

# **COST/BENEFIT ANALYSIS MEMORANDUM**

**Re:** Cost/Benefit Analysis:  
St. Louis Innovation District  
Redevelopment Project Area 8

**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 8 (“RPA 8”). 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 8 is \$1,196,650.

### **2. Tax Rates**

The total property tax rate levied against residential property within RPA 8 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 8 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 8 is approximately \$368,500, which estimate is based on economic activity generated by existing businesses within RPA 8.

### 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 additional 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.

## **7. Restaurant Gross Receipts**

The City imposes a one and one-half-percent (1.5%) gross receipts tax on food-service establishments. Fifty percent (50%) of incremental restaurant gross receipts 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 8 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 – Projected Retail Sales – This table shows estimated taxable sales volumes associated with potential retail business(es).

Table 5 – Employment and Payroll Estimates: This table shows estimates of employment and payroll associated with business operations within the Project.

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Table 6 – 2021 Property Tax Rates – This table displays 2021 Property Tax Rates and notes certain property tax levies that are not subject to capture by TIF.

Table 7 - 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 8 - Sales Tax Distribution Build/No-Build Scenario – This table presents the sales taxes estimated to be paid to affected jurisdictions pursuant to the implementation of the Project (the “Build Scenario”) and the absence of the Project (the “No-Build Scenario”).

Table 9 - 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.

Table 10 - 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 11 – Estimated Restaurant Gross Receipts Tax Revenues – This table presents the estimated restaurant gross receipts revenues paid on café sales. No restaurant operations currently exist within the area, so no revenues are estimated for the “No-Build Scenario.”

Table 12 – 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 8 subject to the Project.

Table 13 – 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 14 – Summary of Revenues Committed to the Redevelopment Project - Build Scenario – This table presents estimated revenues captured by TIF.

Table 15 – 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.

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Table 16 - No-Build Scenario Revenue Summary – This table presents estimates of taxes paid to affected jurisdictions if the Project is not built.

Table 17 – 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 18 – Estimated City Revenues – This table presents estimates of revenues to the City if the Project is built or not built.

Table 19 – 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 20 – 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 21 – Estimated Great Rivers Greenway Revenues – This table presents estimates of revenues to Great Rivers Greenway if the Project is built or not built.

Table 22 – 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 23 - 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 24 - 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 25 - 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 26 - 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

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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 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 8  
 St. Louis, MO

Project Component	Improvement Size	Unit	Estimated Market Value per Unit	Assessor Classification	Assessment Rate	Estimated Market Value at Completion	Development Absorption		
							2025		
							Completed Development as of Jan. 1 2025	Estimated Market Value	Assessed Value
Office	55,000	Sq. Ft.	\$ 200	Commercial	32%	\$ 11,000,000	100%	\$ 11,000,000	\$ 3,520,000
Retail	5,000	Sq. Ft.	\$ 200	Commercial	32%	\$ 1,000,000	100%	\$ 1,000,000	\$ 320,000
<b>Totals</b>				<b>\$0</b>		<b>\$12,000,000</b>		<b>\$ 12,000,000</b>	<b>\$ 3,840,000</b>
							<b>Total Estimated Commercial Values</b>	<b>\$ 12,000,000</b>	<b>\$ 3,840,000</b>



**Table 2**  
**Parcel List and Base Assessed Value Estimate <sup>1</sup>**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Site Address	Owner Name	Assessed Value - Land	Assessed Value - Improvements	Total Assessed Value
4000 Laclede	SLLC Real Estate LLC	\$ 11,500	\$ 400	\$ 11,900
4002-06 Laclede	SLLC Real Estate LLC	\$ 22,400	\$ 400	\$ 22,800
4008-12 Laclede	SLLC Real Estate LLC	\$ 13,500	\$ 400	\$ 13,900
4014 Laclede	SLLC Real Estate LLC	\$ 6,800	\$ 300	\$ 7,100
4018 Laclede	SLLC Real Estate LLC	\$ 6,800	\$ 300	\$ 7,100
4020 Laclede	SLLC Real Estate LLC	\$ 6,800	\$ 200	\$ 7,000
4022 Laclede	SLLC Real Estate LLC	\$ 6,800	\$ 200	\$ 7,000
4024 Laclede	Center for Emerging Technologies	\$ 13,500	\$ 400	\$ 13,900
4030 Laclede	Center for Emerging Technologies	\$ 13,500	\$ 500	\$ 14,000
3940 Laclede	CW Laclede LLC	\$ 9,300	\$ 1,900	\$ 11,200
3942 Laclede	CW Laclede LLC	\$ 13,300	\$ 53,400	\$ 66,700
3948-62 Laclede	CW Laclede LLC	\$ 44,000	\$ 116,500	\$ 160,500
3914-38 Laclede Ave	City of St. Louis	\$ 65,100	\$ 557,600	\$ 622,700
3900-12 Laclede Ave	Gerhart Lofts Investment Group LLC	\$ 33,300	\$ 454,700	\$ 488,000
3900-12 Laclede Ave	Gerhart Lofts Investment Group LLC	\$ 19,770	\$ 357,760	\$ 377,530
3941-9 Forest Park Ave	Salvation Army	\$ 128,500	\$ 693,100	\$ 821,600
4001-5 Forest Park Ave	Salvation Army	\$ 26,600	\$ 1,600	\$ 28,200
4007 Forest Park Ave	Salvation Army	\$ 11,500	\$ 60,900	\$ 72,400
4011 Forest Park Ave	Salvation Army	\$ 23,000	\$ 121,800	\$ 144,800
4015-9 Forest Park Ave	Salvation Army	\$ 34,500	\$ 197,100	\$ 231,600
4021 Forest Park Ave	Salvation Army	\$ 11,500	\$ 1,300	\$ 12,800
4025-7 Forest Park Ave	Salvation Army	\$ 23,000	\$ 4,100	\$ 27,100
4034-6 Laclede Ave	David and Nancy Zanaboni / Arthur and Patricia Kriegshauser	\$ -	\$ 92,720	\$ 92,720
	Totals	\$ 544,970	\$ 2,717,580	\$ 3,262,550
	<b>Estimated Base Taxable Assessed Value</b>	<b>\$ 99,900</b>	<b>\$ 1,076,980</b>	<b>\$ 1,196,650</b>

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

**Table 3**  
**Personal Property Value Estimates**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Project Component	Improvement Size	Unit	Estimated Personal Property Market Value per Unit	2021		2022		2023		2025	
				Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value	Estimated Market Value	Assessed Value
<i>Existing Businesses Personal Property Value Estimate</i> <sup>1,2</sup>				\$ 111,393	\$ 37,131	\$ 99,140	\$ 33,047	\$ 77,975	\$ 25,992	\$ 61,266	\$ 20,422
Office	55,000	Sq. Ft.	\$ 12							\$ 660,000	\$ 220,000
Retail	5,000	Sq. Ft.	\$ 12							\$ 60,000	\$ 20,000
<b>Totals</b>				<b>\$ 111,393</b>	<b>\$ 37,131</b>	<b>\$ 99,140</b>	<b>\$ 33,047</b>	<b>\$ 77,975</b>	<b>\$ 25,992</b>	<b>\$ 781,266</b>	<b>\$ 260,422</b>

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

**Table 4**  
**Estimated Retail Sales**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

<b>Project Component</b>	<b>Size</b>	<b>Units</b>	<b>Estimated Sales per Unit</b>	<b>Estimated Stabilized Sales at Stabilization</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Additional Retail Development	5,000	Sq.Ft.	300	\$ 1,500,000	\$ 600,000	\$ 750,000	\$ 1,125,000	\$ 1,500,000	\$ 1,515,000

**Table 5**  
**Employment and Payroll Estimates**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Project Component	Estimated Number of Jobs	Estimated Average Annual Wages	Estimated Total Payroll and Earnings
<i>Existing Businesses</i>	23	\$ 49,000	\$ 1,127,000
Office	150	\$ 80,000	\$ 12,000,000
Retail	15	\$ 49,000	\$ 735,000
<b>Grand Total</b>	<b>188</b>	<b>178,000</b>	<b>\$ 13,862,000</b>

**Notes:**

Businesses are expected to commence operations within Office and Retail buildings in 2025 and to achieve stabilization in 2028.

Existing Businesses include: Salvation Army, Region's Bank, Narwhals, BLK MKT Eats, Saucy Porka Midtown, and Alpha One Greek. This analysis does not anticipate that the proposed Redevelopment Project will adversely impact these businesses and their operations.

**Table 6**  
**2021 Real Property Tax Rates per \$100** <sup>1,2,3</sup>  
 St. Louis Innovation District RPA 8  
 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, Sheltered Workshop, 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 8**  
**Sales Tax Distribution Build Scenario**  
**St. Louis Innovation District RPA 8**  
 St. Louis, MO

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Estimated Existing Sales	\$ 4,500,000	\$ 4,500,000	\$ 4,545,000	\$ 4,590,450	\$ 4,636,355	\$ 4,682,718	\$ 4,729,545	\$ 4,776,841	\$ 4,824,609	\$ 4,872,855	\$ 4,921,584	\$ 4,970,800	\$ 5,020,508	\$ 5,070,713	\$ 5,121,420	\$ 5,172,634	\$ 5,224,360	\$ 5,276,604	\$ 5,329,370	\$ 5,382,664	\$ 5,436,490	\$ 5,490,855
Estimated Additional Sales	\$ -	\$ 600,000	\$ 750,000	\$ 1,125,000	\$ 1,500,000	\$ 1,515,000	\$ 1,530,150	\$ 1,545,452	\$ 1,560,906	\$ 1,576,515	\$ 1,592,280	\$ 1,608,203	\$ 1,624,285	\$ 1,640,528	\$ 1,656,933	\$ 1,673,503	\$ 1,690,238	\$ 1,707,140	\$ 1,724,211	\$ 1,741,453	\$ 1,758,868	\$ 1,776,457
<b>Total Estimated Sales Volume</b>	<b>\$ 4,500,000</b>	<b>\$ 5,100,000</b>	<b>\$ 5,295,000</b>	<b>\$ 5,715,450</b>	<b>\$ 6,136,355</b>	<b>\$ 6,197,718</b>	<b>\$ 6,259,695</b>	<b>\$ 6,322,292</b>	<b>\$ 6,385,515</b>	<b>\$ 6,449,370</b>	<b>\$ 6,513,864</b>	<b>\$ 6,579,003</b>	<b>\$ 6,644,793</b>	<b>\$ 6,711,241</b>	<b>\$ 6,778,353</b>	<b>\$ 6,846,136</b>	<b>\$ 6,914,598</b>	<b>\$ 6,983,744</b>	<b>\$ 7,053,581</b>	<b>\$ 7,124,117</b>	<b>\$ 7,195,358</b>	<b>\$ 7,267,312</b>
Estimated Base Sales	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000	\$ 4,500,000
Incremental Sales for TIF	\$ 4,500,000	\$ 600,000	\$ 795,000	\$ 1,215,450	\$ 1,636,355	\$ 1,697,718	\$ 1,759,695	\$ 1,822,292	\$ 1,885,515	\$ 1,949,370	\$ 2,013,864	\$ 2,079,003	\$ 2,144,793	\$ 2,211,241	\$ 2,278,353	\$ 2,346,136	\$ 2,414,598	\$ 2,483,744	\$ 2,553,581	\$ 2,624,117	\$ 2,695,358	\$ 2,767,312

Sales Taxes	Rates	Captured by TIF?	Projected Revenues by Year in Dollars																					
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
State of Missouri	4.225%	No	\$ 184,421	\$ 209,011	\$ 217,002	\$ 234,233	\$ 251,483	\$ 253,998	\$ 256,538	\$ 259,103	\$ 261,694	\$ 264,311	\$ 266,954	\$ 269,624	\$ 272,320	\$ 275,043	\$ 277,794	\$ 280,572	\$ 283,378	\$ 286,211	\$ 289,073	\$ 291,964	\$ 294,884	\$ 297,833
City General Fund Sales Tax	1.375%	Yes	\$ 60,019	\$ 68,021	\$ 70,622	\$ 76,230	\$ 81,844	\$ 82,662	\$ 83,489	\$ 84,324	\$ 85,167	\$ 86,018	\$ 86,879	\$ 87,747	\$ 88,625	\$ 89,511	\$ 90,406	\$ 91,310	\$ 92,223	\$ 93,146	\$ 94,077	\$ 95,018	\$ 95,968	\$ 96,928
City Capital Improvement Sales Tax	0.500%	Yes	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
City Public Safety Sales Tax	0.500%	Yes	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
City Transportation Sales Tax	0.500%	Yes	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
City Recreation Sales Tax	0.125%	Yes	\$ 5,456	\$ 6,184	\$ 6,420	\$ 6,930	\$ 7,440	\$ 7,515	\$ 7,590	\$ 7,666	\$ 7,742	\$ 7,820	\$ 7,898	\$ 7,977	\$ 8,057	\$ 8,137	\$ 8,219	\$ 8,301	\$ 8,384	\$ 8,468	\$ 8,552	\$ 8,638	\$ 8,724	\$ 8,812
Metro Transit	0.500%	No	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
St. Louis City & County Trails, Parks & Arch	0.188%	No	\$ 8,206	\$ 9,300	\$ 9,656	\$ 10,423	\$ 11,190	\$ 11,302	\$ 11,415	\$ 11,529	\$ 11,645	\$ 11,761	\$ 11,879	\$ 11,997	\$ 12,117	\$ 12,239	\$ 12,361	\$ 12,485	\$ 12,609	\$ 12,736	\$ 12,863	\$ 12,992	\$ 13,121	\$ 13,253
St. Louis Public Schools	0.666%	No	\$ 29,071	\$ 32,947	\$ 34,207	\$ 36,923	\$ 39,642	\$ 40,038	\$ 40,439	\$ 40,843	\$ 41,252	\$ 41,664	\$ 42,081	\$ 42,502	\$ 42,927	\$ 43,356	\$ 43,790	\$ 44,227	\$ 44,670	\$ 45,116	\$ 45,568	\$ 46,023	\$ 46,483	\$ 46,948
Public Safety Sales Tax	0.500%	Yes	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
St. Louis City & County Trails, Parks & Arch	0.100%	Yes	\$ 4,365	\$ 4,947	\$ 5,136	\$ 5,544	\$ 5,952	\$ 6,012	\$ 6,072	\$ 6,133	\$ 6,194	\$ 6,256	\$ 6,318	\$ 6,382	\$ 6,445	\$ 6,510	\$ 6,575	\$ 6,641	\$ 6,707	\$ 6,774	\$ 6,842	\$ 6,910	\$ 6,979	\$ 7,049
Economic Development Sales Tax	0.500%	No	\$ 21,825	\$ 24,735	\$ 25,681	\$ 27,720	\$ 29,761	\$ 30,059	\$ 30,360	\$ 30,663	\$ 30,970	\$ 31,279	\$ 31,592	\$ 31,908	\$ 32,227	\$ 32,550	\$ 32,875	\$ 33,204	\$ 33,536	\$ 33,871	\$ 34,210	\$ 34,552	\$ 34,897	\$ 35,246
<b>Estimated Total Sales Taxes Collected</b>	<b>9.679%</b>	<b>3.600%</b>	<b>\$ 422,488</b>	<b>\$ 478,820</b>	<b>\$ 497,128</b>	<b>\$ 536,602</b>	<b>\$ 576,120</b>	<b>\$ 581,881</b>	<b>\$ 587,700</b>	<b>\$ 593,577</b>	<b>\$ 599,512</b>	<b>\$ 605,508</b>	<b>\$ 611,563</b>	<b>\$ 617,678</b>	<b>\$ 623,855</b>	<b>\$ 630,094</b>	<b>\$ 636,394</b>	<b>\$ 642,758</b>	<b>\$ 649,186</b>	<b>\$ 655,678</b>	<b>\$ 662,235</b>	<b>\$ 668,857</b>	<b>\$ 675,546</b>	<b>\$ 682,301</b>

Estimated Sales Taxes Allocated to TIF	Rates	Captured by TIF?	Projected Revenues by Year in Dollars																					
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
State of Missouri	4.225%	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City General Fund Sales Tax	1.375%	Yes	\$ 30,009	\$ 4,001	\$ 5,302	\$ 8,106	\$ 10,912	\$ 11,322	\$ 11,735	\$ 12,152	\$ 12,574	\$ 13,000	\$ 13,430	\$ 13,864	\$ 14,303	\$ 14,746	\$ 15,194	\$ 15,646	\$ 16,102	\$ 16,563	\$ 17,029	\$ 17,500	\$ 17,975	\$ 18,455
City Capital Improvement Sales Tax	0.500%	Yes	\$ 10,913	\$ 1,455	\$ 1,928	\$ 2,947	\$ 3,968	\$ 4,117	\$ 4,267	\$ 4,419	\$ 4,572	\$ 4,727	\$ 4,884	\$ 5,042	\$ 5,201	\$ 5,362	\$ 5,525	\$ 5,689	\$ 5,855	\$ 6,023	\$ 6,192	\$ 6,363	\$ 6,536	\$ 6,711
City Public Safety Sales Tax	0.500%	Yes	\$ 10,913	\$ 1,455	\$ 1,928	\$ 2,947	\$ 3,968	\$ 4,117	\$ 4,267	\$ 4,419	\$ 4,572	\$ 4,727	\$ 4,884	\$ 5,042	\$ 5,201	\$ 5,362	\$ 5,525	\$ 5,689	\$ 5,855	\$ 6,023	\$ 6,192	\$ 6,363	\$ 6,536	\$ 6,711
City Transportation Sales Tax	0.500%	Yes	\$ 10,913	\$ 1,455	\$ 1,928	\$ 2,947	\$ 3,968	\$ 4,117	\$ 4,267	\$ 4,419	\$ 4,572	\$ 4,727	\$ 4,884	\$ 5,042	\$ 5,201	\$ 5,362	\$ 5,525	\$ 5,689	\$ 5,855	\$ 6,023	\$ 6,192	\$ 6,363	\$ 6,536	\$ 6,711
City Recreation Sales Tax	0.125%	Yes	\$ 2,728	\$ 364	\$ 482	\$ 737	\$ 992	\$ 1,029	\$ 1,067	\$ 1,105	\$ 1,143	\$ 1,182	\$ 1,221	\$ 1,260	\$ 1,300	\$ 1,341	\$ 1,381	\$ 1,422	\$ 1,464	\$ 1,506	\$ 1,548	\$ 1,591	\$ 1,634	\$ 1,678
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	\$ 10,913	\$ 1,455	\$ 1,928	\$ 2,947	\$ 3,968	\$ 4,117	\$ 4,267	\$ 4,419	\$ 4,572	\$ 4,727	\$ 4,884	\$ 5,042	\$ 5,201	\$ 5,362	\$ 5,525	\$ 5,689	\$ 5,855	\$ 6,023	\$ 6,192	\$ 6,363	\$ 6,536	\$ 6,711
St. Louis City & County Trails, Parks & Arch	0.100%	Yes	\$ 2,183	\$ 291	\$ 386	\$ 589	\$ 794	\$ 823	\$ 853	\$ 884	\$ 914	\$ 945	\$ 977	\$ 1,008	\$ 1,040	\$ 1,072	\$ 1,105	\$ 1,138	\$ 1,171	\$ 1,205	\$ 1,238	\$ 1,273	\$ 1,307	\$ 1,342
Economic Development Sales Tax	0.500%	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Sales Tax Rate for TIF</b>	<b>3.600%</b>		<b>\$ 78,570</b>	<b>\$ 10,476</b>	<b>\$ 13,881</b>	<b>\$ 21,222</b>	<b>\$ 28,571</b>	<b>\$ 29,642</b>	<b>\$ 30,724</b>	<b>\$ 31,817</b>	<b>\$ 32,921</b>	<b>\$ 34,036</b>	<b>\$ 35,162</b>	<b>\$ 36,299</b>	<b>\$ 37,448</b>	<b>\$ 38,608</b>	<b>\$ 39,780</b>	<b>\$ 40,964</b>	<b>\$ 42,159</b>	<b>\$ 43,366</b>	<b>\$ 44,586</b>	<b>\$ 45,817</b>	<b>\$ 47,061</b>	<b>\$ 48,317</b>

Estimated Sales Taxes Paid to Affected Jurisdictions During TIF	Rates	Captured by TIF?	Projected Revenues by Year in Dollars																					
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
State of Missouri	4.225%	No	\$ 184,421	\$ 209,011	\$ 217,002	\$ 234,233	\$ 251,483	\$ 253,998	\$ 256,538	\$ 259,103	\$ 261,694	\$ 264,311	\$ 266,954	\$ 269,624	\$ 272,320	\$ 275,043	\$ 277,794	\$ 280,572	\$ 283,378	\$ 286,211	\$ 289,073	\$ 291,964	\$ 294,884	\$ 297,833
City General Fund Sales Tax	1.375%	Yes	\$ 30,009	\$ 64,020	\$ 65,320	\$ 68,124	\$ 70,931	\$ 71,340	\$ 71,754	\$ 72,171	\$ 72,593	\$ 73,019	\$ 73,449	\$ 73,883	\$ 74,322	\$ 74,765	\$ 75,213	\$ 75,665	\$ 76,121	\$ 76,582	\$ 77,048	\$ 77,518	\$ 77,993	\$ 78,473
City Capital Improvement Sales Tax	0.500%	Yes	\$ 10,913	\$ 23,280	\$ 23,753	\$ 24,772	\$ 25,793	\$ 25,942	\$ 26,092	\$ 26,244	\$ 26,397	\$ 26,552	\$ 26,709	\$ 26,867	\$ 27,026	\$ 27,187	\$ 27,350	\$ 27,514	\$ 27,680	\$ 27,848	\$ 28,017	\$ 28,188	\$ 28,361	\$ 28,536
City Public Safety Sales Tax	0.500%	Yes	\$ 10,913	\$ 23,280	\$ 23,753	\$ 24,772	\$ 25,793	\$ 25,942	\$ 26,092	\$ 26,244	\$ 26,397	\$ 26,552	\$ 26,709	\$ 26,867	\$ 27,026	\$ 27,187	\$ 27,350	\$ 27,514	\$ 27,680	\$ 27,848	\$ 28,017	\$ 28,188	\$ 28,361	\$ 28,536
City Transportation Sales Tax	0.500%	Yes	\$																					

**Table 8 (Sheet 2 of 2)**  
**Sales Tax Distribution No-Build Scenario**  
**St. Louis Innovation District RPA 8**  
 St. Louis, MO

Estimated Sales Taxes Paid to Affected Jurisdictions Without TIF (No-Build Scenario)	Rates	Captured by TIF?	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
State of Missouri	4.225%	No	\$184,421	\$184,421	\$184,421	\$184,421	\$186,265	\$188,128	\$190,009	\$191,909	\$193,829	\$195,767	\$197,725	\$199,702	\$201,699	\$203,716	\$205,753	\$207,810	\$209,889	\$211,987	\$214,107	\$216,248	\$218,411	\$220,595	\$222,801	\$225,029
City General Fund Sales Tax	1.375%	Yes	\$30,009	\$30,009	\$30,009	\$30,009	\$30,309	\$30,613	\$30,919	\$31,228	\$31,540	\$31,856	\$32,174	\$32,496	\$32,821	\$33,149	\$33,481	\$33,815	\$34,153	\$34,495	\$34,840	\$35,188	\$35,540	\$35,896	\$36,255	\$36,617
City Capital Improvement Sales Tax	0.500%	Yes	\$10,913	\$10,913	\$10,913	\$10,913	\$11,022	\$11,132	\$11,243	\$11,356	\$11,469	\$11,584	\$11,700	\$11,817	\$11,935	\$12,054	\$12,175	\$12,296	\$12,419	\$12,544	\$12,669	\$12,796	\$12,924	\$13,053	\$13,183	\$13,315
City Public Safety Sales Tax	0.500%	Yes	\$10,913	\$10,913	\$10,913	\$10,913	\$11,022	\$11,132	\$11,243	\$11,356	\$11,469	\$11,584	\$11,700	\$11,817	\$11,935	\$12,054	\$12,175	\$12,296	\$12,419	\$12,544	\$12,669	\$12,796	\$12,924	\$13,053	\$13,183	\$13,315
City Transportation Sales Tax	0.500%	Yes	\$10,913	\$10,913	\$10,913	\$10,913	\$11,022	\$11,132	\$11,243	\$11,356	\$11,469	\$11,584	\$11,700	\$11,817	\$11,935	\$12,054	\$12,175	\$12,296	\$12,419	\$12,544	\$12,669	\$12,796	\$12,924	\$13,053	\$13,183	\$13,315
City Recreation Sales Tax	0.125%	Yes	\$2,728	\$2,728	\$2,728	\$2,728	\$2,755	\$2,783	\$2,811	\$2,839	\$2,867	\$2,896	\$2,925	\$2,954	\$2,984	\$3,014	\$3,044	\$3,074	\$3,105	\$3,136	\$3,167	\$3,199	\$3,231	\$3,263	\$3,296	\$3,329
Metro Transit	0.500%	No	\$21,825	\$21,825	\$21,825	\$21,825	\$22,043	\$22,264	\$22,486	\$22,711	\$22,938	\$23,168	\$23,399	\$23,633	\$23,870	\$24,108	\$24,349	\$24,593	\$24,839	\$25,087	\$25,338	\$25,592	\$25,847	\$26,106	\$26,367	\$26,631
St. Louis City & County Trails, Parks & Arch	0.188%	No	\$8,206	\$8,206	\$8,206	\$8,206	\$8,288	\$8,371	\$8,455	\$8,539	\$8,625	\$8,711	\$8,798	\$8,886	\$8,975	\$9,065	\$9,155	\$9,247	\$9,339	\$9,433	\$9,527	\$9,622	\$9,719	\$9,816	\$9,914	\$10,013
St. Louis Public Schools	0.666%	No	\$29,071	\$29,071	\$29,071	\$29,071	\$29,362	\$29,655	\$29,952	\$30,251	\$30,554	\$30,859	\$31,168	\$31,480	\$31,794	\$32,112	\$32,433	\$32,758	\$33,085	\$33,416	\$33,750	\$34,088	\$34,429	\$34,773	\$35,121	\$35,472
Public Safety Sales Tax	0.500%	No	\$10,913	\$10,913	\$10,913	\$10,913	\$11,022	\$11,132	\$11,243	\$11,356	\$11,469	\$11,584	\$11,700	\$11,817	\$11,935	\$12,054	\$12,175	\$12,296	\$12,419	\$12,544	\$12,669	\$12,796	\$12,924	\$13,053	\$13,183	\$13,315
St. Louis City & County Trails, Parks & Arch	0.100%	Yes	\$2,183	\$2,183	\$2,183	\$2,183	\$2,204	\$2,226	\$2,249	\$2,271	\$2,294	\$2,317	\$2,340	\$2,363	\$2,387	\$2,411	\$2,435	\$2,459	\$2,484	\$2,509	\$2,534	\$2,559	\$2,585	\$2,611	\$2,637	\$2,663
Economic Development Sales Tax	0.500%	No	\$21,825	\$21,825	\$21,825	\$21,825	\$22,043	\$22,264	\$22,486	\$22,711	\$22,938	\$23,168	\$23,399	\$23,633	\$23,870	\$24,108	\$24,349	\$24,593	\$24,839	\$25,087	\$25,338	\$25,592	\$25,847	\$26,106	\$26,367	\$26,631
<b>Estimated Total Sales Taxes Collected</b>	<b>9.679%</b>		<b>\$343,918</b>	<b>\$343,918</b>	<b>\$343,918</b>	<b>\$343,918</b>	<b>\$347,358</b>	<b>\$350,831</b>	<b>\$354,339</b>	<b>\$357,883</b>	<b>\$361,462</b>	<b>\$365,076</b>	<b>\$368,727</b>	<b>\$372,414</b>	<b>\$376,138</b>	<b>\$379,900</b>	<b>\$383,699</b>	<b>\$387,536</b>	<b>\$391,411</b>	<b>\$395,325</b>	<b>\$399,279</b>	<b>\$403,271</b>	<b>\$407,304</b>	<b>\$411,377</b>	<b>\$415,491</b>	<b>\$419,646</b>



**Table 9**  
**Estimated Personal Property Tax Payments - Build Scenario**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Revenue Sources	Prop. 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		\$ 99,140	\$ 77,975	\$ 61,266	\$ 767,899	\$ 675,332	\$ 524,051	\$ 407,139	\$ 432,132	\$ 332,254	\$ 215,373	\$ 139,393	\$ 844,689	\$ 742,865	\$ 576,456	\$ 447,853	\$ 475,346	\$ 365,479	\$ 236,910	\$ 153,332	\$ 929,158	\$ 817,152	\$ 634,101	\$ 492,639	\$ 506,571
Total Personal Property Assessed Value		\$ 33,047	\$ 25,992	\$ 20,422	\$ 255,966	\$ 225,111	\$ 174,684	\$ 135,713	\$ 144,044	\$ 110,751	\$ 71,791	\$ 46,464	\$ 281,563	\$ 247,622	\$ 192,152	\$ 149,284	\$ 158,449	\$ 121,826	\$ 78,970	\$ 51,111	\$ 309,719	\$ 272,384	\$ 211,367	\$ 164,213	\$ 168,857
<b>Estimated Personal Property Taxes</b>		\$ 2,728	\$ 2,145	\$ 1,686	\$ 21,128	\$ 18,581	\$ 14,419	\$ 11,202	\$ 11,890	\$ 9,142	\$ 5,926	\$ 3,835	\$ 23,241	\$ 20,439	\$ 15,861	\$ 12,322	\$ 13,079	\$ 10,056	\$ 6,518	\$ 4,219	\$ 25,565	\$ 22,483	\$ 17,447	\$ 13,554	\$ 13,938
<b>Estimated Property Taxes Paid during TIF</b>	<b>Rate</b>																								
St. Louis Public Schools	4.9526	\$ 1,637	\$ 1,287	\$ 1,011	\$ 12,677	\$ 11,149	\$ 8,651	\$ 6,721	\$ 7,134	\$ 5,485	\$ 3,556	\$ 2,301	\$ 13,945	\$ 12,264	\$ 9,517	\$ 7,393	\$ 7,847	\$ 6,034	\$ 3,911	\$ 2,531	\$ 15,339	\$ 13,490	\$ 10,468	\$ 8,133	\$ 8,363
St. Louis Community College	0.2787	\$ 92	\$ 72	\$ 57	\$ 713	\$ 627	\$ 487	\$ 378	\$ 401	\$ 309	\$ 200	\$ 129	\$ 785	\$ 690	\$ 536	\$ 416	\$ 442	\$ 340	\$ 220	\$ 142	\$ 863	\$ 759	\$ 589	\$ 458	\$ 471
MSD	0.1041	\$ 34	\$ 27	\$ 21	\$ 266	\$ 234	\$ 182	\$ 141	\$ 150	\$ 115	\$ 75	\$ 48	\$ 293	\$ 258	\$ 200	\$ 155	\$ 165	\$ 127	\$ 82	\$ 53	\$ 322	\$ 284	\$ 220	\$ 171	\$ 176
Senior Services	0.0488	\$ 16	\$ 13	\$ 10	\$ 125	\$ 110	\$ 85	\$ 66	\$ 70	\$ 54	\$ 35	\$ 23	\$ 137	\$ 121	\$ 94	\$ 73	\$ 77	\$ 59	\$ 39	\$ 25	\$ 151	\$ 133	\$ 103	\$ 80	\$ 82
Community Mental Health	0.0672	\$ 29	\$ 23	\$ 18	\$ 223	\$ 196	\$ 152	\$ 118	\$ 126	\$ 97	\$ 63	\$ 41	\$ 246	\$ 216	\$ 168	\$ 130	\$ 138	\$ 106	\$ 69	\$ 45	\$ 276	\$ 238	\$ 184	\$ 143	\$ 147
Community Children's Service Fund	0.2443	\$ 81	\$ 63	\$ 50	\$ 625	\$ 550	\$ 427	\$ 332	\$ 352	\$ 271	\$ 175	\$ 114	\$ 688	\$ 605	\$ 469	\$ 365	\$ 387	\$ 298	\$ 193	\$ 125	\$ 757	\$ 665	\$ 516	\$ 401	\$ 413
Metropolitan Zoo Museum District	0.2455	\$ 81	\$ 64	\$ 50	\$ 628	\$ 553	\$ 429	\$ 333	\$ 354	\$ 272	\$ 176	\$ 114	\$ 691	\$ 608	\$ 472	\$ 366	\$ 389	\$ 299	\$ 194	\$ 125	\$ 760	\$ 669	\$ 519	\$ 403	\$ 415
Library	0.5439	\$ 180	\$ 141	\$ 111	\$ 1,392	\$ 1,224	\$ 950	\$ 738	\$ 783	\$ 602	\$ 390	\$ 253	\$ 1,531	\$ 1,347	\$ 1,045	\$ 812	\$ 862	\$ 663	\$ 430	\$ 278	\$ 1,685	\$ 1,481	\$ 1,150	\$ 893	\$ 918
City of St. Louis	1.5858	\$ 524	\$ 412	\$ 324	\$ 4,059	\$ 3,570	\$ 2,770	\$ 2,152	\$ 2,284	\$ 1,756	\$ 1,138	\$ 737	\$ 4,465	\$ 3,927	\$ 3,047	\$ 2,367	\$ 2,513	\$ 1,932	\$ 1,252	\$ 811	\$ 4,912	\$ 4,319	\$ 3,352	\$ 2,604	\$ 2,678
Sheltered Workshop	0.1333	\$ 44	\$ 35	\$ 27	\$ 341	\$ 300	\$ 233	\$ 181	\$ 192	\$ 148	\$ 96	\$ 62	\$ 375	\$ 330	\$ 256	\$ 199	\$ 211	\$ 162	\$ 105	\$ 68	\$ 413	\$ 363	\$ 282	\$ 219	\$ 225
State of Missouri Blind Pension Fund	0.0305	\$ 10	\$ 8	\$ 6	\$ 77	\$ 68	\$ 52	\$ 41	\$ 43	\$ 33	\$ 22	\$ 14	\$ 84	\$ 74	\$ 58	\$ 45	\$ 48	\$ 37	\$ 24	\$ 15	\$ 93	\$ 82	\$ 63	\$ 49	\$ 51
<b>Estimated Total Taxes Paid During TIF</b>	<b>8.2542</b>	<b>\$ 2,728</b>	<b>\$ 2,145</b>	<b>\$ 1,686</b>	<b>\$ 21,128</b>	<b>\$ 18,581</b>	<b>\$ 14,419</b>	<b>\$ 11,202</b>	<b>\$ 11,890</b>	<b>\$ 9,142</b>	<b>\$ 5,926</b>	<b>\$ 3,835</b>	<b>\$ 23,241</b>	<b>\$ 20,439</b>	<b>\$ 15,861</b>	<b>\$ 12,322</b>	<b>\$ 13,079</b>	<b>\$ 10,056</b>	<b>\$ 6,518</b>	<b>\$ 4,219</b>	<b>\$ 25,565</b>	<b>\$ 22,483</b>	<b>\$ 17,447</b>	<b>\$ 13,554</b>	<b>\$ 13,938</b>

**Table 10**  
**Estimated Personal Property Tax Payments - No Build Scenario**  
 St. Louis Innovation District RPA 8  
 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		\$ 99,140	\$ 76,338	\$ 54,527	\$ 42,630	\$ 30,733	\$ 17,845	\$ 9,914	\$ 109,054	\$ 97,058	\$ 76,338	\$ 59,980	\$ 46,893	\$ 33,807	\$ 19,630	\$ 10,905	\$ 119,959	\$ 106,764	\$ 83,971	\$ 65,978	\$ 51,582	\$ 37,187	\$ 21,593	\$ 11,996	\$ 10,676
Total Personal Property Assessed Value		\$ 33,047	\$ 25,446	\$ 18,176	\$ 14,210	\$ 10,244	\$ 5,948	\$ 3,205	\$ 36,351	\$ 32,353	\$ 25,446	\$ 19,993	\$ 15,631	\$ 11,269	\$ 6,543	\$ 3,625	\$ 39,886	\$ 35,588	\$ 27,990	\$ 21,993	\$ 17,194	\$ 12,296	\$ 7,198	\$ 3,999	\$ 3,559
<b>Estimated Personal Property Taxes</b>		\$ 2,728	\$ 2,100	\$ 1,500	\$ 1,173	\$ 846	\$ 491	\$ 273	\$ 3,001	\$ 2,670	\$ 2,100	\$ 1,650	\$ 1,290	\$ 930	\$ 540	\$ 300	\$ 3,301	\$ 2,937	\$ 2,310	\$ 1,815	\$ 1,419	\$ 1,023	\$ 594	\$ 330	\$ 294
<b>Estimated Property Taxes Paid during TIF</b>	<b>Rate</b>																								
St. Louis Public Schools	4.9526	\$ 1,637	\$ 1,260	\$ 900	\$ 704	\$ 507	\$ 295	\$ 164	\$ 1,800	\$ 1,602	\$ 1,260	\$ 990	\$ 774	\$ 558	\$ 324	\$ 180	\$ 1,980	\$ 1,763	\$ 1,386	\$ 1,089	\$ 852	\$ 614	\$ 356	\$ 198	\$ 176
St. Louis Community College	0.2787	\$ 92	\$ 71	\$ 51	\$ 40	\$ 29	\$ 17	\$ 9	\$ 101	\$ 90	\$ 71	\$ 56	\$ 44	\$ 31	\$ 18	\$ 10	\$ 111	\$ 99	\$ 78	\$ 61	\$ 48	\$ 35	\$ 20	\$ 11	\$ 10
MSD	0.1041	\$ 34	\$ 26	\$ 19	\$ 15	\$ 11	\$ 6	\$ 3	\$ 38	\$ 34	\$ 26	\$ 21	\$ 16	\$ 12	\$ 7	\$ 4	\$ 42	\$ 37	\$ 29	\$ 23	\$ 18	\$ 13	\$ 7	\$ 4	\$ 4
Senior Services	0.0488	\$ 16	\$ 12	\$ 9	\$ 7	\$ 5	\$ 3	\$ 2	\$ 18	\$ 16	\$ 12	\$ 10	\$ 8	\$ 5	\$ 3	\$ 2	\$ 20	\$ 17	\$ 14	\$ 11	\$ 8	\$ 6	\$ 4	\$ 2	\$ 2
Community Mental Health	0.0872	\$ 29	\$ 22	\$ 16	\$ 12	\$ 9	\$ 5	\$ 3	\$ 32	\$ 28	\$ 22	\$ 17	\$ 14	\$ 10	\$ 6	\$ 3	\$ 35	\$ 31	\$ 24	\$ 19	\$ 15	\$ 11	\$ 6	\$ 3	\$ 3
Community Children's Service Fund	0.2443	\$ 81	\$ 62	\$ 44	\$ 35	\$ 25	\$ 15	\$ 8	\$ 89	\$ 79	\$ 62	\$ 49	\$ 38	\$ 28	\$ 16	\$ 9	\$ 98	\$ 87	\$ 68	\$ 54	\$ 42	\$ 30	\$ 18	\$ 10	\$ 9
Metropolitan Zoo Museum District	0.2455	\$ 81	\$ 62	\$ 45	\$ 35	\$ 25	\$ 15	\$ 8	\$ 89	\$ 79	\$ 62	\$ 49	\$ 38	\$ 28	\$ 16	\$ 9	\$ 98	\$ 87	\$ 69	\$ 54	\$ 42	\$ 30	\$ 18	\$ 10	\$ 9
Library	0.5439	\$ 180	\$ 138	\$ 99	\$ 77	\$ 56	\$ 32	\$ 18	\$ 198	\$ 176	\$ 138	\$ 109	\$ 85	\$ 61	\$ 36	\$ 20	\$ 217	\$ 194	\$ 152	\$ 120	\$ 94	\$ 67	\$ 39	\$ 22	\$ 19
City of St. Louis	1.5858	\$ 524	\$ 404	\$ 288	\$ 225	\$ 162	\$ 94	\$ 52	\$ 576	\$ 513	\$ 404	\$ 317	\$ 248	\$ 179	\$ 104	\$ 58	\$ 634	\$ 564	\$ 444	\$ 349	\$ 273	\$ 197	\$ 114	\$ 63	\$ 56
Sheltered Workshop	0.1333	\$ 44	\$ 34	\$ 24	\$ 19	\$ 14	\$ 8	\$ 4	\$ 48	\$ 43	\$ 34	\$ 27	\$ 21	\$ 15	\$ 9	\$ 5	\$ 53	\$ 47	\$ 37	\$ 29	\$ 23	\$ 17	\$ 10	\$ 5	\$ 5
State of Missouri Blind Pension Fund	0.0300	\$ 10	\$ 8	\$ 5	\$ 4	\$ 3	\$ 2	\$ 1	\$ 11	\$ 10	\$ 8	\$ 6	\$ 5	\$ 3	\$ 2	\$ 1	\$ 12	\$ 11	\$ 8	\$ 7	\$ 5	\$ 4	\$ 2	\$ 1	\$ 1
<b>Estimated Total Taxes Paid During TIF</b>	<b>8.2542</b>	\$ 2,728	\$ 2,100	\$ 1,500	\$ 1,173	\$ 846	\$ 491	\$ 273	\$ 3,001	\$ 2,670	\$ 2,100	\$ 1,650	\$ 1,290	\$ 930	\$ 540	\$ 300	\$ 3,301	\$ 2,937	\$ 2,310	\$ 1,815	\$ 1,419	\$ 1,023	\$ 594	\$ 330	\$ 294

**Table 11A**  
**Estimated Restaurant Gross Receipts Tax Revenues - BUILD**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Year	Estimated Sales	Estimated Restaurant Gross Receipts Tax (1.5%) Revenues	50% Captured by TIF
2022	\$ 4,500,000	\$ 64,800	\$ -
2023	\$ 4,500,000	\$ 64,800	\$ -
2024	\$ 4,500,000	\$ 64,800	\$ -
2025	\$ 5,100,000	\$ 73,440	\$ 4,500
2026	\$ 5,295,000	\$ 76,248	\$ 5,963
2027	\$ 5,715,450	\$ 82,302	\$ 9,116
2028	\$ 6,136,355	\$ 88,364	\$ 12,273
2029	\$ 6,197,718	\$ 89,247	\$ 12,733
2030	\$ 6,259,695	\$ 90,140	\$ 13,198
2031	\$ 6,322,292	\$ 91,041	\$ 13,667
2032	\$ 6,385,515	\$ 91,951	\$ 14,141
2033	\$ 6,449,370	\$ 92,871	\$ 14,620
2034	\$ 6,513,864	\$ 93,800	\$ 15,104
2035	\$ 6,579,003	\$ 94,738	\$ 15,593
2036	\$ 6,644,793	\$ 95,685	\$ 16,086
2037	\$ 6,711,241	\$ 96,642	\$ 16,584
2038	\$ 6,778,353	\$ 97,608	\$ 17,088
2039	\$ 6,846,136	\$ 98,584	\$ 17,596
2040	\$ 6,914,598	\$ 99,570	\$ 18,109
2041	\$ 6,983,744	\$ 100,566	\$ 18,628
2042	\$ 7,053,581	\$ 101,572	\$ 19,152
2043	\$ 7,124,117	\$ 102,587	\$ 19,681
2044	\$ 7,195,358	\$ 103,613	\$ 20,215
2045	\$ 7,267,312	\$ 104,649	\$ 20,755
<b>TOTALS</b>	<b>\$ 135,510,824</b>	<b>\$ 1,951,356</b>	<b>\$ 273,831</b>

\* Estimates are net of the City's administration fee applied to restaurant gross receipts tax collections.

**Table 11B**  
**Estimated Restaurant Gross Receipts Tax Revenues -**  
**NO BUILD**

St. Louis Innovation District RPA 8  
St. Louis, MO

Year	Estimated Sales	Estimated Restaurant Gross Receipts Tax (1.5%) Revenues
2022	\$ 4,500,000	\$ 64,800
2023	\$ 4,500,000	\$ 64,800
2024	\$ 4,500,000	\$ 64,800
2025	\$ 4,545,000	\$ 65,448
2026	\$ 4,590,450	\$ 66,102
2027	\$ 4,636,355	\$ 66,764
2028	\$ 4,682,718	\$ 67,431
2029	\$ 4,729,545	\$ 68,105
2030	\$ 4,776,841	\$ 68,787
2031	\$ 4,824,609	\$ 69,474
2032	\$ 4,872,855	\$ 70,169
2033	\$ 4,921,584	\$ 70,871
2034	\$ 4,970,800	\$ 71,580
2035	\$ 5,020,508	\$ 72,295
2036	\$ 5,070,713	\$ 73,018
2037	\$ 5,121,420	\$ 73,748
2038	\$ 5,172,634	\$ 74,486
2039	\$ 5,224,360	\$ 75,231
2040	\$ 5,276,604	\$ 75,983
2041	\$ 5,329,370	\$ 76,743
2042	\$ 5,382,664	\$ 77,510
2043	\$ 5,436,490	\$ 78,285
2044	\$ 5,490,855	\$ 79,068
2045	\$ 5,545,764	\$ 79,859
<b>TOTALS</b>	<b>\$ 108,085,518</b>	<b>\$ 1,556,431</b>

\*Estimates are net of the City's administration fee applied to restaurant gross receipts tax collections.

**Table 12**  
**Estimated Utility Tax + Payroll + Earnings Taxes - Build**  
 St. Louis Innovation District RPA 8  
 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 Taxes	Estimated Base Utility + Payroll + Earnings Taxes	Estimated Incremental Utility + Payroll + Earnings Taxes	50% Captured by TIF
2022	\$ 80,000		\$ 80,000	\$ 7,680	\$ 1,127,000		\$ 1,127,000	\$ 5,614	\$ 11,270	\$ 24,564	\$ 24,564	\$ -	\$ -
2023	\$ 81,600		\$ 81,600	\$ 7,834	\$ 1,149,540		\$ 1,149,540	\$ 5,726	\$ 11,495	\$ 25,055	\$ 24,564	\$ 491	\$ 246
2024	\$ 83,232		\$ 83,232	\$ 7,990	\$ 1,172,531		\$ 1,172,531	\$ 5,840	\$ 11,725	\$ 25,556	\$ 24,564	\$ 992	\$ 496
2025	\$ 84,897	\$ 33,750	\$ 118,647	\$ 11,390	\$ 1,195,981	\$ 3,183,750	\$ 4,379,731	\$ 21,876	\$ 43,797	\$ 77,063	\$ 26,090	\$ 50,973	\$ 25,487
2026	\$ 86,595	\$ 67,500	\$ 154,095	\$ 14,793	\$ 1,219,901	\$ 6,367,500	\$ 7,587,401	\$ 37,914	\$ 75,874	\$ 128,581	\$ 26,612	\$ 101,969	\$ 50,985
2027	\$ 88,326	\$ 101,250	\$ 189,576	\$ 18,199	\$ 1,244,299	\$ 9,551,250	\$ 10,795,549	\$ 53,954	\$ 107,955	\$ 180,109	\$ 27,144	\$ 152,965	\$ 76,483
2028	\$ 90,093	\$ 135,000	\$ 225,093	\$ 21,609	\$ 1,269,185	\$ 12,735,000	\$ 14,004,185	\$ 69,997	\$ 140,042	\$ 231,647	\$ 27,687	\$ 203,961	\$ 101,980
2029	\$ 91,895	\$ 137,700	\$ 229,595	\$ 22,041	\$ 1,294,569	\$ 12,989,700	\$ 14,284,269	\$ 71,397	\$ 142,843	\$ 236,280	\$ 28,240	\$ 208,040	\$ 104,020
2030	\$ 93,733	\$ 140,454	\$ 234,187	\$ 22,482	\$ 1,320,460	\$ 13,249,494	\$ 14,569,954	\$ 72,825	\$ 145,700	\$ 241,006	\$ 28,805	\$ 212,201	\$ 106,100
2031	\$ 95,607	\$ 143,263	\$ 238,870	\$ 22,932	\$ 1,346,869	\$ 13,514,484	\$ 14,861,353	\$ 74,281	\$ 148,614	\$ 245,826	\$ 29,381	\$ 216,445	\$ 108,222
2032	\$ 97,520	\$ 146,128	\$ 243,648	\$ 23,390	\$ 1,373,807	\$ 13,784,774	\$ 15,158,580	\$ 75,767	\$ 151,586	\$ 250,743	\$ 29,969	\$ 220,774	\$ 110,387
2033	\$ 99,470	\$ 149,051	\$ 248,521	\$ 23,858	\$ 1,401,283	\$ 14,060,469	\$ 15,461,752	\$ 77,282	\$ 154,618	\$ 255,758	\$ 30,568	\$ 225,189	\$ 112,595
2034	\$ 101,459	\$ 152,032	\$ 253,491	\$ 24,335	\$ 1,429,309	\$ 14,341,678	\$ 15,770,987	\$ 78,828	\$ 157,710	\$ 260,873	\$ 31,180	\$ 229,693	\$ 114,846
2035	\$ 103,489	\$ 155,073	\$ 258,561	\$ 24,822	\$ 1,457,895	\$ 14,628,512	\$ 16,086,407	\$ 80,404	\$ 160,864	\$ 266,090	\$ 31,803	\$ 234,287	\$ 117,143
2036	\$ 105,558	\$ 158,174	\$ 263,732	\$ 25,318	\$ 1,487,053	\$ 14,921,082	\$ 16,408,135	\$ 82,012	\$ 164,081	\$ 271,412	\$ 32,439	\$ 238,973	\$ 119,486
2037	\$ 107,669	\$ 161,337	\$ 269,007	\$ 25,825	\$ 1,516,794	\$ 15,219,504	\$ 16,736,297	\$ 83,653	\$ 167,363	\$ 276,840	\$ 33,088	\$ 243,752	\$ 121,876
2038	\$ 109,823	\$ 164,564	\$ 274,387	\$ 26,341	\$ 1,547,129	\$ 15,523,894	\$ 17,071,023	\$ 85,326	\$ 170,710	\$ 282,377	\$ 33,750	\$ 248,627	\$ 124,314
2039	\$ 112,019	\$ 167,856	\$ 279,875	\$ 26,868	\$ 1,578,072	\$ 15,834,372	\$ 17,412,444	\$ 87,032	\$ 174,124	\$ 288,025	\$ 34,425	\$ 253,600	\$ 126,800
2040	\$ 114,260	\$ 171,213	\$ 285,472	\$ 27,405	\$ 1,609,634	\$ 16,151,059	\$ 17,760,693	\$ 88,773	\$ 177,607	\$ 293,785	\$ 35,113	\$ 258,672	\$ 129,336
2041	\$ 116,545	\$ 174,637	\$ 291,182	\$ 27,953	\$ 1,641,826	\$ 16,474,080	\$ 18,115,907	\$ 90,548	\$ 181,159	\$ 299,661	\$ 35,816	\$ 263,845	\$ 131,923
2042	\$ 118,876	\$ 178,130	\$ 297,005	\$ 28,513	\$ 1,674,663	\$ 16,803,562	\$ 18,478,225	\$ 92,359	\$ 184,782	\$ 305,654	\$ 36,532	\$ 269,122	\$ 134,561
2043	\$ 121,253	\$ 181,692	\$ 302,946	\$ 29,083	\$ 1,708,156	\$ 17,139,633	\$ 18,847,789	\$ 94,206	\$ 188,478	\$ 311,767	\$ 37,263	\$ 274,504	\$ 137,252
2044	\$ 123,678	\$ 185,326	\$ 309,004	\$ 29,664	\$ 1,742,319	\$ 17,482,426	\$ 19,224,745	\$ 96,090	\$ 192,247	\$ 318,002	\$ 38,008	\$ 279,994	\$ 139,997
2045	\$ 126,152	\$ 189,033	\$ 315,185	\$ 30,258	\$ 1,777,165	\$ 17,832,074	\$ 19,609,240	\$ 98,012	\$ 196,092	\$ 324,362	\$ 38,768	\$ 285,594	\$ 142,797
<b>TOTALS</b>										<b>\$ 5,371,417</b>	<b>\$ 697,245</b>	<b>\$ 4,674,172</b>	<b>\$ 2,337,086</b>

**Table 13**  
**Estimated Utility Tax + Payroll + Earnings Taxes - No Build**  
 St. Louis Innovation District RPA 8  
 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	\$ 80,000	\$ 80,000	\$ 7,680	\$ 1,127,000	\$ 5,635	\$ 11,270	\$ 24,585
2023	\$ 81,600	\$ 81,600	\$ 7,834	\$ 1,149,540	\$ 5,748	\$ 11,495	\$ 25,077
2024	\$ 83,232	\$ 83,232	\$ 7,990	\$ 1,172,531	\$ 5,863	\$ 11,725	\$ 25,578
2025	\$ 84,897	\$ 84,897	\$ 8,150	\$ 1,195,981	\$ 5,980	\$ 11,960	\$ 26,090
2026	\$ 86,595	\$ 86,595	\$ 8,313	\$ 1,219,901	\$ 6,100	\$ 12,199	\$ 26,612
2027	\$ 88,326	\$ 88,326	\$ 8,479	\$ 1,244,299	\$ 6,221	\$ 12,443	\$ 27,144
2028	\$ 90,093	\$ 90,093	\$ 8,649	\$ 1,269,185	\$ 6,346	\$ 12,692	\$ 27,687
2029	\$ 91,895	\$ 91,895	\$ 8,822	\$ 1,294,569	\$ 6,473	\$ 12,946	\$ 28,240
2030	\$ 93,733	\$ 93,733	\$ 8,998	\$ 1,320,460	\$ 6,602	\$ 13,205	\$ 28,805
2031	\$ 95,607	\$ 95,607	\$ 9,178	\$ 1,346,869	\$ 6,734	\$ 13,469	\$ 29,381
2032	\$ 97,520	\$ 97,520	\$ 9,362	\$ 1,373,807	\$ 6,869	\$ 13,738	\$ 29,969
2033	\$ 99,470	\$ 99,470	\$ 9,549	\$ 1,401,283	\$ 7,006	\$ 14,013	\$ 30,568
2034	\$ 101,459	\$ 101,459	\$ 9,740	\$ 1,429,309	\$ 7,147	\$ 14,293	\$ 31,180
2035	\$ 103,489	\$ 103,489	\$ 9,935	\$ 1,457,895	\$ 7,289	\$ 14,579	\$ 31,803
2036	\$ 105,558	\$ 105,558	\$ 10,134	\$ 1,487,053	\$ 7,435	\$ 14,871	\$ 32,439
2037	\$ 107,669	\$ 107,669	\$ 10,336	\$ 1,516,794	\$ 7,584	\$ 15,168	\$ 33,088
2038	\$ 109,823	\$ 109,823	\$ 10,543	\$ 1,547,129	\$ 7,736	\$ 15,471	\$ 33,750
2039	\$ 112,019	\$ 112,019	\$ 10,754	\$ 1,578,072	\$ 7,890	\$ 15,781	\$ 34,425
2040	\$ 114,260	\$ 114,260	\$ 10,969	\$ 1,609,634	\$ 8,048	\$ 16,096	\$ 35,113
2041	\$ 116,545	\$ 116,545	\$ 11,188	\$ 1,641,826	\$ 8,209	\$ 16,418	\$ 35,816
2042	\$ 118,876	\$ 118,876	\$ 11,412	\$ 1,674,663	\$ 8,373	\$ 16,747	\$ 36,532
2043	\$ 121,253	\$ 121,253	\$ 11,640	\$ 1,708,156	\$ 8,541	\$ 17,082	\$ 37,263
2044	\$ 123,678	\$ 123,678	\$ 11,873	\$ 1,742,319	\$ 8,712	\$ 17,423	\$ 38,008
2045	\$ 126,152	\$ 126,152	\$ 12,111	\$ 1,777,165	\$ 8,886	\$ 17,772	\$ 38,768
<b>TOTALS</b>							<b>\$ 684,568</b>

**Table 14**  
**Summary of Revenues Committed to the Redevelopment Project - Build Scenario**  
 St. Louis Innovation District RPA 8  
 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	\$ 1,726	\$ 246	\$ 1,971	\$ 197	\$ 1,774
2024	\$ 1,726	\$ 79,066	\$ 80,792	\$ 8,079	\$ 72,713
2025	\$ 309,859	\$ 35,963	\$ 345,822	\$ 34,582	\$ 311,240
2026	\$ 309,859	\$ 69,365	\$ 379,225	\$ 37,922	\$ 341,302
2027	\$ 321,998	\$ 103,667	\$ 425,665	\$ 42,566	\$ 383,098
2028	\$ 321,998	\$ 139,667	\$ 461,665	\$ 46,167	\$ 415,499
2029	\$ 334,501	\$ 145,935	\$ 480,436	\$ 48,044	\$ 432,392
2030	\$ 334,501	\$ 149,558	\$ 484,058	\$ 48,406	\$ 435,653
2031	\$ 347,379	\$ 153,237	\$ 500,616	\$ 50,062	\$ 450,555
2032	\$ 347,379	\$ 156,975	\$ 504,354	\$ 50,435	\$ 453,919
2033	\$ 360,643	\$ 160,772	\$ 521,415	\$ 52,141	\$ 469,273
2034	\$ 360,643	\$ 164,629	\$ 525,272	\$ 52,527	\$ 472,745
2035	\$ 374,305	\$ 168,547	\$ 542,852	\$ 54,285	\$ 488,567
2036	\$ 374,305	\$ 172,527	\$ 546,832	\$ 54,683	\$ 492,149
2037	\$ 388,377	\$ 176,570	\$ 564,947	\$ 56,495	\$ 508,453
2038	\$ 388,377	\$ 180,678	\$ 569,055	\$ 56,906	\$ 512,150
2039	\$ 402,871	\$ 184,851	\$ 587,722	\$ 58,772	\$ 528,950
2040	\$ 402,871	\$ 189,091	\$ 591,962	\$ 59,196	\$ 532,766
2041	\$ 417,800	\$ 193,398	\$ 611,199	\$ 61,120	\$ 550,079
2042	\$ 417,800	\$ 197,775	\$ 615,575	\$ 61,557	\$ 554,017
2043	\$ 433,177	\$ 202,221	\$ 635,398	\$ 63,540	\$ 571,859
2044	\$ 433,177	\$ 206,739	\$ 639,916	\$ 63,992	\$ 575,925
2045	\$ -	\$ 211,330	\$ 211,330	\$ 21,133	\$ 190,197
<b>TOTALS</b>	<b>\$ 7,383,549</b>	<b>\$ 3,442,560</b>	<b>\$ 10,826,108</b>	<b>\$ 1,082,611</b>	<b>\$ 9,743,498</b>

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

**Table 15**  
**Build Summary - Taxes Paid During TIF**  
 St. Louis Innovation District RPA 8  
 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	\$ 118,405	\$ 2,728	\$ 368,727	\$ 36,873	\$ 526,733
2023	\$ 118,405	\$ 2,145	\$ 368,727	\$ 36,873	\$ 526,150
2024	\$ 111,080	\$ 1,686	\$ 368,978	\$ 36,898	\$ 518,641
2025	\$ 180,778	\$ 21,128	\$ 519,921	\$ 51,992	\$ 773,819
2026	\$ 180,778	\$ 18,581	\$ 565,343	\$ 56,534	\$ 821,237
2027	\$ 183,297	\$ 14,419	\$ 624,970	\$ 62,497	\$ 885,182
2028	\$ 183,297	\$ 11,202	\$ 686,332	\$ 68,633	\$ 949,464
2029	\$ 185,891	\$ 11,890	\$ 696,772	\$ 69,677	\$ 964,230
2030	\$ 185,891	\$ 9,142	\$ 704,614	\$ 70,461	\$ 970,108
2031	\$ 188,563	\$ 5,926	\$ 712,561	\$ 71,256	\$ 978,306
2032	\$ 188,563	\$ 3,835	\$ 720,614	\$ 72,061	\$ 985,074
2033	\$ 191,316	\$ 23,241	\$ 728,776	\$ 72,878	\$ 1,016,210
2034	\$ 191,316	\$ 20,439	\$ 737,047	\$ 73,705	\$ 1,022,506
2035	\$ 194,150	\$ 15,861	\$ 745,430	\$ 74,543	\$ 1,029,984
2036	\$ 194,150	\$ 12,322	\$ 753,925	\$ 75,393	\$ 1,035,790
2037	\$ 197,070	\$ 13,079	\$ 762,535	\$ 76,254	\$ 1,048,938
2038	\$ 197,070	\$ 10,056	\$ 771,262	\$ 77,126	\$ 1,055,515
2039	\$ 200,078	\$ 6,518	\$ 780,107	\$ 78,011	\$ 1,064,714
2040	\$ 200,078	\$ 4,219	\$ 789,072	\$ 78,907	\$ 1,072,276
2041	\$ 203,176	\$ 25,565	\$ 798,159	\$ 79,816	\$ 1,106,716
2042	\$ 203,176	\$ 22,483	\$ 807,370	\$ 80,737	\$ 1,113,766
2043	\$ 206,366	\$ 17,447	\$ 816,707	\$ 81,671	\$ 1,122,190
2044	\$ 206,366	\$ 13,554	\$ 826,171	\$ 82,617	\$ 1,128,708
2045	\$ 668,417	\$ 13,938	\$ 835,764	\$ 83,576	\$ 1,601,695
<b>TOTALS</b>	<b>\$ 4,877,677</b>	<b>\$ 298,674</b>	<b>\$ 16,121,158</b>	<b>\$ 1,575,243</b>	<b>\$ 22,791,220</b>

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



**Table 16**  
**No-Build Scenario Revenue Summary**  
 St. Louis Innovation District RPA 8  
 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	\$ 118,405	\$2,100	\$ 368,503		\$ 489,009
2023	\$ 118,405	\$1,500	\$ 368,995		\$ 488,900
2024	\$ 118,405	\$1,173	\$ 369,497		\$ 489,074
2025	\$ 118,405	\$846	\$ 370,008		\$ 489,259
2026	\$ 119,579	\$491	\$ 373,969		\$ 494,039
2027	\$ 119,579	\$273	\$ 377,975		\$ 497,827
2028	\$ 120,785	\$3,001	\$ 382,026		\$ 505,812
2029	\$ 120,785	\$2,670	\$ 386,123		\$ 509,579
2030	\$ 121,983	\$2,100	\$ 390,267		\$ 514,350
2031	\$ 121,983	\$1,650	\$ 394,458		\$ 518,091
2032	\$ 123,203	\$1,290	\$ 398,696		\$ 523,189
2033	\$ 123,203	\$930	\$ 402,983		\$ 527,116
2034	\$ 124,445	\$540	\$ 407,318		\$ 532,303
2035	\$ 124,445	\$300	\$ 411,703		\$ 536,448
2036	\$ 125,679	\$3,301	\$ 416,138		\$ 545,117
2037	\$ 125,679	\$2,937	\$ 420,624		\$ 549,240
2038	\$ 126,935	\$2,310	\$ 425,161		\$ 554,406
2039	\$ 126,935	\$1,815	\$ 429,750		\$ 558,500
2040	\$ 128,213	\$1,419	\$ 434,392		\$ 564,024
2041	\$ 128,213	\$1,023	\$ 439,087		\$ 568,323
2042	\$ 129,484	\$594	\$ 443,836		\$ 573,914
2043	\$ 129,484	\$330	\$ 448,640		\$ 578,454
2044	\$ 130,788	\$294	\$ 453,499		\$ 584,580
2045	\$ 130,788	\$0	\$ 458,414		\$ 589,201
<b>TOTALS</b>					<b>\$ 12,191,555</b>

**Table 17**  
**Estimated Commercial Surcharge Revenues Build/No Build**  
 St. Louis Innovation District RPA 8  
 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		\$ 2,270,000	\$ 2,338,100	\$ 2,338,100	\$ 14,408,243	\$ 14,408,243	\$ 14,840,490	\$ 14,840,490	\$ 15,285,705	\$ 15,285,705	\$ 15,744,276	\$ 15,744,276	\$ 16,216,604	\$ 16,216,604	\$ 16,703,103	\$ 16,703,103	\$ 17,204,196	\$ 17,204,196	\$ 17,720,322	\$ 17,720,322	\$ 18,251,931	\$ 18,251,931	\$ 18,799,489	\$ 18,799,489	\$ 19,363,474	
Total Commercial Assessed Value		\$ 726,400	\$ 748,192	\$ 748,192	\$ 4,610,638	\$ 4,610,638	\$ 4,748,957	\$ 4,748,957	\$ 4,891,426	\$ 4,891,426	\$ 5,038,168	\$ 5,038,168	\$ 5,189,313	\$ 5,189,313	\$ 5,344,993	\$ 5,344,993	\$ 5,505,343	\$ 5,505,343	\$ 5,670,503	\$ 5,670,503	\$ 5,840,618	\$ 5,840,618	\$ 6,015,837	\$ 6,015,837	\$ 6,196,312	
Estimated Commercial Surcharge Revenues (Build)		\$ 11,913	\$ 12,270	\$ 12,270	\$ 75,614	\$ 75,614	\$ 77,883	\$ 77,883	\$ 80,219	\$ 80,219	\$ 82,626	\$ 82,626	\$ 85,105	\$ 85,105	\$ 87,658	\$ 87,658	\$ 90,288	\$ 90,288	\$ 92,996	\$ 92,996	\$ 95,786	\$ 95,786	\$ 98,660	\$ 98,660	\$ 101,620	
<b>Estimated Commercial Surcharge Paid</b>		<b>Percent Factor</b>																								
St. Louis Public Schools		61.20%	\$ 7,291	\$ 7,509	\$ 7,509	\$ 46,276	\$ 46,276	\$ 47,664	\$ 47,664	\$ 49,094	\$ 49,094	\$ 50,567	\$ 50,567	\$ 52,084	\$ 52,084	\$ 53,647	\$ 53,647	\$ 55,256	\$ 55,256	\$ 56,914	\$ 56,914	\$ 58,621	\$ 58,621	\$ 60,380	\$ 60,380	\$ 62,191
St. Louis Community College		2.40%	\$ 286	\$ 294	\$ 294	\$ 1,815	\$ 1,815	\$ 1,869	\$ 1,869	\$ 1,925	\$ 1,925	\$ 1,983	\$ 1,983	\$ 2,043	\$ 2,043	\$ 2,104	\$ 2,104	\$ 2,167	\$ 2,167	\$ 2,232	\$ 2,232	\$ 2,299	\$ 2,299	\$ 2,368	\$ 2,368	\$ 2,439
MSD		1.30%	\$ 155	\$ 160	\$ 160	\$ 983	\$ 983	\$ 1,012	\$ 1,012	\$ 1,043	\$ 1,043	\$ 1,074	\$ 1,074	\$ 1,106	\$ 1,106	\$ 1,140	\$ 1,140	\$ 1,174	\$ 1,174	\$ 1,209	\$ 1,209	\$ 1,245	\$ 1,245	\$ 1,283	\$ 1,283	\$ 1,321
Senior Services		0.65%	\$ 77	\$ 80	\$ 80	\$ 491	\$ 491	\$ 506	\$ 506	\$ 521	\$ 521	\$ 537	\$ 537	\$ 553	\$ 553	\$ 570	\$ 570	\$ 587	\$ 587	\$ 604	\$ 604	\$ 623	\$ 623	\$ 641	\$ 641	\$ 661
Community Mental Health		1.00%	\$ 119	\$ 123	\$ 123	\$ 756	\$ 756	\$ 779	\$ 779	\$ 802	\$ 802	\$ 826	\$ 826	\$ 851	\$ 851	\$ 877	\$ 877	\$ 903	\$ 903	\$ 930	\$ 930	\$ 958	\$ 958	\$ 987	\$ 987	\$ 1,016
Community Children's Service Fund		2.25%	\$ 268	\$ 276	\$ 276	\$ 1,701	\$ 1,701	\$ 1,752	\$ 1,752	\$ 1,805	\$ 1,805	\$ 1,859	\$ 1,859	\$ 1,915	\$ 1,915	\$ 1,972	\$ 1,972	\$ 2,031	\$ 2,031	\$ 2,092	\$ 2,092	\$ 2,155	\$ 2,155	\$ 2,220	\$ 2,220	\$ 2,286
Metropolitan Zoo Museum District		3.10%	\$ 369	\$ 380	\$ 380	\$ 2,344	\$ 2,344	\$ 2,414	\$ 2,414	\$ 2,487	\$ 2,487	\$ 2,561	\$ 2,561	\$ 2,638	\$ 2,638	\$ 2,717	\$ 2,717	\$ 2,799	\$ 2,799	\$ 2,883	\$ 2,883	\$ 2,969	\$ 2,969	\$ 3,058	\$ 3,058	\$ 3,150
Library		6.60%	\$ 786	\$ 810	\$ 810	\$ 4,991	\$ 4,991	\$ 5,140	\$ 5,140	\$ 5,294	\$ 5,294	\$ 5,453	\$ 5,453	\$ 5,617	\$ 5,617	\$ 5,785	\$ 5,785	\$ 5,959	\$ 5,959	\$ 6,138	\$ 6,138	\$ 6,322	\$ 6,322	\$ 6,512	\$ 6,512	\$ 6,707
City of St. Louis		19.50%	\$ 2,323	\$ 2,393	\$ 2,393	\$ 14,745	\$ 14,745	\$ 15,187	\$ 15,187	\$ 15,643	\$ 15,643	\$ 16,112	\$ 16,112	\$ 16,595	\$ 16,595	\$ 17,093	\$ 17,093	\$ 17,606	\$ 17,606	\$ 18,134	\$ 18,134	\$ 18,678	\$ 18,678	\$ 19,239	\$ 19,239	\$ 19,816
Sheltered Workshop		1.65%	\$ 197	\$ 202	\$ 202	\$ 1,248	\$ 1,248	\$ 1,285	\$ 1,285	\$ 1,324	\$ 1,324	\$ 1,363	\$ 1,363	\$ 1,404	\$ 1,404	\$ 1,446	\$ 1,446	\$ 1,490	\$ 1,490	\$ 1,534	\$ 1,534	\$ 1,580	\$ 1,580	\$ 1,628	\$ 1,628	\$ 1,677
State of Missouri Blind Pension Fund		0.35%	\$ 42	\$ 43	\$ 43	\$ 265	\$ 265	\$ 273	\$ 273	\$ 281	\$ 281	\$ 289	\$ 289	\$ 298	\$ 298	\$ 307	\$ 307	\$ 316	\$ 316	\$ 325	\$ 325	\$ 335	\$ 335	\$ 345	\$ 345	\$ 356
<b>Estimated Total Taxes Paid During TIF</b>		<b>\$ 11,913</b>	<b>\$ 12,270</b>	<b>\$ 12,270</b>	<b>\$ 75,614</b>	<b>\$ 75,614</b>	<b>\$ 77,883</b>	<b>\$ 77,883</b>	<b>\$ 80,219</b>	<b>\$ 80,219</b>	<b>\$ 82,626</b>	<b>\$ 82,626</b>	<b>\$ 85,105</b>	<b>\$ 85,105</b>	<b>\$ 87,658</b>	<b>\$ 87,658</b>	<b>\$ 90,288</b>	<b>\$ 90,288</b>	<b>\$ 92,996</b>	<b>\$ 92,996</b>	<b>\$ 95,786</b>	<b>\$ 95,786</b>	<b>\$ 98,660</b>	<b>\$ 98,660</b>	<b>\$ 101,620</b>	
<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		\$ 2,270,000	\$ 2,338,100	\$ 2,338,100	\$ 2,338,100	\$ 2,361,481	\$ 2,361,481	\$ 2,385,096	\$ 2,385,096	\$ 2,408,947	\$ 2,408,947	\$ 2,433,036	\$ 2,433,036	\$ 2,457,367	\$ 2,457,367	\$ 2,481,940	\$ 2,481,940	\$ 2,506,760	\$ 2,506,760	\$ 2,531,827	\$ 2,531,827	\$ 2,557,146	\$ 2,557,146	\$ 2,582,717	\$ 2,582,717	
Total Commercial Assessed Value		\$ 726,400	\$ 748,192	\$ 748,192	\$ 770,638	\$ 770,638	\$ 793,757	\$ 793,757	\$ 817,570	\$ 817,570	\$ 842,097	\$ 842,097	\$ 867,360	\$ 867,360	\$ 893,380	\$ 893,380	\$ 920,182	\$ 920,182	\$ 947,787	\$ 947,787	\$ 976,221	\$ 976,221	\$ 1,005,507	\$ 1,005,507	\$ 1,035,673	
Estimated Commercial Surcharge Revenues (No Build)		\$ 11,913	\$ 12,270	\$ 12,270	\$ 12,638	\$ 12,638	\$ 13,018	\$ 13,018	\$ 13,408	\$ 13,408	\$ 13,810	\$ 13,810	\$ 14,225	\$ 14,225	\$ 14,651	\$ 14,651	\$ 15,091	\$ 15,091	\$ 15,544	\$ 15,544	\$ 16,010	\$ 16,010	\$ 16,490	\$ 16,490	\$ 16,985	
<b>Estimated Commercial Surcharge Paid</b>		<b>Percent Factor</b>																								
St. Louis Public Schools		0.6120	\$ 7,291	\$ 7,509	\$ 7,509	\$ 7,735	\$ 7,735	\$ 7,967	\$ 7,967	\$ 8,206	\$ 8,206	\$ 8,452	\$ 8,452	\$ 8,706	\$ 8,706	\$ 8,967	\$ 8,967	\$ 9,236	\$ 9,236	\$ 9,513	\$ 9,513	\$ 9,798	\$ 9,798	\$ 10,092	\$ 10,092	\$ 10,395
St. Louis Community College		0.0240	\$ 286	\$ 294	\$ 294	\$ 303	\$ 303	\$ 312	\$ 312	\$ 322	\$ 322	\$ 331	\$ 331	\$ 341	\$ 341	\$ 352	\$ 352	\$ 362	\$ 362	\$ 373	\$ 373	\$ 384	\$ 384	\$ 396	\$ 396	\$ 408
MSD		0.0130	\$ 155	\$ 160	\$ 160	\$ 164	\$ 164	\$ 169	\$ 169	\$ 174	\$ 174	\$ 180	\$ 180	\$ 185	\$ 185	\$ 190	\$ 190	\$ 196	\$ 196	\$ 202	\$ 202	\$ 208	\$ 208	\$ 214	\$ 214	\$ 221
Senior Services		0.0065	\$ 77	\$ 80	\$ 80	\$ 82	\$ 82	\$ 85	\$ 85	\$ 87	\$ 87	\$ 90	\$ 90	\$ 92	\$ 92	\$ 95	\$ 95	\$ 98	\$ 98	\$ 101	\$ 101	\$ 104	\$ 104	\$ 107	\$ 107	\$ 110
Community Mental Health		0.0100	\$ 119	\$ 123	\$ 123	\$ 126	\$ 126	\$ 130	\$ 130	\$ 134	\$ 134	\$ 138	\$ 138	\$ 142	\$ 142	\$ 147	\$ 147	\$ 151	\$ 151	\$ 155	\$ 155	\$ 160	\$ 160	\$ 165	\$ 165	\$ 170
Community Children's Service Fund		0.0225	\$ 268	\$ 276	\$ 276	\$ 284	\$ 284	\$ 293	\$ 293	\$ 302	\$ 302	\$ 311	\$ 311	\$ 320	\$ 320	\$ 330	\$ 330	\$ 340	\$ 340	\$ 350	\$ 350	\$ 360	\$ 360	\$ 371	\$ 371	\$ 382
Metropolitan Zoo Museum District		0.0310	\$ 369	\$ 380	\$ 380	\$ 392	\$ 392	\$ 404	\$ 404	\$ 416	\$ 416	\$ 428	\$ 428	\$ 441	\$ 441	\$ 454	\$ 454	\$ 468	\$ 468	\$ 482	\$ 482	\$ 496	\$ 496	\$ 511	\$ 511	\$ 527
Library		0.0660	\$ 786	\$ 810	\$ 810	\$ 834	\$ 834	\$ 859	\$ 859	\$ 885	\$ 885	\$ 911	\$ 911	\$ 939	\$ 939	\$ 967	\$ 967	\$ 996	\$ 996	\$ 1,026	\$ 1,026	\$ 1,057	\$ 1,057	\$ 1,088	\$ 1,088	\$ 1,121
City of St. Louis		0.1950	\$ 2,323	\$ 2,393	\$ 2,393	\$ 2,464	\$ 2,464	\$ 2,538	\$ 2,538	\$ 2,615	\$ 2,615	\$ 2,693	\$ 2,693	\$ 2,774	\$ 2,774	\$ 2,857	\$ 2,857	\$ 2,943	\$ 2,943	\$ 3,031	\$ 3,031	\$ 3,122	\$ 3,122	\$ 3,216	\$ 3,216	\$ 3,312
Sheltered Workshop		0.0165	\$ 197	\$ 202	\$ 202	\$ 209	\$ 209	\$ 215	\$ 215	\$ 221	\$ 221	\$ 228	\$ 228	\$ 235	\$ 235	\$ 242	\$ 242	\$ 249	\$ 249	\$ 256	\$ 256	\$ 264	\$ 264	\$ 272	\$ 272	\$ 280
State of Missouri Blind Pension Fund		0.0035	\$ 42	\$ 43	\$ 43	\$ 44	\$ 44	\$ 46	\$ 46	\$ 47	\$ 47	\$ 48	\$ 48	\$ 50	\$ 50	\$ 51	\$ 51	\$ 53	\$ 53	\$ 54	\$ 54	\$ 56	\$ 56	\$ 58	\$ 58	\$ 59
<b>Estimated Total Taxes Paid During TIF</b>		<b>\$ 11,913</b>	<b>\$ 12,270</b>	<b>\$ 12,270</b>	<b>\$ 12,638</b>	<b>\$ 12,638</b>	<b>\$ 13,018</b>	<b>\$ 13,018</b>	<b>\$ 13,408</b>	<b>\$ 13,408</b>	<b>\$ 13,810</b>	<b>\$ 13,810</b>	<b>\$ 14,225</b>	<b>\$ 14,225</b>	<b>\$ 14,651</b>	<b>\$ 14,651</b>	<b>\$ 15,091</b>	<b>\$ 15,091</b>	<b>\$ 15,544</b>	<b>\$ 15,544</b>	<b>\$ 16,010</b>	<b>\$ 16,010</b>	<b>\$ 16,490</b>	<b>\$ 16,490</b>	<b>\$ 16,985</b>	

**Table 18**  
**Estimated City Revenues**  
 St. Louis Innovation District RPA 8  
 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	Sales Taxes <sup>1</sup>	Personal Property	Economic Activity Taxes	Commercial Surcharge	Restaurant Gross Receipts Taxes	"No-Build Scenario" Totals	
2022	\$ 18,976	\$ 524	\$ 187,695	\$ 2,323	\$ 64,800	\$ 36,873	\$ 24,564	\$ 335,755	\$ 18,976	\$ -	\$ 87,300	\$ 524	\$ -	\$ 2,323	\$ 64,800	\$ 86,624	\$ 249,131
2023	\$ 18,976	\$ 412	\$ 187,695	\$ 2,393	\$ 64,800	\$ 36,873	\$ 24,809	\$ 335,958	\$ 18,976	\$ -	\$ 87,300	\$ 404	\$ 24,585	\$ 2,393	\$ 64,800	\$ 111,158	\$ 224,801
2024	\$ 18,976	\$ 324	\$ 187,695	\$ 2,393	\$ 64,800	\$ 36,898	\$ 25,060	\$ 336,146	\$ 18,976	\$ -	\$ 87,300	\$ 288	\$ 25,077	\$ 2,393	\$ 64,800	\$ 111,534	\$ 224,611
2025	\$ 18,976	\$ 4,059	\$ 187,695	\$ 14,745	\$ 73,440	\$ 51,992	\$ 51,577	\$ 402,484	\$ 18,976	\$ -	\$ 87,300	\$ 225	\$ 25,578	\$ 2,464	\$ 65,448	\$ 112,693	\$ 289,791
2026	\$ 18,976	\$ 3,570	\$ 191,951	\$ 14,745	\$ 76,248	\$ 56,534	\$ 77,596	\$ 439,621	\$ 18,976	\$ -	\$ 88,173	\$ 162	\$ 26,090	\$ 2,464	\$ 66,102	\$ 113,796	\$ 325,825
2027	\$ 18,976	\$ 2,770	\$ 201,127	\$ 15,187	\$ 82,302	\$ 62,497	\$ 103,626	\$ 486,487	\$ 19,166	\$ -	\$ 89,055	\$ 94	\$ 26,612	\$ 2,538	\$ 66,764	\$ 115,174	\$ 371,313
2028	\$ 18,976	\$ 2,152	\$ 210,313	\$ 15,187	\$ 88,364	\$ 68,633	\$ 129,667	\$ 533,293	\$ 19,166	\$ -	\$ 89,945	\$ 52	\$ 27,144	\$ 2,538	\$ 67,431	\$ 116,332	\$ 416,961
2029	\$ 18,976	\$ 2,284	\$ 211,653	\$ 15,643	\$ 89,247	\$ 69,677	\$ 132,260	\$ 539,741	\$ 19,358	\$ -	\$ 90,845	\$ 576	\$ 27,687	\$ 2,615	\$ 68,105	\$ 118,341	\$ 421,400
2030	\$ 18,976	\$ 1,756	\$ 213,005	\$ 15,643	\$ 90,140	\$ 70,461	\$ 134,906	\$ 544,888	\$ 19,358	\$ -	\$ 91,753	\$ 513	\$ 28,240	\$ 2,615	\$ 68,787	\$ 119,512	\$ 425,375
2031	\$ 18,976	\$ 1,138	\$ 214,372	\$ 16,112	\$ 91,041	\$ 71,256	\$ 137,604	\$ 550,499	\$ 19,551	\$ -	\$ 92,671	\$ 404	\$ 28,805	\$ 2,693	\$ 69,474	\$ 120,928	\$ 429,572
2032	\$ 18,976	\$ 737	\$ 215,751	\$ 16,112	\$ 91,951	\$ 72,061	\$ 140,356	\$ 555,945	\$ 19,551	\$ -	\$ 93,597	\$ 317	\$ 29,381	\$ 2,693	\$ 70,169	\$ 122,112	\$ 433,833
2033	\$ 18,976	\$ 4,465	\$ 217,145	\$ 16,595	\$ 92,871	\$ 72,878	\$ 143,163	\$ 566,093	\$ 19,747	\$ -	\$ 94,533	\$ 248	\$ 29,969	\$ 2,774	\$ 70,871	\$ 123,608	\$ 442,485
2034	\$ 18,976	\$ 3,927	\$ 218,553	\$ 16,595	\$ 93,800	\$ 73,705	\$ 146,026	\$ 571,582	\$ 19,747	\$ -	\$ 95,479	\$ 179	\$ 30,568	\$ 2,774	\$ 71,580	\$ 124,847	\$ 446,734
2035	\$ 18,976	\$ 3,047	\$ 219,974	\$ 17,093	\$ 94,738	\$ 74,543	\$ 148,947	\$ 577,318	\$ 19,944	\$ -	\$ 96,434	\$ 104	\$ 31,180	\$ 2,857	\$ 72,295	\$ 126,380	\$ 450,938
2036	\$ 18,976	\$ 2,367	\$ 221,410	\$ 17,093	\$ 95,685	\$ 75,393	\$ 151,926	\$ 582,850	\$ 19,944	\$ -	\$ 97,398	\$ 58	\$ 31,803	\$ 2,857	\$ 73,018	\$ 127,681	\$ 455,170
2037	\$ 18,976	\$ 2,513	\$ 222,860	\$ 17,606	\$ 96,642	\$ 76,254	\$ 154,964	\$ 589,815	\$ 20,144	\$ -	\$ 98,372	\$ 634	\$ 32,439	\$ 2,943	\$ 73,748	\$ 129,909	\$ 459,907
2038	\$ 18,976	\$ 1,932	\$ 224,325	\$ 17,606	\$ 97,608	\$ 77,126	\$ 158,063	\$ 595,638	\$ 20,144	\$ -	\$ 99,356	\$ 564	\$ 33,088	\$ 2,943	\$ 74,486	\$ 131,225	\$ 464,412
2039	\$ 18,976	\$ 1,252	\$ 225,804	\$ 18,134	\$ 98,584	\$ 78,011	\$ 161,225	\$ 601,987	\$ 20,345	\$ -	\$ 100,349	\$ 444	\$ 33,750	\$ 3,031	\$ 75,231	\$ 132,801	\$ 469,186
2040	\$ 18,976	\$ 811	\$ 227,299	\$ 18,134	\$ 99,570	\$ 78,907	\$ 164,449	\$ 608,147	\$ 20,345	\$ -	\$ 101,353	\$ 349	\$ 34,425	\$ 3,031	\$ 75,983	\$ 134,133	\$ 474,013
2041	\$ 18,976	\$ 4,912	\$ 228,808	\$ 18,678	\$ 100,566	\$ 79,816	\$ 167,738	\$ 619,494	\$ 20,549	\$ -	\$ 102,366	\$ 273	\$ 35,113	\$ 3,122	\$ 76,743	\$ 135,800	\$ 483,694
2042	\$ 18,976	\$ 4,319	\$ 230,332	\$ 18,678	\$ 101,572	\$ 80,737	\$ 171,093	\$ 625,708	\$ 20,549	\$ -	\$ 103,390	\$ 197	\$ 35,816	\$ 3,122	\$ 77,510	\$ 137,193	\$ 488,514
2043	\$ 18,976	\$ 3,352	\$ 231,871	\$ 19,239	\$ 102,587	\$ 81,671	\$ 174,515	\$ 632,211	\$ 20,754	\$ -	\$ 104,424	\$ 114	\$ 36,532	\$ 3,216	\$ 78,285	\$ 138,902	\$ 493,310
2044	\$ 18,976	\$ 2,604	\$ 233,426	\$ 19,239	\$ 103,613	\$ 82,617	\$ 178,005	\$ 638,481	\$ 20,754	\$ -	\$ 105,468	\$ 63	\$ 37,263	\$ 3,216	\$ 79,068	\$ 140,364	\$ 498,116
2045	\$ 108,893	\$ 2,678	\$ 234,997	\$ 19,816	\$ 104,649	\$ 83,576	\$ 181,565	\$ 736,174	\$ 20,962	\$ -	\$ 106,523	\$ 56	\$ 38,008	\$ 3,312	\$ 79,859	\$ 142,197	\$ 593,977
<b>TOTALS</b>	<b>\$ 545,352</b>	<b>\$57,906</b>	<b>\$ 5,145,757</b>	<b>\$ 364,990</b>	<b>\$ 2,159,618</b>	<b>\$ 1,648,989</b>	<b>\$ 3,083,704</b>	<b>\$ 13,006,315</b>	<b>\$ 474,963</b>	<b>\$ -</b>	<b>\$ 2,290,682</b>	<b>\$ 6,843</b>	<b>\$ 709,153</b>	<b>\$ 66,926</b>	<b>\$ 1,715,359</b>	<b>\$ 2,973,244</b>	<b>\$ 10,033,071</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 19**  
**St. Louis Public Schools**  
 St. Louis Innovation District RPA 8  
 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	\$ 59,265	\$ 1,637	\$ -	\$ 7,291	\$ 68,193	\$ 59,265	\$ 1,637	\$ 29,071	\$ 7,291	\$ 97,264	\$ (29,071)
2023	\$ 59,265	\$ 1,287	\$ -	\$ 7,509	\$ 68,062	\$ 59,265	\$ 1,260	\$ 29,071	\$ 7,509	\$ 97,106	\$ (29,044)
2024	\$ 59,265	\$ 1,011	\$ 29,071	\$ 7,509	\$ 96,857	\$ 59,265	\$ 900	\$ 29,071	\$ 7,509	\$ 96,746	\$ 111
2025	\$ 59,265	\$ 12,677	\$ 32,947	\$ 46,276	\$ 151,165	\$ 59,265	\$ 704	\$ 29,071	\$ 7,735	\$ 96,775	\$ 54,391
2026	\$ 59,265	\$ 11,149	\$ 34,207	\$ 46,276	\$ 150,897	\$ 59,265	\$ 507	\$ 29,362	\$ 7,735	\$ 96,869	\$ 54,028
2027	\$ 59,265	\$ 8,651	\$ 36,923	\$ 47,664	\$ 152,504	\$ 59,858	\$ 295	\$ 29,655	\$ 7,967	\$ 97,775	\$ 54,729
2028	\$ 59,265	\$ 6,721	\$ 39,642	\$ 47,664	\$ 153,293	\$ 59,858	\$ 164	\$ 29,952	\$ 7,967	\$ 97,940	\$ 55,353
2029	\$ 59,265	\$ 7,134	\$ 40,038	\$ 49,094	\$ 155,532	\$ 60,457	\$ 1,800	\$ 30,251	\$ 8,206	\$ 100,714	\$ 54,818
2030	\$ 59,265	\$ 5,485	\$ 40,439	\$ 49,094	\$ 154,283	\$ 60,457	\$ 1,602	\$ 30,554	\$ 8,206	\$ 100,818	\$ 53,465
2031	\$ 59,265	\$ 3,556	\$ 40,843	\$ 50,567	\$ 154,231	\$ 61,061	\$ 1,260	\$ 30,859	\$ 8,452	\$ 101,633	\$ 52,599
2032	\$ 59,265	\$ 2,301	\$ 41,252	\$ 50,567	\$ 153,385	\$ 61,061	\$ 990	\$ 31,168	\$ 8,452	\$ 101,671	\$ 51,714
2033	\$ 59,265	\$ 13,945	\$ 41,664	\$ 52,084	\$ 166,958	\$ 61,672	\$ 774	\$ 31,480	\$ 8,706	\$ 102,631	\$ 64,327
2034	\$ 59,265	\$ 12,264	\$ 42,081	\$ 52,084	\$ 165,694	\$ 61,672	\$ 558	\$ 31,794	\$ 8,706	\$ 102,730	\$ 62,964
2035	\$ 59,265	\$ 9,517	\$ 42,502	\$ 53,647	\$ 164,930	\$ 62,288	\$ 324	\$ 32,112	\$ 8,967	\$ 103,692	\$ 61,239
2036	\$ 59,265	\$ 7,393	\$ 42,927	\$ 53,647	\$ 163,232	\$ 62,288	\$ 180	\$ 32,433	\$ 8,967	\$ 103,869	\$ 59,363
2037	\$ 59,265	\$ 7,847	\$ 43,356	\$ 55,256	\$ 165,725	\$ 62,911	\$ 1,980	\$ 32,758	\$ 9,236	\$ 106,885	\$ 58,839
2038	\$ 59,265	\$ 6,034	\$ 43,790	\$ 55,256	\$ 164,344	\$ 62,911	\$ 1,763	\$ 33,085	\$ 9,236	\$ 106,995	\$ 57,350
2039	\$ 59,265	\$ 3,911	\$ 44,227	\$ 56,914	\$ 164,317	\$ 63,540	\$ 1,386	\$ 33,416	\$ 9,513	\$ 107,856	\$ 56,462
2040	\$ 59,265	\$ 2,531	\$ 44,670	\$ 56,914	\$ 163,380	\$ 63,540	\$ 1,089	\$ 33,750	\$ 9,513	\$ 107,893	\$ 55,487
2041	\$ 59,265	\$ 15,339	\$ 45,116	\$ 58,621	\$ 178,342	\$ 64,176	\$ 852	\$ 34,088	\$ 9,798	\$ 108,913	\$ 69,429
2042	\$ 59,265	\$ 13,490	\$ 45,568	\$ 58,621	\$ 176,944	\$ 64,176	\$ 614	\$ 34,429	\$ 9,798	\$ 109,017	\$ 67,927
2043	\$ 59,265	\$ 10,468	\$ 46,023	\$ 60,380	\$ 176,136	\$ 64,818	\$ 356	\$ 34,773	\$ 10,092	\$ 110,039	\$ 66,097
2044	\$ 59,265	\$ 8,133	\$ 46,483	\$ 60,380	\$ 174,261	\$ 64,818	\$ 198	\$ 35,121	\$ 10,092	\$ 110,229	\$ 64,033
2045	\$ 340,084	\$ 8,363	\$ 46,948	\$ 62,191	\$ 457,586	\$ 65,466	\$ 176	\$ 35,472	\$ 10,395	\$ 111,509	\$ 346,077
<b>TOTALS</b>	<b>\$ 1,703,186</b>	<b>\$ 180,844</b>	<b>\$ 910,717</b>	<b>\$ 1,145,507</b>	<b>\$ 3,940,254</b>	<b>\$ 1,483,354</b>	<b>\$ 21,370</b>	<b>\$ 762,797</b>	<b>\$ 210,045</b>	<b>\$ 2,477,566</b>	<b>\$ 1,462,688</b>

**Table 20**  
**Estimated Metro Sales Tax Revenues**  
 St. Louis Innovation District RPA 8  
 St. Louis, MO

Year	Build Scenario	No-Build Scenario	Difference
	Half-Cent Metro Sales Tax (Not Subject to Capture by TIF)	"No-Build Scenario" Estimated Sales Taxes	
2022	\$ 21,825	\$ 21,825	\$ -
2023	\$ 21,825	\$ 21,825	\$ -
2024	\$ 21,825	\$ 21,825	\$ -
2025	\$ 24,735	\$ 21,825	\$ 2,910
2026	\$ 25,681	\$ 22,043	\$ 3,638
2027	\$ 27,720	\$ 22,264	\$ 5,456
2028	\$ 29,761	\$ 22,486	\$ 7,275
2029	\$ 30,059	\$ 22,711	\$ 7,348
2030	\$ 30,360	\$ 22,938	\$ 7,421
2031	\$ 30,663	\$ 23,168	\$ 7,495
2032	\$ 30,970	\$ 23,399	\$ 7,570
2033	\$ 31,279	\$ 23,633	\$ 7,646
2034	\$ 31,592	\$ 23,870	\$ 7,723
2035	\$ 31,908	\$ 24,108	\$ 7,800
2036	\$ 32,227	\$ 24,349	\$ 7,878
2037	\$ 32,550	\$ 24,593	\$ 7,957
2038	\$ 32,875	\$ 24,839	\$ 8,036
2039	\$ 33,204	\$ 25,087	\$ 8,116
2040	\$ 33,536	\$ 25,338	\$ 8,198
2041	\$ 33,871	\$ 25,592	\$ 8,280
2042	\$ 34,210	\$ 25,847	\$ 8,362
2043	\$ 34,552	\$ 26,106	\$ 8,446
2044	\$ 34,897	\$ 26,367	\$ 8,531
2045	\$ 35,246	\$ 26,631	\$ 8,616
<b>TOTALS</b>	<b>\$ 727,371</b>		<b>\$ 154,701</b>

**Table 21**  
**Estimated Great Rivers Greenway Sales Tax Revenues**  
 St. Louis Innovation District RPA 8  
 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	\$ 8,206	\$ 2,183	\$ 10,389	\$ 10,389	\$ -
2023	\$ 8,206	\$ 2,183	\$ 10,389	\$ 10,389	\$ -
2024	\$ 8,206	\$ 2,183	\$ 10,389	\$ 10,389	\$ -
2025	\$ 9,300	\$ 4,656	\$ 13,956	\$ 10,389	\$ 3,568
2026	\$ 9,656	\$ 4,751	\$ 14,407	\$ 10,493	\$ 3,914
2027	\$ 10,423	\$ 4,954	\$ 15,377	\$ 10,598	\$ 4,780
2028	\$ 11,190	\$ 5,159	\$ 16,349	\$ 10,703	\$ 5,645
2029	\$ 11,302	\$ 5,188	\$ 16,491	\$ 10,811	\$ 5,680
2030	\$ 11,415	\$ 5,218	\$ 16,634	\$ 10,919	\$ 5,715
2031	\$ 11,529	\$ 5,249	\$ 16,778	\$ 11,028	\$ 5,750
2032	\$ 11,645	\$ 5,279	\$ 16,924	\$ 11,138	\$ 5,786
2033	\$ 11,761	\$ 5,310	\$ 17,072	\$ 11,249	\$ 5,822
2034	\$ 11,879	\$ 5,342	\$ 17,220	\$ 11,362	\$ 5,858
2035	\$ 11,997	\$ 5,373	\$ 17,371	\$ 11,476	\$ 5,895
2036	\$ 12,117	\$ 5,405	\$ 17,523	\$ 11,590	\$ 5,932
2037	\$ 12,239	\$ 5,437	\$ 17,676	\$ 11,706	\$ 5,970
2038	\$ 12,361	\$ 5,470	\$ 17,831	\$ 11,823	\$ 6,008
2039	\$ 12,485	\$ 5,503	\$ 17,987	\$ 11,942	\$ 6,046
2040	\$ 12,609	\$ 5,536	\$ 18,146	\$ 12,061	\$ 6,085
2041	\$ 12,736	\$ 5,570	\$ 18,305	\$ 12,182	\$ 6,124
2042	\$ 12,863	\$ 5,603	\$ 18,466	\$ 12,303	\$ 6,163
2043	\$ 12,992	\$ 5,638	\$ 18,629	\$ 12,426	\$ 6,203
2044	\$ 13,121	\$ 5,672	\$ 18,794	\$ 12,551	\$ 6,243
2045	\$ 13,253	\$ 5,707	\$ 18,960	\$ 12,676	\$ 6,284
<b>TOTALS</b>	<b>\$ 273,492</b>	<b>\$ 118,570</b>	<b>\$ 392,061</b>	<b>\$ 272,591</b>	<b>\$ 119,470</b>

**Table 22**  
**Estimated State of Missouri Revenues**  
 St. Louis Innovation District RPA 8  
 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	\$ 360	\$ 10	\$ 42	\$ 184,421	\$ 184,833	\$ 360	\$ 10	\$ 42	\$ 184,421	\$ 184,833	\$ -
2023	\$ 360	\$ 8	\$ 43	\$ 184,421	\$ 184,832	\$ 360	\$ 8	\$ 43	\$ 184,421	\$ 184,832	\$ 0
2024	\$ 366	\$ 6	\$ 43	\$ 184,421	\$ 184,836	\$ 360	\$ 5	\$ 43	\$ 184,421	\$ 184,830	\$ 6
2025	\$ 1,533	\$ 77	\$ 265	\$ 209,011	\$ 210,885	\$ 360	\$ 4	\$ 44	\$ 184,421	\$ 184,830	\$ 26,055
2026	\$ 1,533	\$ 68	\$ 265	\$ 217,002	\$ 218,867	\$ 360	\$ 3	\$ 44	\$ 186,265	\$ 186,673	\$ 32,195
2027	\$ 1,579	\$ 52	\$ 273	\$ 234,233	\$ 236,137	\$ 360	\$ 2	\$ 46	\$ 188,128	\$ 188,535	\$ 47,602
2028	\$ 1,579	\$ 41	\$ 273	\$ 251,483	\$ 253,375	\$ 360	\$ 1	\$ 46	\$ 190,009	\$ 190,416	\$ 62,959
2029	\$ 1,626	\$ 43	\$ 281	\$ 253,998	\$ 255,948	\$ 370	\$ 11	\$ 47	\$ 191,909	\$ 192,337	\$ 63,611
2030	\$ 1,626	\$ 33	\$ 281	\$ 256,538	\$ 258,478	\$ 370	\$ 10	\$ 47	\$ 193,829	\$ 194,255	\$ 64,223
2031	\$ 1,675	\$ 22	\$ 289	\$ 259,103	\$ 261,089	\$ 370	\$ 8	\$ 48	\$ 195,767	\$ 196,193	\$ 64,896
2032	\$ 1,675	\$ 14	\$ 289	\$ 261,694	\$ 263,672	\$ 370	\$ 6	\$ 48	\$ 197,725	\$ 198,149	\$ 65,524
2033	\$ 1,725	\$ 84	\$ 298	\$ 264,311	\$ 266,419	\$ 370	\$ 5	\$ 50	\$ 199,702	\$ 200,126	\$ 66,293
2034	\$ 1,725	\$ 74	\$ 298	\$ 266,954	\$ 269,052	\$ 370	\$ 3	\$ 50	\$ 201,699	\$ 202,122	\$ 66,930
2035	\$ 1,777	\$ 58	\$ 307	\$ 269,624	\$ 271,765	\$ 380	\$ 2	\$ 51	\$ 203,716	\$ 204,149	\$ 67,616
2036	\$ 1,777	\$ 45	\$ 307	\$ 272,320	\$ 274,449	\$ 380	\$ 1	\$ 51	\$ 205,753	\$ 206,185	\$ 68,263
2037	\$ 1,830	\$ 48	\$ 316	\$ 275,043	\$ 277,237	\$ 380	\$ 12	\$ 53	\$ 207,810	\$ 208,255	\$ 68,982
2038	\$ 1,830	\$ 37	\$ 316	\$ 277,794	\$ 279,977	\$ 380	\$ 11	\$ 53	\$ 209,889	\$ 210,332	\$ 69,645
2039	\$ 1,885	\$ 24	\$ 325	\$ 280,572	\$ 282,806	\$ 380	\$ 8	\$ 54	\$ 211,987	\$ 212,430	\$ 70,376
2040	\$ 1,885	\$ 15	\$ 325	\$ 283,378	\$ 285,604	\$ 380	\$ 7	\$ 54	\$ 214,107	\$ 214,548	\$ 71,055
2041	\$ 1,942	\$ 93	\$ 335	\$ 286,211	\$ 288,581	\$ 390	\$ 5	\$ 56	\$ 216,248	\$ 216,700	\$ 71,882
2042	\$ 1,942	\$ 82	\$ 335	\$ 289,073	\$ 291,432	\$ 390	\$ 4	\$ 56	\$ 218,411	\$ 218,861	\$ 72,571
2043	\$ 2,000	\$ 63	\$ 345	\$ 291,964	\$ 294,373	\$ 390	\$ 2	\$ 58	\$ 220,595	\$ 221,045	\$ 73,328
2044	\$ 2,000	\$ 49	\$ 345	\$ 294,884	\$ 297,278	\$ 390	\$ 1	\$ 58	\$ 222,801	\$ 223,250	\$ 74,028
2045	\$ 2,060	\$ 51	\$ 356	\$ 297,833	\$ 300,299	\$ 400	\$ 1	\$ 59	\$ 225,029	\$ 225,489	\$ 74,809
<b>TOTALS</b>	<b>\$ 38,291</b>	<b>\$ 1,095</b>	<b>\$ 6,551</b>	<b>\$ 6,146,289</b>	<b>\$ 6,192,226</b>	<b>\$ 8,980</b>	<b>\$ 129</b>	<b>\$ 1,201</b>	<b>\$ 4,839,065</b>	<b>\$ 4,849,376</b>	<b>\$ 1,342,850</b>

**Table 23**  
**Estimated Fiscal Impact Upon St. Louis Community College and the Metropolitan Zoo-Museum District**  
 St. Louis Innovation District RPA 8  
 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	\$ 3,335	\$ 92	\$ 286	\$ 3,713	\$ 3,335	\$ 92	\$ 286	\$ 3,713	\$ -	\$ 2,938	\$ 81	\$ 369	\$ 3,388	\$ 2,938	\$ 81	\$ 369	\$ 3,388	\$ -
2023	\$ 3,335	\$ 72	\$ 294	\$ 3,702	\$ 3,335	\$ 71	\$ 294	\$ 3,700	\$ 2	\$ 2,938	\$ 64	\$ 380	\$ 3,382	\$ 2,938	\$ 62	\$ 380	\$ 3,381	\$ 1
2024	\$ 3,335	\$ 57	\$ 294	\$ 3,686	\$ 3,335	\$ 51	\$ 294	\$ 3,680	\$ 6	\$ 2,938	\$ 50	\$ 380	\$ 3,368	\$ 2,938	\$ 45	\$ 380	\$ 3,363	\$ 6
2025	\$ 3,335	\$ 713	\$ 1,815	\$ 5,863	\$ 3,335	\$ 40	\$ 303	\$ 3,678	\$ 2,185	\$ 2,938	\$ 628	\$ 2,344	\$ 5,910	\$ 2,938	\$ 35	\$ 392	\$ 3,364	\$ 2,546
2026	\$ 3,335	\$ 627	\$ 1,815	\$ 5,777	\$ 3,335	\$ 29	\$ 303	\$ 3,667	\$ 2,110	\$ 2,938	\$ 553	\$ 2,344	\$ 5,834	\$ 2,938	\$ 25	\$ 392	\$ 3,355	\$ 2,480
2027	\$ 3,335	\$ 487	\$ 1,869	\$ 5,691	\$ 3,368	\$ 17	\$ 312	\$ 3,697	\$ 1,994	\$ 2,938	\$ 429	\$ 2,414	\$ 5,781	\$ 2,967	\$ 15	\$ 404	\$ 3,385	\$ 2,396
2028	\$ 3,335	\$ 378	\$ 1,869	\$ 5,582	\$ 3,368	\$ 9	\$ 312	\$ 3,690	\$ 1,892	\$ 2,938	\$ 333	\$ 2,414	\$ 5,685	\$ 2,967	\$ 8	\$ 404	\$ 3,379	\$ 2,307
2029	\$ 3,335	\$ 401	\$ 1,925	\$ 5,662	\$ 3,402	\$ 101	\$ 322	\$ 3,825	\$ 1,837	\$ 2,938	\$ 354	\$ 2,487	\$ 5,778	\$ 2,997	\$ 89	\$ 416	\$ 3,502	\$ 2,276
2030	\$ 3,335	\$ 309	\$ 1,925	\$ 5,569	\$ 3,402	\$ 90	\$ 322	\$ 3,814	\$ 1,755	\$ 2,938	\$ 272	\$ 2,487	\$ 5,696	\$ 2,997	\$ 79	\$ 416	\$ 3,492	\$ 2,205
2031	\$ 3,335	\$ 200	\$ 1,983	\$ 5,518	\$ 3,436	\$ 71	\$ 331	\$ 3,838	\$ 1,680	\$ 2,938	\$ 176	\$ 2,561	\$ 5,675	\$ 3,027	\$ 62	\$ 428	\$ 3,517	\$ 2,158
2032	\$ 3,335	\$ 129	\$ 1,983	\$ 5,448	\$ 3,436	\$ 56	\$ 331	\$ 3,823	\$ 1,624	\$ 2,938	\$ 114	\$ 2,561	\$ 5,613	\$ 3,027	\$ 49	\$ 428	\$ 3,504	\$ 2,109
2033	\$ 3,335	\$ 785	\$ 2,043	\$ 6,162	\$ 3,470	\$ 44	\$ 341	\$ 3,855	\$ 2,307	\$ 2,938	\$ 691	\$ 2,638	\$ 6,267	\$ 3,057	\$ 38	\$ 441	\$ 3,536	\$ 2,731
2034	\$ 3,335	\$ 690	\$ 2,043	\$ 6,068	\$ 3,470	\$ 31	\$ 341	\$ 3,843	\$ 2,224	\$ 2,938	\$ 608	\$ 2,638	\$ 6,184	\$ 3,057	\$ 28	\$ 441	\$ 3,526	\$ 2,658
2035	\$ 3,335	\$ 536	\$ 2,104	\$ 5,974	\$ 3,505	\$ 18	\$ 352	\$ 3,875	\$ 2,099	\$ 2,938	\$ 472	\$ 2,717	\$ 6,127	\$ 3,088	\$ 16	\$ 454	\$ 3,558	\$ 2,569
2036	\$ 3,335	\$ 416	\$ 2,104	\$ 5,855	\$ 3,505	\$ 10	\$ 352	\$ 3,867	\$ 1,988	\$ 2,938	\$ 366	\$ 2,717	\$ 6,022	\$ 3,088	\$ 9	\$ 454	\$ 3,551	\$ 2,471
2037	\$ 3,335	\$ 442	\$ 2,167	\$ 5,944	\$ 3,540	\$ 111	\$ 362	\$ 4,014	\$ 1,930	\$ 2,938	\$ 389	\$ 2,799	\$ 6,126	\$ 3,119	\$ 98	\$ 468	\$ 3,684	\$ 2,441
2038	\$ 3,335	\$ 340	\$ 2,167	\$ 5,841	\$ 3,540	\$ 99	\$ 362	\$ 4,002	\$ 1,840	\$ 2,938	\$ 299	\$ 2,799	\$ 6,036	\$ 3,119	\$ 87	\$ 468	\$ 3,674	\$ 2,362
2039	\$ 3,335	\$ 220	\$ 2,232	\$ 5,787	\$ 3,576	\$ 78	\$ 373	\$ 4,027	\$ 1,760	\$ 2,938	\$ 194	\$ 2,883	\$ 6,015	\$ 3,150	\$ 69	\$ 482	\$ 3,700	\$ 2,314
2040	\$ 3,335	\$ 142	\$ 2,232	\$ 5,709	\$ 3,576	\$ 61	\$ 373	\$ 4,010	\$ 1,699	\$ 2,938	\$ 125	\$ 2,883	\$ 5,946	\$ 3,150	\$ 54	\$ 482	\$ 3,686	\$ 2,261
2041	\$ 3,335	\$ 863	\$ 2,299	\$ 6,497	\$ 3,611	\$ 48	\$ 384	\$ 4,044	\$ 2,454	\$ 2,938	\$ 760	\$ 2,969	\$ 6,668	\$ 3,181	\$ 42	\$ 496	\$ 3,720	\$ 2,948
2042	\$ 3,335	\$ 759	\$ 2,299	\$ 6,393	\$ 3,611	\$ 35	\$ 384	\$ 4,030	\$ 2,363	\$ 2,938	\$ 669	\$ 2,969	\$ 6,576	\$ 3,181	\$ 30	\$ 496	\$ 3,708	\$ 2,868
2043	\$ 3,335	\$ 589	\$ 2,368	\$ 6,292	\$ 3,648	\$ 20	\$ 396	\$ 4,063	\$ 2,229	\$ 2,938	\$ 519	\$ 3,058	\$ 6,515	\$ 3,213	\$ 18	\$ 511	\$ 3,742	\$ 2,773
2044	\$ 3,335	\$ 458	\$ 2,368	\$ 6,161	\$ 3,648	\$ 11	\$ 396	\$ 4,054	\$ 2,106	\$ 2,938	\$ 403	\$ 3,058	\$ 6,399	\$ 3,213	\$ 10	\$ 511	\$ 3,734	\$ 2,665
2045	\$ 19,138	\$ 471	\$ 2,439	\$ 22,047	\$ 3,684	\$ 10	\$ 408	\$ 4,102	\$ 17,946	\$ 16,858	\$ 415	\$ 3,150	\$ 20,423	\$ 3,245	\$ 9	\$ 527	\$ 3,780	\$ 16,642
<b>TOTALS</b>	<b>\$ 95,844</b>	<b>\$ 10,177</b>	<b>\$ 44,922</b>	<b>\$ 150,943</b>	<b>\$ 83,473</b>	<b>\$ 1,203</b>	<b>\$ 8,237</b>	<b>\$ 92,913</b>	<b>\$ 58,030</b>	<b>\$ 84,427</b>	<b>\$ 8,964</b>	<b>\$ 58,024</b>	<b>\$ 151,415</b>	<b>\$ 73,530</b>	<b>\$ 1,059</b>	<b>\$ 10,640</b>	<b>\$ 85,229</b>	<b>\$ 66,187</b>



**Table 24**  
**Estimated Fiscal Impact Upon Metropolitan Sewer District and Sheltered Workshop**  
 St. Louis Innovation District RPA 8  
 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	\$ 1,246	\$ 34	\$ 155	\$ 1,435	\$ 1,246	\$ 34	\$ 155	\$ 1,435	\$ -	\$ 1,600	\$ 44	\$ 197	\$ 1,841	\$ 1,600	\$ 44	\$ 197	\$ 1,841	\$ -
2023	\$ 1,246	\$ 27	\$ 160	\$ 1,432	\$ 1,246	\$ 26	\$ 160	\$ 1,432	\$ 1	\$ 1,600	\$ 35	\$ 202	\$ 1,837	\$ 1,600	\$ 34	\$ 202	\$ 1,836	\$ 1
2024	\$ 1,246	\$ 21	\$ 160	\$ 1,426	\$ 1,246	\$ 19	\$ 160	\$ 1,424	\$ 2	\$ 1,624	\$ 27	\$ 202	\$ 1,854	\$ 1,600	\$ 24	\$ 202	\$ 1,827	\$ 27
2025	\$ 1,246	\$ 266	\$ 983	\$ 2,495	\$ 1,246	\$ 15	\$ 164	\$ 1,425	\$ 1,070	\$ 6,811	\$ 341	\$ 1,248	\$ 8,400	\$ 1,600	\$ 19	\$ 209	\$ 1,827	\$ 6,572
2026	\$ 1,246	\$ 234	\$ 983	\$ 2,463	\$ 1,246	\$ 11	\$ 164	\$ 1,421	\$ 1,042	\$ 6,811	\$ 300	\$ 1,248	\$ 8,359	\$ 1,600	\$ 14	\$ 209	\$ 1,822	\$ 6,537
2027	\$ 1,246	\$ 182	\$ 1,012	\$ 2,440	\$ 1,258	\$ 6	\$ 169	\$ 1,434	\$ 1,006	\$ 7,015	\$ 233	\$ 1,285	\$ 8,533	\$ 1,610	\$ 8	\$ 215	\$ 1,833	\$ 6,701
2028	\$ 1,246	\$ 141	\$ 1,012	\$ 2,399	\$ 1,258	\$ 3	\$ 169	\$ 1,431	\$ 969	\$ 7,015	\$ 181	\$ 1,285	\$ 8,481	\$ 1,610	\$ 4	\$ 215	\$ 1,829	\$ 6,652
2029	\$ 1,246	\$ 150	\$ 1,043	\$ 2,439	\$ 1,271	\$ 38	\$ 174	\$ 1,483	\$ 956	\$ 7,226	\$ 192	\$ 1,324	\$ 8,741	\$ 1,630	\$ 48	\$ 221	\$ 1,900	\$ 6,842
2030	\$ 1,246	\$ 115	\$ 1,043	\$ 2,404	\$ 1,271	\$ 34	\$ 174	\$ 1,479	\$ 925	\$ 7,226	\$ 148	\$ 1,324	\$ 8,697	\$ 1,630	\$ 43	\$ 221	\$ 1,894	\$ 6,803
2031	\$ 1,246	\$ 75	\$ 1,074	\$ 2,395	\$ 1,283	\$ 26	\$ 180	\$ 1,489	\$ 905	\$ 7,443	\$ 96	\$ 1,363	\$ 8,902	\$ 1,640	\$ 34	\$ 228	\$ 1,902	\$ 7,000
2032	\$ 1,246	\$ 48	\$ 1,074	\$ 2,368	\$ 1,283	\$ 21	\$ 180	\$ 1,484	\$ 884	\$ 7,443	\$ 62	\$ 1,363	\$ 8,868	\$ 1,640	\$ 27	\$ 228	\$ 1,895	\$ 6,973
2033	\$ 1,246	\$ 293	\$ 1,106	\$ 2,645	\$ 1,296	\$ 16	\$ 185	\$ 1,497	\$ 1,148	\$ 7,666	\$ 375	\$ 1,404	\$ 9,445	\$ 1,660	\$ 21	\$ 235	\$ 1,916	\$ 7,530
2034	\$ 1,246	\$ 258	\$ 1,106	\$ 2,610	\$ 1,296	\$ 12	\$ 185	\$ 1,493	\$ 1,117	\$ 7,666	\$ 330	\$ 1,404	\$ 9,400	\$ 1,660	\$ 15	\$ 235	\$ 1,910	\$ 7,490
2035	\$ 1,246	\$ 200	\$ 1,140	\$ 2,585	\$ 1,309	\$ 7	\$ 190	\$ 1,507	\$ 1,079	\$ 7,896	\$ 256	\$ 1,446	\$ 9,598	\$ 1,680	\$ 9	\$ 242	\$ 1,930	\$ 7,668
2036	\$ 1,246	\$ 155	\$ 1,140	\$ 2,541	\$ 1,309	\$ 4	\$ 190	\$ 1,504	\$ 1,037	\$ 7,896	\$ 199	\$ 1,446	\$ 9,541	\$ 1,680	\$ 5	\$ 242	\$ 1,927	\$ 7,615
2037	\$ 1,246	\$ 165	\$ 1,174	\$ 2,584	\$ 1,322	\$ 42	\$ 196	\$ 1,560	\$ 1,024	\$ 8,133	\$ 211	\$ 1,490	\$ 9,834	\$ 1,690	\$ 53	\$ 249	\$ 1,992	\$ 7,841
2038	\$ 1,246	\$ 127	\$ 1,174	\$ 2,546	\$ 1,322	\$ 37	\$ 196	\$ 1,556	\$ 991	\$ 8,133	\$ 162	\$ 1,490	\$ 9,785	\$ 1,690	\$ 47	\$ 249	\$ 1,986	\$ 7,798
2039	\$ 1,246	\$ 82	\$ 1,209	\$ 2,537	\$ 1,336	\$ 29	\$ 202	\$ 1,567	\$ 970	\$ 8,377	\$ 105	\$ 1,534	\$ 10,016	\$ 1,710	\$ 37	\$ 256	\$ 2,004	\$ 8,013
2040	\$ 1,246	\$ 53	\$ 1,209	\$ 2,508	\$ 1,336	\$ 23	\$ 202	\$ 1,561	\$ 947	\$ 8,377	\$ 68	\$ 1,534	\$ 9,979	\$ 1,710	\$ 29	\$ 256	\$ 1,996	\$ 7,983
2041	\$ 1,246	\$ 322	\$ 1,245	\$ 2,813	\$ 1,349	\$ 18	\$ 208	\$ 1,575	\$ 1,238	\$ 8,628	\$ 413	\$ 1,580	\$ 10,621	\$ 1,730	\$ 23	\$ 264	\$ 2,017	\$ 8,604
2042	\$ 1,246	\$ 284	\$ 1,245	\$ 2,774	\$ 1,349	\$ 13	\$ 208	\$ 1,570	\$ 1,205	\$ 8,628	\$ 363	\$ 1,580	\$ 10,572	\$ 1,730	\$ 17	\$ 264	\$ 2,011	\$ 8,561
2043	\$ 1,246	\$ 220	\$ 1,283	\$ 2,748	\$ 1,362	\$ 7	\$ 214	\$ 1,584	\$ 1,164	\$ 8,887	\$ 282	\$ 1,628	\$ 10,796	\$ 1,740	\$ 10	\$ 272	\$ 2,022	\$ 8,775
2044	\$ 1,246	\$ 171	\$ 1,283	\$ 2,699	\$ 1,362	\$ 4	\$ 214	\$ 1,581	\$ 1,118	\$ 8,887	\$ 219	\$ 1,628	\$ 10,734	\$ 1,740	\$ 5	\$ 272	\$ 2,017	\$ 8,716
2045	\$ 7,148	\$ 176	\$ 1,321	\$ 8,645	\$ 1,376	\$ 4	\$ 221	\$ 1,601	\$ 7,045	\$ 9,153	\$ 225	\$ 1,677	\$ 11,055	\$ 1,760	\$ 5	\$ 280	\$ 2,045	\$ 9,010
<b>TOTALS</b>	<b>\$ 35,800</b>	<b>\$ 3,801</b>	<b>\$ 24,333</b>	<b>\$ 63,934</b>	<b>\$ 31,179</b>	<b>\$ 449</b>	<b>\$ 4,462</b>	<b>\$ 36,090</b>	<b>\$ 27,844</b>	<b>\$ 170,139</b>	<b>\$ 4,867</b>	<b>\$ 30,884</b>	<b>\$ 205,890</b>	<b>\$ 39,940</b>	<b>\$ 575</b>	<b>\$ 5,663</b>	<b>\$ 46,178</b>	<b>\$ 159,712</b>

**Table 25**  
**Estimated Fiscal Impact Upon Senior Services and Community Mental Health**  
 St. Louis Innovation District RPA 8  
 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	\$ 584	\$ 16	\$ 77	\$ 678	\$ 584	\$ 16	\$ 77	\$ 678	\$ -	\$ 1,043	\$ 29	\$ 119	\$ 1,191	\$ 1,043	\$ 29	\$ 119	\$ 1,191	\$ -
2023	\$ 584	\$ 13	\$ 80	\$ 676	\$ 584	\$ 12	\$ 80	\$ 676	\$ 0	\$ 1,043	\$ 23	\$ 123	\$ 1,189	\$ 1,043	\$ 22	\$ 123	\$ 1,188	\$ 0
2024	\$ 584	\$ 10	\$ 80	\$ 674	\$ 584	\$ 9	\$ 80	\$ 673	\$ 1	\$ 1,043	\$ 18	\$ 123	\$ 1,184	\$ 1,043	\$ 16	\$ 123	\$ 1,182	\$ 2
2025	\$ 584	\$ 125	\$ 491	\$ 1,200	\$ 584	\$ 7	\$ 82	\$ 673	\$ 527	\$ 1,043	\$ 223	\$ 756	\$ 2,023	\$ 1,043	\$ 12	\$ 126	\$ 1,182	\$ 841
2026	\$ 584	\$ 110	\$ 491	\$ 1,185	\$ 584	\$ 5	\$ 82	\$ 671	\$ 514	\$ 1,043	\$ 196	\$ 756	\$ 1,996	\$ 1,043	\$ 9	\$ 126	\$ 1,179	\$ 817
2027	\$ 584	\$ 85	\$ 506	\$ 1,175	\$ 590	\$ 3	\$ 85	\$ 677	\$ 498	\$ 1,054	\$ 152	\$ 779	\$ 1,985	\$ 1,054	\$ 5	\$ 130	\$ 1,189	\$ 796
2028	\$ 584	\$ 66	\$ 506	\$ 1,156	\$ 590	\$ 2	\$ 85	\$ 676	\$ 480	\$ 1,054	\$ 118	\$ 779	\$ 1,951	\$ 1,054	\$ 3	\$ 130	\$ 1,187	\$ 764
2029	\$ 584	\$ 70	\$ 521	\$ 1,176	\$ 596	\$ 18	\$ 87	\$ 701	\$ 475	\$ 1,064	\$ 126	\$ 802	\$ 1,992	\$ 1,064	\$ 32	\$ 134	\$ 1,230	\$ 762
2030	\$ 584	\$ 54	\$ 521	\$ 1,159	\$ 596	\$ 16	\$ 87	\$ 699	\$ 461	\$ 1,064	\$ 97	\$ 802	\$ 1,963	\$ 1,064	\$ 28	\$ 134	\$ 1,227	\$ 736
2031	\$ 584	\$ 35	\$ 537	\$ 1,156	\$ 602	\$ 12	\$ 90	\$ 704	\$ 452	\$ 1,075	\$ 63	\$ 826	\$ 1,964	\$ 1,075	\$ 22	\$ 138	\$ 1,235	\$ 729
2032	\$ 584	\$ 23	\$ 537	\$ 1,144	\$ 602	\$ 10	\$ 90	\$ 701	\$ 443	\$ 1,075	\$ 41	\$ 826	\$ 1,942	\$ 1,075	\$ 17	\$ 138	\$ 1,231	\$ 711
2033	\$ 584	\$ 137	\$ 553	\$ 1,275	\$ 608	\$ 8	\$ 92	\$ 708	\$ 567	\$ 1,086	\$ 246	\$ 851	\$ 2,182	\$ 1,086	\$ 14	\$ 142	\$ 1,242	\$ 941
2034	\$ 584	\$ 121	\$ 553	\$ 1,258	\$ 608	\$ 5	\$ 92	\$ 706	\$ 552	\$ 1,086	\$ 216	\$ 851	\$ 2,153	\$ 1,086	\$ 10	\$ 142	\$ 1,238	\$ 915
2035	\$ 584	\$ 94	\$ 570	\$ 1,248	\$ 614	\$ 3	\$ 95	\$ 712	\$ 535	\$ 1,097	\$ 168	\$ 877	\$ 2,141	\$ 1,097	\$ 6	\$ 147	\$ 1,249	\$ 892
2036	\$ 584	\$ 73	\$ 570	\$ 1,227	\$ 614	\$ 2	\$ 95	\$ 711	\$ 516	\$ 1,097	\$ 130	\$ 877	\$ 2,103	\$ 1,097	\$ 3	\$ 147	\$ 1,246	\$ 857
2037	\$ 584	\$ 77	\$ 587	\$ 1,248	\$ 620	\$ 20	\$ 98	\$ 737	\$ 511	\$ 1,108	\$ 138	\$ 903	\$ 2,149	\$ 1,108	\$ 35	\$ 151	\$ 1,293	\$ 855
2038	\$ 584	\$ 59	\$ 587	\$ 1,230	\$ 620	\$ 17	\$ 98	\$ 735	\$ 495	\$ 1,108	\$ 106	\$ 903	\$ 2,117	\$ 1,108	\$ 31	\$ 151	\$ 1,290	\$ 827
2039	\$ 584	\$ 39	\$ 604	\$ 1,227	\$ 626	\$ 14	\$ 101	\$ 741	\$ 486	\$ 1,119	\$ 69	\$ 930	\$ 2,118	\$ 1,119	\$ 24	\$ 155	\$ 1,299	\$ 819
2040	\$ 584	\$ 25	\$ 604	\$ 1,213	\$ 626	\$ 11	\$ 101	\$ 738	\$ 476	\$ 1,119	\$ 45	\$ 930	\$ 2,093	\$ 1,119	\$ 19	\$ 155	\$ 1,293	\$ 800
2041	\$ 584	\$ 151	\$ 623	\$ 1,358	\$ 632	\$ 8	\$ 104	\$ 745	\$ 613	\$ 1,130	\$ 270	\$ 958	\$ 2,358	\$ 1,130	\$ 15	\$ 160	\$ 1,305	\$ 1,053
2042	\$ 584	\$ 133	\$ 623	\$ 1,339	\$ 632	\$ 6	\$ 104	\$ 742	\$ 597	\$ 1,130	\$ 238	\$ 958	\$ 2,325	\$ 1,130	\$ 11	\$ 160	\$ 1,301	\$ 1,024
2043	\$ 584	\$ 103	\$ 641	\$ 1,328	\$ 639	\$ 4	\$ 107	\$ 749	\$ 579	\$ 1,141	\$ 184	\$ 987	\$ 2,312	\$ 1,141	\$ 6	\$ 165	\$ 1,312	\$ 1,000
2044	\$ 584	\$ 80	\$ 641	\$ 1,305	\$ 639	\$ 2	\$ 107	\$ 748	\$ 558	\$ 1,141	\$ 143	\$ 987	\$ 2,271	\$ 1,141	\$ 3	\$ 165	\$ 1,310	\$ 961
2045	\$ 3,351	\$ 82	\$ 661	\$ 4,094	\$ 645	\$ 2	\$ 110	\$ 757	\$ 3,337	\$ 1,153	\$ 147	\$ 1,016	\$ 2,316	\$ 1,153	\$ 3	\$ 170	\$ 1,326	\$ 990
<b>TOTALS</b>	<b>\$ 16,782</b>	<b>\$ 1,782</b>	<b>\$ 12,166</b>	<b>\$ 30,730</b>	<b>\$ 14,616</b>	<b>\$ 211</b>	<b>\$ 2,231</b>	<b>\$ 17,058</b>	<b>\$ 13,673</b>	<b>\$ 26,117</b>	<b>\$ 3,184</b>	<b>\$ 18,717</b>	<b>\$ 48,019</b>	<b>\$ 26,117</b>	<b>\$ 376</b>	<b>\$ 3,432</b>	<b>\$ 29,926</b>	<b>\$ 18,093</b>

**Table 26**  
**Estimated Fiscal Impact Upon the Community Children's Fund and the Library**  
 St. Louis Innovation District RPA 8  
 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	\$ 2,923	\$ 81	\$ 268	\$ 3,272	\$ 2,923	\$ 81	\$ 268	\$ 3,272	\$ -	\$ 6,509	\$ 180	\$ 786	\$ 7,475	\$ 6,509	\$ 180	\$ 786	\$ 7,475	\$ -
2023	\$ 2,923	\$ 63	\$ 276	\$ 3,263	\$ 2,923	\$ 62	\$ 276	\$ 3,262	\$ 1	\$ 6,509	\$ 141	\$ 810	\$ 7,460	\$ 6,509	\$ 138	\$ 810	\$ 7,457	\$ 3
2024	\$ 2,923	\$ 50	\$ 276	\$ 3,249	\$ 2,923	\$ 44	\$ 276	\$ 3,244	\$ 5	\$ 6,509	\$ 111	\$ 810	\$ 7,429	\$ 6,509	\$ 99	\$ 810	\$ 7,417	\$ 12
2025	\$ 2,923	\$ 625	\$ 1,701	\$ 5,250	\$ 2,923	\$ 35	\$ 284	\$ 3,242	\$ 2,008	\$ 6,509	\$ 1,392	\$ 4,991	\$ 12,891	\$ 6,509	\$ 77	\$ 834	\$ 7,420	\$ 5,471
2026	\$ 2,923	\$ 550	\$ 1,701	\$ 5,175	\$ 2,923	\$ 25	\$ 284	\$ 3,233	\$ 1,942	\$ 6,509	\$ 1,224	\$ 4,991	\$ 12,724	\$ 6,509	\$ 56	\$ 834	\$ 7,398	\$ 5,325
2027	\$ 2,923	\$ 427	\$ 1,752	\$ 5,103	\$ 2,953	\$ 15	\$ 293	\$ 3,260	\$ 1,842	\$ 6,509	\$ 950	\$ 5,140	\$ 12,599	\$ 6,574	\$ 32	\$ 859	\$ 7,465	\$ 5,134
2028	\$ 2,923	\$ 332	\$ 1,752	\$ 5,007	\$ 2,953	\$ 8	\$ 293	\$ 3,254	\$ 1,754	\$ 6,509	\$ 738	\$ 5,140	\$ 12,387	\$ 6,574	\$ 18	\$ 859	\$ 7,451	\$ 4,936
2029	\$ 2,923	\$ 352	\$ 1,805	\$ 5,080	\$ 2,982	\$ 89	\$ 302	\$ 3,373	\$ 1,708	\$ 6,509	\$ 783	\$ 5,294	\$ 12,587	\$ 6,639	\$ 198	\$ 885	\$ 7,722	\$ 4,864
2030	\$ 2,923	\$ 271	\$ 1,805	\$ 4,999	\$ 2,982	\$ 79	\$ 302	\$ 3,363	\$ 1,636	\$ 6,509	\$ 602	\$ 5,294	\$ 12,405	\$ 6,639	\$ 176	\$ 885	\$ 7,700	\$ 4,705
2031	\$ 2,923	\$ 175	\$ 1,859	\$ 4,958	\$ 3,012	\$ 62	\$ 311	\$ 3,385	\$ 1,573	\$ 6,509	\$ 390	\$ 5,453	\$ 12,352	\$ 6,706	\$ 138	\$ 911	\$ 7,756	\$ 4,597
2032	\$ 2,923	\$ 114	\$ 1,859	\$ 4,896	\$ 3,012	\$ 49	\$ 311	\$ 3,372	\$ 1,524	\$ 6,509	\$ 253	\$ 5,453	\$ 12,215	\$ 6,706	\$ 109	\$ 911	\$ 7,726	\$ 4,489
2033	\$ 2,923	\$ 688	\$ 1,915	\$ 5,526	\$ 3,042	\$ 38	\$ 320	\$ 3,400	\$ 2,126	\$ 6,509	\$ 1,531	\$ 5,617	\$ 13,657	\$ 6,773	\$ 85	\$ 939	\$ 7,797	\$ 5,860
2034	\$ 2,923	\$ 605	\$ 1,915	\$ 5,443	\$ 3,042	\$ 28	\$ 320	\$ 3,390	\$ 2,054	\$ 6,509	\$ 1,347	\$ 5,617	\$ 13,472	\$ 6,773	\$ 61	\$ 939	\$ 7,773	\$ 5,699
2035	\$ 2,923	\$ 469	\$ 1,972	\$ 5,365	\$ 3,073	\$ 16	\$ 330	\$ 3,418	\$ 1,947	\$ 6,509	\$ 1,045	\$ 5,785	\$ 13,339	\$ 6,841	\$ 36	\$ 967	\$ 7,843	\$ 5,496
2036	\$ 2,923	\$ 365	\$ 1,972	\$ 5,260	\$ 3,073	\$ 9	\$ 330	\$ 3,411	\$ 1,849	\$ 6,509	\$ 812	\$ 5,785	\$ 13,106	\$ 6,841	\$ 20	\$ 967	\$ 7,827	\$ 5,279
2037	\$ 2,923	\$ 387	\$ 2,031	\$ 5,342	\$ 3,103	\$ 98	\$ 340	\$ 3,540	\$ 1,801	\$ 6,509	\$ 862	\$ 5,959	\$ 13,329	\$ 6,909	\$ 217	\$ 996	\$ 8,122	\$ 5,207
2038	\$ 2,923	\$ 298	\$ 2,031	\$ 5,253	\$ 3,103	\$ 87	\$ 340	\$ 3,530	\$ 1,723	\$ 6,509	\$ 663	\$ 5,959	\$ 13,130	\$ 6,909	\$ 194	\$ 996	\$ 8,099	\$ 5,032
2039	\$ 2,923	\$ 193	\$ 2,092	\$ 5,209	\$ 3,134	\$ 68	\$ 350	\$ 3,552	\$ 1,656	\$ 6,509	\$ 430	\$ 6,138	\$ 13,076	\$ 6,978	\$ 152	\$ 1,026	\$ 8,156	\$ 4,920
2040	\$ 2,923	\$ 125	\$ 2,092	\$ 5,141	\$ 3,134	\$ 54	\$ 350	\$ 3,538	\$ 1,603	\$ 6,509	\$ 278	\$ 6,138	\$ 12,924	\$ 6,978	\$ 120	\$ 1,026	\$ 8,124	\$ 4,801
2041	\$ 2,923	\$ 757	\$ 2,155	\$ 5,835	\$ 3,166	\$ 42	\$ 360	\$ 3,568	\$ 2,267	\$ 6,509	\$ 1,685	\$ 6,322	\$ 14,515	\$ 7,048	\$ 94	\$ 1,057	\$ 8,198	\$ 6,317
2042	\$ 2,923	\$ 665	\$ 2,155	\$ 5,744	\$ 3,166	\$ 30	\$ 360	\$ 3,556	\$ 2,188	\$ 6,509	\$ 1,481	\$ 6,322	\$ 14,312	\$ 7,048	\$ 67	\$ 1,057	\$ 8,172	\$ 6,140
2043	\$ 2,923	\$ 516	\$ 2,220	\$ 5,660	\$ 3,197	\$ 18	\$ 371	\$ 3,586	\$ 2,074	\$ 6,509	\$ 1,150	\$ 6,512	\$ 14,170	\$ 7,118	\$ 39	\$ 1,088	\$ 8,246	\$ 5,924
2044	\$ 2,923	\$ 401	\$ 2,220	\$ 5,544	\$ 3,197	\$ 10	\$ 371	\$ 3,578	\$ 1,966	\$ 6,509	\$ 893	\$ 6,512	\$ 13,913	\$ 7,118	\$ 22	\$ 1,088	\$ 8,228	\$ 5,685
2045	\$ 16,776	\$ 413	\$ 2,286	\$ 19,474	\$ 3,229	\$ 9	\$ 382	\$ 3,620	\$ 15,854	\$ 37,348	\$ 918	\$ 6,707	\$ 44,974	\$ 7,190	\$ 19	\$ 1,121	\$ 8,330	\$ 36,644
<b>TOTALS</b>	<b>\$ 84,014</b>	<b>\$ 8,921</b>	<b>\$ 42,114</b>	<b>\$ 135,049</b>	<b>\$ 73,170</b>	<b>\$ 1,054</b>	<b>\$ 7,722</b>	<b>\$ 81,947</b>	<b>\$ 53,102</b>	<b>\$ 187,046</b>	<b>\$ 19,861</b>	<b>\$ 123,535</b>	<b>\$ 330,441</b>	<b>\$ 162,904</b>	<b>\$ 2,347</b>	<b>\$ 22,652</b>	<b>\$ 187,902</b>	<b>\$ 142,539</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 8

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 8 – The intent in this RPA would be 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 \$4.0 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 8 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>8</b>	\$5.0	\$5.0	\$1.9	\$0.5	\$0.0	\$55.8	\$3.1	\$3.5	\$74.8

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 8 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 8 to determine viable financing options within the framework of Cortex's Redevelopment Agreement. Subject to the activation of RPA 8; 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 8.

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