

Summary of TIF Redevelopment Projects for the City of St. Louis

PROJECT NAME	Status	Mapped Address	PROJECT AMOUNT	TIF AMOUNT	TIF Percent	PROJECT TYPE	ORD 1	DATE APPROVED	REDEV.	CONSTRUCTION	DWELLING	HOTEL	COMMERCIAL	DEVELOPER
								1	AGREEMENT DATE	STATUS	UNITS	ROOMS	(SQ. FT.)	
St. Louis Market Place (Scullin)	Retired	6660 Manchester Ave	\$ 53,000,000	\$ 15,000,000	28%	Commercial	62043/ -4	20-Jul-90	1-Jun-91	Completed 1995	0		461,000	Midland Equities, Inc.
Cupples Station	Retired	1000 Spruce St	\$ 198,000,000	\$ 15,500,000	8%	Commercial	62279	8-Mar-91	1-May-02	Hotel Completed	0		477,225	Clark Street Redevelopment Corporation
Convention Headquarters Hotel	Active	800 Washington Ave	\$ 276,000,000	\$ 26,500,000	10%	Commercial	64595	17-Feb-99	1-Dec-00	Completed 2003	0	1083		Gateway Renaissance Ventures, Inc.
West Pine Court	Retired	4548 West Pine Blvd	\$ 3,500,000	\$ 300,000	9%	Residential	64224/ -5	22-Dec-97	17-Apr-98	Completed 1999	15		0	West Pine Court, LLC
Chouteau/Compton Industrial Center	Active	820 S. Compton Ave	\$ 14,500,000	\$ 3,600,000	25%	Commercial	64602	23-Feb-99	8-Mar-99	Completed 2009	0		280,000	Chouteau Compton, LLC
Argyle Redevelopment	Active	21 Maryland Plaza	\$ 12,200,000	\$ 3,000,000	25%	Mixed Use	64516/ -7	17-Dec-98	14-Dec-06	Garage Completed	39		96,600	The Treasurer of the City of St. Louis
Maryland Plaza North (Amended Argyle)	Active	21 Maryland Plaza	\$ 10,200,000	\$ 1,030,000	10%	Residential	66420	2-Aug-04	30-Dec-04	Completed	20		0	Rothschild Development, Ltd.
Maryland Plaza South (Amended Argyle)	Active	21 Maryland Plaza	\$ 20,500,000	\$ 5,360,000	26%	Commercial	66436	2-Aug-04	1-Nov-04	Completed	0		83,040	Koplar Properties, Inc.
Edison Building	Retired	400 S. 14th St	\$ 55,000,000	\$ 5,300,000	10%	Mixed Use	64609	23-Feb-99	26-Dec-99	Completed 2001	76		594,000	Breckenridge Edison Development, LC
Robert E. Lee	Terminated	998 S. Leonor K Sullivan B	\$ 1,600,000	\$ 600,000	38%	Commercial	64613 /-4	23-Feb-99		Completed	0			Downtown St. Louis Investment Company, Inc.
110 North Newstead Condominiums	Retired	110 N. Newstead Ave.	\$ 3,800,000	\$ 400,000	11%	Residential	64849 /-50	9-Feb-00	not in file	Completed	12		0	100 North Condominium, LLC
Center for Emerging Tech.-Doris Wing Expansion	Active	4035 Forest Park Ave	\$ 8,000,000	\$ 400,000	5%	Commercial	64839	29-Dec-99	not in file	Completed	0		50,000	Center for Emerging Technologies
Mira Digital Publishing	Active	3800 Park Ave.	\$ 1,300,000	\$ 390,000	30%	Commercial	65279 /-80	1-Aug-01	19-Apr-02	Completed	0		23,000	Park Property Management, LLC
Gravois Plaza	Active	3825 Gravois	\$ 18,200,000	\$ 4,000,000	22%	Commercial	65361	30-Nov-01	5-Dec-01	Completed	0		125,243	Kimco Realty Corporation
Lafayette Square	Active	1111 Mississippi Ave	\$ 8,100,000	\$ 8,100,000	100%	Mixed-use	65380	26-Dec-01	3-Dec-02	Partially Completed	0		0	Near Southside Improvement Corporation
Old Post Office	Active	815 Olive St	\$ 35,000,000	\$ 2,170,000	6%	Commercial	65580	23-Jul-02	17-Apr-03	Completed	0		242,000	Desco Group, Inc.
4100 Forest Park	Terminated	4100 Forest Park Ave	\$ 48,000,000	\$ 7,000,000	15%	Commercial	65378	26-Dec-01		REPEALED	0		213,300	TDG Acquisition Corp. (Desco)
Tech Electronics	Active	6435 Manchester Ave	\$ 4,500,000	\$ 900,000	20%	Commercial	65424	21-Feb-02	24-May-02	Completed	0		7,000	Tech Electronics, Inc.
Dr. Martin Luther King Plaza	Active	3651 Page Blvd	\$ 7,000,000	\$ 2,250,000	32%	Commercial	65443	18-Mar-02	29-May-02	Completed	0		40,000	Page Partners, LLC
4200 Laclede Condominiums (Luyties Building)	Active	4200 Laclede Ave	\$ 6,000,000	\$ 900,000	15%	Residential	65527	20-Jun-02	19-Nov-02	Completed	18		0	4200 Laclede Corporation
Grand Center	Active	501 N Grand Blvd	\$ 450,000,000	\$ 80,000,000	18%	Mixed-use	67058	22-Mar-06	24-Apr-03	Partially Completed	277		0	Grand Center, Inc.
Grand Center - Humboldt	Active	551 N. Grand Blvd				Commercial			PDA 24-Nov-03	Completed	0			Humboldt Building LLC
Grand Center - Medinah	Active	3547 Olive St	\$ 6,977,398			Commercial			PDA 29-Dec-03	Completed	0			Owen Medinah, LLC
Grand Center - St. Louis U Arena (Chaifetz Arena)	Active	1 S Compton Ave	60,000,000?			Institutional			PDA 14-Sep-06	Completed	0			St. Louis University
Grand Center - Woolworth (Big Brothers/Big Sisters)	Active	501 N. Grand Blvd	\$ 13,740,724			Commercial			PDA 11-Jul-07	Completed	0			McCormack Baron Salazar
Grand Center - PW Shoe	Active	3427-41 Locust St	\$ 10,474,020			Mixed-Use			PDA 17-Dec-09	Completed	35		4,900	PW Shoe, LLC
Grand Center - Moto East	Active	3441 Olive St	\$ 3,703,601			Commercial			PDA 22-Nov-10	Completed	0		25,000	Moto East, LLC
Grand Center - West Locust Lofts	Active	3327-33 Locust St	\$ 1,542,896			Mixed-Use			PDA 12-Aug-10	Completed	25		5,000	SLU Blocker I, Inc.
Grand Center - Olive West Land Assembly (37XX-38XX)	Active	3727-3860 Olive St	\$ 2,834,404			Residential land				Completed				
Grand Center - TLG Beaux Arts	Active	703-11 N. Grand Blvd	\$ 21,667,338			Commercial			PDA 30-Nov-10	Completed				
The Abbey on the Park	Active	1505 Missouri Ave	\$ 2,260,000	\$ 600,000	27%	Residential	66972	3-Jan-06	26-Sep-02	Completed	8		0	Gilded Age Renovation, LLC
Zion Corners	Never Approved	1504 S Compton Ave	\$ 8,263,000	\$ 2,800,000	34%	Commercial				Never Approved				CANCELLED
Art of Living Building	Active	1151 S. 7th St	\$ 6,500,000	\$ 1,300,000	20%	Commercial	65715	10-Dec-02	2-Sep-04	Completed	0		48,000	KRM Properties II, LLC
Bell Lofts / Lofts @ 315	Active	315 N. 10th St	\$ 12,200,000	\$ 2,260,000	19%	Residential	66428	38201	37670	Completed	44		16200	920/1000, LLC
Louderman Bldg.	Active	309 N. 11th St	\$ 15,000,000	\$ 2,400,000	16%	Mixed Use	65744	21-Dec-02	21-Feb-03	Completed	21		39,580	Louderman, LLC
Paul Brown/Arcade-Wright Bldgs.	Active	816 Olive St	\$ 46,000,000	\$ 3,200,000	7%	Mixed Use	65717 /-8	37600	37956	Completed	222		(4-5 shops)	Pyramid Construction, Inc.
Walter Knoll/Florist Row	Active	2741 LaSalle Ave	\$ 3,000,000	\$ 1,000,000	33%	Commercial	65731	21-Dec-02	20-Aug-04	Completed	0		30,200	W.C.&D. Enterprises
Grace Lofts	Active	1320 Washington Ave	\$ 9,800,000	\$ 1,800,000	18%	Mixed Use	65854	37677	37845	Completed	24		15,000	McGowan Brothers Development Corp., LLC
Terra Cotta Annex/Parking Garage	Active	1501 Locust St	\$ 24,000,000	\$ 3,500,000	15%	Mixed Use	65907	12-Jun-03	30-Dec-04	Completed	75		2,500	1501 Locust Partners, LLC
1312 Washington Avenue	Active	1312 Washington Ave	\$ 3,260,000	\$ 400,000	12%	Mixed Use	65910	37784	38061	Completed	12		3750	1312 Washington Avenue, LLC
Southtown Centre	Active	3822 S Kingshighway Blvc	\$ 30,000,000	\$ 7,500,000	25%	Commercial	65937	30-Jun-03	15-Aug-03	Completed	0		97,000	Developers Diversified Realty
Printers' Lofts	Active	1601 Locust St.	\$ 26,500,000	\$ 3,800,000	14%	Residential	65979	37825	38351	Completed	74		17,500	Printers Lofts, LLC
Windows Lofts	Active	1601 Washington Ave.	\$ 15,800,000	\$ 3,000,000	19%	Mixed Use	65982	23-Jul-03	25-May-05	Completed	33		75,250	1601 Washington, LLC
Soulard Market Apts.(former Welsch Baby Carriage)	Active	1535 S. 8th St	\$ 29,200,000	\$ 4,500,000	15%	Mixed Use	65975	37825	not in file	Completed	132		23618	Carriage Apartments, LLC
The Cloister	Active	2500 S. 18th St.	\$ 3,800,000	\$ 510,000	13%	Residential	65973	23-Jul-03	30-Dec-04	Completed	21		0	Restoration St. Louis, Inc.
City Hospital Complex/ The Georgian	Active	1515 Lafayette Ave	\$ 23,700,000	\$ 4,000,000	17%	Mixed Use	65977	37825	38895	Completed	101		31,000	City Hospital Development, LLC
City Hospital RPA-2	Active	1414 Park Ave	\$ 32,900,000	\$ 12,200,000	37%	Commercial	67677	7-Aug-07		Partially Completed	0		34,650	Gilded Age/Komen Properties
City Hospital RPA-2	Active	1414 Park Ave	\$ 2,000,000			Commercial				Completed				
City Hospital RPA-2	Active	1414 Park Ave												
Georgian Square at City Hospital RPA-3	Active	1300 Lafayette Ave	\$ 24,400,000	\$ 5,500,000	23%	Mixed Use	65977	39301		Completed	45		46,377	City Hospital Development, LLC
Georgian Square at City Hospital RPA-3	Active	1300 Lafayette Ave	\$ 4,320,000						5-Sep-08	Completed				
Georgian Square at City Hospital RPA-3	Active	1300 Lafayette Ave	\$ 2,780,000			Commercial			40793	Completed				
Fashion Square Lofts	Active	1301 Washington Ave	\$ 29,200,000	\$ 3,700,000	13%	Mixed Use	65980	23-Jul-03	3-May-05	Completed	96		48,600	Fashion Square, LLC
Hampton Inn & Suites@ The Highlands	Active	5200 Oakland Ave	\$ 14,000,000	\$ 2,400,000	17%	Commercial	66221	38067	38231	Completed	0		30,000	Hampton Hotel, LLC
Railway Lofts	Active	1619 Washington Ave	\$ 13,200,000	\$ 1,580,000	12%	Mixed Use	66194	10-Mar-04	13-Dec-04	Completed	40		6,000	1619 Washington, LLC
Security Building	Active	400 Locust St	\$ 13,200,000	\$ 3,000,000	23%	Commercial	66197	38056	38209	Completed	0		128,000	Security Building Partners, LLC
Catlin Townhomes	Active	4256 West Pine Blvd	\$ 2,800,000	\$ 422,000	15%	Residential	66236	30-Mar-04	1-Oct-04	Completed	7		0	Rothschild Winzerling, LLC
Shenandoah Place	Active	2311 Minnesota Ave	\$ 1,600,000	\$ 231,540	14%	Residential	66239	38076	38344	Completed	6		0	Minnesota Development Partners, LLC
Cupples Residential	Terminated	1023 Spruce St				REPEALED				Not Started				REPEALED
Barton St. (Tabernacle) Lofts	Active	2401 S. 12th St	\$ 2,800,000	\$ 370,000	13%	Residential	66415	38201	39388	Completed	14		0	Tabernacle Lofts, LLC
Westgate Lofts	Active	410 N. Jefferson Ave	\$ 12,800,000	\$ 1,525,000	12%	Mixed Use	66412	2-Aug-04	28-Sep-04	Completed	68		5,000	410 No. Jefferson, LLC
Convention Plaza Apartments	Active	1300 Convention Plaza	\$ 9,000,000	\$ 870,000	10%	Residential	66553	38343	38672	Completed	54		0	Convention Plaza Apartments, LLC
Washington Ave. Apartments	Active	1133 Washington Ave	\$ 9,900,000	\$ 1,100,000	11%	Mixed Use	66421	2-Aug-04	1-Sep-05	Completed	127		3,000	Washington Avenue Apartments, L.P.
Adler Lofts Condominiums	Active	2035 Washington Ave	\$ 8,000,000	\$ 1,300,000	16%	Mixed Use	66493	38327	39118	Completed	32		18,931	Adler Lofts, LLC.
University Lofts (formerly Warehouse of Fixtures)	Active	3706 Laclede Ave	\$ 53,500,000	\$ 6,100,000	11%	Mixed Use	66425	2-Aug-05	22-Sep-05	Completed	205		52,000	University Village Apartments
Gaslight Square East	Active	4160 Olive St	\$ 19,450,000	\$ 1,500,000	8%	Mixed Use	66565	38343	38506	Completed	150		4,000	Gaslight Square Place III, LLC
Automobile Row RPA 1	Terminated	3037 Locust St	\$ 12,667,755	\$ 1,800,000	14%	Mixed Use	66563	22-Dec-04	7-Jun-05	RPA1 Completed	15		65,000	Integration, LLC
Automobile Row RPA 2	Terminated	3001 Locust St	\$ 21,292,764	\$ 3,000,000	14%	Mixed Use	66563	38343	38510	Terminated 2/9/09	61		64,500	Integration LLC
Ludwig Lofts	Active	1004 Olive St	\$ 7,100,000	\$ 850,000	12%	Mixed Use	67065	22-Mar-06	5-Jan-07	Completed	17		10,200	Ludwig Partners, LLC
Washington East Condominiums	Active	1015 Washington Ave	\$ 54,300,000	\$ 7,300,000	13%	Mixed Use	66558	38343	38704	Completed	171			Pyramid Construction, Inc.
Knickerbocker Lofts	Never Approved	1304 St Charles St				CANCELLED				Never Approved				NEVER APPROVED
Mississippi Place Townhomes	Active	1600 Mississippi Ave	\$ 4,500,000	\$ 825,000	18%	Residential	66561	38343	38503	Completed	16		0	Gilded Age Renovation, LLC
Marquette Building	Active	300 N. Broadway	\$ 54,000,000	\$ 4,000,000	7%	Mixed Use	66554	22-Dec-04	11-Aug-05	Completed	116			TLG Marquette, LLC
Meridian Building (Formerly A.D.Brown Building)	Active	1136 Washington Ave	\$ 25,400,000	\$ 3,650,000	14%	Residential	66556	38343	38531	Completed	89		0	AD Brown Acquisition Corp., LLC
Bottle District	On Hold	1215 N. 6th St	\$ 2,265,000	\$ 41,900,000	1850%	Mixed Use	66560	21-Dec-04	7-Jun-05	Not Started				
Parc Ridge Estates	Active	5700 Arsenal St	\$ 15,000,000	\$ 1,340,000	9%	Residential	66659	38411	38552	Completed	56		0	The 5700 Property, LLC
Loughborough Commons	Active	931 Blow St	\$ 40,000,000	\$ 11,000,000	28%	Mixed Use	66664	28-Feb-05	30-Mar-05	Completed	20		230,000	Loughborough Commons, LLC
Dogtown Walk II	Active	6815 Waldemar Ave	\$ 2,700,000	\$ 415,000	15%	Residential	66652	38411	38510	Completed	10			

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PROJECT NAME	Status	Mapped Address	PROJECT AMOUNT	TIF AMOUNT	TIF Percent	PROJECT TYPE	ORD 1	DATE APPROVED	REDEV.	CONSTRUCTION	DWELLING	HOTEL	COMMERCIAL	DEVELOPER
								1	AGREEMENT DATE	STATUS	UNITS	ROOMS	(SQ. FT.)	
East Bank Lofts	Active	1511 Washington Ave	\$ 11,000,000	\$ 1,414,000	13%	Mixed Use	66657	38411	38709	Completed	11		7700	CHD Design Development, LLC
Pet Building / Pointe 400	Active	400 S. 4th St	\$ 40,500,000	\$ 4,000,000	10%	Mixed Use	66684	29-Apr-05	20-Sep-05	Completed	118		8,500	Balke Brown Associates
Willy's Overland Building / NSI	Active	2300 Locust St	\$ 12,300,000	\$ 1,800,000	15%	Commercial	66753	38530	38754	Completed	0		155000	The National System, Inc.
Moon Brothers Carriage Lofts	Active	1700 Delmar	\$ 10,675,000	\$ 1,300,000	12%	Mixed Use	66813	3-Aug-05	15-Aug-06	Completed	43		3,600	Loftworks, LLC
Ventana Lofts	Active	1635 Washington Ave	\$ 20,900,000	\$ 2,330,000	11%	Mixed Use	66827	38569	38656	Completed	96		2500	Jacob Development Group, LLC
Switzer Building	Terminated	612 N. First Street	\$ 10,900,000	\$ 1,040,000	10%	Mixed Use	66822	5-Aug-05		BUILDING DEMOLISHED	25		6,500	Clarinet, LLC
3949 Lindell Apartments	Active	3949 Lindell Blvd	\$ 26,500,000	\$ 3,440,000	13%	Mixed Use	66830	38569	38672	Completed	196		16000	Hepfner, Smith, Airhart & Day, Inc.
West Town Lofts	Active	2201 Washington Ave	\$ 18,600,000	\$ 2,400,000	13%	Mixed Use	66836	9-Aug-05	15-Aug-06	Completed	83		24,000	KN&C, LLC
I-70 & Goodfellow	Terminated	4800 Goodfellow Blvd	\$ 22,609,833	\$ 5,600,000	25%	Commercial	66812	38567		Not Started	0		160500	Goodfellow Acquisition, Inc.
Ely Walker Lofts	Active	1520 Washington	\$ 44,200,000	\$ 6,000,000	14%	Mixed Use	66833	5-Aug-05	15-Aug-06	Completed	168		40,000	Orchard Development Group
Packard Lofts	Active	2201 Locust Street	\$ 7,800,000	\$ 1,300,000	17%	Mixed Use	66842	38573	38944	Completed	35		8100	Packard Lofts, LLC
Southside National Bank	Active	3611 S. Grand Ave	\$ 6,700,000	\$ 1,400,000	21%	Mixed Use	66839	9-Aug-05	31-Oct-06	Completed	13		22,500	Southside National, LLC
Bee Hat Building	Active	1021 Washington Ave	\$ 11,000,000	\$ 1,500,000	14%	Mixed Use	66849	38573	38671	Completed	36		11300	BHAT Development, LLC
Syndicate Trust Building	Active	915 Olive St	\$ 68,900,000	\$ 8,200,000	12%	Mixed Use	66975	18-Jan-06	12-Jun-06	Completed	175		21,000	Syndicate Partners, LLC
700 Market Street	Never Approved	700 Market St				NEVER APPROVED				Never Approved				NEVER APPROVED
Lindell Condominiums	Terminated	4643 Lindell Blvd	\$ 95,000,000	\$ 9,200,000	10%	Mixed Use	66967	3-Jan-06		Not Started	200		8,000	Opus NWR Development, LLC
Loop Hotel	Active	6175 Delmar Blvd	\$ 19,600,000	\$ 2,100,000	11%	Commercial	66970	2,38720	39358	Completed	0	120		Loop Hotel, LLC
Loop Center North Office / Retail	Terminated	6111 Delmar Blvd	\$ 7,200,000	\$ 1,500,000	21%	Commercial	66971	3-Jan-06		Not Started	0		33,600	Loop Center North, LLC
5819 Delmar Housing	Terminated	5819 Delmar Blvd	\$ 7,300,000	\$ 1,400,000	19%	Residential	66968	38720		Not Started	36		0	5819 Delmar Loop, LLC
Delmar East Loop (Public Improvements & Parking)	Active	6144 Delmar Blvd	\$ 6,000,000	\$ 6,000,000	100%	Public Improvements	66969	3-Jan-06	22-Jun-10	Underway	0		0	Loop TIF, Inc.
Euclid/Buckingham Garage	Active	9 N Euclid Ave	\$ 5,207,000	\$ 2,300,000	44%	Mixed Use	67061	38798	39064	Completed	45		6100	Treasurer, City of St. Louis
2351 Lafayette	Never Approved	2351 Lafayette Ave				NEVER APPROVED				Never Approved				NEVER APPROVED
The Union Club	Active	1700 S. Jefferson Ave	\$ 11,104,887	\$ 1,900,000	17%	Mixed Use	67051	38798	38994	Completed	38		14000	Gilded Age Renovation, LLC
Ballpark Lofts - Districts Summary	Active	1014 Spruce St.	\$ 71,047,809	\$ 11,000,000	15%	Mixed Use	67190	1-Aug-06	2-May-07	Completed	174		164,000	Ballpark Lofts I, LLC / BpL II, LLC / BpL III, LLC
Ballpark Lofts - Building 7, 1014 Spruce	Active	1014 Spruce St								Demolished				
Ballpark Lofts - Building 8, 1000 Spruce	Active	1000 Spruce st				Mixed-use				Completed				
Ballpark Lofts - Building 9, 900 Spruce	Active	900 Spruce St	\$30,500,000	\$4,600,000	15%	Commercial			8-Feb-12	Completed				
2200 Gravois	Active	2200 Gravois Ave	\$ 8,000,000	\$ 1,000,000	13%	Mixed Use	67236	3-Aug-06	9-Jul-07	Completed	16		19,000	2200 Gravois, LLC
4100 Forest Park	Active	4100 Forest Park Ave	\$ 39,400,000	\$ 6,500,000	16%	Mixed Use	67145	24-Jul-06	26-Apr-07	Completed	108		42,000	Acme Development, LLC
Jefferson Arms	Terminated	401 N. Tucker Blvd	\$ 80,000,000	\$ 8,750,000	11%	Mixed Use	67238	3-Aug-06		Not Started	359		85,000	Pyramid Construction, Inc.
St. Louis Centre/ One City Centre	Active	600 Washington Ave	\$ 200,000,000	\$ 34,300,000	17%	Commercial	67237	3-Aug-06	One City Center - 8-Jan-07	Completed	409		615,000	
RPA I - St. Louis Centre Component	Active	600 Washington Ave	\$ 18,000,000	\$ 8,050,000	45%	Commercial				Completed				Spinnaker Real Estate Partners, LLC
RPA I - One City Centre Component	Active	600 Washington Ave	\$ 37,500,000	\$ 16,100,000	43%	Commercial				Completed				Environmental Operations
Walgreens/City Block 1859	Active	1401 N. Grand Blvd.	\$ 5,100,000	\$ 1,200,000	24%	Commercial	67301	7-Nov-06	5-Apr-07	Completed	0		14,738	Page Partners III, LLC
Park Pacific	Active	1226 Olive St	\$ 109,000,000	\$ 21,410,000	20%	Mixed Use	67235	3-Aug-06	27-Oct-08	Completed	230		86,200	Parkside Tower, LLC
Tudor / 1818 Washington	Active	1818 Washington Ave	\$ 24,299,128	\$ 3,700,000	15%	Mixed Use	67319	20-Feb-07	10-Apr-07	Completed	64		40,880	1818 Washington / Tudor Partners, LLC
GEW Lofts	Active	2616 Washington Ave	\$ 19,200,000	\$ 3,200,000	17%	Mixed Use	67318	27-Dec-06	2-Nov-07	Completed	60		29,000	The George E. Walsh Building, LLC
ICEHOUSE	Terminated		\$ 5,100,000	\$ 1,075,000	21%	Commercial	67456	26-Feb-07		Not Started				CANCELLED
Grand and Shenandoah	Terminated	2232-66 S. Grand Blvd	\$ 7,000,000	\$ 2,500,000	36%	Commercial	67491	30-May-07		Not Started	0		0	First & Main Properties, LLC
The Foundry	Active	1911 Locust St	\$ 4,300,000	\$ 400,000	9%	Commercial	67488	30-May-07	17-Nov-09	Completed			0	1911 Locust, LLC
Sky House (1400 Washington)	Terminated	1400 Washington Ave	\$ 67,700,000	\$ 11,500,000	17%	Mixed Use	67508	5-Jun-07		Not Started	93		13,584	WTD Venture, LLC
Juniata/South Grand	Never Approved	3150 S Grand Blvd								Never Approved				
1320 Broadway	Never Approved	1320 North Broadway								Never Approved				
Leather Trades Building	Active	1600 Locust Ave	\$ 21,500,000	\$ 2,850,000	13%	Mixed Use	67670	7-Aug-07	10-Dec-10	Completed	86		3,000	St. Louis Leased Housing Assoc. III, L.P.
Chouteau/Newstead	Terminated	4401 Chouteau Ave	\$ 8,500,000	\$ 1,050,000	12%	Residential	67850	27-Dec-07		Not Started	28		0	Saaman Development, LLC
Laclede Power House	Terminated	1246 Lewis Ave	\$ 11,700,000	\$ 2,142,000	18%	Commercial	67892	27-Feb-08		Not Started	0		74,825	Metropolitan Development-Laclede Power, LLC
1910 Locust	Active	1910 Locust St	\$ 8,700,000	\$ 1,400,000	16%	Commercial	67818	27-Dec-07	10-Mar-09	Completed	0		29,155	1891 Locust LLC
Magnolia-Thurman	Active	4101 Magnolia St	\$ 4,300,000	\$ 406,000	9%	Residential	67971	24-Apr-08		Completed	24		0	Paramount Property Dev. LLC
Nadira Place	Terminated	503 North Tucker Blvd	\$ 9,221,478	\$ 2,175,000	24%	Mixed Use	67847	27-Dec-07		Not Started	6		27,000	Kwame Building Group
The Mackay Quarter	Never Approved	2319 Chouteau Ave	\$ 41,600,000	\$ 8,500,000	20%	Mixed Use				Never Approved	78		76,080	Rothschild Winzerling, LLC
Station-G Apartments	Terminated	4455 Chouteau Ave	\$ 28,000,000	\$ 3,681,000	13%	Mixed Use	68006	24-Jun-08	19-Feb-09	Not Started	201		3,300	Hepfner, Smith, Airhart & Day, Inc.
1900 Washington	Terminated	1900 Washington Ave	\$ 10,200,000	\$ 500,000	5%	Mixed Use	68003	24-Jun-08		Not Started	34		8,000	1900 Retail Partners, LLC
1001 Locust - 411 N. 10th	Active	1001 Locust St	\$ 10,200,000	\$ 1,760,000	17%	Commercial	68083	28-Jul-08	31-Oct-08	Completed	0		53,800	Loftworks - Kinloch TIF, Inc
The Laurel/555 Washington	Active	601 Washington Ave	\$ 142,000,000	\$ 32,000,000	23%	Mixed Use	68100	28-Jul-08	20-Apr-10	Completed	205	212	28,750	Laurel TIF Apartments/Hotel, Inc.
Carondelet South - Districts Summary	Active	8125 Michigan Ave	\$ 52,625,000	\$ 12,576,385	24%	Mixed Use				Partially Completed				Steins Broadway, Inc.
Carondelet South - District #1 (Coca Cola Plant)	Active	8125 Michigan Ave	\$25,522,000	\$2,466,924	10%	Mixed Use	68086	28-Jul-08	not in file	Completed	77		28000	
Carondelet South - District #2 (Carondelet School)	Active	8201 Minnesota Ave	\$ 6,623,000	\$125,000	2%	Residential	68553	22-Dec-09	3/19/2010	Completed	0			
Carondelet South - District #3 (Family Dollar +resid.)	Terminated	7700 S. Broadway	\$14,897,500	\$2,725,600	18%	Mixed Use	68092	28-Jul-08		not started				
Carondelet South - District #4	Active	7401 S.Broadway	\$ 2,009,000	\$ 312,144	16%	Mixed Use	68104	28-Jul-08	3/1/2011	Completed	32		7000	
LaSalle Building	Terminated	501 Olive St	\$ 6,600,000	\$1,100,000	17%	Commercial	68080	28-Jul-08		Not Started				LaSalle Development, LLC
4900 Manchester	Active	4900 Manchester Ave	\$ 6,400,000	\$ 1,320,000	21%	Commercial	68183	24-Nov-08	9/4/2009	Completed	0		50000	BDG Realty, LLC
374 S. Grand - RPA I	Active	374 S. Grand Blvd	\$ 32,600,000	\$ 3,300,000	10%	Mixed Use	68191	1-Dec-08	2/19/2010	Completed	129		7200	Union Square Enterprises, LLC
374 S. Grand - RPA II	Active	374 S. Grand Blvd	\$ 1,250,000	\$		Mixed Use	68191	1-Dec-08		Completed				
721 Olive - Chemical Building	Terminated	721 Olive St	\$ 32,800,000	\$ 4,227,000	13%	Mixed Use	68181	24-Nov-08		Not Started	100		30000	Chemical Building LLC
3693 Forest Park	Active	3693 Forest Park Blvd	\$ 12,470,000	\$ 1,477,000	12%	Mixed Use	68190	1-Dec-08	8/24/2009	Completed	48		6000	Lancaster
Midtown Lofts	Active	3010 Locust St	\$ 5,600,000	\$ 700,000	13%	Mixed Use	68248	9-Feb-09	7/6/2009	Completed	3		17400	Midtown LLC
REO	Active	3141 Locust St	\$ 5,200,000	\$ 600,000	12%	Mixed Use	68251	9-Feb-09	7/6/2009	Completed	10		24000	Midtown TIF Company, Inc.
Chouteau Crossing - Districts Summary	Active	2602 Papin St	\$ 20,100,000	\$ 2,965,000	15%	Commercial	68278	9-Feb-09		Partially Completed	0		125000	Green Street Properties, LLC
Chouteau Crossing - RPA 1	Active	2602 Papin St				Commercial			4/5/2010	Completed	0			
Chouteau Crossing - RPA 2	Active	2602 Papin St				Commercial				Not Started	0			
Sky Wheel	Terminated	801 N. 1st St	\$ 11,100,000	\$ 3,390,000		Commercial	68256	9-Feb-09		Not Started	0			Rodgers Group LLC
3150 S. Grand	Terminated	3148 S. Grand Ave	\$ 4,300,000	\$ 700,000	16%	Commercial	68260	9-Feb-09		Not Started	0		23000	3220 Development Company
Ford Building	Active	1401 Pine St	\$ 11,300,000	\$ 900,000	8%	Mixed Use	68275	9-Feb-09	2/11/2010	Completed	39		6000	Blue Shutters Development
1225 Washington	Active	1225 Washington Ave	\$ 21,670,000	\$ 6,300,000	29%	Mixed Use	68264	9-Feb-09	10/9/2009	Completed	45		30000	1227 Washington TIF, Inc
Taylor Carrie	Active	840 E. Taylor St	\$ 46,400,000	\$ 6,150,000	13%	Commercial	68376	9-Jun-09	10/21/2009	Partially Completed	0		955700	Green Street Properties, LLC
Taylor Carrie RPA 1	Active	840 E. Taylor St				Commercial				Completed				
500 N. Kingshighway	Terminated	500 N. Kingshighway Blvd	\$ 6,517,130	\$ 1,888,884	29%	Commercial	68640	30-Apr-10		Not Started	0		39750	Rothschild Development
Hadley Dean Building	Active	701 N. 11th St	\$ 3,600,000	\$ 950,000	26%	Commercial	68440	27-Jul-09		Partially Completed	0		30000	Loftworks, LLC
Northside Regeneration	Active	2300 Cass Ave	\$ 8,058,200,000	\$ 490,600,000	6%									

Summary of TIF Redevelopment Projects for the City of St. Louis

PROJECT NAME	Status	Mapped Address	PROJECT AMOUNT	TIF AMOUNT	TIF Percent	PROJECT TYPE	DATE APPROVED		REDEV.	CONSTRUCTION STATUS	DWELLING	HOTEL	COMMERCIAL	DEVELOPER
							ORD 1	1	AGREEMENT DATE		UNITS	ROOMS	(SQ. FT.)	
1111 Olive	Active	1111 Olive St	\$ 11,750,000	\$ 2,350,000	20%	Commercial	68590	16-Mar-10	7/2/2010	Completed	0		110000	Infomedia, Inc.
Railway Exchange Building	Active	600 Olive St	\$ 111,715,000	\$ 27,800,000	25%	Commercial	68634	29-Mar-10		Partially Completed			1225000	RNY, LLC
Railway Exchange Building RPA 1		600 Olive St				Commercial			8/13/2010	Completed	0			
Railway Exchange Building RPA 2		600 Olive St				Commercial				Partially Completed	0			
4249 Michigan	Terminated	4249 Michigan Ave	\$ 2,394,000	\$ 367,640	15%	Residential	68780	3-Nov-10		Not Started	122			0 Barton Place, LLC
N. Broadway/Carrie	Active	6124 N Broadway	\$ 13,200,000	\$ 3,500,000	27%	Commercial	68877	2/22/2011		Not Started	0		11500	Green Street Properties, LLC
Roberts Upper West End Phase I	Never Approved	721 N. Kingshighway				Mixed-use				Not Started				Roberts Village Redevelopment Corporation
1549-1601 South Jefferson	Active	1549 S. Jefferson Ave	\$ 8,700,000	\$ 1,735,000	20%	Commercial	69115	20-Mar-12	10/19/2012	Completed			55,000	Green Street Properties, LLC
2727 Washington Ave.	Active	2727 Washington Ave	\$ 1,900,000	\$ 450,000	24%	Commercial	69140	28-Mar-12	10/6/2012	Completed			13,000	Birch LLC
4201 Planned Industrial Drive	Never Approved	4835 Goodfellow Blvd	\$ 30,000,000	\$ 13,000,000	43%	Commercial				Not Started			175,000	G. J. Grewe, Inc.
Clarence Broadway	Never Approved	6124 N Broadway	\$ 7,360,000	\$ 1,150,000	15%	Commercial				Not Started			45,000	Green Street Properties, LLC
100 North Euclid	Active	100 N Euclid Ave	\$ 70,600,000	\$ 10,000,000	14%	Mixed Use	69510	11-Jul-13	10/9/2013	Under Construction	177		38,450	City Walk on Euclid, LLC
St. Louis Innovation District (Cortex)	Active	4320 Forest Park Ave	\$ 2,127,000,000	\$ 152,000,000	7%	Mixed Use	69389	12-Feb-13	10/21/2013	Under Construction	1000		3,800,000	St. Louis Innovation District, LLC
Northeast Hampton - Berthold	Active	1048 Hampton Ave	\$ 13,200,000	\$ 2,850,000	22%	Commercial	69379	30-Jan-13		Under Construction	0			TriStar Imports, Inc.
Municipal Courts Building RPA 1	Active	1320 Market St	\$ 60,200,000	\$ 8,010,000	13%	Commercial	70598	18-Jul-17		On Hold	0	150		MCB Hotel Owner, LLC
Carondelet Coke	Active	8525 Vulcan St, St. Louis,	\$ 68,675,000	\$ 7,000,000	10%	Commercial	69426	21-Feb-13	42208	Partially Completed	0		650,000	Green Street Properties, LLC
Carrie Ave	Active	6124 N Broadway	\$ 25,800,000	\$ 2,100,000	8%	Commercial	69649	30-Dec-13	41885	Partially completed	0		170,000	Green Street Properties, LLC
706 Market	Active	706 Market St	\$ 46,400,000	\$ 8,148,000	18%	Commercial	69645	30-Dec-13	41772	Completed 2015	0		130,000	Market TIF, Inc. (The Komen Group)
Clarence Broadway	Never Approved	652 E Holly Ave	\$ 17,100,000	\$ 2,940,000	17%	Commercial				Never Approved				Green Street Properties, LLC
Manchester/Sarah	Never Approved	4101 Manchester Ave				Mixed - Use				Never Approved				
Union Station Phase 2	Active	1820 Market St	\$ 155,282,396	\$ 18,500,000	12%	Commercial	69980	25-Feb-15		Under Construction	0		0	USH, LLC (Lodging Hospitality Management)
Northeast Hampton/1-44 Ackerman Toyota	Active	2020 Hampton Ave	\$ 18,000,000	\$ 5,136,000	29%	Commercial	70077	22-Jul-15		Under Construction	0		48,450	Jerry Ackerman Motor Compony
634 North Grand - Former Missouri Theater Bldg.	Active	634 N. Grand	\$ 53,308,605	\$ 4,845,000	9%	Commercial	70201	8-Feb-16		Under Construction	0		157,000	TLG 634 N Grand, LLC (The Lawrence Group)
4494 Lindell	Never Approved	4494 Lindell	\$ 9,800,000	\$ 1,500,000	15%	Commercial	70157	25-Nov-15		Never Approved	0		32,000	Lindell Developer, Inc. (The Koman Group)
32 North Euclid	Active	32 N. Euclid	\$ 31,000,000	\$ 4,500,000	15%	Mixed-use	70159	25-Nov-15	42566	Underway	60		22,000	North Euclid Developer, Inc. (The Koman Group)
705 Olive	Never Approved	705 Olive St	\$ 55,000,000	\$ 9,514,150	17%	Mixed-use				Never Approved	18	130	162,000	Restoration St. Louis, Inc.
City Foundry St. Louis (Federal Mogul), RPA 1	Active	3700 Forest Park Ave	\$ 134,166,000	\$ 19,400,000	14%	Commercial	70431	20-Jan-17		Under Construction	0		280,000	FaPa Partners, LLC (Lawrence Group)
City Foundry St. Louis (Federal Mogul), RPA 2	Active	3700 Forest Park Ave	\$ 77,453,333	\$ 11,618,000	15%	Commercial				Under Construction				
Cupples X	Never Approved	904 Poplar St.	\$ 43,500,000	\$ 8,700,000	20%	Commercial				Never Approved	0		100,000	Cupples X Developer, Inc Koman Group
Northgate	Active	6211 Delmar Blvd	\$ 26,900,000	\$ 4,374,000	16%	Commercial	70493	17-Feb-17		Pre-development	0		65,000	Pace-Delmar Associates, L.L.C.
The Armory District RPA 1, 2 & 3	Active	500 Prospect Ave	\$ 82,825,000	\$ 8,118,250	10%	Commercial	70496	17-Feb-17		Under Construction	0		233,500	Green Street Development Group LLC
Jefferson Arms (2016)	Active	401 N Tucker Blvd	\$ 103,700,000	\$ 17,400,000	17%	Mixed Use	70500	17-Feb-17		Pre-development	239	198	18,600	Altterra Jefferson Arms, LLC
6300 Clayton Ave.	Active	6300 Clayton Ave	\$ 25,700,000	\$ 3,800,000	15%	Mixed-use	70595	18-Jul-17		Pre-Development	100		16,000	Hibernia Dogtown Development, Inc.