

Summary**Board Bill Number 57****Introduced by Alderman Aldridge****Date: June 18, 2026**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the St. Louis Place and Old North Scattered Sites Redevelopment Area. The project consists of the renovation of 15 buildings in the St. Louis Place and Old North Neighborhoods. The prospective redeveloper is producing 68 affordable units ranging from 1-5 bedrooms, at the cost of \$18.7 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements)

BOARD BILL NUMBER 57 INTRODUCED BY ALDERMAN ALDRIDGE

1 An ordinance approving a Redevelopment Plan dated August 26, 2025 (“Plan”) for the St. Louis
2 Place and Old North Scattered Sites Area ("Area") in the City of St. Louis (“City”) after finding
3 that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as
4 amended (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be
5 available 15-year tax abatement (10 years based on 90% of the assessed value of the incremental
6 improvements and followed by 5 years based on 50% of the assessed value of the incremental
7 improvements); and pledging cooperation of the Board of Aldermen.

8 **WHEREAS**, the predominance of insanitary or unsafe conditions, deterioration of site
9 improvements, or the existence of conditions which endanger life or property by fire and other
10 causes, or any combination of such factor in the Area, retards the provision of housing
11 accommodations or constitutes an economic or social liability or a menace to the public health,
12 safety, or welfare in its present condition and use, said Area being more fully described in
13 **Attachment "A"**; and

14 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory process
15 in the exercise of the police power and cannot be dealt with effectively by ordinary private
16 enterprise without the aids provided in the Statute; and

17 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the
18 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to
19 undertake the development of the above-described Area as a land clearance project (“Project”)
20 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

1 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the
2 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),
3 titled "Blighting Study and Plan for the St. Louis Place and Old North Scattered Sites Area," dated
4 August 26, 2025 consisting of a Title Page, Table of Contents Pages, and nine (9) numbered pages,
5 and **Exhibits A-G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

6 **WHEREAS**, under the provisions of the Statute it is required that this Board take such
7 actions as may be required to approve the Plan; and

8 **WHEREAS**, it is desirable and in the public interest that a public body, the LCRA,
9 undertake and administer the Plan in the Area; and

10 **WHEREAS**, the LCRA and the Planning Commission have made and presented to this
11 Board the studies and statements required to be made and submitted by Section 99.430 and this
12 Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully
13 aware of the conditions in the Area; and

14 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for
15 review and approval; and

16 **WHEREAS**, a general plan has been prepared and is recognized and used as a guide for
17 the general development of the City and the Planning Commission has advised this Board that the
18 Plan conforms to said general plan; and

19 **WHEREAS**, this Board has duly considered the reports, recommendations and
20 certifications of the LCRA and the Planning Commission; and

1 **WHEREAS**, the Plan does prescribe land use and street and traffic patterns which may
2 require, among other things, the vacation of public rights-of-way, the establishment of new street
3 and sidewalk patterns or other public actions; and

4 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
5 undertaking and carrying out of the Project, including those relating to prohibitions against
6 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
7 age, sexual orientation, gender identity or expression, religion or disability; and

8 **WHEREAS**, in accordance with the requirements of Section 99.430 of the Statute, this
9 Board advertised that a public hearing would be held by this Board on the Plan, and said hearing
10 was held at the time and place designated in said advertising and all those who were interested in
11 being heard were given a reasonable opportunity to express their views; and

12 **WHEREAS**, it is necessary that this Board take appropriate official action respecting the
13 approval of the Plan.

14 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

15 **SECTION ONE.** There exists within the City a blighted area, as defined by Section 99.320 of the
16 Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715
17 inclusive, as amended) described in **Attachment "A"**, attached hereto and incorporated herein,
18 known as the St. Louis Place and Old North Scattered Sites Area.

19 **SECTION TWO.** The redevelopment of the above described Area, as provided by the
20 Statute, is necessary and in the public interest, and is in the interest of the public health, safety,
21 morals and general welfare of the people of the City.

1 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
2 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
3 99.320 of the Statute.

4 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated August 26, 2025,
5 having been duly reviewed and considered, is hereby approved and incorporated herein by
6 reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan
7 with the Minutes of this meeting.

8 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
9 the City.

10 **SECTION SIX.** The financial aid provided and to be provided for financial assistance
11 pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in
12 accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

13 **SECTION SEVEN.** The Plan for the Area will afford maximum opportunity, consistent
14 with the sound needs of the City as a whole, for the redevelopment of the Area by private
15 enterprise, and private developments to be sought pursuant to the requirements of the Statute.

16 **SECTION EIGHT.** The Plan for the Area provides that the LCRA may not acquire any
17 property in the Area by the exercise of eminent domain.

18 **SECTION NINE.** The property within the Area is currently partially occupied. All
19 eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve,
20 below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with
21 all applicable federal, state and local laws, ordinances, regulations and policies.

1 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
2 adequate public facilities.

3 **SECTION ELEVEN.** In order to implement and facilitate the effectuation of the Plan
4 hereby approved it is found and determined that certain official actions must be taken by this Board
5 and accordingly this Board hereby:

6 (a) Pledges its cooperation in helping to carry out the Plan;

7 (b) Requests the various officials, departments, boards and agencies of the City, which
8 have administrative responsibilities, likewise to cooperate to such end and to execute their
9 respective functions and powers in a manner consistent with the Plan; and

10 (c) Stands ready to consider and take appropriate action upon proposals and measures
11 designed to effectuate the Plan.

12 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
13 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
14 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
15 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
16 disability in the sale, lease, or rental of any property or improvements erected or to be erected in
17 the Area or any part thereof and those covenants shall run with the land, shall remain in effect
18 without limitation of time, shall be made part of every contract for sale, lease, or rental of property
19 to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United
20 States of America.

21 **SECTION THIRTEEN.** In all contracts with private and public parties for
22 redevelopment of any portion of the Area, all Redevelopers shall agree:

1 (a) To use the property in accordance with the provisions of the Plan, and be bound by
2 the conditions and procedures set forth therein and in this Ordinance;

3 (b) That in undertaking construction under the agreement with the LCRA and the Plan,
4 bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's")
5 will be solicited and fairly considered for contracts, subcontracts and purchase orders;

6 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
7 and WBE's established by the City;

8 (d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
9 be amended or supplemented, pertaining to minority-owned and women-owned business
10 participation, workforce development, and prevailing wage compliance, to the extent the
11 provisions of those ordinances apply to the Project

12 (e) To comply with the requirements of Ordinance 60275 of the City;

13 (f) To cooperate with those programs and methods supplied by the City with the
14 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
15 material supplier participation in the construction under this Agreement. The Redeveloper will
16 report semi-annually during the construction period the results of its endeavors under this
17 paragraph, to the Office of the Mayor and the President of this Board; and

18 (g) That the language of this Section Thirteen shall be included in its general
19 construction contract and other construction contracts let directly by Redeveloper.

20 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
21 profit organization owned, operated and controlled by minority group members who have at least
22 fifty-one (51) percent ownership. The minority group member(s) must have operational and

1 management control, interest in capital and earnings commensurate with their percentage of
2 ownership. The term Minority Group Member(s) shall mean persons legally residing in the United
3 States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native
4 Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines,
5 Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or
6 Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The
7 term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit
8 organization owned, operated and controlled by a woman or women who have at least fifty-one
9 (51) percent ownership. The woman or women must have operational and managerial control,
10 interest in capital and earnings commensurate with their percentage of ownership.

11 The term "Redeveloper" as used in this Section shall include its successors in interest and
12 assigns.

13 **SECTION FOURTEEN.** Pursuant to Section 99.715, RSMo, nothing in the Plan shall
14 prevent the City Assessor from increasing or decreasing the assessed value of the any real property
15 or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly
16 filed with the City Assessor.

17 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
18 Revenue in the same manner as regular ad valorem real estate taxes.

19 Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections
20 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax
21 abatement shall not include taxes collected for any Special Business District, Neighborhood

Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the tax abatement available pursuant to Sections 99.700 – 99.715, RSMo, as amended, any Redeveloper(s) may seek tax abatement pursuant to Chapter 353, RSMo, as amended, upon compliance with the procedures set forth therein and in Chapter 11.06 of the City Code, as amended. The terms of the tax abatement available to the applicable real property or portion thereof will be set forth in a Redevelopment Agreement between the LCRA and the Redeveloper. The Redevelopment Agreement shall provide that tax abatement shall begin in the year during which an urban redevelopment corporation acquires title to the applicable real property or portion thereof and continue no longer than fifteen (15) years thereafter (the “Chapter 353 Tax Abatement Period”), provided, however, that:

PILOTs will be imposed to ensure that the total revenues payable to the affected taxing jurisdictions from PILOTs and unabated ad valorem taxes (including those set forth in Section 353.110, RSMo) equals at least:

For years one through ten of the Chapter 353 Tax Abatement period, at least:

One hundred percent (100%) of the ad valorem taxes that would be imposed based on the then-current tax levy rates and the assessed value of the land and improvements included in the applicable real property or portion thereof in the year prior to the urban redevelopment corporation’s acquisition thereof (subject to adjustment pursuant to Section 353.110.2, RSMo, if the land was tax exempt prior to acquisition by the urban redevelopment corporation) (the “Base Tax Value”); plus

1 ten percent (10%) of the difference between the ad valorem real estate taxes that would be due if
2 there were no tax abatement and Base Tax Value.

3 In years 11 – 15 of the tax abatement period, the Redeveloper shall pay ad valorem real property
4 taxes based on the then-current tax levy and an assessed value determined using 50% of true value.

5 The tax abatement described above shall not apply to any taxes excluded from abatement by law or
6 special assessments. The tax abatement shall also not serve to reduce or eliminate any other
7 licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real
8 property or portion thereof, except as expressly described above.

9 All payments in lieu of taxes shall be a lien upon the real property and, when paid to the
10 Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax
11 relief and payment in lieu of taxes provisions, during up to said fifteen (15) year period, shall inure
12 to the benefit of all successors in interest in the property of the urban redevelopment corporation,
13 so long as such successors shall continue to use such property as provided in this Plan and in any
14 Agreement with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after
15 any urban redevelopment corporation shall have acquired title to the property.

16 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
17 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was
18 first approved. Modifications which will substantially change the Plan include, but are not
19 necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement,
20 or to the boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule)
21 by the LCRA in accordance with its July 24, 2018 policy governing time extensions as may be
22 amended.

1 **SECTION SIXTEEN.** The sections of this Ordinance shall be severable. In the event that
2 any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the
3 remaining sections of this Ordinance are valid, unless the court finds the valid sections of the
4 Ordinance are so essential and inseparably connected with and dependent upon the void section
5 that it cannot be presumed that this Board would have enacted the valid sections without the void
6 ones, or unless the court finds that the valid sections standing alone are incomplete and are
7 incapable of being executed in accordance with the legislative intent.

FISCAL NOTE

BOARD BILL NUMBER 57

Preparer's Name Zachary Wilson

Phone Number or Email Address (will be available publicly) wilsonz@stlouis-mo.gov

Bill Sponsors Alderman Aldridge

Bill Synopsis:	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the St. Louis Place and Old North Scattered Sites Redevelopment Area. The project consists of the renovation of 15 buildings in the St. Louis Place and Old North Neighborhoods. The prospective redeveloper is producing 67 rental units and 1 conversion to office for onsite property management, units ranging from 1-5 bedrooms, at the cost of \$18.7 million. The redeveloper plans to utilize LIHTC, other public and private funds for this project. The financial model concludes that the project supports fifteen (15) years of tax abatement (10 years based on 90% of the assessed value of the incremental improvements and followed by 5 years based on 50% of the assessed value of the incremental improvements)
Type of Impact:	No direct City expenditure. Authorizes future real property tax abatement in accordance with the approved Redevelopment Plan.
Agencies Affected:	Land Clearance for Redevelopment Authority (LCRA), City Assessor, and Collector of Revenue

SECTION A

Does this resolution authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes ___X___No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes ___X___No.
- A commitment of city funding in the future under certain specified conditions? ___Yes ___X___No.

- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ____Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ____Yes __X__No.
- A capital improvement project that increases operating costs over the current adopted city budget? ____Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ____Yes __X__No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

- Does the bill require the construction of any new physical facilities? ____Yes ____No.
 - If yes, describe the facilities and provide the estimated cost:

- Is the bill estimated to have a direct fiscal impact on any city department or office? ____Yes ____No.
 - If yes, explain the impact and the estimated cost:

- Does the bill create a program or administrative subdivision? ____Yes ____No.
 - If yes, then is there a similar existing program or administrative subdivision? ____Yes ____No.
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:

- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	NA	NA	NA
Additional Revenue	NA	NA	NA
Net	NA	NA	NA

- Describe any assumptions used in preparing this fiscal note:
This fiscal note assumes redevelopment costs, including rehabilitation and any required utility improvements identified in the Redevelopment Plan, will be borne by the redeveloper and that the Board Bill does not appropriate or require City expenditures.
- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
 - Board Bill
 - Redevelopment Plan and Blighting Study
 - Development Proposal Report
 - SLDC
- Have the financial estimates of this bill been verified by the City Budget Division?
 ____ Yes ____ No. X
 - If yes, by whom? _____ .

Revenue Impacts for the City	10-Year	15-Year	20-Year
Net Revenue to the City	\$ 290,534	\$ 458,684	\$ 646,360
Baseline Revenue (If No Project)	\$ 91,968	\$ 137,952	\$ 183,936
New Revenue to City	\$ 198,566	\$ 320,732	\$ 462,424

* City Revenue projections excludes utility tax estimates.

Revenue Impacts for the School District	10-Year	15-Year	20-Year
Net Revenue to the School District	\$ 283,037	\$ 446,505	\$ 633,057
Baseline Revenue (If No Project)	\$ 275,750	\$ 413,625	\$ 551,499
New Revenue to School District	\$ 7,287	\$ 32,881	\$ 81,557

Revenue Impacts for Other Taxing District	10-Year	15-Year	20-Year
Net Revenue to Other Taxing Districts	\$ 95,497	\$ 150,652	\$ 213,595
Baseline Revenue (If No Project)	\$ 93,039	\$ 139,558	\$ 186,078
New Revenue to School District	\$ 2,459	\$ 11,094	\$ 27,518