Property Value Estimates**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Project Component	Improvement Size	Unit	Estimated Personal Property Market Value per Unit	2025	
				Estimated Market Value	Assessed Value
<i>Existing Businesses Personal Property Value Estimate <sup>1</sup></i>				\$ 9,912	\$ 3,304
Office PH 1	156,000	Sq. Ft.	\$ 12	\$ 1,872,000	\$ 624,000
Apartments	200	Apts.	\$ 18,000	\$ 3,600,000	\$ 1,200,000
Office PH 2	67,000	Sq. Ft.	\$ 12	\$ 804,000	\$ 268,000
<b>Totals</b>				<b>\$ 6,285,912</b>	<b>\$ 2,095,304</b>

<sup>1</sup> Source: City of St. Louis Collector of Revenue

**Table 4**  
**Employment and Payroll Estimates**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Project Component	Estimated Number of Jobs	Estimated Average Annual Wages	Estimated Total Payroll and Earnings
<i>Existing Businesses</i>	50	\$ 40,000	\$ 2,000,000
Office PH 1	472	\$ 85,000	\$ 40,120,000
Office PH 2	203	\$ 85,000	\$ 17,255,000
<b>Grand Total</b>	<b>725</b>	<b>210,000</b>	<b>\$ 59,375,000</b>

**Table 5**  
**2021 Real Property Tax Rates per \$100** <sup>1,2,3</sup>  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

	<b>Property Tax Rate</b>
St. Louis Public Schools	4.9526
St. Louis Community College	0.2787
MSD	0.1041
Senior Services	0.0488
Community Mental Health	0.0872
Community Children's Service Fund	0.2443
Metropolitan Zoo Museum District	0.2455
Library	0.5439
City of St. Louis	1.5858
<b>Total Tax Rate for TIF</b>	<b>8.0909</b>
<b>Property Tax Not Applicable for TIF</b>	
Commercial Surcharge <sup>4</sup>	1.6400
Sheltered Workshop	0.1333
State of Missouri Blind Pension Fund	0.0300
<b>Total Tax Rate</b>	<b>9.8942</b>

Source: City of St. Louis

<sup>1</sup> Actual tax rates will vary from year-to-year.

<sup>2</sup> The Commercial Surcharge, Senior Services, and Blind Pension fund levies are not subject to capture by TIF.

<sup>3</sup> Personal Property taxes are not captured by TIF.

<sup>4</sup> The Commercial Surcharge applies only to commercial real property.



**Table 7**  
**Estimated Personal Property Tax Payments - Build Scenario**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																								
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
<b>Estimated Personal Property Values and Tax Revenues</b>																										
Total Personal Property Market Value	\$	16,039	12,615	9,912	6,283,749	5,591,227	4,396,444	3,453,602	2,718,503	1,963,203	1,143,556	638,503	6,912,124	6,150,349	4,836,088	3,798,962	2,990,353	2,159,529	1,257,912	702,353	7,603,336	6,765,384	5,319,697	4,178,859	3,286,750	
Total Personal Property Assessed Value	\$	5,346	4,205	3,304	2,094,583	1,863,742	1,465,481	1,151,201	906,168	654,401	381,185	212,834	2,304,041	2,050,116	1,612,029	1,266,321	996,784	719,841	419,304	234,118	2,534,445	2,255,128	1,773,232	1,392,953	1,095,583	
<b>Estimated Personal Property Taxes</b>	\$	<b>441</b>	<b>347</b>	<b>273</b>	<b>172,891</b>	<b>153,837</b>	<b>120,964</b>	<b>95,022</b>	<b>74,797</b>	<b>54,016</b>	<b>31,464</b>	<b>17,568</b>	<b>190,180</b>	<b>169,221</b>	<b>133,060</b>	<b>104,525</b>	<b>82,277</b>	<b>59,417</b>	<b>34,610</b>	<b>19,325</b>	<b>209,198</b>	<b>186,143</b>	<b>146,366</b>	<b>114,977</b>	<b>90,432</b>	
<b>Estimated Property Taxes Paid during TIF</b>	<b>Rate</b>																									
St. Louis Public Schools	4.9526	\$ 265	\$ 208	\$ 164	\$ 103,796	\$ 92,304	\$ 72,579	\$ 57,014	\$ 44,879	\$ 32,410	\$ 18,879	\$ 10,541	\$ 114,110	\$ 101,534	\$ 79,837	\$ 62,716	\$ 49,367	\$ 35,651	\$ 20,766	\$ 11,595	\$ 125,521	\$ 111,687	\$ 87,821	\$ 68,987	\$ 54,260	
St. Louis Community College	0.2787	\$ 15	\$ 12	\$ 9	\$ 5,838	\$ 5,194	\$ 4,084	\$ 3,208	\$ 2,525	\$ 1,824	\$ 1,062	\$ 593	\$ 6,421	\$ 5,714	\$ 4,493	\$ 3,529	\$ 2,778	\$ 2,006	\$ 1,169	\$ 652	\$ 7,063	\$ 6,285	\$ 4,942	\$ 3,882	\$ 3,053	
MSD	0.1041	\$ 6	\$ 4	\$ 3	\$ 2,180	\$ 1,940	\$ 1,526	\$ 1,198	\$ 943	\$ 681	\$ 397	\$ 222	\$ 2,399	\$ 2,134	\$ 1,678	\$ 1,318	\$ 1,038	\$ 749	\$ 436	\$ 244	\$ 2,638	\$ 2,348	\$ 1,846	\$ 1,450	\$ 1,141	
Senior Services	0.0488	\$ 3	\$ 2	\$ 2	\$ 1,022	\$ 910	\$ 715	\$ 562	\$ 442	\$ 319	\$ 186	\$ 104	\$ 1,124	\$ 1,000	\$ 787	\$ 618	\$ 486	\$ 351	\$ 205	\$ 114	\$ 1,237	\$ 1,101	\$ 865	\$ 680	\$ 535	
Community Mental Health	0.0872	\$ 5	\$ 4	\$ 3	\$ 1,826	\$ 1,625	\$ 1,278	\$ 1,004	\$ 790	\$ 571	\$ 332	\$ 186	\$ 2,009	\$ 1,788	\$ 1,406	\$ 1,104	\$ 869	\$ 628	\$ 366	\$ 204	\$ 2,210	\$ 1,966	\$ 1,546	\$ 1,215	\$ 955	
Community Children's Service Fund	0.2443	\$ 13	\$ 10	\$ 8	\$ 5,117	\$ 4,553	\$ 3,580	\$ 2,812	\$ 2,214	\$ 1,599	\$ 931	\$ 520	\$ 5,629	\$ 5,008	\$ 3,938	\$ 3,094	\$ 2,435	\$ 1,759	\$ 1,024	\$ 572	\$ 6,192	\$ 5,509	\$ 4,332	\$ 3,403	\$ 2,677	
Metropolitan Zoo Museum District	0.2455	\$ 13	\$ 10	\$ 8	\$ 5,142	\$ 4,575	\$ 3,598	\$ 2,826	\$ 2,225	\$ 1,607	\$ 936	\$ 523	\$ 5,656	\$ 5,033	\$ 3,958	\$ 3,109	\$ 2,447	\$ 1,767	\$ 1,029	\$ 575	\$ 6,222	\$ 5,536	\$ 4,353	\$ 3,420	\$ 2,690	
Library	0.5439	\$ 29	\$ 23	\$ 18	\$ 11,392	\$ 10,137	\$ 7,971	\$ 6,261	\$ 4,929	\$ 3,559	\$ 2,073	\$ 1,158	\$ 12,532	\$ 11,151	\$ 8,768	\$ 6,888	\$ 5,422	\$ 3,915	\$ 2,281	\$ 1,273	\$ 13,785	\$ 12,266	\$ 9,645	\$ 7,576	\$ 5,959	
City of St. Louis	1.5858	\$ 85	\$ 67	\$ 52	\$ 33,216	\$ 29,555	\$ 23,240	\$ 18,256	\$ 14,370	\$ 10,377	\$ 6,045	\$ 3,375	\$ 36,537	\$ 32,511	\$ 25,564	\$ 20,081	\$ 15,807	\$ 11,415	\$ 6,649	\$ 3,713	\$ 40,191	\$ 35,762	\$ 28,120	\$ 22,089	\$ 17,374	
Sheltered Workshop	0.1333	\$ 7	\$ 6	\$ 4	\$ 2,792	\$ 2,484	\$ 1,953	\$ 1,535	\$ 1,208	\$ 872	\$ 508	\$ 284	\$ 3,071	\$ 2,733	\$ 2,149	\$ 1,688	\$ 1,329	\$ 960	\$ 559	\$ 312	\$ 3,378	\$ 3,006	\$ 2,364	\$ 1,857	\$ 1,460	
State of Missouri Blind Pension Fund	0.0304	\$ 2	\$ 1	\$ 1	\$ 628	\$ 559	\$ 440	\$ 345	\$ 272	\$ 196	\$ 114	\$ 64	\$ 691	\$ 615	\$ 494	\$ 390	\$ 299	\$ 216	\$ 126	\$ 70	\$ 760	\$ 677	\$ 532	\$ 418	\$ 329	
<b>Estimated Total Taxes Paid During TIF</b>	<b>8.2542</b>	<b>\$ 441</b>	<b>\$ 347</b>	<b>\$ 273</b>	<b>\$ 172,891</b>	<b>\$ 153,837</b>	<b>\$ 120,964</b>	<b>\$ 95,022</b>	<b>\$ 74,797</b>	<b>\$ 54,016</b>	<b>\$ 31,464</b>	<b>\$ 17,568</b>	<b>\$ 190,180</b>	<b>\$ 169,221</b>	<b>\$ 133,060</b>	<b>\$ 104,525</b>	<b>\$ 82,277</b>	<b>\$ 59,417</b>	<b>\$ 34,610</b>	<b>\$ 19,325</b>	<b>\$ 209,198</b>	<b>\$ 186,143</b>	<b>\$ 146,366</b>	<b>\$ 114,977</b>	<b>\$ 90,432</b>	

**Table 7**  
**Estimated Personal Property Tax Payments - No Build Scenario**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																							
		2022 0	2023 1	2024 2	2025 3	2026 4	2027 5	2028 6	2029 7	2030 8	2031 9	2032 10	2033 11	2034 12	2035 13	2036 14	2037 15	2038 16	2039 17	2040 18	2041 19	2042 20	2043 21	2044 22	2045 23
<b>Estimated Personal Property Values and Tax Revenues</b>																									
Total Personal Property Market Value		\$ 16,039	\$ 12,615	\$ 9,912	\$ 8,821	\$ 6,897	\$ 4,972	\$ 2,887	\$ 1,694	\$ 17,643	\$ 15,702	\$ 12,350	\$ 9,704	\$ 7,586	\$ 5,469	\$ 3,176	\$ 1,764	\$ 19,407	\$ 17,272	\$ 13,585	\$ 10,674	\$ 8,345	\$ 6,016	\$ 3,493	\$ 1,941
Total Personal Property Assessed Value		\$ 5,346	\$ 4,205	\$ 3,204	\$ 2,940	\$ 2,299	\$ 1,657	\$ 962	\$ 535	\$ 5,881	\$ 5,234	\$ 4,117	\$ 3,235	\$ 2,529	\$ 1,823	\$ 1,059	\$ 588	\$ 6,469	\$ 5,757	\$ 4,528	\$ 3,558	\$ 2,782	\$ 2,005	\$ 1,164	\$ 647
Estimated Personal Property Taxes		\$ 441	\$ 347	\$ 273	\$ 243	\$ 190	\$ 137	\$ 79	\$ 44	\$ 485	\$ 432	\$ 340	\$ 267	\$ 209	\$ 150	\$ 87	\$ 49	\$ 534	\$ 475	\$ 374	\$ 294	\$ 230	\$ 166	\$ 96	\$ 53
<b>Estimated Property Taxes Paid during TIF</b>		<b>Rate</b>																							
St. Louis Public Schools	4.9526	\$ 265	\$ 208	\$ 164	\$ 146	\$ 114	\$ 82	\$ 48	\$ 26	\$ 291	\$ 259	\$ 204	\$ 160	\$ 125	\$ 90	\$ 52	\$ 29	\$ 320	\$ 285	\$ 224	\$ 176	\$ 138	\$ 99	\$ 58	\$ 32
St. Louis Community College	0.2787	\$ 15	\$ 12	\$ 9	\$ 8	\$ 6	\$ 5	\$ 3	\$ 1	\$ 16	\$ 15	\$ 11	\$ 9	\$ 7	\$ 5	\$ 3	\$ 2	\$ 18	\$ 16	\$ 13	\$ 10	\$ 8	\$ 6	\$ 3	\$ 2
MSD	0.1041	\$ 6	\$ 4	\$ 3	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1	\$ 6	\$ 5	\$ 4	\$ 3	\$ 2	\$ 1	\$ 1	\$ 1	\$ 7	\$ 6	\$ 5	\$ 4	\$ 3	\$ 2	\$ 1	\$ 1
Senior Services	0.0488	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 3	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1	\$ 0	\$ 3	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0
Community Mental Health	0.0872	\$ 5	\$ 4	\$ 3	\$ 3	\$ 2	\$ 1	\$ 1	\$ 0	\$ 5	\$ 5	\$ 4	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1	\$ 6	\$ 5	\$ 4	\$ 3	\$ 2	\$ 2	\$ 1	\$ 1
Community Children's Service Fund	0.2443	\$ 13	\$ 10	\$ 8	\$ 7	\$ 6	\$ 4	\$ 2	\$ 1	\$ 14	\$ 13	\$ 10	\$ 8	\$ 6	\$ 4	\$ 3	\$ 1	\$ 16	\$ 14	\$ 11	\$ 9	\$ 7	\$ 5	\$ 3	\$ 2
Metropolitan Zoo Museum District	0.2455	\$ 13	\$ 10	\$ 8	\$ 7	\$ 6	\$ 4	\$ 2	\$ 1	\$ 14	\$ 13	\$ 10	\$ 8	\$ 6	\$ 4	\$ 3	\$ 1	\$ 16	\$ 14	\$ 11	\$ 9	\$ 7	\$ 5	\$ 3	\$ 2
Library	0.5439	\$ 29	\$ 23	\$ 18	\$ 16	\$ 13	\$ 9	\$ 5	\$ 3	\$ 32	\$ 28	\$ 22	\$ 18	\$ 14	\$ 10	\$ 6	\$ 3	\$ 35	\$ 31	\$ 25	\$ 19	\$ 15	\$ 11	\$ 6	\$ 4
City of St. Louis	1.5858	\$ 85	\$ 67	\$ 52	\$ 47	\$ 36	\$ 26	\$ 15	\$ 8	\$ 93	\$ 83	\$ 65	\$ 51	\$ 40	\$ 29	\$ 17	\$ 9	\$ 103	\$ 91	\$ 72	\$ 56	\$ 44	\$ 32	\$ 18	\$ 10
Sheltered Workshop	0.1333	\$ 7	\$ 6	\$ 4	\$ 4	\$ 3	\$ 2	\$ 1	\$ 1	\$ 8	\$ 7	\$ 5	\$ 4	\$ 3	\$ 2	\$ 1	\$ 1	\$ 9	\$ 8	\$ 6	\$ 5	\$ 4	\$ 3	\$ 2	\$ 1
State of Missouri Blind Pension Fund	0.0300	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 0	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	
<b>Estimated Total Taxes Paid During TIF</b>	<b>8.2542</b>	<b>\$ 441</b>	<b>\$ 347</b>	<b>\$ 273</b>	<b>\$ 243</b>	<b>\$ 190</b>	<b>\$ 137</b>	<b>\$ 79</b>	<b>\$ 44</b>	<b>\$ 485</b>	<b>\$ 432</b>	<b>\$ 340</b>	<b>\$ 267</b>	<b>\$ 209</b>	<b>\$ 150</b>	<b>\$ 87</b>	<b>\$ 49</b>	<b>\$ 534</b>	<b>\$ 475</b>	<b>\$ 374</b>	<b>\$ 294</b>	<b>\$ 230</b>	<b>\$ 166</b>	<b>\$ 96</b>	<b>\$ 53</b>

**Table 8**  
**Estimated Utility Tax + Payroll + Earnings Taxes - Build**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Estimated Utility Costs from Existing Uses	Estimated Utility Costs from Development	Total Estimated Utility Costs	Estimated Utility Gross Receipts Tax (10%)	Estimated Payroll from Existing Uses	Estimated Payroll from Development	Total Estimated Payroll	Estimated Payroll Taxes (0.5%)	Estimated Earnings Taxes (1%)	Estimated Utility + Payroll + Earnings + Parking Taxes	Estimated Base Utility + Payroll + Earnings + Parking Taxes	Estimated Incremental Utility + Payroll + Earnings + Parking Taxes	50% Captured by TIF
2022	\$ 45,000	\$ 45,000	\$ 45,000	\$ 4,500	\$ 2,000,000		\$ 2,000,000	\$ 10,000	\$ 20,000	\$ 34,500	\$ 34,500	\$ -	\$ -
2023	\$ 45,900	\$ 45,900	\$ 45,900	\$ 4,590	\$ 2,040,000		\$ 2,040,000	\$ 10,200	\$ 20,400	\$ 35,190	\$ 35,190	\$ -	\$ -
2024	\$ 46,818	\$ 46,818	\$ 46,818	\$ 4,682	\$ 2,080,800		\$ 2,080,800	\$ 10,404	\$ 20,808	\$ 35,894	\$ 35,894	\$ -	\$ -
2025	\$ 47,754	\$ 185,438	\$ 233,192	\$ 23,319	\$ 2,122,416	\$ 17,212,500	\$ 19,334,916	\$ 48,337	\$ 193,349	\$ 265,006	\$ 36,421	\$ 228,585	\$ 114,292
2026	\$ 48,709	\$ 370,875	\$ 419,584	\$ 41,958	\$ 2,164,864	\$ 22,950,000	\$ 25,114,864	\$ 62,787	\$ 251,149	\$ 355,894	\$ 37,149	\$ 318,745	\$ 159,373
2027	\$ 49,684	\$ 556,313	\$ 605,996	\$ 60,600	\$ 2,208,162	\$ 28,687,500	\$ 30,895,662	\$ 77,239	\$ 308,957	\$ 446,795	\$ 37,892	\$ 408,903	\$ 204,452
2028	\$ 50,677	\$ 741,750	\$ 792,427	\$ 79,243	\$ 2,252,325	\$ 43,031,250	\$ 45,283,575	\$ 113,209	\$ 452,836	\$ 645,287	\$ 38,650	\$ 606,638	\$ 303,319
2029	\$ 51,691	\$ 756,585	\$ 808,276	\$ 80,828	\$ 2,297,371	\$ 51,637,500	\$ 53,934,871	\$ 134,837	\$ 539,349	\$ 755,013	\$ 39,423	\$ 715,591	\$ 357,795
2030	\$ 52,725	\$ 771,717	\$ 824,441	\$ 82,444	\$ 2,343,319	\$ 57,375,000	\$ 59,718,319	\$ 149,296	\$ 597,183	\$ 828,923	\$ 40,211	\$ 788,712	\$ 394,356
2031	\$ 53,779	\$ 787,151	\$ 840,930	\$ 84,093	\$ 2,390,185	\$ 58,522,500	\$ 60,912,685	\$ 152,282	\$ 609,127	\$ 845,502	\$ 41,016	\$ 804,486	\$ 402,243
2032	\$ 54,855	\$ 802,894	\$ 857,749	\$ 85,775	\$ 2,437,989	\$ 59,692,950	\$ 62,130,939	\$ 155,327	\$ 621,309	\$ 862,412	\$ 41,836	\$ 820,576	\$ 410,288
2033	\$ 55,952	\$ 818,952	\$ 874,904	\$ 87,490	\$ 2,486,749	\$ 60,886,809	\$ 63,373,558	\$ 158,434	\$ 633,736	\$ 879,660	\$ 42,673	\$ 836,987	\$ 418,494
2034	\$ 57,071	\$ 835,331	\$ 892,402	\$ 89,240	\$ 2,536,484	\$ 62,104,545	\$ 64,641,029	\$ 161,603	\$ 646,410	\$ 897,253	\$ 43,526	\$ 853,727	\$ 426,863
2035	\$ 58,212	\$ 852,038	\$ 910,250	\$ 91,025	\$ 2,587,213	\$ 63,346,636	\$ 65,933,849	\$ 164,835	\$ 659,338	\$ 915,198	\$ 44,397	\$ 870,802	\$ 435,401
2036	\$ 59,377	\$ 869,078	\$ 928,455	\$ 92,845	\$ 2,638,958	\$ 64,613,569	\$ 67,252,526	\$ 168,131	\$ 672,525	\$ 933,502	\$ 45,285	\$ 888,218	\$ 444,109
2037	\$ 60,564	\$ 886,460	\$ 947,024	\$ 94,702	\$ 2,691,737	\$ 65,905,840	\$ 68,597,577	\$ 171,494	\$ 685,976	\$ 952,172	\$ 46,190	\$ 905,982	\$ 452,991
2038	\$ 61,775	\$ 904,189	\$ 965,964	\$ 96,596	\$ 2,745,571	\$ 67,223,957	\$ 69,969,528	\$ 174,924	\$ 699,695	\$ 971,216	\$ 47,114	\$ 924,102	\$ 462,051
2039	\$ 63,011	\$ 922,273	\$ 985,284	\$ 98,528	\$ 2,800,483	\$ 68,568,436	\$ 71,368,919	\$ 178,422	\$ 713,689	\$ 990,640	\$ 48,056	\$ 942,584	\$ 471,292
2040	\$ 64,271	\$ 940,718	\$ 1,004,989	\$ 100,499	\$ 2,856,492	\$ 69,939,805	\$ 72,796,297	\$ 181,991	\$ 727,963	\$ 1,010,453	\$ 49,017	\$ 961,435	\$ 480,718
2041	\$ 65,557	\$ 959,533	\$ 1,025,089	\$ 102,509	\$ 2,913,622	\$ 71,338,601	\$ 74,252,223	\$ 185,631	\$ 742,522	\$ 1,030,662	\$ 49,998	\$ 980,664	\$ 490,332
2042	\$ 66,868	\$ 978,723	\$ 1,045,591	\$ 104,559	\$ 2,971,895	\$ 72,765,373	\$ 75,737,268	\$ 189,343	\$ 757,373	\$ 1,051,275	\$ 50,998	\$ 1,000,277	\$ 500,139
2043	\$ 68,205	\$ 998,298	\$ 1,066,503	\$ 106,650	\$ 3,031,333	\$ 74,220,680	\$ 77,252,013	\$ 193,130	\$ 772,520	\$ 1,072,300	\$ 52,018	\$ 1,020,283	\$ 510,141
2044	\$ 69,569	\$ 1,018,264	\$ 1,087,833	\$ 108,783	\$ 3,091,959	\$ 75,705,094	\$ 78,797,053	\$ 196,993	\$ 787,971	\$ 1,093,746	\$ 53,058	\$ 1,040,688	\$ 520,344
2045	\$ 70,960	\$ 1,038,629	\$ 1,109,590	\$ 110,959	\$ 3,153,799	\$ 77,219,196	\$ 80,372,994	\$ 200,932	\$ 803,730	\$ 1,115,621	\$ 54,119	\$ 1,061,502	\$ 530,751
									<b>TOTALS</b>	<b>\$ 17,954,424</b>	<b>\$ 974,939</b>	<b>\$ 16,979,485</b>	<b>\$ 8,489,743</b>



**Table 9**  
**Estimated Utility Tax + Payroll + Earnings Taxes - No Build**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Estimated Utility Costs from Existing Uses	Total Estimated Utility Costs	Estimated Utility Gross Receipts Tax (10%)	Estimated Payroll from Existing Uses	Estimated Payroll Taxes (0.5%)	Estimated Earnings Taxes (1%)	Estimated Utility + Payroll + Earnings Taxes
2022	\$ 45,000	\$ 45,000	\$ 4,320	\$ 2,000,000	\$ 10,000	\$ 20,000	\$ 34,320
2023	\$ 45,900	\$ 45,900	\$ 4,406	\$ 2,040,000	\$ 10,200	\$ 20,400	\$ 35,006
2024	\$ 46,818	\$ 46,818	\$ 4,495	\$ 2,080,800	\$ 10,404	\$ 20,808	\$ 35,707
2025	\$ 47,754	\$ 47,754	\$ 4,584	\$ 2,122,416	\$ 10,612	\$ 21,224	\$ 36,421
2026	\$ 48,709	\$ 48,709	\$ 4,676	\$ 2,164,864	\$ 10,824	\$ 21,649	\$ 37,149
2027	\$ 49,684	\$ 49,684	\$ 4,770	\$ 2,208,162	\$ 11,041	\$ 22,082	\$ 37,892
2028	\$ 50,677	\$ 50,677	\$ 4,865	\$ 2,252,325	\$ 11,262	\$ 22,523	\$ 38,650
2029	\$ 51,691	\$ 51,691	\$ 4,962	\$ 2,297,371	\$ 11,487	\$ 22,974	\$ 39,423
2030	\$ 52,725	\$ 52,725	\$ 5,062	\$ 2,343,319	\$ 11,717	\$ 23,433	\$ 40,211
2031	\$ 53,779	\$ 53,779	\$ 5,163	\$ 2,390,185	\$ 11,951	\$ 23,902	\$ 41,016
2032	\$ 54,855	\$ 54,855	\$ 5,266	\$ 2,437,989	\$ 12,190	\$ 24,380	\$ 41,836
2033	\$ 55,952	\$ 55,952	\$ 5,371	\$ 2,486,749	\$ 12,434	\$ 24,867	\$ 42,673
2034	\$ 57,071	\$ 57,071	\$ 5,479	\$ 2,536,484	\$ 12,682	\$ 25,365	\$ 43,526
2035	\$ 58,212	\$ 58,212	\$ 5,588	\$ 2,587,213	\$ 12,936	\$ 25,872	\$ 44,397
2036	\$ 59,377	\$ 59,377	\$ 5,700	\$ 2,638,958	\$ 13,195	\$ 26,390	\$ 45,285
2037	\$ 60,564	\$ 60,564	\$ 5,814	\$ 2,691,737	\$ 13,459	\$ 26,917	\$ 46,190
2038	\$ 61,775	\$ 61,775	\$ 5,930	\$ 2,745,571	\$ 13,728	\$ 27,456	\$ 47,114
2039	\$ 63,011	\$ 63,011	\$ 6,049	\$ 2,800,483	\$ 14,002	\$ 28,005	\$ 48,056
2040	\$ 64,271	\$ 64,271	\$ 6,170	\$ 2,856,492	\$ 14,282	\$ 28,565	\$ 49,017
2041	\$ 65,557	\$ 65,557	\$ 6,293	\$ 2,913,622	\$ 14,568	\$ 29,136	\$ 49,998
2042	\$ 66,868	\$ 66,868	\$ 6,419	\$ 2,971,895	\$ 14,859	\$ 29,719	\$ 50,998
2043	\$ 68,205	\$ 68,205	\$ 6,548	\$ 3,031,333	\$ 15,157	\$ 30,313	\$ 52,018
2044	\$ 69,569	\$ 69,569	\$ 6,679	\$ 3,091,959	\$ 15,460	\$ 30,920	\$ 53,058
2045	\$ 70,960	\$ 70,960	\$ 6,812	\$ 3,153,799	\$ 15,769	\$ 31,538	\$ 54,119
<b>TOTALS</b>							<b>\$ 974,752</b>

**Table 10**  
**Summary of Revenues Committed to the Redevelopment Project - Build Scenario**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	PILOTs	Incremental EATs for TIF	Estimated Total TIF Revenues	10% of TIF Revenues to City's Economic Growth Fund <sup>1</sup>	Estimated Total TIF Revenues (Net of 10% Contribution to Economic Growth Fund)
2022	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 876,874	\$ 155,471	\$ 1,032,346	\$ 103,235	\$ 929,111
2026	\$ 1,253,025	\$ 200,552	\$ 1,453,577	\$ 145,358	\$ 1,308,219
2027	\$ 1,494,600	\$ 245,631	\$ 1,740,231	\$ 174,023	\$ 1,566,207
2028	\$ 1,494,600	\$ 344,498	\$ 1,839,098	\$ 183,910	\$ 1,655,188
2029	\$ 1,546,018	\$ 398,974	\$ 1,944,992	\$ 194,499	\$ 1,750,493
2030	\$ 1,546,018	\$ 435,535	\$ 1,981,552	\$ 198,155	\$ 1,783,397
2031	\$ 1,598,978	\$ 443,422	\$ 2,042,400	\$ 204,240	\$ 1,838,160
2032	\$ 1,598,978	\$ 451,467	\$ 2,050,445	\$ 205,044	\$ 1,845,400
2033	\$ 1,653,527	\$ 459,673	\$ 2,113,199	\$ 211,320	\$ 1,901,880
2034	\$ 1,653,527	\$ 468,042	\$ 2,121,569	\$ 212,157	\$ 1,909,412
2035	\$ 1,709,712	\$ 476,580	\$ 2,186,292	\$ 218,629	\$ 1,967,663
2036	\$ 1,709,712	\$ 485,288	\$ 2,195,000	\$ 219,500	\$ 1,975,500
2037	\$ 1,767,583	\$ 494,170	\$ 2,261,753	\$ 226,175	\$ 2,035,578
2038	\$ 1,767,583	\$ 503,230	\$ 2,270,813	\$ 227,081	\$ 2,043,732
2039	\$ 1,827,191	\$ 512,471	\$ 2,339,661	\$ 233,966	\$ 2,105,695
2040	\$ 1,827,191	\$ 521,897	\$ 2,349,087	\$ 234,909	\$ 2,114,179
2041	\$ 1,888,586	\$ 531,511	\$ 2,420,097	\$ 242,010	\$ 2,178,087
2042	\$ 1,888,586	\$ 541,318	\$ 2,429,904	\$ 242,990	\$ 2,186,913
2043	\$ 1,951,823	\$ 551,320	\$ 2,503,144	\$ 250,314	\$ 2,252,829
2044	\$ 1,951,823	\$ 561,523	\$ 2,513,347	\$ 251,335	\$ 2,262,012
2045	\$ -	\$ 571,930	\$ 571,930	\$ 57,193	\$ 514,737
<b>TOTALS</b>	<b>\$ 33,005,936</b>	<b>\$ 9,354,502</b>	<b>\$ 42,360,437</b>	<b>\$ 4,236,044</b>	<b>\$ 38,124,394</b>

<sup>1</sup> Section 99.821, RSMo

**Table 11**  
**Build Summary - Taxes Paid During TIF**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Property Taxes	Personal Property Taxes	Economic Activity Taxes	10% of TIF Revenues to City's Economic Growth Fund	Total Estimated Revenues Paid to Taxing Jurisdictions
2022	\$ 274,027	\$ 441		\$ -	\$ 274,468
2023	\$ 274,027	\$ 347	\$ 35,190	\$ -	\$ 309,564
2024	\$ 274,030	\$ 273	\$ 35,894	\$ -	\$ 310,196
2025	\$ 394,448	\$ 172,891	\$ 150,713	\$ 103,235	\$ 821,287
2026	\$ 402,205	\$ 153,837	\$ 196,522	\$ 145,358	\$ 897,921
2027	\$ 451,138	\$ 120,964	\$ 242,344	\$ 174,023	\$ 988,469
2028	\$ 451,138	\$ 95,022	\$ 341,969	\$ 183,910	\$ 1,072,039
2029	\$ 456,587	\$ 74,797	\$ 397,218	\$ 194,499	\$ 1,123,102
2030	\$ 456,587	\$ 54,016	\$ 434,567	\$ 198,155	\$ 1,143,325
2031	\$ 462,200	\$ 31,464	\$ 443,259	\$ 204,240	\$ 1,141,162
2032	\$ 462,200	\$ 17,568	\$ 452,124	\$ 205,044	\$ 1,136,936
2033	\$ 467,981	\$ 190,180	\$ 461,166	\$ 211,320	\$ 1,330,647
2034	\$ 467,981	\$ 169,221	\$ 470,390	\$ 212,157	\$ 1,319,748
2035	\$ 473,935	\$ 133,060	\$ 479,797	\$ 218,629	\$ 1,305,421
2036	\$ 473,935	\$ 104,525	\$ 489,393	\$ 219,500	\$ 1,287,353
2037	\$ 480,068	\$ 82,277	\$ 499,181	\$ 226,175	\$ 1,287,701
2038	\$ 480,068	\$ 59,417	\$ 509,165	\$ 227,081	\$ 1,275,731
2039	\$ 486,384	\$ 34,610	\$ 519,348	\$ 233,966	\$ 1,274,309
2040	\$ 486,384	\$ 19,325	\$ 529,735	\$ 234,909	\$ 1,270,353
2041	\$ 492,891	\$ 209,198	\$ 540,330	\$ 242,010	\$ 1,484,428
2042	\$ 492,891	\$ 186,143	\$ 551,136	\$ 242,990	\$ 1,473,160
2043	\$ 499,592	\$ 146,366	\$ 562,159	\$ 250,314	\$ 1,458,432
2044	\$ 499,592	\$ 114,977	\$ 573,402	\$ 251,335	\$ 1,439,306
2045	\$ 2,567,244	\$ 90,432	\$ 584,870	\$ 57,193	\$ 3,299,739
<b>TOTALS</b>	<b>\$ 12,727,533</b>	<b>\$ 2,260,908</b>	<b>\$ 9,499,872</b>	<b>\$ 4,236,044</b>	<b>\$ 28,450,330</b>

\*All sales tax estimates are net of the State of Missouri's 1% administration fee and 2% early pay discount.

**Table 12**  
**No-Build Scenario Revenue Summary**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Property Taxes	Personal Property Taxes	Economic Activity Taxes	10% of TIF Revenues to City's Economic Growth Fund	Total Estimated Revenues Paid to Taxing Jurisdictions
2022	\$ 274,027	\$347	\$35,006		\$ 309,380
2023	\$ 274,027	\$273	\$35,707		\$ 310,006
2024	\$ 274,027	\$243	\$36,421		\$ 310,690
2025	\$ 274,027	\$190	\$37,149		\$ 311,366
2026	\$ 276,772	\$137	\$37,892		\$ 314,801
2027	\$ 276,772	\$79	\$38,650		\$ 315,501
2028	\$ 279,544	\$44	\$39,423		\$ 319,011
2029	\$ 279,544	\$485	\$40,211		\$ 320,241
2030	\$ 282,333	\$432	\$41,016		\$ 323,781
2031	\$ 282,333	\$340	\$41,836		\$ 324,509
2032	\$ 285,150	\$267	\$42,673		\$ 328,090
2033	\$ 285,150	\$209	\$43,526		\$ 328,885
2034	\$ 288,005	\$150	\$44,397		\$ 332,552
2035	\$ 288,005	\$87	\$45,285		\$ 333,376
2036	\$ 290,887	\$49	\$46,190		\$ 337,126
2037	\$ 290,887	\$534	\$47,114		\$ 338,535
2038	\$ 293,798	\$475	\$48,056		\$ 342,330
2039	\$ 293,798	\$374	\$49,017		\$ 343,189
2040	\$ 296,737	\$294	\$49,998		\$ 347,029
2041	\$ 296,737	\$230	\$50,998		\$ 347,965
2042	\$ 299,706	\$166	\$52,018		\$ 351,889
2043	\$ 299,706	\$96	\$53,058		\$ 352,860
2044	\$ 302,703	\$53	\$54,119		\$ 356,876
<b>TOTALS</b>					<b>\$ 7,599,988</b>

**Table 13**  
**Estimated Commercial Surcharge Revenues Build/No Build**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

<b>BUILD</b>																										
Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																								
		2022 0	2023 1	2024 2	2025 3	2026 4	2027 5	2028 6	2029 7	2030 8	2031 9	2032 10	2033 11	2034 12	2035 13	2036 14	2037 15	2038 16	2039 17	2040 18	2041 19	2042 20	2043 21	2044 22	2045 23	
<b>Estimated Real Property Values and Tax Revenues</b>																										
Total Commercial Market Value		\$ 8,655,000	\$ 8,655,000	\$ 8,655,000	\$ 28,155,000	\$ 28,155,000	\$ 36,530,000	\$ 36,530,000	\$ 37,366,250	\$ 37,366,250	\$ 38,227,588	\$ 38,227,588	\$ 39,114,765	\$ 39,114,765	\$ 40,028,558	\$ 40,028,558	\$ 40,969,765	\$ 40,969,765	\$ 41,939,208	\$ 41,939,208	\$ 42,937,734	\$ 42,937,734	\$ 43,966,216	\$ 43,966,216	\$ 45,025,552	
Total Commercial Assessed Value		\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 9,009,600	\$ 9,009,600	\$ 11,689,600	\$ 11,689,600	\$ 11,957,200	\$ 11,957,200	\$ 12,232,828	\$ 12,232,828	\$ 12,516,725	\$ 12,516,725	\$ 12,809,139	\$ 12,809,139	\$ 13,110,325	\$ 13,110,325	\$ 13,420,546	\$ 13,420,546	\$ 13,740,075	\$ 13,740,075	\$ 14,069,189	\$ 14,069,189	\$ 14,408,177	
Estimated Commercial Surcharge Revenues (Build)		\$ 45,421	\$ 45,421	\$ 45,421	\$ 147,757	\$ 147,757	\$ 191,709	\$ 191,709	\$ 196,098	\$ 196,098	\$ 200,618	\$ 200,618	\$ 205,274	\$ 205,274	\$ 210,070	\$ 210,070	\$ 215,009	\$ 215,009	\$ 220,097	\$ 220,097	\$ 225,337	\$ 225,337	\$ 230,735	\$ 230,735	\$ 236,294	
<b>Estimated Commercial Surcharge Paid</b>		<b>Percent Factor</b>																								
St. Louis Public Schools		61.20%	\$ 27,798	\$ 27,798	\$ 27,798	\$ 90,428	\$ 90,428	\$ 117,326	\$ 117,326	\$ 120,012	\$ 120,012	\$ 122,778	\$ 122,778	\$ 125,628	\$ 125,628	\$ 128,563	\$ 128,563	\$ 131,586	\$ 131,586	\$ 134,699	\$ 134,699	\$ 137,906	\$ 137,906	\$ 141,210	\$ 141,210	\$ 144,612
St. Louis Community College		2.40%	\$ 1,090	\$ 1,090	\$ 1,090	\$ 3,546	\$ 3,546	\$ 4,601	\$ 4,601	\$ 4,706	\$ 4,706	\$ 4,815	\$ 4,815	\$ 4,927	\$ 4,927	\$ 5,042	\$ 5,042	\$ 5,160	\$ 5,160	\$ 5,282	\$ 5,282	\$ 5,408	\$ 5,408	\$ 5,538	\$ 5,538	\$ 5,671
MSD		1.30%	\$ 590	\$ 590	\$ 590	\$ 1,921	\$ 1,921	\$ 2,492	\$ 2,492	\$ 2,549	\$ 2,549	\$ 2,608	\$ 2,608	\$ 2,669	\$ 2,669	\$ 2,731	\$ 2,731	\$ 2,795	\$ 2,795	\$ 2,861	\$ 2,861	\$ 2,929	\$ 2,929	\$ 3,000	\$ 3,000	\$ 3,072
Senior Services		0.65%	\$ 295	\$ 295	\$ 295	\$ 960	\$ 960	\$ 1,246	\$ 1,246	\$ 1,275	\$ 1,275	\$ 1,304	\$ 1,304	\$ 1,334	\$ 1,334	\$ 1,365	\$ 1,365	\$ 1,398	\$ 1,398	\$ 1,431	\$ 1,431	\$ 1,465	\$ 1,465	\$ 1,500	\$ 1,500	\$ 1,536
Community Mental Health		1.00%	\$ 454	\$ 454	\$ 454	\$ 1,478	\$ 1,478	\$ 1,917	\$ 1,917	\$ 1,961	\$ 1,961	\$ 2,006	\$ 2,006	\$ 2,053	\$ 2,053	\$ 2,101	\$ 2,101	\$ 2,150	\$ 2,150	\$ 2,201	\$ 2,201	\$ 2,253	\$ 2,253	\$ 2,307	\$ 2,307	\$ 2,363
Community Children's Service Fund		2.25%	\$ 1,022	\$ 1,022	\$ 1,022	\$ 3,325	\$ 3,325	\$ 4,313	\$ 4,313	\$ 4,412	\$ 4,412	\$ 4,514	\$ 4,514	\$ 4,619	\$ 4,619	\$ 4,727	\$ 4,727	\$ 4,838	\$ 4,838	\$ 4,952	\$ 4,952	\$ 5,070	\$ 5,070	\$ 5,192	\$ 5,192	\$ 5,317
Metropolitan Zoo Museum District		3.10%	\$ 1,408	\$ 1,408	\$ 1,408	\$ 4,580	\$ 4,580	\$ 5,943	\$ 5,943	\$ 6,079	\$ 6,079	\$ 6,219	\$ 6,219	\$ 6,364	\$ 6,364	\$ 6,512	\$ 6,512	\$ 6,665	\$ 6,665	\$ 6,823	\$ 6,823	\$ 6,985	\$ 6,985	\$ 7,153	\$ 7,153	\$ 7,325
Library		6.60%	\$ 2,998	\$ 2,998	\$ 2,998	\$ 9,752	\$ 9,752	\$ 12,653	\$ 12,653	\$ 12,942	\$ 12,942	\$ 13,241	\$ 13,241	\$ 13,548	\$ 13,548	\$ 13,865	\$ 13,865	\$ 14,191	\$ 14,191	\$ 14,526	\$ 14,526	\$ 14,872	\$ 14,872	\$ 15,228	\$ 15,228	\$ 15,595
City of St. Louis		19.50%	\$ 8,857	\$ 8,857	\$ 8,857	\$ 28,813	\$ 28,813	\$ 37,383	\$ 37,383	\$ 38,239	\$ 38,239	\$ 39,121	\$ 39,121	\$ 40,028	\$ 40,028	\$ 40,964	\$ 40,964	\$ 41,927	\$ 41,927	\$ 42,919	\$ 42,919	\$ 43,941	\$ 43,941	\$ 44,993	\$ 44,993	\$ 46,077
Sheltered Workshop		1.65%	\$ 749	\$ 749	\$ 749	\$ 2,438	\$ 2,438	\$ 3,163	\$ 3,163	\$ 3,236	\$ 3,236	\$ 3,310	\$ 3,310	\$ 3,387	\$ 3,387	\$ 3,466	\$ 3,466	\$ 3,548	\$ 3,548	\$ 3,632	\$ 3,632	\$ 3,718	\$ 3,718	\$ 3,807	\$ 3,807	\$ 3,899
State of Missouri Blind Pension Fund		0.35%	\$ 159	\$ 159	\$ 159	\$ 517	\$ 517	\$ 671	\$ 671	\$ 686	\$ 686	\$ 702	\$ 702	\$ 718	\$ 718	\$ 735	\$ 735	\$ 753	\$ 753	\$ 770	\$ 770	\$ 789	\$ 789	\$ 808	\$ 808	\$ 827
<b>Estimated Total Taxes Paid During TIF</b>			\$ 45,421	\$ 45,421	\$ 45,421	\$ 147,757	\$ 147,757	\$ 191,709	\$ 191,709	\$ 196,098	\$ 196,098	\$ 200,618	\$ 200,618	\$ 205,274	\$ 205,274	\$ 210,070	\$ 210,070	\$ 215,009	\$ 215,009	\$ 220,097	\$ 220,097	\$ 225,337	\$ 225,337	\$ 230,735	\$ 230,735	\$ 236,294
<b>NO BUILD</b>																										
Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																								
		2022 0	2023 1	2024 2	2025 3	2026 4	2027 5	2028 6	2029 7	2030 8	2031 9	2032 10	2033 11	2034 12	2035 13	2036 14	2037 15	2038 16	2039 17	2040 18	2041 19	2042 20	2043 21	2044 22	2045 23	
<b>Estimated Real Property Values and Tax Revenues</b>																										
Total Commercial Market Value		\$ 8,655,000	\$ 8,655,000	\$ 8,655,000	\$ 8,655,000	\$ 8,741,550	\$ 8,741,550	\$ 8,828,966	\$ 8,828,966	\$ 8,917,255	\$ 8,917,255	\$ 9,006,428	\$ 9,006,428	\$ 9,096,492	\$ 9,096,492	\$ 9,187,457	\$ 9,187,457	\$ 9,279,331	\$ 9,279,331	\$ 9,372,125	\$ 9,372,125	\$ 9,465,846	\$ 9,465,846	\$ 9,560,504	\$ 9,560,504	
Total Commercial Assessed Value		\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	\$ 2,769,600	
Estimated Commercial Surcharge Revenues (No Build)		\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	
<b>Estimated Commercial Surcharge Paid</b>		<b>Percent Factor</b>																								
St. Louis Public Schools		0.6120	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	\$ 27,798	
St. Louis Community College		0.0240	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	\$ 1,090	
MSD		0.0130	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	\$ 590	
Senior Services		0.0065	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	\$ 295	
Community Mental Health		0.0100	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	
Community Children's Service Fund		0.0225	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	\$ 1,022	
Metropolitan Zoo Museum District		0.0310	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	\$ 1,408	
Library		0.0660	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,998	
City of St. Louis		0.1950	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	\$ 8,857	
Sheltered Workshop		0.0165	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	
State of Missouri Blind Pension Fund		0.0035	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	
<b>Estimated Total Taxes Paid During TIF</b>			\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	\$ 45,421	

**Table 14**  
**Estimated City Revenues**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Build Scenario								No-Build Scenario						Difference
	Property Taxes	Personal Property	Sales Taxes <sup>1</sup>	Commercial Surcharge	Restaurant Gross Receipts Taxes	10% of TIF Revenues to City's Economic Growth Fund	Utility + Payroll + Earnings Taxes	"Build Scenario" Totals	Property Taxes	10% of TIF Revenues to City's Economic Growth Fund	Personal Property	Economic Activity Taxes	Commercial Surcharge	"No-Build Scenario" Totals	
2022	\$ 43,920	\$ 85		\$ 8,857		\$ -	\$ 34,500	\$ 87,362	\$ 43,920	\$ -	\$ 85	\$ 34,320	\$ 8,857	\$ 87,182	\$ 180
2023	\$ 43,920	\$ 67		\$ 8,857	\$ -	\$ -	\$ 35,190	\$ 88,034	\$ 43,920	\$ -	\$ 67	\$ 35,006	\$ 8,857	\$ 87,851	\$ 184
2024	\$ 43,920	\$ 52	\$ -	\$ 8,857	\$ -	\$ -	\$ 35,894	\$ 88,724	\$ 43,920	\$ -	\$ 52	\$ 35,707	\$ 8,857	\$ 88,536	\$ 187
2025	\$ 43,920	\$ 33,216	\$ -	\$ 28,813	\$ -	\$ 103,235	\$ 150,713	\$ 359,897	\$ 43,920	\$ -	\$ 47	\$ 36,421	\$ 8,857	\$ 89,245	\$ 270,652
2026	\$ 43,920	\$ 29,555	\$ -	\$ 28,813	\$ -	\$ 145,358	\$ 196,522	\$ 444,168	\$ 43,920	\$ -	\$ 36	\$ 37,149	\$ 8,857	\$ 89,963	\$ 354,205
2027	\$ 43,920	\$ 23,240	\$ -	\$ 37,383	\$ -	\$ 174,023	\$ 242,344	\$ 520,910	\$ 44,360	\$ -	\$ 26	\$ 37,892	\$ 8,857	\$ 91,135	\$ 429,775
2028	\$ 43,920	\$ 18,256	\$ -	\$ 37,383	\$ -	\$ 183,910	\$ 341,969	\$ 625,438	\$ 44,360	\$ -	\$ 15	\$ 38,650	\$ 8,857	\$ 91,882	\$ 533,556
2029	\$ 43,920	\$ 14,370	\$ -	\$ 38,239	\$ -	\$ 194,499	\$ 397,218	\$ 688,247	\$ 44,803	\$ -	\$ 8	\$ 39,423	\$ 8,857	\$ 93,092	\$ 595,155
2030	\$ 43,920	\$ 10,377	\$ -	\$ 38,239	\$ -	\$ 198,155	\$ 434,567	\$ 725,259	\$ 44,803	\$ -	\$ 93	\$ 40,211	\$ 8,857	\$ 93,965	\$ 631,295
2031	\$ 43,920	\$ 6,045	\$ -	\$ 39,121	\$ -	\$ 204,240	\$ 443,259	\$ 736,584	\$ 45,251	\$ -	\$ 83	\$ 41,016	\$ 8,857	\$ 95,207	\$ 641,377
2032	\$ 43,920	\$ 3,375	\$ -	\$ 39,121	\$ -	\$ 205,044	\$ 452,124	\$ 743,584	\$ 45,251	\$ -	\$ 65	\$ 41,836	\$ 8,857	\$ 96,009	\$ 647,575
2033	\$ 43,920	\$ 36,537	\$ -	\$ 40,028	\$ -	\$ 211,320	\$ 461,166	\$ 792,972	\$ 45,704	\$ -	\$ 51	\$ 42,673	\$ 8,857	\$ 97,285	\$ 695,688
2034	\$ 43,920	\$ 32,511	\$ -	\$ 40,028	\$ -	\$ 212,157	\$ 470,390	\$ 799,006	\$ 45,704	\$ -	\$ 40	\$ 43,526	\$ 8,857	\$ 98,127	\$ 700,879
2035	\$ 43,920	\$ 25,564	\$ -	\$ 40,964	\$ -	\$ 218,629	\$ 479,797	\$ 808,874	\$ 46,161	\$ -	\$ 29	\$ 44,397	\$ 8,857	\$ 99,443	\$ 709,431
2036	\$ 43,920	\$ 20,081	\$ -	\$ 40,964	\$ -	\$ 219,500	\$ 489,393	\$ 813,859	\$ 46,161	\$ -	\$ 17	\$ 45,285	\$ 8,857	\$ 100,319	\$ 713,539
2037	\$ 43,920	\$ 15,807	\$ -	\$ 41,927	\$ -	\$ 226,175	\$ 499,181	\$ 827,011	\$ 46,622	\$ -	\$ 9	\$ 46,190	\$ 8,857	\$ 101,679	\$ 725,332
2038	\$ 43,920	\$ 11,415	\$ -	\$ 41,927	\$ -	\$ 227,081	\$ 509,165	\$ 833,508	\$ 46,622	\$ -	\$ 103	\$ 47,114	\$ 8,857	\$ 102,696	\$ 730,812
2039	\$ 43,920	\$ 6,649	\$ -	\$ 42,919	\$ -	\$ 233,966	\$ 519,348	\$ 846,803	\$ 47,089	\$ -	\$ 91	\$ 48,056	\$ 8,857	\$ 104,093	\$ 742,709
2040	\$ 43,920	\$ 3,713	\$ -	\$ 42,919	\$ -	\$ 234,909	\$ 529,735	\$ 855,196	\$ 47,089	\$ -	\$ 72	\$ 49,017	\$ 8,857	\$ 105,035	\$ 750,161
2041	\$ 43,920	\$ 40,191	\$ -	\$ 43,941	\$ -	\$ 242,010	\$ 540,330	\$ 910,392	\$ 47,559	\$ -	\$ 56	\$ 49,998	\$ 8,857	\$ 106,471	\$ 803,921
2042	\$ 43,920	\$ 35,762	\$ -	\$ 43,941	\$ -	\$ 242,990	\$ 551,136	\$ 917,750	\$ 47,559	\$ -	\$ 44	\$ 50,998	\$ 8,857	\$ 107,458	\$ 810,291
2043	\$ 43,920	\$ 28,120	\$ -	\$ 44,993	\$ -	\$ 250,314	\$ 562,159	\$ 929,507	\$ 48,035	\$ -	\$ 32	\$ 52,018	\$ 8,857	\$ 108,942	\$ 820,565
2044	\$ 43,920	\$ 22,089	\$ -	\$ 44,993	\$ -	\$ 251,333	\$ 573,402	\$ 935,740	\$ 48,035	\$ -	\$ 18	\$ 53,058	\$ 8,857	\$ 109,969	\$ 825,771
2045	\$ 447,823	\$ 17,374	\$ -	\$ 46,077	\$ -	\$ 57,193	\$ 584,870	\$ 1,153,337	\$ 48,515	\$ -	\$ 10	\$ 54,119	\$ 8,857	\$ 111,502	\$ 1,041,835
<b>TOTALS</b>	<b>\$ 1,457,990</b>	<b>\$ 434,451</b>	<b>\$ -</b>	<b>\$ 869,304</b>	<b>\$ -</b>	<b>\$ 4,236,044</b>	<b>\$ 9,534,372</b>	<b>\$ 16,532,161</b>	<b>\$ 1,099,284</b>	<b>\$ -</b>	<b>\$ 1,152</b>	<b>\$ 1,044,078</b>	<b>\$ 212,572</b>	<b>\$ 2,357,086</b>	<b>\$ 14,175,075</b>

<sup>1</sup> Sales Taxes include the City General Fund, Capital Improvement, Public Safety, Transportation, Recreation, Public Safety, and Economic Development Sales Tax.

**Table 15**  
**St. Louis Public Schools**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Build Scenario					No-Build Scenario					Difference
	Property Taxes	Personal Property	Desegregation Sales Tax	Commercial Surcharge	"Build Scenario" Totals	Property Taxes	Personal Property	Desegregation Sales Tax	Commercial Surcharge	"No-Build Scenario" Totals	
2022	\$ 137,167	\$ 265	\$ -	\$ 27,798	\$ 165,230	\$ 137,167	\$ 265	\$ -	\$ 27,798	\$ 165,230	\$ (0)
2023	\$ 137,167	\$ 208	\$ -	\$ 27,798	\$ 165,173	\$ 137,167	\$ 208	\$ -	\$ 27,798	\$ 165,173	\$ (0)
2024	\$ 137,167	\$ 164	\$ -	\$ 27,798	\$ 165,129	\$ 137,167	\$ 164	\$ -	\$ 27,798	\$ 165,129	\$ (0)
2025	\$ 137,167	\$ 103,736	\$ -	\$ 90,428	\$ 331,331	\$ 137,167	\$ 146	\$ -	\$ 27,798	\$ 165,111	\$ 166,220
2026	\$ 137,167	\$ 92,304	\$ -	\$ 90,428	\$ 319,898	\$ 137,167	\$ 114	\$ -	\$ 27,798	\$ 165,079	\$ 154,819
2027	\$ 137,167	\$ 72,579	\$ -	\$ 117,326	\$ 327,073	\$ 138,539	\$ 82	\$ -	\$ 27,798	\$ 166,419	\$ 160,654
2028	\$ 137,167	\$ 57,014	\$ -	\$ 117,326	\$ 311,508	\$ 138,539	\$ 48	\$ -	\$ 27,798	\$ 166,384	\$ 145,123
2029	\$ 137,167	\$ 44,879	\$ -	\$ 120,012	\$ 302,058	\$ 139,924	\$ 26	\$ -	\$ 27,798	\$ 167,749	\$ 134,309
2030	\$ 137,167	\$ 32,410	\$ -	\$ 120,012	\$ 289,589	\$ 139,924	\$ 291	\$ -	\$ 27,798	\$ 168,013	\$ 121,576
2031	\$ 137,167	\$ 18,879	\$ -	\$ 122,778	\$ 278,824	\$ 141,324	\$ 259	\$ -	\$ 27,798	\$ 169,381	\$ 109,444
2032	\$ 137,167	\$ 10,541	\$ -	\$ 122,778	\$ 270,486	\$ 141,324	\$ 204	\$ -	\$ 27,798	\$ 169,325	\$ 101,161
2033	\$ 137,167	\$ 114,110	\$ -	\$ 125,628	\$ 376,905	\$ 142,737	\$ 160	\$ -	\$ 27,798	\$ 170,695	\$ 206,210
2034	\$ 137,167	\$ 101,534	\$ -	\$ 125,628	\$ 364,329	\$ 142,737	\$ 125	\$ -	\$ 27,798	\$ 170,660	\$ 193,669
2035	\$ 137,167	\$ 79,837	\$ -	\$ 128,563	\$ 345,567	\$ 144,164	\$ 90	\$ -	\$ 27,798	\$ 172,052	\$ 173,515
2036	\$ 137,167	\$ 62,716	\$ -	\$ 128,563	\$ 328,446	\$ 144,164	\$ 52	\$ -	\$ 27,798	\$ 172,014	\$ 156,431
2037	\$ 137,167	\$ 49,367	\$ -	\$ 131,586	\$ 318,120	\$ 145,606	\$ 29	\$ -	\$ 27,798	\$ 173,433	\$ 144,687
2038	\$ 137,167	\$ 35,651	\$ -	\$ 131,586	\$ 304,404	\$ 145,606	\$ 320	\$ -	\$ 27,798	\$ 173,724	\$ 130,680
2039	\$ 137,167	\$ 20,766	\$ -	\$ 134,699	\$ 292,633	\$ 147,062	\$ 285	\$ -	\$ 27,798	\$ 175,145	\$ 117,488
2040	\$ 137,167	\$ 11,595	\$ -	\$ 134,699	\$ 283,461	\$ 147,062	\$ 224	\$ -	\$ 27,798	\$ 175,084	\$ 108,377
2041	\$ 137,167	\$ 125,521	\$ -	\$ 137,906	\$ 400,595	\$ 148,532	\$ 176	\$ -	\$ 27,798	\$ 176,507	\$ 224,088
2042	\$ 137,167	\$ 111,687	\$ -	\$ 137,906	\$ 386,761	\$ 148,532	\$ 138	\$ -	\$ 27,798	\$ 176,468	\$ 210,293
2043	\$ 137,167	\$ 87,821	\$ -	\$ 141,210	\$ 366,198	\$ 150,018	\$ 99	\$ -	\$ 27,798	\$ 177,915	\$ 188,283
2044	\$ 137,167	\$ 68,987	\$ -	\$ 141,210	\$ 347,364	\$ 150,018	\$ 58	\$ -	\$ 27,798	\$ 177,873	\$ 169,491
2045	\$ 1,398,592	\$ 54,260	\$ -	\$ 144,612	\$ 1,597,464	\$ 151,518	\$ 32	\$ -	\$ 27,798	\$ 179,348	\$ 1,418,116
<b>TOTALS</b>	<b>\$ 4,553,438</b>	<b>#####</b>	<b>\$ -</b>	<b>\$ 2,728,278</b>	<b>\$ 8,638,547</b>	<b>\$ 3,433,165</b>	<b>\$ 3,597</b>		<b>\$ 667,150</b>	<b>\$ 4,103,912</b>	<b>\$ 4,534,636</b>

**Table 16**  
**Estimated Metro Sales Tax Revenues**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Build Scenario		No-Build Scenario	Difference
	Half-Cent Metro Sales Tax (Not Subject to Capture by TIF)	"Build Scenario" Estimated Sales Taxes	"No-Build Scenario" Estimated Sales Taxes	
2022				
2023				
2024	\$ -	\$ -		\$ -
2025	\$ -	\$ -		\$ -
2026	\$ -	\$ -		\$ -
2027	\$ -	\$ -		\$ -
2028	\$ -	\$ -		\$ -
2029	\$ -	\$ -		\$ -
2030	\$ -	\$ -		\$ -
2031	\$ -	\$ -		\$ -
2032	\$ -	\$ -		\$ -
2033	\$ -	\$ -		\$ -
2034	\$ -	\$ -		\$ -
2035	\$ -	\$ -		\$ -
2036	\$ -	\$ -		\$ -
2037	\$ -	\$ -		\$ -
2038	\$ -	\$ -		\$ -
2039	\$ -	\$ -		\$ -
2040	\$ -	\$ -		\$ -
2041	\$ -	\$ -		\$ -
2042	\$ -	\$ -		\$ -
2043	\$ -	\$ -		\$ -
2044	\$ -	\$ -		\$ -
2045	\$ -	\$ -		\$ -
<b>TOTALS</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>



**Table 17**  
**Estimated Great Rivers Greenway Sales Tax Revenues**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Build Scenario			No-Build Scenario	Difference
	0.188% (Not Subject to Capture by TIF)	0.1% (Subject to Capture by TIF)	"Build Scenario" Estimated Sales Taxes	"No-Build Scenario" Estimated Sales Taxes	
2022					
2023					
2024	\$ -	\$ -	\$ -		\$ -
2025	\$ -	\$ -	\$ -		\$ -
2026	\$ -	\$ -	\$ -		\$ -
2027	\$ -	\$ -	\$ -		\$ -
2028	\$ -	\$ -	\$ -		\$ -
2029	\$ -	\$ -	\$ -		\$ -
2030	\$ -	\$ -	\$ -		\$ -
2031	\$ -	\$ -	\$ -		\$ -
2032	\$ -	\$ -	\$ -		\$ -
2033	\$ -	\$ -	\$ -		\$ -
2034	\$ -	\$ -	\$ -		\$ -
2035	\$ -	\$ -	\$ -		\$ -
2036	\$ -	\$ -	\$ -		\$ -
2037	\$ -	\$ -	\$ -		\$ -
2038	\$ -	\$ -	\$ -		\$ -
2039	\$ -	\$ -	\$ -		\$ -
2040	\$ -	\$ -	\$ -		\$ -
2041	\$ -	\$ -	\$ -		\$ -
2042	\$ -	\$ -	\$ -		\$ -
2043	\$ -	\$ -	\$ -		\$ -
2044	\$ -	\$ -	\$ -		\$ -
2045	\$ -	\$ -	\$ -		\$ -
<b>TOTALS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

**Table 18**  
**Estimated State of Missouri Revenues**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Build Scenario					No-Build Scenario					Difference
	Property Taxes	Personal Property	Commercial Surcharge	Sales Taxes	"Build Scenario" Totals	Property Taxes	Personal Property	Commercial Surcharge	Sales Taxes	"No-Build Scenario" Totals	
2022	\$ 830	\$ 2	\$ 159		\$ 991	\$ 830	\$ 2	\$ 159		\$ 991	\$ (0)
2023	\$ 830	\$ 1	\$ 159		\$ 990	\$ 830	\$ 1	\$ 159		\$ 990	\$ (0)
2024	\$ 831	\$ 1	\$ 159	\$ -	\$ 991	\$ 830	\$ 1	\$ 159		\$ 990	\$ 1
2025	\$ 4,153	\$ 628	\$ 517	\$ -	\$ 5,298	\$ 830	\$ 1	\$ 159		\$ 990	\$ 4,308
2026	\$ 5,578	\$ 559	\$ 517	\$ -	\$ 6,654	\$ 830	\$ 1	\$ 159		\$ 990	\$ 5,664
2027	\$ 6,493	\$ 440	\$ 671	\$ -	\$ 7,604	\$ 840	\$ 0	\$ 159		\$ 999	\$ 6,604
2028	\$ 6,493	\$ 345	\$ 671	\$ -	\$ 7,509	\$ 840	\$ 0	\$ 159		\$ 999	\$ 6,510
2029	\$ 6,688	\$ 272	\$ 686	\$ -	\$ 7,646	\$ 850	\$ 0	\$ 159		\$ 1,009	\$ 6,637
2030	\$ 6,688	\$ 196	\$ 686	\$ -	\$ 7,570	\$ 850	\$ 2	\$ 159		\$ 1,011	\$ 6,560
2031	\$ 6,888	\$ 114	\$ 702	\$ -	\$ 7,705	\$ 860	\$ 2	\$ 159		\$ 1,021	\$ 6,684
2032	\$ 6,888	\$ 64	\$ 702	\$ -	\$ 7,654	\$ 860	\$ 1	\$ 159		\$ 1,020	\$ 6,634
2033	\$ 7,095	\$ 691	\$ 718	\$ -	\$ 8,505	\$ 860	\$ 1	\$ 159		\$ 1,020	\$ 7,485
2034	\$ 7,095	\$ 615	\$ 718	\$ -	\$ 8,429	\$ 860	\$ 1	\$ 159		\$ 1,020	\$ 7,409
2035	\$ 7,308	\$ 484	\$ 735	\$ -	\$ 8,527	\$ 870	\$ 1	\$ 159		\$ 1,030	\$ 7,497
2036	\$ 7,308	\$ 380	\$ 735	\$ -	\$ 8,423	\$ 870	\$ 0	\$ 159		\$ 1,029	\$ 7,394
2037	\$ 7,527	\$ 299	\$ 753	\$ -	\$ 8,579	\$ 880	\$ 0	\$ 159		\$ 1,039	\$ 7,540
2038	\$ 7,527	\$ 216	\$ 753	\$ -	\$ 8,496	\$ 880	\$ 2	\$ 159		\$ 1,041	\$ 7,455
2039	\$ 7,753	\$ 126	\$ 770	\$ -	\$ 8,649	\$ 890	\$ 2	\$ 159		\$ 1,051	\$ 7,598
2040	\$ 7,753	\$ 70	\$ 770	\$ -	\$ 8,594	\$ 890	\$ 1	\$ 159		\$ 1,050	\$ 7,543
2041	\$ 7,986	\$ 760	\$ 789	\$ -	\$ 9,535	\$ 900	\$ 1	\$ 159		\$ 1,060	\$ 8,475
2042	\$ 7,986	\$ 677	\$ 789	\$ -	\$ 9,451	\$ 900	\$ 1	\$ 159		\$ 1,060	\$ 8,391
2043	\$ 8,225	\$ 532	\$ 808	\$ -	\$ 9,565	\$ 910	\$ 1	\$ 159		\$ 1,070	\$ 8,495
2044	\$ 8,225	\$ 418	\$ 808	\$ -	\$ 9,451	\$ 910	\$ 0	\$ 159		\$ 1,069	\$ 8,381
2045	\$ 8,472	\$ 329	\$ 827	\$ -	\$ 9,628	\$ 920	\$ 0	\$ 159		\$ 1,079	\$ 8,548
<b>TOTALS</b>	<b>\$ 152,619</b>	<b>\$ 8,219</b>	<b>\$ 15,603</b>	<b>\$ -</b>	<b>\$ 176,441</b>	<b>\$ 20,790</b>	<b>\$ 22</b>	<b>\$ 3,815</b>		<b>\$ 24,627</b>	<b>\$ 151,814</b>

**Table 19**  
**Estimated Fiscal Impact Upon St. Louis Community College and the Metropolitan Zoo-Museum District**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	St. Louis Community College									Metropolitan Zoo Museum District								
	Build Scenario				No Build Scenario				Difference	Build Scenario				No Build Scenario				Difference
	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals		Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	
2022	\$ 7,719	\$ 15	\$ 1,090	\$ 8,824	\$ 7,719	\$ 15	\$ 1,090	\$ 8,824	\$ (0)	\$ 6,799	\$ 13	\$ 1,408	\$ 8,221	\$ 6,799	\$ 13	\$ 1,408	\$ 8,221	\$ (0)
2023	\$ 7,719	\$ 12	\$ 1,090	\$ 8,821	\$ 7,719	\$ 12	\$ 1,090	\$ 8,821	\$ (0)	\$ 6,799	\$ 10	\$ 1,408	\$ 8,218	\$ 6,799	\$ 10	\$ 1,408	\$ 8,218	\$ (0)
2024	\$ 7,719	\$ 9	\$ 1,090	\$ 8,818	\$ 7,719	\$ 9	\$ 1,090	\$ 8,818	\$ (0)	\$ 6,799	\$ 8	\$ 1,408	\$ 8,216	\$ 6,799	\$ 8	\$ 1,408	\$ 8,216	\$ (0)
2025	\$ 7,719	\$ 5,838	\$ 3,546	\$ 17,103	\$ 7,719	\$ 8	\$ 1,090	\$ 8,817	\$ 8,285	\$ 6,799	\$ 5,142	\$ 4,580	\$ 16,522	\$ 6,799	\$ 7	\$ 1,408	\$ 8,215	\$ 8,307
2026	\$ 7,719	\$ 5,194	\$ 3,546	\$ 16,459	\$ 7,719	\$ 6	\$ 1,090	\$ 8,815	\$ 7,644	\$ 6,799	\$ 4,575	\$ 4,580	\$ 15,955	\$ 6,799	\$ 6	\$ 1,408	\$ 8,213	\$ 7,742
2027	\$ 7,719	\$ 4,084	\$ 4,601	\$ 16,404	\$ 7,796	\$ 5	\$ 1,090	\$ 8,891	\$ 7,513	\$ 6,799	\$ 3,598	\$ 5,943	\$ 16,340	\$ 6,867	\$ 4	\$ 1,408	\$ 8,279	\$ 8,061
2028	\$ 7,719	\$ 3,208	\$ 4,601	\$ 15,528	\$ 7,796	\$ 3	\$ 1,090	\$ 8,889	\$ 6,639	\$ 6,799	\$ 2,826	\$ 5,943	\$ 15,569	\$ 6,867	\$ 2	\$ 1,408	\$ 8,278	\$ 7,291
2029	\$ 7,719	\$ 2,525	\$ 4,706	\$ 14,951	\$ 7,874	\$ 1	\$ 1,090	\$ 8,966	\$ 5,985	\$ 6,799	\$ 2,225	\$ 6,079	\$ 15,103	\$ 6,936	\$ 1	\$ 1,408	\$ 8,345	\$ 6,758
2030	\$ 7,719	\$ 1,824	\$ 4,706	\$ 14,249	\$ 7,874	\$ 16	\$ 1,090	\$ 8,981	\$ 5,269	\$ 6,799	\$ 1,607	\$ 6,079	\$ 14,485	\$ 6,936	\$ 14	\$ 1,408	\$ 8,359	\$ 6,126
2031	\$ 7,719	\$ 1,062	\$ 4,815	\$ 13,596	\$ 7,953	\$ 15	\$ 1,090	\$ 9,057	\$ 4,539	\$ 6,799	\$ 936	\$ 6,219	\$ 13,954	\$ 7,005	\$ 13	\$ 1,408	\$ 8,426	\$ 5,528
2032	\$ 7,719	\$ 593	\$ 4,815	\$ 13,127	\$ 7,953	\$ 11	\$ 1,090	\$ 9,054	\$ 4,073	\$ 6,799	\$ 523	\$ 6,219	\$ 13,541	\$ 7,005	\$ 10	\$ 1,408	\$ 8,424	\$ 5,117
2033	\$ 7,719	\$ 6,421	\$ 4,927	\$ 19,067	\$ 8,032	\$ 9	\$ 1,090	\$ 9,131	\$ 9,935	\$ 6,799	\$ 5,656	\$ 6,364	\$ 18,819	\$ 7,075	\$ 8	\$ 1,408	\$ 8,491	\$ 10,328
2034	\$ 7,719	\$ 5,714	\$ 4,927	\$ 18,359	\$ 8,032	\$ 7	\$ 1,090	\$ 9,129	\$ 9,230	\$ 6,799	\$ 5,033	\$ 6,364	\$ 18,196	\$ 7,075	\$ 6	\$ 1,408	\$ 8,490	\$ 9,706
2035	\$ 7,719	\$ 4,493	\$ 5,042	\$ 17,253	\$ 8,113	\$ 5	\$ 1,090	\$ 9,208	\$ 8,045	\$ 6,799	\$ 3,958	\$ 6,512	\$ 17,269	\$ 7,146	\$ 4	\$ 1,408	\$ 8,559	\$ 8,710
2036	\$ 7,719	\$ 3,529	\$ 5,042	\$ 16,290	\$ 8,113	\$ 3	\$ 1,090	\$ 9,206	\$ 7,084	\$ 6,799	\$ 3,109	\$ 6,512	\$ 16,420	\$ 7,146	\$ 3	\$ 1,408	\$ 8,557	\$ 7,863
2037	\$ 7,719	\$ 2,778	\$ 5,160	\$ 15,657	\$ 8,194	\$ 2	\$ 1,090	\$ 9,285	\$ 6,372	\$ 6,799	\$ 2,447	\$ 6,665	\$ 15,912	\$ 7,218	\$ 1	\$ 1,408	\$ 8,627	\$ 7,285
2038	\$ 7,719	\$ 2,006	\$ 5,160	\$ 14,885	\$ 8,194	\$ 18	\$ 1,090	\$ 9,302	\$ 5,583	\$ 6,799	\$ 1,767	\$ 6,665	\$ 15,232	\$ 7,218	\$ 16	\$ 1,408	\$ 8,642	\$ 6,590
2039	\$ 7,719	\$ 1,169	\$ 5,282	\$ 14,170	\$ 8,276	\$ 16	\$ 1,090	\$ 9,382	\$ 4,788	\$ 6,799	\$ 1,029	\$ 6,823	\$ 14,652	\$ 7,290	\$ 14	\$ 1,408	\$ 8,712	\$ 5,940
2040	\$ 7,719	\$ 652	\$ 5,282	\$ 13,654	\$ 8,276	\$ 13	\$ 1,090	\$ 9,378	\$ 4,275	\$ 6,799	\$ 575	\$ 6,823	\$ 14,197	\$ 7,290	\$ 11	\$ 1,408	\$ 8,709	\$ 5,488
2041	\$ 7,719	\$ 7,063	\$ 5,408	\$ 20,190	\$ 8,358	\$ 10	\$ 1,090	\$ 9,458	\$ 10,732	\$ 6,799	\$ 6,222	\$ 6,985	\$ 20,007	\$ 7,363	\$ 9	\$ 1,408	\$ 8,780	\$ 11,227
2042	\$ 7,719	\$ 6,285	\$ 5,408	\$ 19,412	\$ 8,358	\$ 8	\$ 1,090	\$ 9,456	\$ 9,956	\$ 6,799	\$ 5,536	\$ 6,985	\$ 19,321	\$ 7,363	\$ 7	\$ 1,408	\$ 8,778	\$ 10,544
2043	\$ 7,719	\$ 4,942	\$ 5,538	\$ 18,199	\$ 8,442	\$ 6	\$ 1,090	\$ 9,538	\$ 8,661	\$ 6,799	\$ 4,353	\$ 7,153	\$ 18,305	\$ 7,436	\$ 5	\$ 1,408	\$ 8,849	\$ 9,456
2044	\$ 7,719	\$ 3,882	\$ 5,538	\$ 17,139	\$ 8,442	\$ 3	\$ 1,090	\$ 9,535	\$ 7,603	\$ 6,799	\$ 3,420	\$ 7,153	\$ 17,372	\$ 7,436	\$ 3	\$ 1,408	\$ 8,847	\$ 8,525
2045	\$ 78,704	\$ 3,053	\$ 5,671	\$ 87,428	\$ 8,526	\$ 2	\$ 1,090	\$ 9,618	\$ 77,810	\$ 69,328	\$ 2,690	\$ 7,325	\$ 79,343	\$ 7,511	\$ 2	\$ 1,408	\$ 8,920	\$ 70,423
<b>TOTALS</b>	<b>\$ 256,238</b>	<b>\$ 76,354</b>	<b>\$ 106,991</b>	<b>\$ 439,583</b>	<b>\$ 193,196</b>	<b>\$ 202</b>	<b>\$ 26,163</b>	<b>\$ 219,561</b>	<b>\$ 220,021</b>	<b>\$ 225,714</b>	<b>\$ 67,258</b>	<b>\$ 138,197</b>	<b>\$ 431,169</b>	<b>\$ 170,182</b>	<b>\$ 178</b>	<b>\$ 33,794</b>	<b>\$ 204,154</b>	<b>\$ 227,015</b>

**Table 20**  
**Estimated Fiscal Impact Upon Metropolitan Sewer District and Sheltered Workshop**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Metropolitan Sewer District									Sheltered Workshop								
	Build Scenario				No Build Scenario				Difference	Build Scenario				No Build Scenario				Difference
	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals		Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	
2022	\$ 2,883	\$ 6	\$ 590	\$ 3,479	\$ 2,883	\$ 6	\$ 590	\$ 3,479	\$ (0)	\$ 3,690	\$ 7	\$ 749	\$ 4,447	\$ 3,690	\$ 7	\$ 749	\$ 4,447	\$ (0)
2023	\$ 2,883	\$ 4	\$ 590	\$ 3,478	\$ 2,883	\$ 4	\$ 590	\$ 3,478	\$ (0)	\$ 3,690	\$ 6	\$ 749	\$ 4,445	\$ 3,690	\$ 6	\$ 749	\$ 4,445	\$ (0)
2024	\$ 2,883	\$ 3	\$ 590	\$ 3,477	\$ 2,883	\$ 3	\$ 590	\$ 3,477	\$ (0)	\$ 3,692	\$ 4	\$ 749	\$ 4,446	\$ 3,690	\$ 4	\$ 749	\$ 4,444	\$ 2
2025	\$ 2,883	\$ 2,180	\$ 1,921	\$ 6,984	\$ 2,883	\$ 3	\$ 590	\$ 3,477	\$ 3,508	\$ 18,452	\$ 2,792	\$ 2,438	\$ 23,682	\$ 3,690	\$ 4	\$ 749	\$ 4,443	\$ 19,239
2026	\$ 2,883	\$ 1,940	\$ 1,921	\$ 6,744	\$ 2,883	\$ 2	\$ 590	\$ 3,476	\$ 3,268	\$ 24,784	\$ 2,484	\$ 2,438	\$ 29,706	\$ 3,690	\$ 3	\$ 749	\$ 4,443	\$ 25,264
2027	\$ 2,883	\$ 1,526	\$ 2,492	\$ 6,901	\$ 2,912	\$ 2	\$ 590	\$ 3,504	\$ 3,397	\$ 28,850	\$ 1,953	\$ 3,163	\$ 33,967	\$ 3,730	\$ 2	\$ 749	\$ 4,482	\$ 29,486
2028	\$ 2,883	\$ 1,198	\$ 2,492	\$ 6,574	\$ 2,912	\$ 1	\$ 590	\$ 3,503	\$ 3,070	\$ 28,850	\$ 1,535	\$ 3,163	\$ 33,548	\$ 3,730	\$ 1	\$ 749	\$ 4,481	\$ 29,067
2029	\$ 2,883	\$ 943	\$ 2,549	\$ 6,376	\$ 2,941	\$ 1	\$ 590	\$ 3,532	\$ 2,844	\$ 29,716	\$ 1,208	\$ 3,236	\$ 34,160	\$ 3,770	\$ 1	\$ 749	\$ 4,520	\$ 29,639
2030	\$ 2,883	\$ 681	\$ 2,549	\$ 6,114	\$ 2,941	\$ 6	\$ 590	\$ 3,538	\$ 2,576	\$ 29,716	\$ 872	\$ 3,236	\$ 33,824	\$ 3,770	\$ 8	\$ 749	\$ 4,527	\$ 29,297
2031	\$ 2,883	\$ 397	\$ 2,608	\$ 5,888	\$ 2,971	\$ 5	\$ 590	\$ 3,566	\$ 2,322	\$ 30,607	\$ 508	\$ 3,310	\$ 34,426	\$ 3,800	\$ 7	\$ 749	\$ 4,556	\$ 29,869
2032	\$ 2,883	\$ 222	\$ 2,608	\$ 5,713	\$ 2,971	\$ 4	\$ 590	\$ 3,565	\$ 2,147	\$ 30,607	\$ 284	\$ 3,310	\$ 34,201	\$ 3,800	\$ 5	\$ 749	\$ 4,555	\$ 29,646
2033	\$ 2,883	\$ 2,399	\$ 2,669	\$ 7,950	\$ 3,000	\$ 3	\$ 590	\$ 3,594	\$ 4,356	\$ 31,526	\$ 3,071	\$ 3,387	\$ 37,984	\$ 3,840	\$ 4	\$ 749	\$ 4,594	\$ 33,390
2034	\$ 2,883	\$ 2,134	\$ 2,669	\$ 7,686	\$ 3,000	\$ 3	\$ 590	\$ 3,593	\$ 4,093	\$ 31,526	\$ 2,733	\$ 3,387	\$ 37,646	\$ 3,840	\$ 3	\$ 749	\$ 4,593	\$ 33,053
2035	\$ 2,883	\$ 1,678	\$ 2,731	\$ 7,292	\$ 3,030	\$ 2	\$ 590	\$ 3,623	\$ 3,670	\$ 32,471	\$ 2,149	\$ 3,466	\$ 38,086	\$ 3,880	\$ 2	\$ 749	\$ 4,632	\$ 33,455
2036	\$ 2,883	\$ 1,318	\$ 2,731	\$ 6,932	\$ 3,030	\$ 1	\$ 590	\$ 3,622	\$ 3,310	\$ 32,471	\$ 1,688	\$ 3,466	\$ 37,626	\$ 3,880	\$ 1	\$ 749	\$ 4,631	\$ 32,995
2037	\$ 2,883	\$ 1,038	\$ 2,795	\$ 6,716	\$ 3,061	\$ 1	\$ 590	\$ 3,652	\$ 3,064	\$ 33,446	\$ 1,329	\$ 3,548	\$ 38,322	\$ 3,920	\$ 1	\$ 749	\$ 4,670	\$ 33,652
2038	\$ 2,883	\$ 749	\$ 2,795	\$ 6,428	\$ 3,061	\$ 7	\$ 590	\$ 3,658	\$ 2,770	\$ 33,446	\$ 960	\$ 3,548	\$ 37,953	\$ 3,920	\$ 9	\$ 749	\$ 4,678	\$ 33,275
2039	\$ 2,883	\$ 436	\$ 2,861	\$ 6,181	\$ 3,091	\$ 6	\$ 590	\$ 3,688	\$ 2,493	\$ 34,449	\$ 559	\$ 3,632	\$ 38,640	\$ 3,960	\$ 8	\$ 749	\$ 4,717	\$ 33,922
2040	\$ 2,883	\$ 244	\$ 2,861	\$ 5,988	\$ 3,091	\$ 5	\$ 590	\$ 3,686	\$ 2,302	\$ 34,449	\$ 312	\$ 3,632	\$ 38,393	\$ 3,960	\$ 6	\$ 749	\$ 4,715	\$ 33,677
2041	\$ 2,883	\$ 2,638	\$ 2,929	\$ 8,451	\$ 3,122	\$ 4	\$ 590	\$ 3,716	\$ 4,735	\$ 35,482	\$ 3,378	\$ 3,718	\$ 42,579	\$ 4,000	\$ 5	\$ 749	\$ 4,754	\$ 37,825
2042	\$ 2,883	\$ 2,348	\$ 2,929	\$ 8,160	\$ 3,122	\$ 3	\$ 590	\$ 3,715	\$ 4,445	\$ 35,482	\$ 3,006	\$ 3,718	\$ 42,207	\$ 4,000	\$ 4	\$ 749	\$ 4,753	\$ 37,453
2043	\$ 2,883	\$ 1,846	\$ 3,000	\$ 7,729	\$ 3,153	\$ 2	\$ 590	\$ 3,746	\$ 3,983	\$ 36,547	\$ 2,364	\$ 3,807	\$ 42,718	\$ 4,040	\$ 3	\$ 749	\$ 4,792	\$ 37,926
2044	\$ 2,883	\$ 1,450	\$ 3,000	\$ 7,333	\$ 3,153	\$ 1	\$ 590	\$ 3,745	\$ 3,588	\$ 36,547	\$ 1,857	\$ 3,807	\$ 42,211	\$ 4,040	\$ 2	\$ 749	\$ 4,791	\$ 37,420
2045	\$ 29,397	\$ 1,141	\$ 3,072	\$ 33,610	\$ 3,185	\$ 1	\$ 590	\$ 3,776	\$ 29,834	\$ 37,643	\$ 1,460	\$ 3,899	\$ 43,003	\$ 4,080	\$ 1	\$ 749	\$ 4,830	\$ 38,172
<b>TOTALS</b>	<b>\$ 95,710</b>	<b>\$ 28,520</b>	<b>\$ 57,954</b>	<b>\$ 182,183</b>	<b>\$ 72,163</b>	<b>\$ 76</b>	<b>\$ 14,171</b>	<b>\$ 86,410</b>	<b>\$ 95,773</b>	<b>\$ 678,142</b>	<b>\$ 36,519</b>	<b>\$ 73,557</b>	<b>\$ 788,218</b>	<b>\$ 92,410</b>	<b>\$ 97</b>	<b>\$ 17,987</b>	<b>\$ 110,494</b>	<b>\$ 677,724</b>

**Table 21**  
**Estimated Fiscal Impact Upon Senior Services and Community Mental Health**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Senior Services									Community Mental Health								
	Build Scenario				No Build Scenario				Difference	Build Scenario				No Build Scenario				Difference
	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals		Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	
2022	\$ 1,352	\$ 3	\$ 295	\$ 1,649	\$ 1,352	\$ 3	\$ 295	\$ 1,649	\$ (0)	\$ 2,415	\$ 5	\$ 454	\$ 2,874	\$ 2,415	\$ 5	\$ 454	\$ 2,874	\$ (0)
2023	\$ 1,352	\$ 2	\$ 295	\$ 1,649	\$ 1,352	\$ 2	\$ 295	\$ 1,649	\$ (0)	\$ 2,415	\$ 4	\$ 454	\$ 2,873	\$ 2,415	\$ 4	\$ 454	\$ 2,873	\$ (0)
2024	\$ 1,352	\$ 2	\$ 295	\$ 1,648	\$ 1,352	\$ 2	\$ 295	\$ 1,648	\$ (0)	\$ 2,415	\$ 3	\$ 454	\$ 2,872	\$ 2,415	\$ 3	\$ 454	\$ 2,872	\$ (0)
2025	\$ 1,352	\$ 1,022	\$ 960	\$ 3,334	\$ 1,352	\$ 1	\$ 295	\$ 1,648	\$ 1,686	\$ 2,415	\$ 1,826	\$ 1,478	\$ 5,719	\$ 2,415	\$ 3	\$ 454	\$ 2,872	\$ 2,847
2026	\$ 1,352	\$ 910	\$ 960	\$ 3,221	\$ 1,352	\$ 1	\$ 295	\$ 1,648	\$ 1,574	\$ 2,415	\$ 1,625	\$ 1,478	\$ 5,518	\$ 2,415	\$ 2	\$ 454	\$ 2,871	\$ 2,647
2027	\$ 1,352	\$ 715	\$ 1,246	\$ 3,313	\$ 1,365	\$ 1	\$ 295	\$ 1,661	\$ 1,652	\$ 2,439	\$ 1,278	\$ 1,917	\$ 5,634	\$ 2,439	\$ 1	\$ 454	\$ 2,895	\$ 2,739
2028	\$ 1,352	\$ 562	\$ 1,246	\$ 3,159	\$ 1,365	\$ 0	\$ 295	\$ 1,661	\$ 1,499	\$ 2,439	\$ 1,004	\$ 1,917	\$ 5,360	\$ 2,439	\$ 1	\$ 454	\$ 2,894	\$ 2,466
2029	\$ 1,352	\$ 442	\$ 1,275	\$ 3,068	\$ 1,379	\$ 0	\$ 295	\$ 1,674	\$ 1,394	\$ 2,464	\$ 790	\$ 1,961	\$ 5,215	\$ 2,464	\$ 0	\$ 454	\$ 2,918	\$ 2,296
2030	\$ 1,352	\$ 319	\$ 1,275	\$ 2,946	\$ 1,379	\$ 3	\$ 295	\$ 1,677	\$ 1,269	\$ 2,464	\$ 571	\$ 1,961	\$ 4,995	\$ 2,464	\$ 5	\$ 454	\$ 2,923	\$ 2,072
2031	\$ 1,352	\$ 186	\$ 1,304	\$ 2,842	\$ 1,393	\$ 3	\$ 295	\$ 1,690	\$ 1,151	\$ 2,488	\$ 332	\$ 2,006	\$ 4,827	\$ 2,488	\$ 5	\$ 454	\$ 2,947	\$ 1,880
2032	\$ 1,352	\$ 104	\$ 1,304	\$ 2,759	\$ 1,393	\$ 2	\$ 295	\$ 1,690	\$ 1,070	\$ 2,488	\$ 186	\$ 2,006	\$ 4,680	\$ 2,488	\$ 4	\$ 454	\$ 2,946	\$ 1,734
2033	\$ 1,352	\$ 1,124	\$ 1,334	\$ 3,810	\$ 1,406	\$ 2	\$ 295	\$ 1,703	\$ 2,107	\$ 2,513	\$ 2,009	\$ 2,053	\$ 6,575	\$ 2,513	\$ 3	\$ 454	\$ 2,970	\$ 3,605
2034	\$ 1,352	\$ 1,000	\$ 1,334	\$ 3,686	\$ 1,406	\$ 1	\$ 295	\$ 1,703	\$ 1,983	\$ 2,513	\$ 1,788	\$ 2,053	\$ 6,354	\$ 2,513	\$ 2	\$ 454	\$ 2,970	\$ 3,384
2035	\$ 1,352	\$ 787	\$ 1,365	\$ 3,504	\$ 1,421	\$ 1	\$ 295	\$ 1,717	\$ 1,787	\$ 2,538	\$ 1,406	\$ 2,101	\$ 6,045	\$ 2,538	\$ 2	\$ 454	\$ 2,994	\$ 3,051
2036	\$ 1,352	\$ 618	\$ 1,365	\$ 3,335	\$ 1,421	\$ 1	\$ 295	\$ 1,716	\$ 1,619	\$ 2,538	\$ 1,104	\$ 2,101	\$ 5,743	\$ 2,538	\$ 1	\$ 454	\$ 2,993	\$ 2,750
2037	\$ 1,352	\$ 486	\$ 1,398	\$ 3,236	\$ 1,435	\$ 0	\$ 295	\$ 1,730	\$ 1,505	\$ 2,564	\$ 869	\$ 2,150	\$ 5,583	\$ 2,564	\$ 1	\$ 454	\$ 3,018	\$ 2,565
2038	\$ 1,352	\$ 351	\$ 1,398	\$ 3,100	\$ 1,435	\$ 3	\$ 295	\$ 1,733	\$ 1,367	\$ 2,564	\$ 628	\$ 2,150	\$ 5,341	\$ 2,564	\$ 6	\$ 454	\$ 3,024	\$ 2,318
2039	\$ 1,352	\$ 205	\$ 1,431	\$ 2,987	\$ 1,449	\$ 3	\$ 295	\$ 1,747	\$ 1,240	\$ 2,589	\$ 366	\$ 2,201	\$ 5,156	\$ 2,589	\$ 5	\$ 454	\$ 3,049	\$ 2,107
2040	\$ 1,352	\$ 114	\$ 1,431	\$ 2,896	\$ 1,449	\$ 2	\$ 295	\$ 1,747	\$ 1,150	\$ 2,589	\$ 204	\$ 2,201	\$ 4,994	\$ 2,589	\$ 4	\$ 454	\$ 3,047	\$ 1,947
2041	\$ 1,352	\$ 1,237	\$ 1,465	\$ 4,053	\$ 1,464	\$ 2	\$ 295	\$ 1,761	\$ 2,293	\$ 2,615	\$ 2,210	\$ 2,253	\$ 7,079	\$ 2,615	\$ 3	\$ 454	\$ 3,073	\$ 4,006
2042	\$ 1,352	\$ 1,101	\$ 1,465	\$ 3,917	\$ 1,464	\$ 1	\$ 295	\$ 1,760	\$ 2,157	\$ 2,615	\$ 1,966	\$ 2,253	\$ 6,835	\$ 2,615	\$ 2	\$ 454	\$ 3,072	\$ 3,763
2043	\$ 1,352	\$ 865	\$ 1,500	\$ 3,717	\$ 1,478	\$ 1	\$ 295	\$ 1,774	\$ 1,942	\$ 2,641	\$ 1,546	\$ 2,307	\$ 6,495	\$ 2,641	\$ 2	\$ 454	\$ 3,097	\$ 3,398
2044	\$ 1,352	\$ 680	\$ 1,500	\$ 3,531	\$ 1,478	\$ 1	\$ 295	\$ 1,774	\$ 1,757	\$ 2,641	\$ 1,215	\$ 2,307	\$ 6,163	\$ 2,641	\$ 1	\$ 454	\$ 3,097	\$ 3,067
2045	\$ 13,781	\$ 535	\$ 1,536	\$ 15,851	\$ 1,493	\$ 0	\$ 295	\$ 1,789	\$ 14,063	\$ 2,668	\$ 955	\$ 2,363	\$ 5,986	\$ 2,668	\$ 1	\$ 454	\$ 3,123	\$ 2,864
<b>TOTALS</b>	<b>\$ 44,867</b>	<b>\$ 13,369</b>	<b>\$ 28,977</b>	<b>\$ 87,213</b>	<b>\$ 33,828</b>	<b>\$ 35</b>	<b>\$ 7,086</b>	<b>\$ 40,950</b>	<b>\$ 46,264</b>	<b>\$ 60,447</b>	<b>\$ 23,890</b>	<b>\$ 44,580</b>	<b>\$ 128,917</b>	<b>\$ 60,447</b>	<b>\$ 63</b>	<b>\$ 10,901</b>	<b>\$ 71,412</b>	<b>\$ 57,505</b>

**Table 22**  
**Estimated Fiscal Impact Upon the Community Children's Fund and the Library**  
 St. Louis Innovation District RPA 4  
 St. Louis, MO

Year	Community Children's Service Fund									Library								
	Build Scenario				No Build Scenario				Difference	Build Scenario				No Build Scenario				Difference
	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals		Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	Property Taxes	Personal Property	Commercial Surcharge	Estimated Totals	
2022	\$ 6,766	\$ 13	\$ 1,022	\$ 7,801	\$ 6,766	\$ 13	\$ 1,022	\$ 7,801	\$ (0)	\$ 15,064	\$ 29	\$ 2,998	\$ 18,091	\$ 15,064	\$ 29	\$ 2,998	\$ 18,091	\$ (0)
2023	\$ 6,766	\$ 10	\$ 1,022	\$ 7,798	\$ 6,766	\$ 10	\$ 1,022	\$ 7,798	\$ (0)	\$ 15,064	\$ 23	\$ 2,998	\$ 18,085	\$ 15,064	\$ 23	\$ 2,998	\$ 18,085	\$ (0)
2024	\$ 6,766	\$ 8	\$ 1,022	\$ 7,796	\$ 6,766	\$ 8	\$ 1,022	\$ 7,796	\$ (0)	\$ 15,064	\$ 18	\$ 2,998	\$ 18,080	\$ 15,064	\$ 18	\$ 2,998	\$ 18,080	\$ (0)
2025	\$ 6,766	\$ 5,117	\$ 3,325	\$ 15,208	\$ 6,766	\$ 7	\$ 1,022	\$ 7,795	\$ 7,412	\$ 15,064	\$ 11,392	\$ 9,752	\$ 36,208	\$ 15,064	\$ 16	\$ 2,998	\$ 18,078	\$ 18,131
2026	\$ 6,766	\$ 4,553	\$ 3,325	\$ 14,644	\$ 6,766	\$ 6	\$ 1,022	\$ 7,794	\$ 6,850	\$ 15,064	\$ 10,137	\$ 9,752	\$ 34,953	\$ 15,064	\$ 13	\$ 2,998	\$ 18,074	\$ 16,879
2027	\$ 6,766	\$ 3,580	\$ 4,313	\$ 14,660	\$ 6,834	\$ 4	\$ 1,022	\$ 7,860	\$ 6,800	\$ 15,064	\$ 7,971	\$ 12,653	\$ 35,687	\$ 15,214	\$ 9	\$ 2,998	\$ 18,221	\$ 17,466
2028	\$ 6,766	\$ 2,812	\$ 4,313	\$ 13,892	\$ 6,834	\$ 2	\$ 1,022	\$ 7,858	\$ 6,034	\$ 15,064	\$ 6,261	\$ 12,653	\$ 33,978	\$ 15,214	\$ 5	\$ 2,998	\$ 18,218	\$ 15,761
2029	\$ 6,766	\$ 2,214	\$ 4,412	\$ 13,392	\$ 6,902	\$ 1	\$ 1,022	\$ 7,925	\$ 5,467	\$ 15,064	\$ 4,929	\$ 12,942	\$ 32,935	\$ 15,367	\$ 3	\$ 2,998	\$ 18,367	\$ 14,568
2030	\$ 6,766	\$ 1,599	\$ 4,412	\$ 12,777	\$ 6,902	\$ 14	\$ 1,022	\$ 7,938	\$ 4,839	\$ 15,064	\$ 3,559	\$ 12,942	\$ 31,566	\$ 15,367	\$ 32	\$ 2,998	\$ 18,396	\$ 13,169
2031	\$ 6,766	\$ 931	\$ 4,514	\$ 12,211	\$ 6,971	\$ 13	\$ 1,022	\$ 8,006	\$ 4,205	\$ 15,064	\$ 2,073	\$ 13,241	\$ 30,378	\$ 15,520	\$ 28	\$ 2,998	\$ 18,547	\$ 11,831
2032	\$ 6,766	\$ 520	\$ 4,514	\$ 11,800	\$ 6,971	\$ 10	\$ 1,022	\$ 8,003	\$ 3,797	\$ 15,064	\$ 1,158	\$ 13,241	\$ 29,462	\$ 15,520	\$ 22	\$ 2,998	\$ 18,541	\$ 10,922
2033	\$ 6,766	\$ 5,629	\$ 4,619	\$ 17,014	\$ 7,041	\$ 8	\$ 1,022	\$ 8,071	\$ 8,943	\$ 15,064	\$ 12,532	\$ 13,548	\$ 41,144	\$ 15,676	\$ 18	\$ 2,998	\$ 18,691	\$ 22,453
2034	\$ 6,766	\$ 5,008	\$ 4,619	\$ 16,393	\$ 7,041	\$ 6	\$ 1,022	\$ 8,069	\$ 8,324	\$ 15,064	\$ 11,151	\$ 13,548	\$ 39,763	\$ 15,676	\$ 14	\$ 2,998	\$ 18,687	\$ 21,075
2035	\$ 6,766	\$ 3,938	\$ 4,727	\$ 15,431	\$ 7,111	\$ 4	\$ 1,022	\$ 8,138	\$ 7,293	\$ 15,064	\$ 8,768	\$ 13,865	\$ 37,696	\$ 15,832	\$ 10	\$ 2,998	\$ 18,840	\$ 18,856
2036	\$ 6,766	\$ 3,094	\$ 4,727	\$ 14,586	\$ 7,111	\$ 3	\$ 1,022	\$ 8,136	\$ 6,450	\$ 15,064	\$ 6,888	\$ 13,865	\$ 35,816	\$ 15,832	\$ 6	\$ 2,998	\$ 18,836	\$ 16,980
2037	\$ 6,766	\$ 2,435	\$ 4,838	\$ 14,039	\$ 7,182	\$ 1	\$ 1,022	\$ 8,206	\$ 5,833	\$ 15,064	\$ 5,422	\$ 14,191	\$ 34,676	\$ 15,991	\$ 3	\$ 2,998	\$ 18,992	\$ 15,684
2038	\$ 6,766	\$ 1,759	\$ 4,838	\$ 13,362	\$ 7,182	\$ 16	\$ 1,022	\$ 8,220	\$ 5,142	\$ 15,064	\$ 3,915	\$ 14,191	\$ 33,170	\$ 15,991	\$ 35	\$ 2,998	\$ 19,024	\$ 14,146
2039	\$ 6,766	\$ 1,024	\$ 4,952	\$ 12,743	\$ 7,254	\$ 14	\$ 1,022	\$ 8,290	\$ 4,452	\$ 15,064	\$ 2,281	\$ 14,526	\$ 31,871	\$ 16,150	\$ 31	\$ 2,998	\$ 19,180	\$ 12,691
2040	\$ 6,766	\$ 572	\$ 4,952	\$ 12,290	\$ 7,254	\$ 11	\$ 1,022	\$ 8,287	\$ 4,003	\$ 15,064	\$ 1,273	\$ 14,526	\$ 30,864	\$ 16,150	\$ 25	\$ 2,998	\$ 19,173	\$ 11,691
2041	\$ 6,766	\$ 6,192	\$ 5,070	\$ 18,028	\$ 7,327	\$ 9	\$ 1,022	\$ 8,357	\$ 9,670	\$ 15,064	\$ 13,785	\$ 14,872	\$ 43,721	\$ 16,312	\$ 19	\$ 2,998	\$ 19,329	\$ 24,392
2042	\$ 6,766	\$ 5,509	\$ 5,070	\$ 17,345	\$ 7,327	\$ 7	\$ 1,022	\$ 8,356	\$ 8,990	\$ 15,064	\$ 12,266	\$ 14,872	\$ 42,202	\$ 16,312	\$ 15	\$ 2,998	\$ 19,325	\$ 22,877
2043	\$ 6,766	\$ 4,332	\$ 5,192	\$ 16,290	\$ 7,400	\$ 5	\$ 1,022	\$ 8,427	\$ 7,863	\$ 15,064	\$ 9,645	\$ 15,228	\$ 39,937	\$ 16,475	\$ 11	\$ 2,998	\$ 19,484	\$ 20,453
2044	\$ 6,766	\$ 3,403	\$ 5,192	\$ 15,361	\$ 7,400	\$ 3	\$ 1,022	\$ 8,425	\$ 6,936	\$ 15,064	\$ 7,576	\$ 15,228	\$ 37,869	\$ 16,475	\$ 6	\$ 2,998	\$ 19,479	\$ 18,389
2045	\$ 68,989	\$ 2,677	\$ 5,317	\$ 76,982	\$ 7,474	\$ 2	\$ 1,022	\$ 8,498	\$ 68,485	\$ 153,595	\$ 5,959	\$ 15,595	\$ 175,149	\$ 16,640	\$ 4	\$ 2,998	\$ 19,641	\$ 155,508
<b>TOTALS</b>	<b>\$ 224,610</b>	<b>\$ 66,929</b>	<b>\$ 100,304</b>	<b>\$ 391,844</b>	<b>\$ 169,350</b>	<b>\$ 177</b>	<b>\$ 24,528</b>	<b>\$ 194,055</b>	<b>\$ 197,789</b>	<b>\$ 500,064</b>	<b>\$ 149,009</b>	<b>\$ 294,226</b>	<b>\$ 943,298</b>	<b>\$ 377,034</b>	<b>\$ 395</b>	<b>\$ 71,948</b>	<b>\$ 449,376</b>	<b>\$ 493,922</b>

# APPENDIX

## **MEMORANDUM**

**TO:** Tax Increment Financing Commission of the City of Saint Louis, Missouri

**FROM:** St. Louis Innovation District, Inc.  
Sam Fiorello, Chief Executive Officer

**DATE:** August 30, 2022

**RE:** St. Louis Innovation District TIF Redevelopment Plan and Redevelopment Project Area 4

The TIF Act requires that the TIF Commission be supplied with sufficient information from the Developer, in this case St. Louis Innovation District, LLC (“Cortex”), so that the TIF Commission can make an informed determination regarding the financial feasibility of the Redevelopment Projects proposed in the Second Amended and Restated St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan (the “Plan”).

The purpose of the TIF is to support, with incremental TIF revenues, the implementation of public development and improvement projects within the TIF Redevelopment Area. This memorandum provides an overview of the scope of projects in which TIF may be utilized as a source of capital. It is expected that TIF revenues will support the issuance of TIF notes, bonds, or other financial obligations, allowing the Redevelopment Projects to be implemented. TIF revenues in future years, together with revenues generated by the projects so financed, will be utilized to repay principal and interest on any obligations.

Given the financial information currently available and the use of funding sources other than TIF for the successful completion of the Redevelopment Projects, the Developer believes that the Plan and Projects are financially feasible. Furthermore, without the use of TIF, the Redevelopment Projects would not be feasible.

### DESCRIPTION OF THE PROJECTS

Redevelopment Project Area 4 – The intent in this RPA is to implement one or more of the following: mixed-use, multi-family or single-family residential, office, lab/research space, restaurant and/or event space, and retail development, as well as surface and structured parking and infrastructure related to any of the foregoing.

### REVENUE AND EXPENSE PROJECTIONS

Table A, on the following page, enumerates the total costs of the component parts of the Redevelopment Project, which costs will be funded, in part, with TIF, a combination with other funding sources, as outlined above, and private financing.



The Cost/Benefit Analysis prepared by PGAV Planners indicates that up to \$15.7 million of TIF revenues will be generated by the Redevelopment Project. This financing will be allocated to specific projects in a manner expected to maximize private lending and investment for the projects and facilitate maximum availability of funding from the other sources listed above. In the approvals currently requested, all RPA 4 TIF revenues would be declared surplus until such time as additional project details are reviewed and approved.

#### FINANCIAL COMMITMENT

Cortex is actively engaged in obtaining capital from all sources listed above. Availability of funding for the Redevelopment Project will be subject to the financing plan developed for the project. A financing commitment letter related to the project is attached hereto as Exhibit A.

Cortex, through its wholly-owned subsidiary St. Louis Innovation District, LLC, the master developer, has successfully implemented developments in RPAs 1A(I), 1A(II), 3, 5, and 7 to date, together with several major Area-wide Redevelopment Projects such as Cortex Common and the Cortex Metro Station. Cortex achieves this development by developing projects both directly and through various sub-developer partners, including (to date) Wexford Science and Technology, IKEA, and Cortex stakeholders such as Washington University, BJC Health System, and others. Cortex anticipates that future development, including the Redevelopment Project, will be accomplished through efforts of these existing stakeholders as well as new-to-Cortex sub-developers, such as Keeley Properties.

Completed projects to date have added an estimated 2.67 million square feet of new/rehabbed building space, generated construction costs of approximately \$789,000,000, and added 6,000 permanent jobs with an annual payroll estimated at \$342,000,000. Additional funding sources to date include federal funding (TIGER Grant relating to the Metro Station) and State Supplemental TIF backed by certain sales tax revenues pledged by the State of Missouri to support ongoing redevelopment efforts. Based on success to date, Cortex recently completed its third public bond offering backed by district TIF and Supplemental TIF revenues.

**TABLE A**

<b>ST LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA ESTIMATED PROJECTS COSTS (In Millions) <sup>1, 2</sup></b>									
<b>RPA</b>	<b>Studies &amp; Professional Services</b>	<b>Property Ac- quisition &amp; Relocation</b>	<b>Demolition &amp; Site Prep Costs</b>	<b>Building Re- habilitation Costs</b>	<b>Public Infra- structure Costs</b>	<b>New Building Costs</b>	<b>Financing Costs</b>	<b>Contin- gency</b>	<b>TOTAL</b>
<b>4</b>	\$5.5	\$10.5	\$3.0	\$0.0	\$2.3	\$60.5	\$3.7	\$4.1	\$89.6

1. The estimation of Redevelopment Projects Costs is based upon certain assumptions that may not materialize and, as an estimate or projection, is subject to uncertainty and risks that could cause actual results to differ, possibly materially, from those contemplated in this estimation.
2. Because of the uncertainty of the above estimation and because the amount of costs for certain categories may vary as a result of unforeseen events and circumstances, the above costs may be shifted between the categories of costs within a RPA.

August 29, 2022

Sam Fiorello  
President and CEO  
Cortex Innovation Community  
4240 Duncan Ave, Suite 200  
St. Louis, MO 63110

Re: St. Louis Innovation District Tax Increment Financing Redevelopment Plan and Projects – RPA 4 Project

Dear Sam:

Stifel has been involved in with Cortex since 2012, and has since sole managed three public offerings of TIF Bonds to facilitate the ongoing development of the district. We have met regularly with you and your team at Cortex, your consultants, and your development partners to discuss potential projects and evaluate various financing options and implications for the TIF Trust Estate.

As we have done in the past, we will work with Cortex's finance and legal teams to evaluate potential projects within RPA 4 to determine viable financing options within the framework of Cortex's Redevelopment Agreement. Subject to the activation of RPA 4; funding, leasing/purchase, and construction commitments to be provided by development project participants; credit committee approval and market conditions for the sale and placement of such debt instruments, Stifel is pleased to provide our preliminary commitment to finance TIF obligations, in an amount to be determined, to fund a portion of eligible redevelopment project costs in Redevelopment Project Areas 4.

We look forward to working with you on this financing. Please contact me at 314-342-2165 if you have any questions or concerns.

Sincerely,



Peter J. Czajkowski  
Director of Public Finance