RESOLUTION NUMBER 110
RECOMMENDING THAT THE CITY OF ST. LOUIS PORT AUTHORITY PROVIDE REAL PROPERTY TAX ABATEMENT AND A SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS FOR THE LIGHTHOUSE LANDING PROJECT

WHEREAS, pursuant to Ordinance Numbers 56707 and 56939 and in accordance with Chapter 68 of the Revised Statutes of Missouri, as amended (the "Port Authority Act"), The City of St. Louis, Missouri, created the City of St. Louis Port Authority (the "Port Authority"); and

WHEREAS, as stated in the Port Authority Act, the Port Authority's purpose is "to promote the general welfare, to promote development within the port district, to encourage private capital investment by fostering the creation of industrial facilities and industrial parks within the port district and to endeavor to increase the volume of commerce, and to promote the establishment of a foreign trade zone within the port districts;" and

WHEREAS, M2 Development Partners, LLC (including its affiliates and joint venture entities, the "Developer") desires to develop an entertainment, restaurant and retail complex (the "Project") on approximately 67.51 acres north of Interstate 270 near the Mississippi River, which is within the Port Authority's port district boundaries; and

WHEREAS, completion of the Project is expected to generate substantial tax revenue, net of any tax abatement, for the City and other taxing districts; and

WHEREAS, by participating in an industrial revenue bond transaction, whereby real property is acquired by the Port Authority and leased to the Developer, the Port Authority is able to facilitate real property tax abatement for the Project and provide a sales tax exemption on construction materials for the Project; and

WHEREAS, completion of the Project will improve the general welfare of the City by creating jobs and earnings and payroll tax revenues within the City and fostering private capital investment within the Port Authority's port district boundaries.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of St. Louis that the Board of Aldermen hereby recommends that the Port Authority participate in an industrial revenue bond transaction with the Developer to provide (1) 15 years of real property tax abatement in the following percentages: 90 percent for the first five years, 75 percent for the next five years and 50 percent for the last five years and (2) a sales tax exemption on construction materials for the Project.

Introduced this 30th day of September, 2022 by:
The Honorable Lisa Middlebrook, Alderwoman 2nd Ward

Adopted this ___ day of October, 2022.

Terry Kennedy	**Joseph Vollmer**
Clerk, Board of Aldermen	**Interim President, Board of Aldermen**

RESOLUTION NUMBER 110
FISCAL NOTE

Preparer's Name: Daniel Cook

Contact Information: Daniel Cook

Cook & Riley, LLC

(314) 241-3314

dcook@cookrileylaw.com

Bill Sponsor: Alderwoman Lisa Middlebrook

Resolution Synopsis:	This resolution recommends that the Port Authority participate in an industrial revenue bond transaction with the Developer to provide (1) 15 years of real property tax abatement in the following percentages: 90% for the first five years, 75% for the next five years and 50% for the last five years and (2) a sales tax exemption on construction materials for the Lighthouse Landing Project.
Type of Impact:	None.
Agencies Affected:	None.

SECTION A

Does this bill 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.

-

SECTION B

- Does the bill require the construction of any new physical facilities? __X__Yes ____No

    o If yes, describe the facilities and provide the estimated cost:

    The Lighthouse Landing Project is an entertainment, restaurant and retail complex that will be developed on approximately 67.51 acres north of Interstate 270 near the Mississippi River, which is within the Port Authority's port district boundaries.

- Is the bill estimated to have a direct fiscal impact on any city department or office?
  ____Yes __X__No

- Does the bill create a program or administrative subdivision? ____Yes __X__No

    o If yes, then is there a similar existing program or administrative subdivision?
    ____Yes ____No

    o 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:

  The City will not incur any annual operating, equipment or maintenance costs.

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	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a
Financial Estimate of Impact on Special Funds			
Fiscal Impact	**Year 1 (current)**	**Year 2**	**Year 3**
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a

- Describe any assumptions used in preparing this fiscal note:

  Not applicable.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note: *None.*

- Have the financial estimates of this bill been verified by the City Budget Division?

  ____Yes __X__No

If yes, by whom? _____