

2 **AN ORDINANCE REQUIRING THAT FUTURE TAX INCREMENT FINANCING**
3 **REDEVELOPMENT PLANS DISTRIBUTE TO THE TAXING DISTRICTS OF THE**
4 **CITY OF ST. LOUIS A MINIMUM OF FIFTY PERCENT (50%) OF PAYMENT IN**
5 **LIEU OF TAXES ON REAL PROPERTY FOR ANY RESIDENTIAL COMPONENT OF**
6 **REDEVELOPMENT PROJECTS.**

7 **WHEREAS**, pursuant to the Section 99.800 through 99.865 of the Missouri Revised
8 Statutes (2000) as amended, the City of St. Louis (“City”) is authorized to approve and
9 implement tax increment financing (“TIF”) for redevelopment projects within the boundaries of
10 the City; and

11 **WHEREAS**, TIF can be a useful and beneficial mechanism for encouraging needed
12 redevelopment when used judiciously and as a result the City is booming with new construction
13 of residential properties; and

14 **WHEREAS**, the City is obligated to pass a balanced budget each year and as of late,
15 expenditures have exceeded revenues; and

16 **WHEREAS**, the costs to the City of providing existing and necessary services continues
17 to rise in each year; and

18 **WHEREAS**, real property taxes are one of the sources of City revenue vital to providing
19 such services; and

20 **WHEREAS**, TIF has a financial impact on not only the City but also the St. Louis Public
21 School District, the Metropolitan Zoological Park and Museum, the Junior College District, the
22 Metropolitan Sewer District, the Missouri Division of Family Services, the St. Louis Office for

1 Mental Retardation Development Disability Resources, the St. Louis Public Libraries, and the
2 City of St. Louis Mental Health Board of Trustees (“Taxing Districts”) for the reason that tax
3 levies on real property which would be otherwise be distributed are allowed to retire obligations
4 of the redevelopment project; and

5 **WHEREAS**, the City now faces a critical turning point in trying to improve the overall
6 quality of life for all its citizens; and

7 **WHEREAS**, the Comptroller has recommended that a policy of requiring all future TIF
8 redevelopment plans distribute to the Taxing Districts a minimum of FIFTY PERCENT (50%)
9 of the Payment in Lieu of Taxes (“PILOTS”) on real property for any residential component of a
10 redevelopment project (which has no affect on commercial TIF redevelopment projects) for the
11 mutual benefit of the developer and City and its Taxing Districts be adopted in order to continue
12 development and preserve the existing and necessary services provided by the City and its
13 Taxing Districts.

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

16 **SECTION ONE. Findings of Fact.**

17 This Board of Aldermen hereby finds and determines those matters set forth in the
18 foregoing recital paragraphs as fully and completely as if set out in full in this Section.

1 **SECTION TWO. Distribution of PILOTS.**

2 From and after the effective date of this ordinance, all TIF Redevelopment Plans shall
3 require the distribution to the Taxing Districts of the City a minimum of FIFTY PERCENT
4 (50%) of the PILOTS on real property for any residential component of redevelopment projects.