

1 **BOARD BILL NO. 77**

**INTRODUCED BY ALDERMAN FRED WESSELS**

2 An ordinance affirming the establishment of the Enhanced Enterprise Zone of the City of  
3 St. Louis (the “EEZ”) by Ordinance #67350, authorizing real estate tax abatement for property in  
4 the EEZ pursuant to Section 135.950 through 135.973 inclusive, R.S.Mo (2000) as amended (the  
5 “Statute”) after approval by the Board of Aldermen of the City of St. Louis (the “Board”) by  
6 resolution and establishing the business cluster focus of the EEZ; and

7 WHEREAS, by Ordinance #67350 this Board designated the census block groups to be  
8 included in the EEZ which meet the minimum distress requirements as directed by the Statute;  
9 and

10 WHEREAS, this Board has determined that it is in the public interest to encourage  
11 investment in properties within the area designated as the EEZ by authorizing ten (10) year real  
12 estate tax abatement as provided in the Statute after such abatement for such property is  
13 approved by resolution of this Board; and

14 WHEREAS, this Board has determined that the business clusters the City of St. Louis  
15 (the “City”) wishes to focus on are any and all business clusters authorized by the Statute.

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

18 **SECTION ONE:** It is found, determined and declared that certain properties in the  
19 Enhanced Enterprise Zone of the City of St. Louis (the “EEZ”) are in need of ten(10) year real  
20 estate tax abatement authorized by Section 135.950 through 135.973, inclusive, R.S.Mo (2000)  
21 as amended (the “Statute”) in order to encourage reasonable economic growth.

22 In addition to the requirements of the Statue, real estate tax abatement shall be subject to  
23 the following terms and conditions:

1           (1) Only new construction or improvements to existing structures commenced after  
2 approval of Ordinance #67350 on December 11, 2006 (“subsequent improvements”) shall be  
3 eligible.

4           (2) Businesses contemplating such subsequent improvements shall make application to  
5 the St. Louis Development Corporation (the “SLDC”), such application shall be reviewed by the  
6 Enhanced Enterprise Zone Board (the “EEZB”) and the EEZB shall make a recommendation to  
7 this Board of Aldermen of the City of St. Louis (this “Board”)

8           (3) A ten (10) year real estate tax abatement shall be approved by resolution of this  
9 Board.

10           (4) After approval of said resolution and upon completion of such subsequent  
11 improvements, the subsequent improvements shall not be subject to the assessment or payment  
12 of general ad valorem taxes imposed by the City of St. Louis or by the State or any political  
13 subdivision thereof, for a period of ten years after the date upon which such subsequent  
14 improvements are completed, except to the extent and in such amount as may be imposed upon  
15 such real property during said period measured solely by the amount of the assessed value of the  
16 land and previously existing improvements, exclusive of said subsequent improvements, as was  
17 determined by the Assessor of the City of St. Louis for taxes due and payable thereon during the  
18 calendar year preceding the calendar year in which such subsequent improvements are completed  
19 or one-half of the value of the land and subsequent improvements, whichever is less, and the  
20 amounts of such tax assessments shall not be increased during said ten year period so long as  
21 said subsequent improvements continue to be used as a revenue producing enterprise. In the  
22 event, however, that any such real property upon which a revenue producing enterprise shall  
23 construct subsequent improvements was tax exempt immediately prior to the completion of such

1 subsequent improvements, the Assessor shall, upon completion of such subsequent  
2 improvements, promptly assess said land and previously existing improvements, exclusive of  
3 subsequent improvements, at such valuation as shall conform to but not exceed the assessed  
4 valuation made during the preceding calendar year of land and existing improvements, adjacent  
5 thereto or in the same general neighborhood, and the amount of such assessed valuation shall not  
6 be increased during the ten year period aforesaid after said ten year period, all such real property  
7 shall be subject to assessment and payment of all ad valorem taxes, based on full true value of  
8 the real property.

9 (5) When any real property within the EEZ which has been granted an exemption from  
10 taxation pursuant to this Section changes ownership, the exemption for taxation shall continue in  
11 full force and effect for any subsequent improvements made by the previous owner so long as the  
12 property continues to be used as a revenue producing enterprise

13 **SECTION TWO:** It is determined that any and all business clusters eligible for state  
14 and local incentive under the Statue are hereby identified as the business clusters eligible for  
15 such incentives in the EEZ.