

**REQUEST FOR PROPOSALS
FOR
FIRMS SEEKING PROJECT FINANCING THROUGH THE NEW MARKETS
TAX CREDIT PROGRAM**

The St. Louis Development Corporation (“SLDC”), a Round 9 New Markets Tax Credit allocatee, hereby requests proposals from firms wishing to receive project financing from SLDC’s New Markets Tax Credit allocation. For an electronic copy of the RFP please visit our website at <http://stlouis-mo.gov/slde> by selecting the RFP/RFQ link.

Proposals from developers and businesses will be evaluated by SLDC staff and its consultants using the following criteria among others:

- Meets NMTC Program requirements
- Meets the term of SLDC’s Allocation Agreement
- Needs NMTC financing and equity in order to complete the proposed project
- Be in a position to close on a timely basis
- Relevant experience and financial capacity of the proposed development team
- Economic benefit expected from the proposed development
- Schedule for completion
- Proposed type of development, including amount of square footage, number of new units, etc.
- Number and quality of full time permanent jobs to be created and the anticipated staffing schedule
- Total amount of investment (buildings and infrastructure) proposed
- Financial feasibility of the proposed development
- Level of other City incentives that may be sought
- Degree to which proposed development will stimulate/support development of adjacent properties
- Impact on the surrounding neighborhood and businesses

SLDC staff will perform a thorough analysis of each RFP submission. Those submissions that are filled out completely and adequately address the criteria above will be asked to make a presentation to SLDC staff. If approved by SLDC staff the Applicant will be asked to make a presentation to the NMTC Advisory Board at a public meeting. The Applicant may introduce and incorporate its project team and financial backers in its presentation to the Advisory Board. Applicants that satisfy all questions and concerns and are recommended for approval by the Advisory Board may advance to the Governing Board for final approval of the funding for its project. Successful applicants will be subject to an issuance fee and annual compliance fees.

SLDC reserves the right to reject any or all proposals for any reason, in its sole discretion; to void this RFP and the review process and/ or terminate negotiations at any time; to revise any conditions and stipulations contained herein, as convenient or necessary; to further negotiate financial and other arrangements; to establish further criteria for selection; to ask respondents to submit additional information with respect to any aspect of respondent’s submission whatsoever; to waive any informalities and/or irregularities in the submission of

proposals and in the proposal process; and to negotiate with respondents as to any aspect of respondent's proposal whatsoever.

Request for Proposals submissions and all questions should be directed to:

BILL SEDDON
ST. LOUIS DEVELOPMENT CORPORATION
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Responses to SLDC should include one original and 6 copies and are due no later than 4:00 PM Central Daylight Time on Friday, April 20, 2012.