

1 **BOARD BILL NO. 11 INTRODUCED BY PRESIDENT LEWIS E. REED,**  
2 **ALDERMAN TERRY KENNEDY, ALDERMAN SAMUEL MOORE,**  
3 **ALDERWOMAN MARLENE DAVIS, ALDERWOMAN PAM BOYD,**  
4 **ALDERMAN STEPHEN CONWAY, ALDERMAN JOSEPH RODDY,**  
5 **ALDERMAN JOSEPH VACCARO, ALDERMAN LARRY ARNOWITZ,**  
6 **ALDERMAN BRANDON BOSLEY, ALDERMAN JOHN MUHAMMAD,**  
7 **ALDERWOMAN BETH MURPHY, ALDERMAN JOHN COATAR,**  
8 **ALDERWOMAN CAROL HOWARD, ALDERWOMAN TAMMIKA HUBBARD**

9 An ordinance requiring that any proposed board bill that seeks a tax incentive for  
10 real estate development requires the potential developer to provide a Community Benefits  
11 Agreement.

12 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**  
13 **FOLLOWS:**

14 **SECTION ONE: Definitions.**

15 When used in this ordinance:

16 (a) "Tax increment financed (TIF) project" shall mean, those projects outlined in  
17 Missouri's Real Property Tax Increment Allocation Redevelopment Act, §§  
18 99.800-99.865, RSMo.

19 (b) "Developer" shall mean, for the purposes of this ordinance, real estate  
20 developer(s) or developer.

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1 (c) “Community Benefits Agreement” shall mean the document submitted in  
2 accompaniment with the board bill seeking a tax incentive listing the community  
3 benefits of the project.

4 **SECTION TWO: Community Benefits Agreement.**

5 (a) The Community Benefits Agreement sets forth a range of community benefits  
6 that will be provided by the prospective developer as part of the real estate development  
7 plan, and it details an ongoing role for the oversight of these benefits by the City of St.  
8 Louis.

9 (b) Each developer seeking tax increment financing or sales tax rebates for real estate  
10 development with an estimated base value of the contract is one million dollars or more,  
11 must present a Community Benefits Agreement for the development project.

12 (c) The Board of Aldermen finds that the adoption of this ordinance is in the best interest  
13 of the City of St. Louis and that the City as a whole will benefit from the transactions  
14 described here.

15 **SECTION THREE: Requirements of Community Benefit Agreement.**

16 (a) The purpose of this section is to outline the requirements of the Community  
17 Benefit Agreement between the real estate developer and the affected neighborhood(s) of  
18 the proposed real estate plan within the City of St. Louis.

19 (b) The Community Benefit Agreement must be negotiated between the alderperson of  
20 the affected real estate development area and potential real estate developer and be

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1 mutually agreed upon.

2 (c) Developer must complete a Community Benefit Agreement prior to the bill's  
3 introduction to the Board of Aldermen.

4 (d) The Community Benefits Agreement shall set a goal that 25 percent of all labor hours  
5 are to be performed by minorities and 5 percent of all contract labor hours are to be  
6 performed by women.

7 (e) The developer shall set a goal that 20 percent of all labor hours are to be performed by  
8 persons who reside in the City of St. Louis ("City residents"). Such City residents, if they  
9 are minorities and/or women, may also be counted towards the overall participation  
10 goals.

11 (f) Developer must agree to include living-wage provisions for job hires.

12 (g) If the development is for housing, the developer shall set a goal of 20 percent of  
13 housing units become affordable housing.

14 (h) The benefits can be tailored to the needs of the community.

15 **SECTION THREE: Community Benefits Agreement purpose.**

16 (a) Real estate development and redevelopment must focus on the real long-term  
17 needs of communities.

18 (b) A Community Benefit Agreement is a tool that will provide city residents, the City of  
19 St. Louis and developer with information on the benefits of the project to their  
20 neighborhood and community.

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1 (c) The Community Benefit Agreement should encourage projects that create jobs,  
2 affordable housing and neighborhood services.

3 (d) The Community Benefit Agreement gives residents a voice in decisions that affect  
4 their daily lives in their neighborhoods.

5 **SECTION FOUR: Monitoring and enforcement.**

6 (a) The Board of Aldermen will approve and enforce the Community Benefits  
7 Agreement between the developer and the City of St. Louis.

8 (b) If the developer fails to complete a mutually agreed upon Community Benefits  
9 Agreement, the developer will not receive tax incremented financing or sales tax rebates  
10 for the proposed project.

11 (c) A report must be submitted to members the Board of Aldermen upon project  
12 completion identifying the Community Benefit Agreement terms and status of term  
13 completion.

14 **SECTION FOUR: Community Benefits Agreement template.**

15 The Board of Aldermen determines that the terms of the Community Benefits Agreement  
16 shall be formatted similar to the attached as **Appendix A** and submitted with the  
17 proposed board bill seeking the tax incentive

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**Appendix A**

Community Benefit Agreement

Project Name

City of St. Louis

The purpose of this agreement is to ensure that the public served by the Owner receives the fullest benefit of the public works construction project undertaken by the Owner, to ensure that the Owner fulfills requirements of the Community Benefits Agreement Ordinance Number\_\_\_ and includes a goal that 25 percent of all labor hours are to be performed by minorities and 5 percent of all contract labor hours are to be performed by women as well as the Owner agrees to provides a living wage for all job hires. The Owner shall also strive to meet the goal of hiring 20 percent of all job hires from within the City of St. Louis. To ensure that the Owner receives the benefits of the tax increment financing or sales tax rebates, the following Community Benefits must be fulfilled and reported back to the Board of Aldermen upon project completion date of \_\_\_\_\_:

- a)
- b)
- c)
- d)
- e)

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- 1 Owner Name: \_\_\_\_\_
- 2 City of St. Louis Aldermen: \_\_\_\_\_
- 3 President to the Board of Aldermen: \_\_\_\_\_
- 4 Date: / /

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