

**MANCHESTER ROAD CORRIDOR REDEVELOPMENT AREA
DEVELOPMENT PLAN**

CITY OF BRENTWOOD, MISSOURI

SUBMITTED BY:

Manchester Corridor Redevelopment Corporation,
a Missouri Redevelopment Corporation

SUBMITTED TO:

Office of the City Clerk
City of Brentwood, Missouri

PREPARED BY:

Green Street Development Group, LLC
4565 McRee Ave, Suite 100
Saint Louis, MO 63110

June 15, 2023

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EXHIBITS

1. REDEVELOPMENT AREA PARCEL DATA
2. LEGAL DESCRIPTION OF REDEVELOPMENT AREA
3. MAP DEPICTING REDEVELOPMENT AREA
4. BLIGHTING STUDY
5. DEVELOPER'S SITE PLAN
6. CHAPTER 353 CORPORATION CERTIFICATE OF INCORPORATION
7. TAX IMPACT STATEMENT

I. INTRODUCTION:

The following Development Plan was prepared by Green Street Development Group, LLC on behalf of the Manchester Corridor Redevelopment Corporation, including its successors, assigns and related entities (collectively, the “Developer”) pursuant to Missouri’s Urban Redevelopment Corporations Law, codified as Chapter 353 of the Revised Statutes of Missouri (“Chapter 353”) for submission to the City of Brentwood, Missouri (the “City”). This Development Plan proposes the redevelopment by the Developer of a redevelopment area to be designated by the City (the “353 Area”). The 353 Area includes 75 real estate parcels as set forth in the records of the St. Louis County, Missouri Assessor’s Office. A list of these parcels is attached hereto as **Exhibit 1**. These parcels cover approximately 77.2 acres and currently contain a mixture of uses including: retail and service, industrial, office and commercial, residential, park and recreation, public and semi-public, and vacant and undeveloped. A legal description of the 353 Area is attached hereto as **Exhibit 2**. A boundary map of the 353 Area is attached hereto as **Exhibit 3**.

Due to several factors, which are explained in much greater detail in the Blighting Study attached hereto as **Exhibit 4**, the 353 Area should be considered a “blighted area” for purposes of Chapter 353. The goal of the Developer is to eliminate the blight conditions in the 353 Area through the construction of a multi-phased, mixed-use master planned development in the 353 Area.

II. SUPPORT FOR FINDINGS AND DETERMINATIONS:

With regard to the 353 Area, this Development Plan (including the Exhibits hereto) contains sufficient information to support the following findings made, or to be made, by the City:

- The 353 Area is a “blighted area” as that term is used in Chapter 353, and the clearance, reconstruction, redevelopment, rehabilitation, or replanning of the site is necessary for the amelioration of blight. For additional details supporting this “blight” finding, see the PGAV Blighting Study attached hereto as **Exhibit 4**;
- If a corporation requests the City to acquire all or any part of the real property within a blighted area by exercise of the power of eminent domain, such acquisition by the exercise of the power of eminent domain is for the public convenience and necessity;
- The size of the 353 Area is sufficient to allow for an economically efficient redevelopment;
- The 353 Area has been designated by the City as being in an area where the City would like to see redevelopment;
- Approval of the Development and construction of the proposed Redevelopment Project are necessary for the preservation of public peace, property, health, safety, morals and welfare; and

- The Developer has complied with the applicable provisions of Chapter 353.

III. DEVELOPMENT PLAN

A. Legal Description. The 353 Area legal description is set forth in the attached **Exhibit 2**. Additionally, there is a map of the 353 Area in the attached **Exhibit 3**.

B. Description of the Redevelopment Project. Developer is planning to develop a multi-phased, mixed-use master planned development (the “Redevelopment Project” or “Project”) as referenced in the proposed Master Redevelopment Agreement among the City of Brentwood, Green Street Development Group, LLC, and the Manchester Corridor Redevelopment Corporation.

A summary of the estimated costs associated with the Project is as follows:

- | | |
|------------------------|-----------------------|
| • Land Development | \$ 75,000,000 |
| • Vertical Development | <u>\$ 350,000,000</u> |
| | \$ 425,000,000 |

Developer is planning on completing the Project in multiple phases. An estimated timetable for the Project is as follows:

- | | |
|-------------------------------------|----------------|
| • Estimated Project Start Date | August 1, 2023 |
| • Estimated Project Completion Date | 2030 |

For purposes of illustration, an updated site plan related to the Project is attached hereto as **Exhibit 5**.

C. Property for Public Agencies. Currently, there are no plans to sell, lease, donate or exchange any portion of the property within the 353 Area to any public agency other than what is outlined in the proposed Master Redevelopment Agreement regarding a provision of space for the City to use for a Police Substation and UTV Storage.

D. Zoning Changes. The 353 Area is currently zoned “MC” Manchester Corridor, and no zoning changes are anticipated at this time.

E. Street Changes. The Developer plans to create a new internal road for the development and may vacate Mercantile Drive and Brentwood Industrial Drive. The Developer anticipates the need for a new traffic signal along Manchester Road as a result of the redevelopment. A full parking and traffic study will be procured based on the site concept plan attached as **Exhibit 5** (or any subsequent revised site concept plan at the time of the study) and will be shared with the City accordingly.

F. Dwelling Accommodations. There is one residential dwelling located within the 353 Area at 2653 Melvin Avenue, currently owned by K&G Rental Properties.

G. Housing and Business Relocations. It is presumed there are individuals residing in the 353 Area at 2653 Melvin Avenue, and there are numerous operational businesses in the 353 area. Developer will abide by state and local laws and regulations regarding relocation.

H. Changes Outside of the 353 Area. The Developer does not anticipate or propose any changes outside of the 353 Area as part of or on account of the Project in the 353 Area.

I. Utility Changes. The current electric, gas, sewer, water and other utility systems servicing the 353 area are outdated and will need to be upgraded/replaced. As part of these utility renovations, some of the utility easements serving the 353 Area may require relocation.

J. Financing. It is anticipated that this Project will be financed with a combination of private equity, private debt and public financing. The Developer anticipates that the public financing piece will include the following elements: (1) the formation of a Community Improvement District (“CID”) that will be authorized to impose a CID sales and use tax of 1% on retail sales made in the 353 Area; (2) a CID special assessment on commercial and residential uses in the 353 Area; (3) the formation of a Transportation Development District (“TDD”) that will be authorized to impose a TDD sales tax in the amount of 1% on retail sales made in the 353 Area; (4) an abatement of a portion of the real property taxes on the Project; and (5) the City’s participation in one or more industrial revenue bond transactions pursuant to Chapter 100 to facilitate sales tax exemption on construction materials.

K. Management. The Developer states that it and/or related entities will be active in or associated with the management of the redevelopment during the period of at

least one (1) year from the approval of this Development Plan. Documents evidencing the organization of the Developer are attached hereto as **Exhibit 6**.

L. Eminent Domain. As outlined in the proposed Master Redevelopment Agreement, the Developer shall use commercially reasonable efforts to acquire certain parcels of property within the Redevelopment Area by negotiated purchase, donation, option, easement or lease. If Developer is not able to acquire property as outlined in the proposed Master Redevelopment Agreement, eminent domain shall be initiated by the City as needed, subject to the terms and conditions in the Master Redevelopment Agreement and any other applicable agreements between the City and the Developer.

M. Assignment of the Development Plan. Except for assignments to a party related to the Developer, the rights, duties and obligations of this Development Plan shall not be assignable to any other party unless the Developer obtains the prior written consent of the City. Such consent of the City shall not be unreasonably withheld or delayed following the completion of the Project. Nothing in this Section shall be construed to prohibit or otherwise limit in any way the Developer's transfer of fee ownership or a leasehold interest(s) of any portion of the 353 Area.

N. Tax Impact Statement. A written statement of the impact on ad valorem taxes which the tax relief/abatement proposed by this Development Plan will have upon each affected political subdivision and an estimate of the amount of ad valorem tax revenues of each political subdivision based upon the estimated valuation of the real property involved as such real property currently exists and how it would exist at the

completion of the Project is attached hereto as **Exhibit 7**. The attached Tax Impact Statement was prepared by Development Strategies. The tax impact study does not address either the CID or TDD sales tax or any CID or TDD special assessment because such tax and assessment are new, incremental revenues of the CID and TDD and will not impact the amount of other taxes either presently received (or to be received in the future) by any political subdivision or taxing jurisdiction other than the CID itself.

O. Relocation Plan. As proposed in the Master Redevelopment Agreement, if relocations are required, the provisions of sections 523.200 to 523.215, RSMo, will be complied with.

IV. REQUIRED NOTICES

Notice will be sent to each person(s) in whose name general taxes were paid on the property within the 353 Area. Also, as required by Section 11(b) of Ordinance No. 4302 of the City, notice will be sent to each political subdivision affected by the Development Plan, and such notice will include the time and place of any hearings before the Board of Aldermen, or component group thereof, relating to this Project and a written statement of the impact on ad valorem taxes that the Project's requested tax abatement will have on such political subdivisions. The tax impact statement will include an estimate of the amount of ad valorem tax revenues of each political subdivision based upon the estimated assessed valuation of the real property involved as such property would exist before and after its redevelopment.

V. REQUESTED TAX ABATEMENT PURSUANT TO CHAPTER 353 AND PAYMENTS IN LIEU OF TAXES

(a) Subject to the continuing compliance with the Master Redevelopment Agreement, upon acquisition of the Property by the Redevelopment Corporation, the Property within Phase 1 shall be subject to the limited tax abatement permitted by Section 353.110 of Chapter 353 for 20 years, beginning with the year in which the Redevelopment Corporation acquires the applicable Property, as follows:

(1) During years 1–10, the Developer shall pay the greater of:

(A) the sum of (i) Unabated Taxes¹ and (ii) Payments in Lieu of Taxes (PILOTs) measured by the assessed valuation of any improvements, exclusive of land, acquired by the Redevelopment Corporation pursuant to this Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable Property (or, if there was no assessed valuation of improvements during the calendar year preceding the calendar year during which

¹ Unabated Taxes means, with respect to years 1-10 of a tax abatement period described in section 4.1 of the proposed Master Redevelopment Agreement, the ad valorem real property taxes imposed on property acquired by the Redevelopment Corporation, as measured in accordance with Section 353.110, RSMo., by the amount of the assessed valuation of the applicable land, exclusive of improvements, acquired by the Redevelopment Corporation pursuant to the proposed Master Redevelopment Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable property.

the Redevelopment Corporation acquired the applicable property because improvements had been demolished as part of the construction of the Redevelopment Project, the most recent assessed valuation of improvements prior to demolition shall be utilized); or

(B) the sum of Unabated Taxes and PILOTs in an amount that collectively equals:

(i) with respect to residential property, 25% of the ad valorem real property taxes that would otherwise be due, but for tax abatement described in Chapter 353; and

(ii) with respect to commercial property, 50% of the ad valorem real property taxes that would otherwise be due, but for the tax abatement described in Chapter 353.

(2) During years 11–20, the Developer shall pay ad valorem real property taxes in such amounts as measured by the total assessed value of the Property, including both the assessed value of the land and the assessed value of any improvements using 50% of the Property’s true value. Accordingly, 50% of ad valorem real property taxes, based on the then-current true value of the land and improvements, will be abated.

All references in this subparagraph to assessed values shall mean the assessed values determined by the St. Louis County Assessor in accordance with Chapter 353 and other applicable law. Exhibit F of the Master Redevelopment Agreement includes examples of how ad valorem real property taxes and PILOTs should be calculated.

(b) The terms of real property abatement available for any Additional Phases will be the same as set forth in subparagraph (a) of this Section, unless otherwise set forth in a Parcel Development Agreement approved by the Board of Aldermen.

EXHIBIT 1

Redevelopment Area Parcel Data

**TABLE 4
MANCHESTER CORRIDOR REDEVELOPMENT AREA PARCEL DATA**

Parcel Locator Number	County PIN	Property Address	Owner Name	Owner Address				Year Built	2017 EAV	2023 EAV	% Change 2017-2023
1	21K240207	8627 MANCHESTER RD	BRENTWOOD CITYOF	8627 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$0	\$0	0.0%
2	21K240784	8623 MANCHESTER RD	BRENTWOOD CITYOF	8623 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$0	\$0	0.0%
3	21K240793	8615 MANCHESTER RD	MISSOURI HIGHWAYS & TRANSPORTATION	1590 WOODLAKE DR	CHESTERFIELD	MO	63017	NA	\$85,050	\$0	-100.0%
4	21K240182	8611 MANCHESTER RD	KNIGHT REVOCABLE LIVING TRUST	1 MERAMEC BLUFFS DR # 3002	BALLWIN	MO	63021	1959	\$48,480	\$52,320	7.9%
5	21K240160	8603 MANCHESTER RD	MANCHESTER ROAD PROPERTY LLC	P O BOX 510032	SAINT LOUIS	MO	63151	1956	\$112,120	\$189,600	69.1%
6	21K240243	2652 RUTH AVE	RUSSO DEVELOPMENT LLC	P O BOX 510032	SAINT LOUIS	MO	63151	NA	\$15,970	\$12,960	-18.8%
7	21K240803	2654 RUTH AVE	RUSSO DEVELOPMENT LLC	P O BOX 510032	SAINT LOUIS	MO	63151	NA	\$190	\$460	142.1%
8	21K240142	8515 MANCHESTER RD	BARTENURA HOLDINGS LLC	1380 FERGUSON AVE	SAINT LOUIS	MO	63133	1961	\$92,350	\$199,260	115.8%
9	21K240171	8513 MANCHESTER RD	RUSSOS DEVELOPMENT LLC	P O BOX 510032	SAINT LOUIS	MO	63151	1966	\$78,780	\$116,200	47.5%
10	21K240151	8503 MANCHESTER RD	MONTILEONE PROPERTIES LLC	5228 S AVIEMORE DR	SPRINGFIELD	MO	65809	1959	\$54,370	\$127,400	134.3%
11	21K331415	8419 MANCHESTER RD	NAVIGATE REALTY LLC	8419 MANCHESTER RD	SAINT LOUIS	MO	63144	2022	\$85,020	\$513,410	503.9%
12	21K330241	8401 MANCHESTER RD	G & M REAL ESTATE HOLDINGS LLC	8401 MANCHESTER RD	SAINT LOUIS	MO	63144	1950	\$119,230	\$144,220	21.0%
13	21K331471	2661 SALEM RD	8307 MANCHESTER LLC	1901 W ADAMS	SAINT LOUIS	MO	63122	NA	\$100	\$100	0.0%
14	21K331460	8307 MANCHESTER RD	8307 MANCHESTER LLC	1901 W ADAMS RD	SAINT LOUIS	MO	63122	1984	\$91,270	\$177,220	94.2%
15	21K331204	8225 MANCHESTER RD	8225 MANCHESTER LLC	10260 MANCHESTER RD	SAINT LOUIS	MO	63122	1958	\$53,760	\$94,400	75.6%
16	21K330151	8209 MANCHESTER RD	RPM HOLDINGS LLC	2305 ALPINE LAKE DR	WRIGHT CITY	MO	63390	1978	\$157,820	\$173,660	10.0%
17	21K330122	8199 MANCHESTER RD	MACS CONVENIENCE STORES LLC	P O BOX 347	COLUMBUS	IN	47202	1955	\$77,850	\$109,440	40.6%
18	21K330162	8147 MANCHESTER RD	LAPLANTE HOLDINGS LLC	9517 SUNNY CREEK LN	SAINT LOUIS	MO	63127	1925	\$66,520	\$81,090	21.9%
19	21K340206	8143 MANCHESTER RD	LAND LOVERS LLC	2203 DEVONSBROOK DR	CHESTERFIELD	MO	63005	NA	\$14,160	\$24,620	73.9%
20	21K340215	2653 MELVIN AVE	K&G RENTAL PROPERTIES	2043 HIAWATHA AVE	SAINT LOUIS	MO	63143	1940	\$26,790	\$34,100	27.3%
21	21K340141	8141 MANCHESTER RD	T & C REAL ESTATE LLC	8141 MANCHESTER RD	SAINT LOUIS	MO	63144	1940	\$35,580	\$44,100	23.9%
22	21K340132	8135 MANCHESTER RD	RENOVATION REAL ESTATE LLC	7915 BIG BEND BLVD	SAINT LOUIS	MO	63119	1941	\$33,800	\$53,860	59.3%
23	21K341407	2652 MELVIN AVE	SPACES BY SUSAN LWARD LLC	225 S MERAMEC AVE SUITE 411	SAINT LOUIS	MO	63105	1950	\$38,020	\$55,680	46.4%
24	21K341393	8131 MANCHESTER RD	B E JAM LLC	8131 MANCHESTER RD	SAINT LOUIS	MO	63144	1970	\$128,190	\$158,790	23.9%
25	21K340150	8121 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	SAINT LOUIS	MO	63144	1947	\$60,230	\$73,890	22.7%
26	21K340172	8115 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$22,300	\$25,180	12.9%
27	21K340183	8111 MANCHESTER RD	COMMERCIAL TRANSMISSION &ENGINE CO	8111 MANCHESTER RD	SAINT LOUIS	MO	63144	1950	\$56,000	\$61,250	9.4%
28	21K341272	8109 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$66,210	\$0	-100.0%
29	21K341382	8077 MANCHESTER RD	BESTAR LLC	P O BOX 410842	SAINT LOUIS	MO	63141	1987	\$340,800	\$424,540	24.6%
30	21K341351	8075 MANCHESTER RD	TAYLOR RIVER CAPITAL LLC	8071 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$110,400	\$104,900	-5.0%
31	21K341360	8071 MANCHESTER RD	TAYLOR RIVER CAPITAL LLC	8071 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$255,940	\$204,740	-20.0%
48	21K240775	2702 MARY AVE	MISSOURI HIGHWAYS & TRANSPORTATION	105 W CAPITOL AVE	JEFFERSON CITY	MO	65102	NA	\$99,520	\$0	-100.0%
49	21K240876	8614 MANCHESTER RD	STATE OF MISSOURI	1590 WOODLAKE DR	CHESTERFIELD	MO	63017	NA	\$95,780	\$0	-100.0%
50	21K240106	8606 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1959	\$35,780	\$0	-100.0%
51	21K240885	8600 MANCHESTER RD	T & C PROPERTIES LLC	8600 MANCHESTER RD	SAINT LOUIS	MO	63144	1935	\$62,270	\$74,180	19.1%
52	21K240940	2735 BOMPART AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$162,560	\$0	-100.0%
53	21K220306	2780 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1986	\$117,470	\$0	-100.0%
Total Parcels 1-53									\$2,900,680	\$3,331,570	14.9%

**TABLE 4
MANCHESTER CORRIDOR REDEVELOPMENT AREA PARCEL DATA**

Parcel Locator Number	County PIN	Property Address	Owner Name	Owner Address				Year Built	2017 EAV	2023 EAV	% Change 2017-2023
54	21K220122	2802 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$39,740	\$0	-100.0%
55	21K220104	2810 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1966	\$25,310	\$0	-100.0%
56	21K220371	2814 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1970	\$70,140	\$0	-100.0%
57	21K220382	2924 MARY AVE	METROPOLITAN ST LOUIS SEWER DISTRICT THE	2350 MARKET ST	SAINT LOUIS	MO	63103	NA	\$0	\$0	0.0%
58	21K220214	2940 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$71,040	\$0	-100.0%
59	21K220241	2745 BOMPART AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$14,460	\$0	-100.0%
61	21K240812	8500 MANCHESTER RD	8500 MANCHESTER LLC	3477 WHITSETTS FORK RD	GIENCOE	MO	63038	1978	\$340,770	\$479,420	40.7%
62	21K240830	8524 MANCHESTER RD	SOVRAN ACQUISITION LIMITED PARTNERSHIP	6467 MAIN ST	WILLIAMSVILLE	NY	14221	1976	\$880,930	\$1,306,880	48.4%
63	21K240867	8416 MANCHESTER RD	K HALL STUDIO LLC	715 HANLEY INDUSTRIAL CT	SAINT LOUIS	MO	63144	1951	\$51,960	\$198,400	281.8%
64	21K331273	8410 MANCHESTER RD	G W H LLC	8412 MANCHESTER RD	SAINT LOUIS	MO	63144	1950	\$170,140	\$164,960	-3.0%
65	21K220250	2740 BOMPART AVE	BRENTWOOD CITY OF	7700 FORSYTH BLVD SUITE 1800	SAINT LOUIS	MO	63105	NA	\$0	\$0	0.0%
66	21K331284	8330 MANCHESTER RD	BRENTWOOD CITY OF	2348 BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1985	\$0	\$0	0.0%
67	21K331295	8318 MANCHESTER RD	BRENTWOOD CITY OF	8318 MANCHESTER RD	SAINT LOUIS	MO	63144	1917	\$0	\$0	0.0%
68	21K331372	8300 MANCHESTER RD	SURCO PROPERTIES LLC	9758 REAVIS PARK DR	SAINT LOUIS	MO	63123	NA	\$67,200	\$112,290	67.1%
69	21K331383	8302 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$73,600	\$0	-100.0%
70	21K310304	8304 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$192,000	\$0	-100.0%
71	21K310322	8314 MANCHESTER RD	WEBSTER GROVES CITY OF	8314 MANCHESTER RD	SAINT LOUIS	MO	63144	NA	\$0	\$0	0.0%
72	21K330085	8224 MANCHESTER RD	SCHARF DENNIS G TRUSTEE	8224 MANCHESTER	SAINT LOUIS	MO	63144	1986	\$139,170	\$168,580	21.1%
73	21K331251	8212 MANCHESTER RD	BRENTCHESTER LLC	101 S HANLEY RD SUITE 550	SAINT LOUIS	MO	63105	NA	\$25,600	\$23,320	-8.9%
74	21K331493	8154 MANCHESTER RD	FELICE PROPERTIES LLC	808 W CARLSBAD DR	SAN TAN VALLEY	AZ	85140	1973	\$138,690	\$208,700	50.5%
75	21K331406	8229 BRENTWOOD INDUSTRIAL DR	BRENTWOOD INDUSTRIAL HOLDINGS LLC	2833 BRECKENRIDGE INDUSTRIAL CT	SAINT LOUIS	MO	63144	1969	\$536,680	\$1,631,900	204.1%
76	21K331174	2709 MERCANTILE DR	JK LITTLE ROCK II LLC	601 OAK VALLEY DR	SAINT LOUIS	MO	63131	1967	\$279,750	\$654,340	133.9%
77	21K310164	8228 BRENTWOOD INDUSTRIAL DR	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1973	\$385,380	\$0	-100.0%
78	21K320781	8130 BRENTWOOD INDUSTRIAL DR	BRENTWOOD MISSOURI CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1974	\$448,000	\$0	-100.0%
79	21K341443	8106 MANCHESTER RD	FELICE PROPERTIES LLC	231 S BEMISTON AVE SUITE 1220	SAINT LOUIS	MO	63105	1991	\$162,500	\$240,220	47.8%
80	21K340013	2714 MERCANTILE DR	FWD PROPERTIES	2714 MERCANTILE DRIVE	SAINT LOUIS	MO	63144	1966	\$228,730	\$339,710	48.5%
81	21K340022	8125 BRENTWOOD INDUSTRIAL DR	WEST HILL PROPERTIES LLC	300 S PORTLAND AVE	OKLAHOMA CITY	OK	73108	1967	\$279,460	\$0	-100.0%
82	21K341434	8100 MANCHESTER RD	FELICE PROPERTIES LLC	231 S BEMISTON AVE SUITE 1220	SAINT LOUIS	MO	63105	1959	\$208,830	\$273,030	30.7%
83	21K320273	2717 BRECKENRIDGE INDUSTRIAL CT	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1965	\$116,900	\$0	-100.0%
84	21K320790	8128 BRENTWOOD INDUSTRIAL DR	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1965	\$0	\$0	0.0%
85	21K340820	8040 MANCHESTER RD	8044 MANCHESTER LLC	1240 TAMMANY LN	SAINT LOUIS	MO	63131	1992	\$162,500	\$220,610	35.8%
86	21K340811	2710 BRECKENRIDGE INDUSTRIAL CT	BIC WASH LLC	272 POINT LANSING CT	BALLWIN	MO	63021	1978	\$93,380	\$133,790	43.3%
87	21K320262	2714 BRECKENRIDGE INDUSTRIAL CT	BRENTWOOD CITY OF	7700 FORSYTH BLVD SUITE 1800	SAINT LOUIS	MO	63105	1957	\$265,080	\$0	-100.0%
88	21K340792	8030 MANCHESTER RD	WEIS INVESTMENT LLC	8030 MANCHESTER RD	SAINT LOUIS	MO	63144	1985	\$348,320	\$362,940	4.2%
89	21K341425	8002 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$68,670	\$0	-100.0%
90	21K340857	8000 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	1974	\$132,960	\$0	-100.0%
91	21K340123	2709 S HANLEY RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$23,970	\$0	-100.0%
92	21K340084	7957 LORINE AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	SAINT LOUIS	MO	63144	NA	\$2,020	\$0	-100.0%
								Total - Parcels: 54 - 92	\$6,043,880	\$6,519,090	7.9%
								Total - Area Parcels:	\$8,944,560	\$9,850,660	10.1%

EXHIBIT 2

Legal Description of Redevelopment Area



313 Wood Street
O'Fallon, MO 63366
Ph: 314-432-5400
Fx: 636-294-5851

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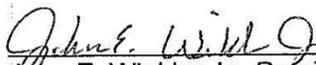
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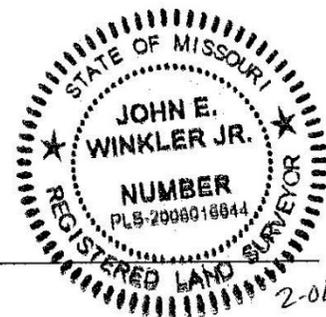
DESCRIPTION: REDEVELOPMENT AREA PROPERTIES – BRENTWOOD

A TRACT OF LAND BEING PART OF LOTS A, B AND C, 2, 3 & 4 OF BOMPART ESTATES, A SUBDIVISION DESCRIBED IN PLAT BOOK 1, PAGE 157 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI PACIFIC RAILROAD (CREVE COEUR BRANCH) AND THE SOUTHWEST CORNER OF PART OF LOT 3, PART B OF BOMPART ESTATE SUBDIVISION RECORDED IN PLAT BOOK 286, PAGE 58 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST (ADOPTED BEARING) A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING AND CENTERLINE RIVER DES PERES – DEER CREEK BRANCH. THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES; NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, 115.03 FEET; NORTH 77 DEGREES 46 MINUTES 35 SECONDS WEST, 140.03 FEET; NORTH 67 DEGREES 07 MINUTES 01 SECONDS WEST, 91.93 FEET; NORTH 25 DEGREES 20 MINUTES 37 SECONDS WEST, 172.13 FEET; NORTH 41 DEGREES 39 MINUTES 54 SECONDS WEST, 80.23 FEET; NORTH 68 DEGREES 27 MINUTES 02 SECONDS WEST, 60.80 FEET; NORTH 88 DEGREES 39 MINUTES 24 SECONDS WEST, 105.06 FEET; SOUTH 65 DEGREES 50 MINUTES 28 SECONDS WEST, 130.40 FEET; SOUTH 07 DEGREES 51 MINUTES 52 SECONDS WEST, 145.64 FEET; SOUTH 47 DEGREES 07 MINUTES 59 SECONDS WEST, 122.91 FEET; SOUTH 41 DEGREES 05 MINUTES 19 SECONDS WEST, 51.29 FEET; SOUTH 54 DEGREES 22 MINUTES 58 SECONDS WEST, 64.69 FEET; SOUTH 63 DEGREES 33 MINUTES 45 SECONDS WEST, 103.89 FEET; SOUTH 89 DEGREES 27 MINUTES 39 SECONDS WEST, 253.56 FEET TO AN ANGLE POINT ON THE EAST LINE OF LOT 6 OF WEST INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE 76 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF LOTS 6, 7, 8, & 9 THE FOLLOWING COURSES: SOUTH 77 DEGREES 22 MINUTES 00 SECONDS WEST, 49.60 FEET; SOUTH 26 DEGREES 17 MINUTES 00 SECONDS WEST, 50.54 FEET; SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 125.27 FEET TO THE EAST CORNER OF LOT 10 OF SAID WEST INDUSTRIAL PARK AND RIGHT-OF-WAY OF MISSOURI PACIFIC (108 FEET WIDE) RAILROAD. THENCE ALONG THE SOUTH LINE OF SAID LOT 10 AND NORTH RIGHT-OF-WAY OF SAID RAILROAD TO THE PROLONGATION OF THE WEST LINE OF MARY (30 FEET WIDE) AVENUE, SOUTH 63 DEGREES 47 MINUTES 00 SECONDS WEST, 229.13 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID WEST INDUSTRIAL PARK AND EASTERN RIGHT-OF-WAY OF MARY (WIDTH VARIES) AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY OF SAID MARY AVENUE AND THE WESTERN LINE OF SAID LOT 10 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 76.46 FEET TO A


John E. Winkler Jr., President
PLS - 2006016644

Dated



2-01-2023



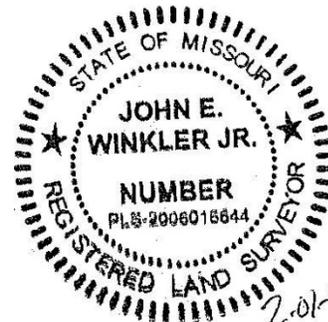
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POINT; THENCE CONTINUING ALONG THE EASTERN LINE OF MARY AVENUE AND EASTERN LINE OF LOTS 10, 9, 8 AND 7 OF SAID WEST INDUSTRIAL PARK, NORTH 07 DEGREES 45 MINUTES 00 SECONDS EAST, 241.47 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERN LINE OF MARY AVENUE AND WESTERN LINE OF LOTS 7, 6, 5, 4, 3, AND 2 OF SAID WEST INDUSTRIAL PARK AND WESTERN LINE OF ADJUSTED TRACT A OF BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 687 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, NORTH 26 DEGREES 27 MINUTES 00 SECONDS EAST, 884.10 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID MARY AVENUE, NORTH 12 DEGREES 19 MINUTES 00 SECONDS EAST, 215.10 FEET TO THE SOUTH RIGHT-OF-WAY OF MANCHESTER (WIDTH VARIES) ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE, NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST, 44.92 FEET TO A POINT AT THE EASTERN PROLONGATION OF MARY AVENUE (30 FEET WIDE); THENCE LEAVING SAID SOUTHERN LINE OF MANCHESTER ROAD ALONG THE EASTERN PROLONGATION OF MARY AVENUE AVENUE, NORTH 24 DEGREES 08 MINUTES 00 SECONDS EAST, 194.78 FEET TO A CURVE TO THE LEFT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 317.90 FEET; A DISTANCE OF 32.56 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID MARY AVENUE, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 352.55 FEET TO THE EAST LINE OF RUTH (30 FEET WIDE) AVENUE; THENCE ALONG THE EAST LINE OF RUTH AVENUE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 51.21 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 100.00 FEET TO A POINT; THENCE NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 7.71 FEET TO A POINT; THENCE SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 232.04 FEET TO THE EAST LINE OF HELEN (50 FEET WIDE) AVENUE; THENCE ALONG THE SAID EAST LINE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 12.54 FEET TO THE NORTH LINE OF LOT 5 IN BLOCK 4 OF OF RUTH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 6 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 5, SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 162.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF LOTS 5 AND 1 OF SAID RUTH SUBDIVISION, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 118.12 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 OF SAID RUTH SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND WEST LINE OF CECILIA (50 FEET WIDE)



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2-07-2023



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AVENUE; THENCE ALONG SAID WEST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 19.80 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 81 DEGREES 08 MINUTES 41 SECONDS EAST, 100.13 FEET TO THE WEST LINE OF COLONIAL VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGE 23 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID COLONIAL VILLAGE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 31.78 FEET TO THE NORTH LINE OF A 15 FOOT WIDE ALLEY; THENCE ALONG SAID NORTH LINE, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 460.25 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 40.03 FEET TO A POINT; THENCE SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 201.76 TO THE EAST LINE OF LOUIS (50 FEET WIDE) AVENUE; THENCE ALONG THE EAST LINE OF SAID LOUIS AVENUE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 25.60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID BOMPART – TERRACE; THENCE ALONG THE NORTH LINE OF LOT 1, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 150.00 FEET TO THE WEST LINE OF LOT 1 IN BRAZEUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 7 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID WEST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 110.71 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 97.66 FEET TO A POINT; THENCE SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 46.60 FEET TO A POINT; THENCE SOUTH 84 DEGREES 01 MINUTES 07 SECONDS EAST, 96.94 FEET TO THE WEST LINE OF MELVIN (30 FEET WIDE) AVENUE; THENCE NORTH 76 DEGREES 03 MINUTES 34 SECONDS EAST, 31.91 FEET TO THE EAST LINE OF SAID MELVIN AVENUE; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 195.26 FEET TO THE EAST LINE OF SAID BRAZEUS SUBDIVISION; THENCE ALONG THE EAST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 147.63 FEET TO A POINT; THENCE LEAVING THE EAST LINE, NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 229.21 FEET TO THE EAST LINE OF PORTER (40 FEET WIDE) AVENUE; THENCE ALONG SAID EAST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 30.17 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF LOT 4 OF BRAZEAUX PLAZA PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 383 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS THE FOLLOWING COURSES; NORTH 81 DEGREES 49 MINUTES 23 SECONDS EAST, 61.50 FEET; SOUTH 65 DEGREES 31 MINUTES 47 SECONDS EAST, 78.50 FEET AND SOUTH 84 DEGREES 01 MINUTES 07 SECONDS EAST, 68.69 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF BRAZEAUX PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 105 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 2 AND LOT 3 THE FOLLOWING COURSES;



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Dated 201-2023



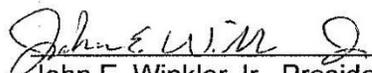
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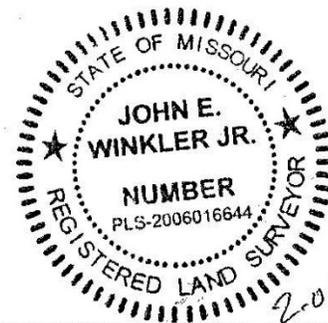
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NORTH 59 DEGREES 10 MINUTES 03 SECONDS EAST, 144.42 FEET; SOUTH 30 DEGREES 49 MINUTES 57 SECONDS EAST, 30.00 FEET; NORTH 59 DEGREES 10 MINUTES 03 SECONDS EAST, 189.24 FEET; NORTH 21 DEGREES 32 MINUTES 24 SECONDS EAST, 10.02 FEET; SOUTH 45 DEGREES 14 MINUTES 07 SECONDS EAST, 95.26 FEET AND NORTH 48 DEGREES 36 MINUTES 53 SECONDS EAST, 67.32 FEET TO THE EAST LINE OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 05 DEGREES 32 MINUTES 53 SECONDS WEST, 85.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MANCHESTER (WIDTH VARIES) ROAD; THENCE LEAVING SAID NORTH RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY OF SAID MANCHESTER ROAD, SOUTH 06 DEGREES 51 MINUTES 37 SECONDS WEST, 118.47 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 04 DEGREES 46 MINUTES 00 SECONDS WEST, 95.67 FEET TO A POINT; THENCE NORTH 88 DEGREES 01 MINUTES 00 SECONDS EAST, 80.00 FEET TO A POINT ON THE EAST LINE OF U.S. SURVEY 1930; THENCE ALONG SAID EAST LINE, SOUTH 15 DEGREES 44 MINUTES 19 SECONDS WEST, 211.81 FEET TO THE NORTHWEST CORNER OF LOT 12 IN JOHNSON'S - SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 PAGE 54 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 12, SOUTH 88 DEGREES 50 MINUTES 28 SECONDS EAST, 85.20 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 23 DEGREES 02 MINUTES 16 SECONDS WEST, 134.78 FEET TO A POINT; THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS WEST, 43.02 FEET TO A POINT; THENCE SOUTH 04 DEGREES 56 MINUTES 00 SECONDS WEST, 54.52 FEET TO A POINT; THENCE SOUTH 66 DEGREES 53 MINUTES 00 SECONDS WEST, 125.33 FEET TO A POINT; THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, 150.00 FEET TO A POINT IN THE CENTERLINE OF SAID RIVER DES PERES; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES; SOUTH 29 DEGREES 28 MINUTES 00 SECONDS WEST, 97.13 FEET; SOUTH 21 DEGREES 45 MINUTES 33 SECONDS WEST, 85.04 FEET; SOUTH 19 DEGREES 06 MINUTES 50 SECONDS WEST, 73.56 FEET; SOUTH 51 DEGREES 55 MINUTES 41 SECONDS WEST, 36.52 FEET; NORTH 74 DEGREES 06 MINUTES 42 SECONDS WEST, 31.78 FEET; NORTH 39 DEGREES 32 MINUTES 22 SECONDS WEST, 32.11 FEET; NORTH 57 DEGREES 25 MINUTES 01 SECONDS WEST, 108.05 FEET AND SOUTH 88 DEGREES 41 MINUTES 56 SECONDS WEST, 149.14 FEET TO A POINT; THENCE SOUTH 83 DEGREES 55 MINUTES 06 SECONDS WEST, 60.18 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF BRENTWOOD INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113 PAGE 62 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 THE FOLLOWING COURSES;


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Dated _____

2-01-2023



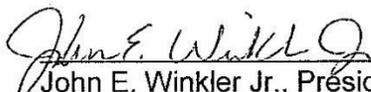
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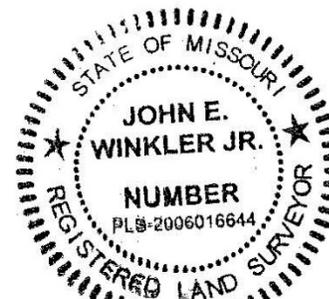
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SOUTH 74 DEGREES 30 MINUTES 10 SECONDS WEST, 114.12 FEET; SOUTH 51 DEGREES 48 MINUTES 00 SECONDS WEST, 222.20 FEET; NORTH 67 DEGREES 59 MINUTES 50 SECONDS WEST, 241.80 FEET; SOUTH 40 DEGREES 18 MINUTES 10 SECONDS WEST, 65.50 FEET AND SOUTH 54 DEGREES 40 MINUTES 10 SECONDS WEST, 236.20 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BRENTWOOD INDUSTRIAL PARK; THENCE ALONG THE SOUTH LINES OF LOT 10 AND 9; SOUTH 80 DEGREES 32 MINUTES 10 SECONDS WEST, 182.17 FEET AND NORTH 67 DEGREES 02 MINUTES 53 SECONDS WEST, 62.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 AND A CURVE TO THE LEFT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10,863.54 FEET, A DISTANCE OF 289.01 FEET TO A POINT OF THE EAST LINE OF PART OF LOT A OF BOMPART ESTATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 286 PAGE 58 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF LOT 2 OF SAID PART OF LOT A OF BOMPART ESTATES SUBDIVISION THE FOLLOWING COURSES; NORTH 64 DEGREES 48 MINUTES 00 SECONDS WEST, 19.27 FEET; NORTH 50 DEGREES 36 MINUTES 05 SECONDS WEST, 85.62 FEET AND SOUTH 83 DEGREES 24 MINUTES 04 SECONDS WEST, 166.87 FEET TO THE WEST LINE OF LOT A OF BOMPART ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 157 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID WEST LINE OF LOT A, SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, 7.95 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 77.215 ACRES (3,363,488 SQUARE FEET), MORE OR LESS.


John E. Winkler Jr., President
PLS - 2006016644



2-01-2023
Dated _____

EXHIBIT 3

Map Depecting Redevelopment Area



EXHIBIT 2 - PARCEL LOCATOR

Manchester Road Flood Mitigation Area
2023 Chapter 353 Blighting Analysis
City of Brentwood, Missouri



February 2023

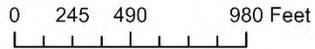


EXHIBIT 4

Blighting Study

MANCHESTER ROAD CORRIDOR REDEVELOPMENT AREA

2023 CHAPTER 353 QUALIFICATIONS ANALYSIS



CITY OF BRENTWOOD, MISSOURI

JUNE 14, 2023

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SECTION 1 – INTRODUCTION

PURPOSE OF THIS REPORT

The City of Brentwood, Missouri (the “City”) is seeking to encourage the physical and economic revitalization of an area in the corporate limits of the City located along Manchester Road, generally between Hanley Road and Brentwood Boulevard, hereinafter referred to as the “Area”. The Area is depicted and described in **Exhibit 1 – Study Area Boundary** and **Exhibit 2 – Parcel Locator** located in **Appendix A** and **Table 1 – Parcel Data** located in **Section 2** of this report. The Area is also referred to as the “Brentwood Bound area” based on the City’s ongoing public works project designed to mitigate the recurrent flooding of Deer Creek that borders the City’s eastern and southern boundaries.

This report represents an update to the prior PGAV report on a redevelopment area with similar boundaries dated April 15, 2018 (the “2018 Blight Study”) and:

1. Reflects current conditions based on data acquisition and field investigations through June 4, 2023, and
2. Documents the conditions that were found to be present in the Area. Additionally, the analysis reflects the current definition of “blighted area” in The Urban Redevelopment Corporations Law, Chapter 353, RSMo. (hereinafter referred to as “Chapter 353”).

In 2021, the definition of “blighted area” in Section 353.020(2) of Chapter 353 was amended to cross-reference the definition of “blighted area” in Section 99.805(1), RSMo., which provides:

***"Blighted area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.*

Construction related to the Brentwood Bound project began in 2020, including the flood mitigation, Great Rivers Greenway trail development, and MoDOT’s improvements to Manchester Road. These improvements are scheduled to be completed by the end of 2023. While these public improvements will mitigate one of the primary blighting factors described in the 2018 Blight Study (the recurrent flooding), other “blighted area” conditions will remain unless they are separately addressed.

The properties west of Mary Avenue that were part of the 2018 Blight Study area (that consisted of 91 properties) are not included within the Area that is the subject of this report (that comprises 75 properties).

Note that for purposes of correlation with the 2018 property data, the assigned parcel numbers relating to **Exhibit 2, Table 1** shows the assigned 2018 parcel numbers. Since this numbering assignment has been consistent throughout the Manchester Road planning process and relates to other maps and documents, this original numbering system has been retained. Therefore, while there are 75 parcels within the Area, the numbering reflects that which was assigned to the parcel originally.

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. However, Chapter 353 also defines “area” in a larger context. This recognizes that a Chapter 353 “area” may include properties that are not blighted but are required to implement the overall redevelopment plan. Chapter 353 defines “area” as follows:

“Area”, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction, or rehabilitation of the area of which such buildings, improvements or real property form a part. (Section 353.020(1) of Chapter 353)

Among other things, Chapter 353 allows cities to:

- Identify and designate areas for redevelopment that qualify as “blighted areas.”
- Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
- Approve a redevelopment project for implementation of such development plan.
- Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “blighted area” through the completion of a redevelopment project.

As set forth in Chapter 353, certain of the above-listed actions may be delegated by the City to an “urban redevelopment corporation,” as defined in Chapter 353.

AREA DESCRIPTION AND BACKGROUND

The Area comprises 75 parcels consisting of approximately 77.2 acres. The Area contains a variety of existing retail, industrial, commercial, and residential uses. Since 1957, the Area has flooded at least 27 times, with increasing severity in recent years. This has contributed to deteriorated conditions in both building and site improvements in the Area. Most recently on July 26, 2022, a historic rain event in the St. Louis metropolitan area flooded many parts of the region including the Area.

In 2018, a larger area containing 91 parcels and approximately 91 acres was reviewed as part of the 2018 Blight Study and ultimately declared blighted by the City under the provisions of Chapter 353. The Area studied for this report is fully within the larger one studied in the 2018 Blight Study.

The City, via the Brentwood Redevelopment Corporation (BRC), began implementation of a development plan named “Brentwood Bound” to construct several principal public improvements. These include:

- Implementation/construction of the \$95 million flood mitigation design for Deer Creek including expansion of what is now Brentwood City Park.
- Collaboration with the Metropolitan St. Louis Sewer District (MSD) to incorporate certain MSD improvements within the project.
- Collaboration with MoDOT regarding improvements to Manchester Road to include streetscape improvements along the Manchester Road corridor between Brentwood Boulevard and Hanley Road.
- Collaboration with Great Rivers Greenway to implement new trail segments connecting to both the City and regional trail network.

Together, these projects represent a public investment of approximately \$120 million in the Area. The Brentwood Bound plan envisioned that once these public improvements were completed, the BRC could transfer its role as “master developer” to a private developer to carry out the redevelopment of the remaining developable properties in the Area not required for the public improvements. The City has now acquired all the properties necessary for the public improvements and is ready for redevelopment of the other property in the Area to begin.

As part of the planning process, the City appointed a committee to oversee the preparation of a Conceptual Development Plan for the properties in the corridor that were not part of the public improvements area. In conjunction with the creation of the Conceptual Development

Plan, the City's Planning and Zoning Commission developed and approved a supplement to the City's Comprehensive Plan to promote the implementation of the Conceptual Development Plan by, among other things, creating a new zoning district for the Manchester Corridor.

Data regarding property address, ownership, and equalized assessed valuation, is provided in **Table 1** in **Section 2** of this report and is keyed by a locator number in the table to **Exhibit 2 – Property Locator** located in **Appendix A**. *Note that these locator numbers are not sequential.* They are tied to the locator numbers assigned to the parcels in the 2018 qualifications analysis document; therefore, 2018 parcels that are not within the reduced Area addressed in this report and the locator numbers assigned to them do not appear in the table. These parcel numbers are tied to those that have been used in other elements of the flood mitigation project. All property information was derived from the 2023 St. Louis County Assessor data.

The City solicited proposals for redevelopment of the Area. A redevelopment proposal and development plan have been presented to the City for the Area and are currently under review by City staff, officials, and consultants. This plan would implement the essence of the Conceptual Development Plan and the Comprehensive Plan Supplement.

The Area, as now configured, will continue to be subject to flooding until the flood mitigation construction is complete. After that project is complete, the southern edges of the property on the south side of Manchester Road are expected to be out of the 100-year floodplain, but any new construction will continue to need areas of fill to bring floor levels above the 500-year flood elevation. It is desirable and within the scope of the Concept Development Plan, to integrate new development with the park, greenway, and trails that are presently being constructed on some of the properties along the southern edge of the Area.

The Area consists of a disparate array of buildings with varying occupancy and land uses predominated by industrial, office/warehouse, and warehouse uses. A few office and retail uses also exist in the Area. Current zoning for the Area makes most of the current development non-conforming uses. Also, it is important to note that, with the exception of one parcel, none of the current development within the Area is compliant with current MSD or City stormwater standards for new development. Because these parcels all drain south toward Deer Creek, redevelopment will enhance the benefits of the flood mitigation improvements. All new developments must comply with current MSD and City stormwater flow and detention standards for new development.

The existing land uses for the Area are depicted in **Exhibit 3 – Existing Land Use**. Existing zoning for the Area is identified in **Exhibit 4 – Current Zoning** located in **Appendix A**.

SECTION 2 – BLIGHTED AREA DESIGNATION ANALYSIS

As noted in Section 1 of this report, the Area is included in a larger area that was previously found to be a “blighted area” under the prior provisions of Section 353.020 (2) of Chapter 353 (i.e., before such section was amended in 2021). The solicitation of development proposals for the Area began in September 2020 and the combination of real estate market uncertainty resulting from the COVID pandemic, availability of construction materials and escalating prices, impeded developer interest until the beginning of 2022. The City has a pending developer proposal and wishes to provide for partial real property tax abatement under Chapter 353 and to ensure that land acquisition to implement the development plan can be conducted. Therefore, it is necessary to determine whether the Area as defined herein qualifies under the amended statutory definition of “blighted area.”

This report is based upon multiple on-site investigations of the Area conducted by PGAV Planners, LLC (“PGAV”) on February 14 and 16, 2017, on March 13, 2018, on July 1 and July 26, 2022, and again on June 4, 2023. Each of these site reviews revealed that the existing exterior conditions of buildings and site improvements have not improved over time. Rather, some buildings and site improvements have become vacant and show signs of further deterioration.

City staff also provided information used in this analysis along with information from the City’s engineering consultants, Jacobs Engineering. PGAV relied upon its experience, knowledge of the real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions taken during the site visit on June 4, 2023 are displayed in **Appendix B**. However, this report will not reflect changes in conditions or events that have occurred after the most recent field investigation of the Area or publication of this report.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical deterioration of the improvements of the Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in otherwise sound buildings containing minor defects, such as a lack of painting, loose, missing, or deteriorating roofing materials, deteriorating floor or ceiling plates or holes and cracks over limited areas. Deterioration that is not easily curable

during normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, and fascia materials, driveways, parking areas, garages, etc.

Based on the June 4, 2023 field review, of the 75 parcels comprising Area, 26 (35%) are vacant and are part of the flood mitigation improvements. Forty-eight (64%) of the parcels within the Area have buildings or site improvements that exhibit signs of physical deterioration. One parcel has no site improvements and was not part of the flood mitigation efforts. Such deterioration ranges in severity, but can typically be described as the need for paint, window repair, damaged trash holding facilities, deteriorating signage, rotting or missing fascias or soffits, damaged or deteriorated loading areas or doors, and cracking and/or pot-holed parking lots. Several buildings are completely or partially vacant, some for five years or more. Many of the buildings are old. Of the 48 buildings in the Area, 29 were built prior to 1970 and thus are 52 years old or older. Twenty buildings were built before 1960 and only 3 buildings are less than 35 years old.

As detailed in the photographs in **Appendix B**, during field investigations, PGAV observed evidence of physical deterioration of site improvements such as buildings, fences, signs, lighting, infrastructure, and paved surfaces (e.g., roadways and parking areas) in the Area:

- The age of the structures built before virtually assures the presence of lead-based paint and asbestos in the building materials. Environmental inspections and reports for properties that the City acquired and removed confirmed the existence of these conditions. In some instances, the hazardous materials in existing buildings may be encapsulated. However, any renovations to these structures are likely to require mitigation of such conditions. Demolition of such structures will require controlled removal and disposal of the building materials.
- Some buildings that were originally single-family housing units have been converted to commercial uses and only one single-family house remains.
- In some instances, exterior improvements such as fences, signage, stairs, and retaining walls are deteriorated and require repair or replacement.
- Nearly all paved surfaces on private property (either parking areas or sidewalks) exhibit evidence of widespread cracking or potholes that need resealing, repair, or replacement.

Deterioration of site improvements is a function of many factors that are typically the result of deferred maintenance that occurs over time. If ongoing maintenance is not carried out, the conditions become much more extensive and expensive to fix. Physical deterioration is accelerated over time by other contributing factors all of which are present within the Area. These are discussed in the following pages.

The Area contains a total of 75 properties, 48 of which contain buildings; and 29 of those buildings are 52 years old or older according to St. Louis County Assessor records. In fact, the oldest building dates from 1917, and the newest building was built in 2021/2022 by Navigate Buildings Solutions. It replaced the oldest building in the Area, which County records indicated was built in 1910. It should be noted that this is the only new building that has been constructed in the Area since 1999, which was a structure built for use by the Brentwood Public Works Department. Therefore, the newest building (other than the Navigate building) is 23 years old. Of the 5 buildings that are less than 35 years old, the oldest dates from 1987 and the newest (exclusive of the Navigate building) was built in 1999.

Physical deterioration is often a function of building age, and the Area is predominated by old buildings. The visible exterior style and condition of many of the buildings demonstrate their age. A selected number of building photos representing the Area are attached in **Appendix B** and show varying levels of deterioration of site improvements including:

- Deterioration of exterior materials (siding, soffit, windows, doors, gutters, downspouts, painted surfaces, etc.).
- Cracking of walls, deterioration and/or dilapidation of outbuildings or other accessory structures.
- Deterioration of site improvements such as driveways and parking areas.

It should also be noted that the same buildings and site improvements demonstrating physical deterioration in the 2018 field investigation are in similar or worse conditions today.

With only one new building being constructed since 1999, the Area shows a sign of disinvestment and economic liability for the City and all the taxing districts that rely on property tax revenues for operations. Later in this report, an analysis of the property tax revenues generated in the Area will demonstrate how physical depreciation of property improvements related to building age and obsolescence have impacted Area growth and development.

In general, the age of the buildings in the Area impedes its redevelopment and advances physical deterioration, particularly when the structures have little attractiveness for uses other than their current ones. Building codes and safety and environmental regulations have

also significantly changed over the past decades. Other factors such as energy efficiency (older lighting systems, heating and cooling units, and building insulation) resulting from their age contribute to their declining usability and increase redevelopment costs. The age of the buildings also means that many of their uses (or former uses, in the case of vacancies) are nonconforming according to the City's current zoning and building codes. The age of the buildings makes many of them economically and functionally obsolete. Also, in most instances, rehabilitation of the structures would cost more than construction of a new building of comparable size.

INSANITARY OR UNSAFE CONDITIONS

Five properties show physical evidence of insanitary or unsafe conditions. This primarily represents trash enclosures that are no longer contained with trash stacked outside the enclosure. In two instances, earlier Google Earth photography indicates this condition existed prior to the PGAV field investigations of July 1, 2022. Two large parcels on the north side of Manchester Road abutting the west side of Hanley Road are completely overgrown and their paved areas are heavily damaged. While this condition has existed for years, the July 2022 field investigation found that that the property was fenced and gated. While the fencing didn't prevent access by individuals on foot, it did prevent vehicular access. During the June 4, 2022 field visit, the gate was missing and the properties are now completely accessible by both people and vehicles. These parcels are adjacent to Deer Creek and therefore are likely to be breeding vermin. These are relatively large parcels that do not appear to have had any mowing, clearing or other clean up attention in a long time. One of these parcels also had a large, paved area that is so deteriorated that the weeds are now growing out of the cracks. The June 4, 2023, field investigation indicated that a part of the Area might have been an encampment.

As noted previously, 29 of the buildings are 52 years old or older. This virtually assures that asbestos and or lead-based paint are present either in the form of paint, floor covering mastic, or window seals. Prior to 1970 when the U.S. Environmental Protection Act outlawed the use of these materials, their use in construction was common. While it can't be known the extent to which these materials exist without more detailed inspection, PGAV experience with buildings of similar age and hundreds of such inspections leads us to make this finding. Where buildings have been upgraded or maintained over the years, these materials are likely to have been encapsulated and present no immediate hazard. However, where they have not, they represent a health hazard and unsafe conditions. This also means that redevelopment of such properties will incur additional costs to remove these materials in the demolition process.

PGAV received data for 27 properties within the Area for which Phase 1 environmental assessments were conducted. These assessments were conducted by independent, third-party

environmental engineering entities. These studies were conducted to determine what conditions might exist that could impact the flood mitigation construction and what might be required in cases where buildings were to be removed.

The Area was home to everything from gasoline stations and automotive service and repair facilities to industrial operations of diverse types. These studies confirmed PGAV's belief that the presence of hazardous chemicals and materials is likely to exist in many of these properties. This represents unsafe and potentially hazardous conditions that will need to be addressed when redeveloping the Area. Because not all properties within the Area were included in the Phase 1 environmental assessments, more investigations and testing will be required.

As noted earlier in this report, on July 26, 2022, an historic rain event occurred over several hours in the St. Louis region. Anywhere from 6 to 10 inches of rain fell in an area along the central part of the region from St. Charles County in Missouri to the Illinois counties to the east over a period of approximately 6 hours. The St. Louis County portion of the region recorded 9 inches of rain during this period.

The flood mitigation project, although incomplete at the time, was effective in significantly reducing the flooding. This was a testament to the effectiveness of the flood mitigation improvements that had been completed at that time, particularly given the magnitude of the storm event which exceeded 500-year standards. However, buildings and property within the 500-year flood elevation on the south side of Manchester Road did experience flooding. It should also be noted that the flood mitigation improvements being constructed by the City are not intended to provide 500-year event flood protection. New City standards will require all new development in the Area to establish building footprints and required parking areas to be built to elevations one foot above the 500-year flood elevation established by controlling Federal and State agencies once the flood mitigation project is complete. Unless redevelopment of the area occurs to this standard, existing properties may experience flooding in extraordinary storm events like that of July 26, 2022. Accordingly, until redevelopment occurs, some properties may experience flooding during 500-year flooding events.

As discussed in Section 1 of this report, with only two exceptions, none of the presently developed properties within the Area are presently compliant with current MSD or City stormwater regulations. The exceptions are the Navigate Building which was constructed in 2022 and the City's public works building which was constructed in the mid-1990s. All of the other buildings and associated site improvements were constructed prior to either the previous MSD regulations or the current ones which went into effect in 2013. All these properties are "grandfathered" relative to compliance with MSD and City stormwater regulations and will continue to contribute to excess stormwater runoff to Deer Creek. Redevelopment of these properties with modern compliant buildings meeting current stormwater flow and detention standards will correct this condition and reduce potential flooding hazards.

ECONOMIC LIABILITY

The Area has become an economic liability due to the predominance of insanitary or unsafe conditions and the deterioration of site improvements. As further detailed in Section 2 of this report, PGAV observed that the Area shows a predominance of insanitary or unsafe conditions. This evidence supporting this observation includes:

- Accumulation of trash stacked outside designated trash enclosures.
- Certain parcels adjacent to Deer Creek are completely overgrown and inaccessible to people and vehicles and are likely to be a breeding ground for vermin.
- As of the June 4, 2023, field investigation, an encampment likely used by transients for unlawful purposes.
- Since twenty-nine buildings are fifty-two (52) years old or older, it is likely that asbestos and/or lead-based paint is present in the form of paint, floor covering mastic or window seals.
- An examination of Phase 1 environmental assessments on certain buildings shows uses such as gasoline stations, automotive service facilities and other industrial operations. PGAV believes it is likely that hazardous chemicals and materials exist in many of these types of properties.

In addition, PGAV determined that forty-eight (48) of the parcels within the Area have buildings and/or site improvements that showed signs of physical deterioration, including the following:

- Damage to the exterior elements of certain buildings (foundations, roofs, siding, soffits, windows, doors, gutters, downspouts, painted surfaces, flooring, ceiling plates, etc.).
- Structural damage to outbuildings or other exterior site improvements, such as loading areas, fences, signage, stairs and retaining walls; and
- Widespread cracking and potholes in the paved surfaces, including parking areas and sidewalks.

The above-described conditions will require significant private investment to remediate. If such conditions are not remediated, PGAV anticipates that property values will be lower than

similarly situated properties that do not suffer from the same insanitary, unsafe and deteriorated conditions. Lower property values will result in less property tax revenues to fund necessary governmental services. At the same time, many of the conditions noted above have resulted in the direct consumption of governmental services (such as responding to specific instances of illegal dumping, unsafe buildings, or encampments in the Area). Unless remediated, the above-described conditions are expected to cause a continued demand for specific governmental services. The lower tax revenues combined with increased demand for specific governmental services creates an economic liability.

As noted in **Table 1 – Manchester Road Corridor Redevelopment Area Parcel Data**, provided on the next two pages, the City and the Missouri Department of Transportation (MoDOT) own 26 parcels within the Area. Note that the properties presently owned by MoDOT will be transferred to City ownership upon completion of the Manchester Road improvements. The total acreage of all Area parcels excluding rights-of-way is approximately 67 acres. The Brentwood/MoDOT parcels represent approximately 50% of the total land area exclusive of rights-of-way and property owned by the Metropolitan Sewer District. Some of these parcels that were acquired in connection with the flood mitigation project, but, upon completion of the flood mitigation, will have partial or total availability for private redevelopment. These parcels, while owned by the City, generate no property tax revenues, but require government funding for upkeep and public safety services. Given the location of these properties near Deer Creek (and away from the Manchester Road frontage), the private redevelopment of these properties and remediation of any blighting factors on those properties is expected to be contingent on a unified redevelopment plan with adjacent properties that do have Manchester Road frontage.

Accordingly, until the blighting factors described in this study are remediated through private redevelopment, the Area will constitute an economic liability because:

- (1) The Area will continue to require government services, some of which are directly related to the conditions described in this study, and
- (2) in contrast to the demand for governmental services, and
 - (a) the privately-owned properties in the Area that are in poor condition will generate less tax revenues than similarly situated properties in better condition, and
 - (b) the parcels owned by the City that could otherwise be redeveloped by private entities will generate no tax revenues.

This imbalance between tax generation and demand for governmental services creates an economic liability in its present condition and use.

TABLE 1
MANCHESTER ROAD CORRIDOR REDEVELOPMENT AREA PARCEL DATA

Parcel Locator Number	County PIN	Property Address	Owner Name	Owner Address	Year Built	2023 EAV
1	21K240207	8627 MANCHESTER RD	BRENTWOOD CITY OF	8627 MANCHESTER RD	63144	\$0
2	21K240784	8623 MANCHESTER RD	BRENTWOOD CITY OF	8623 MANCHESTER RD	63144	\$0
3	21K240793	8615 MANCHESTER RD	MISSOURI HIGHWAYS & TRANSPORTATION	1590 WOODLAKE DR	63017	\$0
4	21K240182	8611 MANCHESTER RD	KNIGHT REVOCABLE LIVING TRUST	1 MERAMEC BLUFFS DR # 3002	63021	\$52,320
5	21K240160	8603 MANCHESTER RD	MANCHESTER ROAD PROPERTY LLC	P O BOX 510032	63151	\$189,600
6	21K240243	2652 RUTH AVE	RUSSO DEVELOPMENT LLC	P O BOX 510032	63151	\$12,960
7	21K240803	2654 RUTH AVE	RUSSO DEVELOPMENT LLC	P O BOX 510032	63151	\$460
8	21K240142	8515 MANCHESTER RD	BARTENURA HOLDINGS LLC	1380 FERGUSON AVE	63133	\$199,260
9	21K240171	8513 MANCHESTER RD	RUSSOS DEVELOPMENT LLC	P O BOX 510032	63151	\$116,200
10	21K240151	8503 MANCHESTER RD	MONTLEONE PROPERTIES LLC	5228 S AVEMORE DR	65809	\$127,400
11	21K331415	8419 MANCHESTER RD	NAVIGATE REALTY LLC	8419 MANCHESTER RD	63144	\$513,410
12	21K330241	8401 MANCHESTER RD	G & M REAL ESTATE HOLDINGS LLC	8401 MANCHESTER RD	63144	\$144,220
13	21K331471	2661 SALEM RD	8307 MANCHESTER LLC	1901 W ADAMS	63122	\$100
14	21K331460	8307 MANCHESTER RD	8307 MANCHESTER LLC	1901 W ADAMS RD	63122	\$177,220
15	21K331204	8225 MANCHESTER RD	8225 MANCHESTER LLC	10260 MANCHESTER RD	63122	\$94,400
16	21K330151	8209 MANCHESTER RD	RPM HOLDINGS LLC	2305 ALPINE LAKE DR	63390	\$173,660
17	21K330122	8199 MANCHESTER RD	MACS CONVENIENCE STORES LLC	P O BOX 347	47202	\$109,440
18	21K330162	8147 MANCHESTER RD	LAPLANTE HOLDINGS LLC	9517 SUNNY CREEK LN	63127	\$81,090
19	21K340206	8143 MANCHESTER RD	LAND LOVERS LLC	2203 DEVONSBROOK DR	63005	\$24,620
20	21K340215	2653 MELVIN AVE	K&G RENTAL PROPERTIES	2043 HIAWATHA AVE	63143	\$34,100
21	21K340141	8141 MANCHESTER RD	T & C REAL ESTATE LLC	8141 MANCHESTER RD	63144	\$44,100
22	21K340132	8135 MANCHESTER RD	RENOVATION REAL ESTATE LLC	7915 BIG BEND BLVD	63119	\$53,860
23	21K341407	2652 MELVIN AVE	SPACES BY SUSAN L WARD LLC	225 S MERAMEC AVE SUITE 411	63105	\$55,680
24	21K341393	8131 MANCHESTER RD	B E JAM LLC	8131 MANCHESTER RD	63144	\$158,790
25	21K340150	8121 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	63144	\$73,890
26	21K340172	8115 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	63144	\$25,180
27	21K340183	8111 MANCHESTER RD	COMMERCIAL TRANSMISSION & ENGINE CO	8111 MANCHESTER RD	63144	\$61,250
28	21K341272	8109 MANCHESTER RD	COMMERCIAL TRANSMISSION COMPANY	8111 MANCHESTER RD	63144	\$0
29	21K341382	8077 MANCHESTER RD	BESTAR LLC	P O BOX 410842	63141	\$424,540
30	21K341351	8075 MANCHESTER RD	TAYLOR RIVER CAPITAL LLC	8071 MANCHESTER RD	63144	\$104,900
31	21K341360	8071 MANCHESTER RD	TAYLOR RIVER CAPITAL LLC	8071 MANCHESTER RD	63144	\$204,740
48	21K240775	2702 MARY AVE	MISSOURI HIGHWAYS & TRANSPORTATION	105 W CAPITOL AVE	65102	\$0
49	21K240876	8614 MANCHESTER RD	STATE OF MISSOURI	1590 WOODLAKE DR	63017	\$0
50	21K240106	8606 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	63144	\$0
51	21K240885	8600 MANCHESTER RD	T & C PROPERTIES LLC	8600 MANCHESTER RD	63144	\$74,180
52	21K240940	2735 BOMPART AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	63144	\$0
53	21K220306	2780 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	63144	\$0
Total Parcels 1-53						\$3,331,570

TABLE 1
MANCHESTER ROAD CORRIDOR REDEVELOPMENT AREA PARCEL DATA

Parcel Locator Number	County PIN	Property Address	Owner Name	Owner Address	Year Built	2023 EAV
54	21K220122	2802 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
55	21K220104	2810 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
56	21K220371	2814 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
57	21K220382	2924 MARY AVE	METROPOLITAN ST LOUIS SEWER DISTRICT THE	2350 MARKET ST	MO 63103	\$0
58	21K220214	2940 MARY AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
59	21K220241	2745 BOMPART AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
61	21K240812	8500 MANCHESTER RD	8500 MANCHESTER LLC	3477 WHITSETS FORK RD	MO 63038	\$479,420
62	21K240830	8524 MANCHESTER RD	SOVRAN ACQUISITION LIMITED PARTNERSHIP	6467 MAIN ST	NY 14221	\$1,306,880
63	21K240867	8416 MANCHESTER RD	K HALL STUDIO LLC	715 HANLEY INDUSTRIAL CT	MO 63144	\$198,400
64	21K331273	8410 MANCHESTER RD	G W H L L C	8412 MANCHESTER RD	MO 63144	\$164,940
65	21K220250	2740 BOMPART AVE	BRENTWOOD CITY OF	7700 FORSYTH BLVD SUITE 1800	MO 63105	\$0
66	21K331284	8330 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
67	21K331295	8318 MANCHESTER RD	BRENTWOOD CITY OF	8318 MANCHESTER RD	MO 63144	\$0
68	21K331372	8300 MANCHESTER RD	SURCO PROPERTIES LLC	9758 REAVIS PARK DR	MO 63123	\$112,290
69	21K331383	8302 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
70	21K310304	8304 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
71	21K310322	8314 MANCHESTER RD	WEBSTER GROVES CITY OF	8314 MANCHESTER RD	MO 63144	\$0
72	21K330085	8224 MANCHESTER RD	SCHARF DENNIS G TRUSTEE	8224 MANCHESTER	MO 63144	\$168,580
73	21K331251	8212 MANCHESTER RD	BRENTCHESTER LLC	101 S HANLEY RD SUITE 550	MO 63105	\$23,320
74	21K331493	8154 MANCHESTER RD	FELICE PROPERTIES LLC	808 W CARLSBAD DR	AZ 85140	\$208,700
75	21K331406	8229 BRENTWOOD INDUSTRIAL DR	BRENTWOOD INDUSTRIAL HOLDINGS LL C	2833 BRECKENRIDGE INDUSTRIAL CT	MO 63144	\$1,631,900
76	21K331174	2709 MERCANTILE DR	JK LITTLE ROCK II LLC	601 OAK VALLEY DR	MO 63131	\$654,340
77	21K310164	8228 BRENTWOOD INDUSTRIAL DR	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
78	21K320781	8130 BRENTWOOD INDUSTRIAL DR	BRENTWOOD MISSOURI CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
79	21K341443	8106 MANCHESTER RD	FELICE PROPERTIES LLC	231 S BEMISTON AVE SUITE 1220	MO 63105	\$240,220
80	21K340013	2714 MERCANTILE DR	FWD PROPERTIES	2714 MERCANTILE DRIVE	MO 63144	\$339,710
81	21K340022	8125 BRENTWOOD INDUSTRIAL DR	WEST HILL PROPERTIES LLC	300 S PORTLAND AVE	OKLAHOMA CITY OK 73108	\$0
82	21K341434	8100 MANCHESTER RD	FELICE PROPERTIES LLC	231 S BEMISTON AVE SUITE 1220	MO 63105	\$273,030
83	21K320273	2717 BRECKENRIDGE INDUSTRIAL CT	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
84	21K320790	8128 BRENTWOOD INDUSTRIAL DR	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
85	21K340820	8040 MANCHESTER RD	8044 MANCHESTER LLC	1240 TAMMANY LN	MO 63131	\$220,610
86	21K340811	2710 BRECKENRIDGE INDUSTRIAL CT	BIC WASH LLC	2720 POINT LANISING CT	MO 63021	\$133,790
87	21K320262	2714 BRECKENRIDGE INDUSTRIAL CT	BRENTWOOD CITY OF	7700 FORSYTH BLVD SUITE 1800	MO 63105	\$0
88	21K340792	8030 MANCHESTER RD	WEIS INVESTMENT LLC	8030 MANCHESTER RD	MO 63144	\$362,940
89	21K341425	8002 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
90	21K340857	8000 MANCHESTER RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
91	21K340123	2709 S HANLEY RD	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
92	21K340084	7957 LORINE AVE	BRENTWOOD CITY OF	2348 S BRENTWOOD BLVD	MO 63144	\$0
Total - Parcels: 54 - 92						\$6,519,090
Total - Area Parcels:						\$9,850,660

SECTION 3 – SUMMARY

The discussion of the preceding sections of this report plus a review of **Exhibits 5 and 6** provides evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the existence of blighting factors within the Area.

- Of 48 properties that have buildings and/or site improvements and are not related to the flood mitigation improvements, virtually all of them have buildings and/or site improvements that exhibit physical deterioration.
- The age of the Area buildings (29 out of 48) are 52 years old or older and thus are likely to continue to deteriorate and are also likely to contain lead paint or asbestos in the building materials which is an unsafe condition.
- The extraordinary flooding events of July 26, 2022, again had a major impact on the Area. Until the flood mitigation construction is complete and unless redevelopment occurs based on the City’s new building standards, some properties above the 100-year flood zone area will remain subject to flooding in extraordinary storm events even after current flood mitigation improvements are complete.
- The Area constitutes an economic liability because, absent private redevelopment to mitigate insanitary or unsafe conditions and physical deterioration of site improvements:
 - (1) The Area will continue to require government services, some of which are directly related to the conditions described in this study, and
 - (2) By comparison to the demand for governmental services,
 - (a) The privately-owned properties in the Area that are in poor condition will generate less tax revenues than similarly situated properties in better condition, and
 - (b) The parcels owned by the City that could otherwise be redeveloped by private entities will generate no tax revenues.

This economic imbalance between tax generation and demand for governmental services creates an economic liability in its present condition and use.

This data clearly supports a finding that the Area, on the whole, is a “blighted area,” as is defined in Chapter 353 and the Area meets the requirements for a blighted area.

APPENDIX A

MAP EXHIBITS AND LEGAL DESCRIPTION

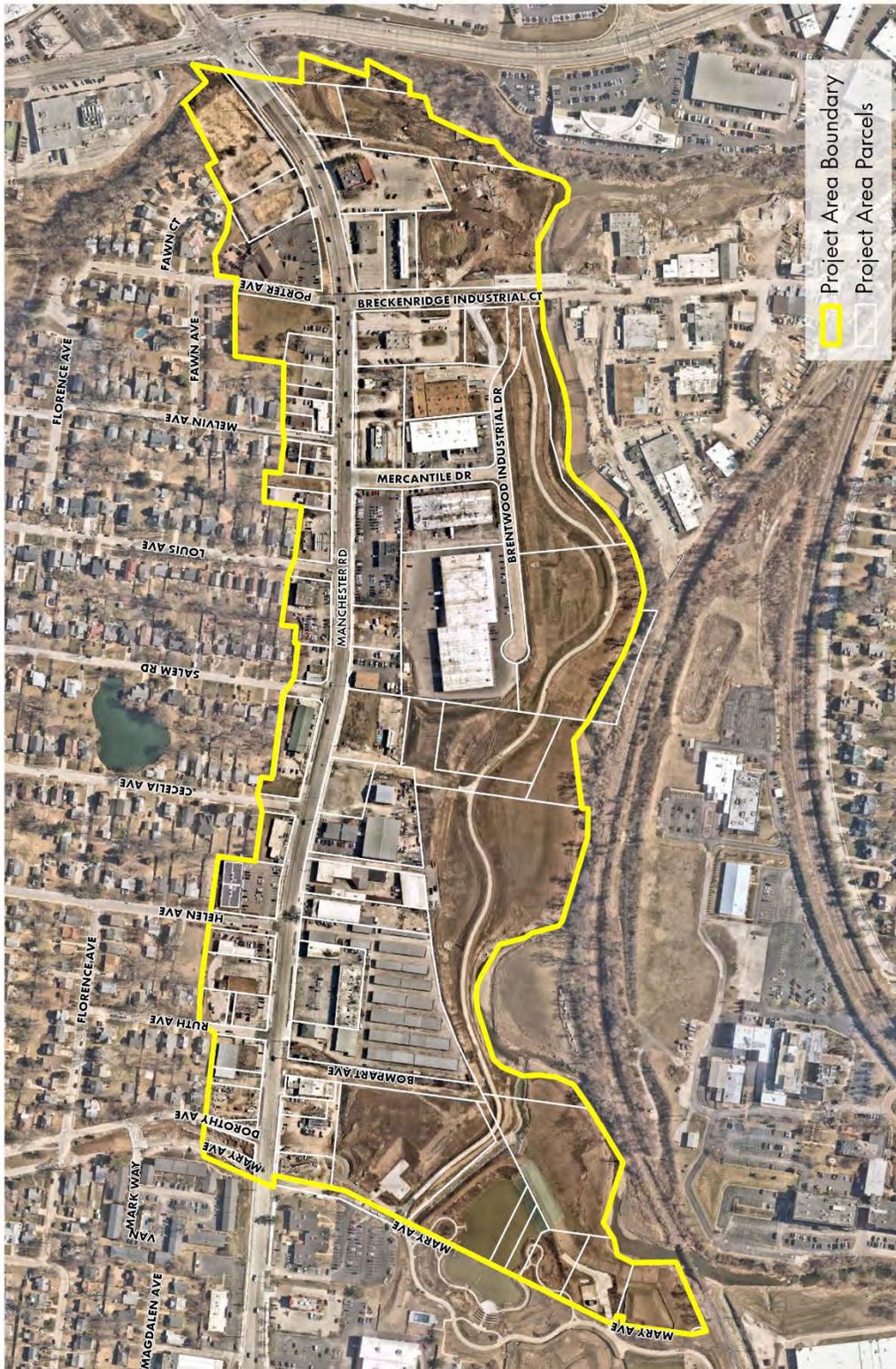


EXHIBIT 1 - REDEVELOPMENT AREA BOUNDARY

Manchester Road Corridor Redevelopment Area
2023 Chapter 353 Blighting Analysis
City of Brentwood, Missouri

1,000 Feet
500
250
0

PCAV
PLANNERS

BRENTWOOD
CITY OF BRENTWOOD, MISSOURI

June 2023



313 Wood Street
O'Fallon, MO 63366
Ph: 314-432-5400
Fx: 636-294-5851

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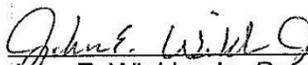
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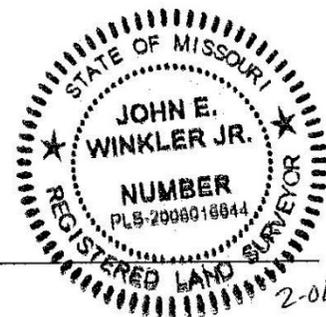
DESCRIPTION: REDEVELOPMENT AREA PROPERTIES – BRENTWOOD

A TRACT OF LAND BEING PART OF LOTS A, B AND C, 2, 3 & 4 OF BOMPART ESTATES, A SUBDIVISION DESCRIBED IN PLAT BOOK 1, PAGE 157 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI PACIFIC RAILROAD (CREVE COEUR BRANCH) AND THE SOUTHWEST CORNER OF PART OF LOT 3, PART B OF BOMPART ESTATE SUBDIVISION RECORDED IN PLAT BOOK 286, PAGE 58 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST (ADOPTED BEARING) A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING AND CENTERLINE RIVER DES PERES – DEER CREEK BRANCH. THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES; NORTH 89 DEGREES 26 MINUTES 10 SECONDS WEST, 115.03 FEET; NORTH 77 DEGREES 46 MINUTES 35 SECONDS WEST, 140.03 FEET; NORTH 67 DEGREES 07 MINUTES 01 SECONDS WEST, 91.93 FEET; NORTH 25 DEGREES 20 MINUTES 37 SECONDS WEST, 172.13 FEET; NORTH 41 DEGREES 39 MINUTES 54 SECONDS WEST, 80.23 FEET; NORTH 68 DEGREES 27 MINUTES 02 SECONDS WEST, 60.80 FEET; NORTH 88 DEGREES 39 MINUTES 24 SECONDS WEST, 105.06 FEET; SOUTH 65 DEGREES 50 MINUTES 28 SECONDS WEST, 130.40 FEET; SOUTH 07 DEGREES 51 MINUTES 52 SECONDS WEST, 145.64 FEET; SOUTH 47 DEGREES 07 MINUTES 59 SECONDS WEST, 122.91 FEET; SOUTH 41 DEGREES 05 MINUTES 19 SECONDS WEST, 51.29 FEET; SOUTH 54 DEGREES 22 MINUTES 58 SECONDS WEST, 64.69 FEET; SOUTH 63 DEGREES 33 MINUTES 45 SECONDS WEST, 103.89 FEET; SOUTH 89 DEGREES 27 MINUTES 39 SECONDS WEST, 253.56 FEET TO AN ANGLE POINT ON THE EAST LINE OF LOT 6 OF WEST INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE 76 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF LOTS 6, 7, 8, & 9 THE FOLLOWING COURSES: SOUTH 77 DEGREES 22 MINUTES 00 SECONDS WEST, 49.60 FEET; SOUTH 26 DEGREES 17 MINUTES 00 SECONDS WEST, 50.54 FEET; SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 125.27 FEET TO THE EAST CORNER OF LOT 10 OF SAID WEST INDUSTRIAL PARK AND RIGHT-OF-WAY OF MISSOURI PACIFIC (108 FEET WIDE) RAILROAD. THENCE ALONG THE SOUTH LINE OF SAID LOT 10 AND NORTH RIGHT-OF-WAY OF SAID RAILROAD TO THE PROLONGATION OF THE WEST LINE OF MARY (30 FEET WIDE) AVENUE, SOUTH 63 DEGREES 47 MINUTES 00 SECONDS WEST, 229.13 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID WEST INDUSTRIAL PARK AND EASTERN RIGHT-OF-WAY OF MARY (WIDTH VARIES) AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY OF SAID MARY AVENUE AND THE WESTERN LINE OF SAID LOT 10 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 76.46 FEET TO A


John E. Winkler Jr., President
PLS - 2006016644

Dated



2-01-2023



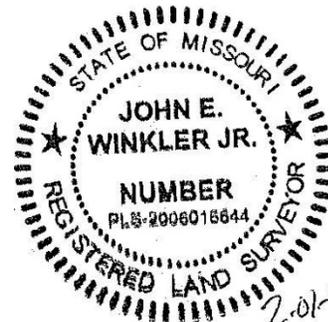
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POINT; THENCE CONTINUING ALONG THE EASTERN LINE OF MARY AVENUE AND EASTERN LINE OF LOTS 10, 9, 8 AND 7 OF SAID WEST INDUSTRIAL PARK, NORTH 07 DEGREES 45 MINUTES 00 SECONDS EAST, 241.47 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERN LINE OF MARY AVENUE AND WESTERN LINE OF LOTS 7, 6, 5, 4, 3, AND 2 OF SAID WEST INDUSTRIAL PARK AND WESTERN LINE OF ADJUSTED TRACT A OF BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 687 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, NORTH 26 DEGREES 27 MINUTES 00 SECONDS EAST, 884.10 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID MARY AVENUE, NORTH 12 DEGREES 19 MINUTES 00 SECONDS EAST, 215.10 FEET TO THE SOUTH RIGHT-OF-WAY OF MANCHESTER (WIDTH VARIES) ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE, NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST, 44.92 FEET TO A POINT AT THE EASTERN PROLONGATION OF MARY AVENUE (30 FEET WIDE); THENCE LEAVING SAID SOUTHERN LINE OF MANCHESTER ROAD ALONG THE EASTERN PROLONGATION OF MARY AVENUE AVENUE, NORTH 24 DEGREES 08 MINUTES 00 SECONDS EAST, 194.78 FEET TO A CURVE TO THE LEFT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 317.90 FEET; A DISTANCE OF 32.56 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID MARY AVENUE, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 352.55 FEET TO THE EAST LINE OF RUTH (30 FEET WIDE) AVENUE; THENCE ALONG THE EAST LINE OF RUTH AVENUE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 51.21 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 100.00 FEET TO A POINT; THENCE NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 7.71 FEET TO A POINT; THENCE SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 232.04 FEET TO THE EAST LINE OF HELEN (50 FEET WIDE) AVENUE; THENCE ALONG THE SAID EAST LINE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 12.54 FEET TO THE NORTH LINE OF LOT 5 IN BLOCK 4 OF OF RUTH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 6 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 5, SOUTH 86 DEGREES 26 MINUTES 07 SECONDS EAST, 162.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF LOTS 5 AND 1 OF SAID RUTH SUBDIVISION, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 118.12 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 4 OF SAID RUTH SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND WEST LINE OF CECILIA (50 FEET WIDE)



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John E. Winkler Jr., President
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AVENUE; THENCE ALONG SAID WEST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 19.80 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 81 DEGREES 08 MINUTES 41 SECONDS EAST, 100.13 FEET TO THE WEST LINE OF COLONIAL VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGE 23 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID COLONIAL VILLAGE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 31.78 FEET TO THE NORTH LINE OF A 15 FOOT WIDE ALLEY; THENCE ALONG SAID NORTH LINE, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 460.25 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 40.03 FEET TO A POINT; THENCE SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 201.76 TO THE EAST LINE OF LOUIS (50 FEET WIDE) AVENUE; THENCE ALONG THE EAST LINE OF SAID LOUIS AVENUE, SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 25.60 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID BOMPART – TERRACE; THENCE ALONG THE NORTH LINE OF LOT 1, SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 150.00 FEET TO THE WEST LINE OF LOT 1 IN BRAZEAUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 7 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID WEST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 110.71 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 97.66 FEET TO A POINT; THENCE SOUTH 05 DEGREES 58 MINUTES 53 SECONDS WEST, 46.60 FEET TO A POINT; THENCE SOUTH 84 DEGREES 01 MINUTES 07 SECONDS EAST, 96.94 FEET TO THE WEST LINE OF MELVIN (30 FEET WIDE) AVENUE; THENCE NORTH 76 DEGREES 03 MINUTES 34 SECONDS EAST, 31.91 FEET TO THE EAST LINE OF SAID MELVIN AVENUE; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 195.26 FEET TO THE EAST LINE OF SAID BRAZEAUS SUBDIVISION; THENCE ALONG THE EAST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 147.63 FEET TO A POINT; THENCE LEAVING THE EAST LINE, NORTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 229.21 FEET TO THE EAST LINE OF PORTER (40 FEET WIDE) AVENUE; THENCE ALONG SAID EAST LINE, NORTH 05 DEGREES 58 MINUTES 53 SECONDS EAST, 30.17 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF LOT 4 OF BRAZEAUX PLAZA PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 383 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS THE FOLLOWING COURSES; NORTH 81 DEGREES 49 MINUTES 23 SECONDS EAST, 61.50 FEET; SOUTH 65 DEGREES 31 MINUTES 47 SECONDS EAST, 78.50 FEET AND SOUTH 84 DEGREES 01 MINUTES 07 SECONDS EAST, 68.69 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF BRAZEAUX PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 105 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 2 AND LOT 3 THE FOLLOWING COURSES;



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John E. Winkler Jr., President
PLS - 2006016644

Dated

2-01-2023



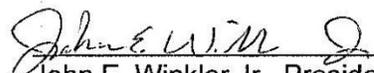
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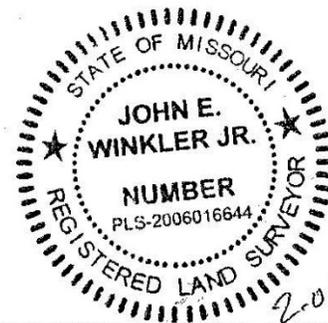
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NORTH 59 DEGREES 10 MINUTES 03 SECONDS EAST, 144.42 FEET; SOUTH 30 DEGREES 49 MINUTES 57 SECONDS EAST, 30.00 FEET; NORTH 59 DEGREES 10 MINUTES 03 SECONDS EAST, 189.24 FEET; NORTH 21 DEGREES 32 MINUTES 24 SECONDS EAST, 10.02 FEET; SOUTH 45 DEGREES 14 MINUTES 07 SECONDS EAST, 95.26 FEET AND NORTH 48 DEGREES 36 MINUTES 53 SECONDS EAST, 67.32 FEET TO THE EAST LINE OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, SOUTH 05 DEGREES 32 MINUTES 53 SECONDS WEST, 85.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MANCHESTER (WIDTH VARIES) ROAD; THENCE LEAVING SAID NORTH RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY OF SAID MANCHESTER ROAD, SOUTH 06 DEGREES 51 MINUTES 37 SECONDS WEST, 118.47 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 04 DEGREES 46 MINUTES 00 SECONDS WEST, 95.67 FEET TO A POINT; THENCE NORTH 88 DEGREES 01 MINUTES 00 SECONDS EAST, 80.00 FEET TO A POINT ON THE EAST LINE OF U.S. SURVEY 1930; THENCE ALONG SAID EAST LINE, SOUTH 15 DEGREES 44 MINUTES 19 SECONDS WEST, 211.81 FEET TO THE NORTHWEST CORNER OF LOT 12 IN JOHNSON'S - SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 PAGE 54 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 12, SOUTH 88 DEGREES 50 MINUTES 28 SECONDS EAST, 85.20 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 23 DEGREES 02 MINUTES 16 SECONDS WEST, 134.78 FEET TO A POINT; THENCE SOUTH 87 DEGREES 54 MINUTES 00 SECONDS WEST, 43.02 FEET TO A POINT; THENCE SOUTH 04 DEGREES 56 MINUTES 00 SECONDS WEST, 54.52 FEET TO A POINT; THENCE SOUTH 66 DEGREES 53 MINUTES 00 SECONDS WEST, 125.33 FEET TO A POINT; THENCE SOUTH 04 DEGREES 48 MINUTES 00 SECONDS WEST, 150.00 FEET TO A POINT IN THE CENTERLINE OF SAID RIVER DES PERES; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES; SOUTH 29 DEGREES 28 MINUTES 00 SECONDS WEST, 97.13 FEET; SOUTH 21 DEGREES 45 MINUTES 33 SECONDS WEST, 85.04 FEET; SOUTH 19 DEGREES 06 MINUTES 50 SECONDS WEST, 73.56 FEET; SOUTH 51 DEGREES 55 MINUTES 41 SECONDS WEST, 36.52 FEET; NORTH 74 DEGREES 06 MINUTES 42 SECONDS WEST, 31.78 FEET; NORTH 39 DEGREES 32 MINUTES 22 SECONDS WEST, 32.11 FEET; NORTH 57 DEGREES 25 MINUTES 01 SECONDS WEST, 108.05 FEET AND SOUTH 88 DEGREES 41 MINUTES 56 SECONDS WEST, 149.14 FEET TO A POINT; THENCE SOUTH 83 DEGREES 55 MINUTES 06 SECONDS WEST, 60.18 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF BRENTWOOD INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113 PAGE 62 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 THE FOLLOWING COURSES;


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PLS - 2006016644



Dated

2-01-2023



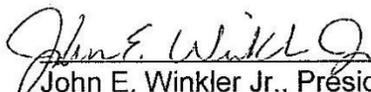
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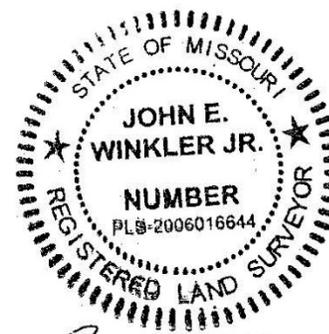
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SOUTH 74 DEGREES 30 MINUTES 10 SECONDS WEST, 114.12 FEET; SOUTH 51 DEGREES 48 MINUTES 00 SECONDS WEST, 222.20 FEET; NORTH 67 DEGREES 59 MINUTES 50 SECONDS WEST, 241.80 FEET; SOUTH 40 DEGREES 18 MINUTES 10 SECONDS WEST, 65.50 FEET AND SOUTH 54 DEGREES 40 MINUTES 10 SECONDS WEST, 236.20 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BRENTWOOD INDUSTRIAL PARK; THENCE ALONG THE SOUTH LINES OF LOT 10 AND 9; SOUTH 80 DEGREES 32 MINUTES 10 SECONDS WEST, 182.17 FEET AND NORTH 67 DEGREES 02 MINUTES 53 SECONDS WEST, 62.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 AND A CURVE TO THE LEFT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10,863.54 FEET, A DISTANCE OF 289.01 FEET TO A POINT OF THE EAST LINE OF PART OF LOT A OF BOMPART ESTATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 286 PAGE 58 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF LOT 2 OF SAID PART OF LOT A OF BOMPART ESTATES SUBDIVISION THE FOLLOWING COURSES; NORTH 64 DEGREES 48 MINUTES 00 SECONDS WEST, 19.27 FEET; NORTH 50 DEGREES 36 MINUTES 05 SECONDS WEST, 85.62 FEET AND SOUTH 83 DEGREES 24 MINUTES 04 SECONDS WEST, 166.87 FEET TO THE WEST LINE OF LOT A OF BOMPART ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 157 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID WEST LINE OF LOT A, SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, 7.95 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 77.215 ACRES (3,363,488 SQUARE FEET), MORE OR LESS.


John E. Winkler Jr., President
PLS - 2006016644



2-01-2023
Dated _____

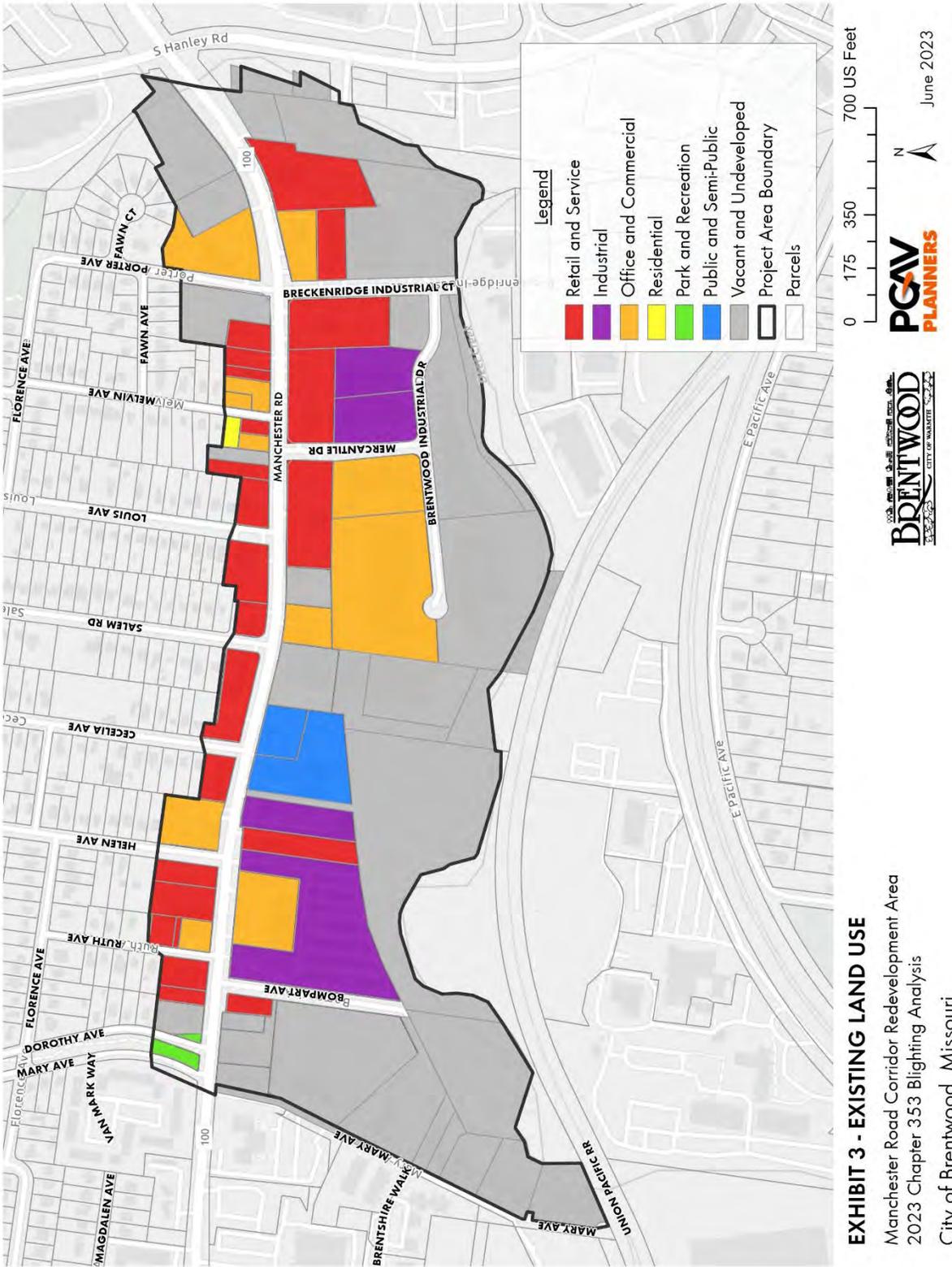


EXHIBIT 2 - PARCEL LOCATOR

Manchester Road Corridor Redevelopment Area
2023 Chapter 353 Blighting Analysis
City of Brentwood, Missouri



June 2023



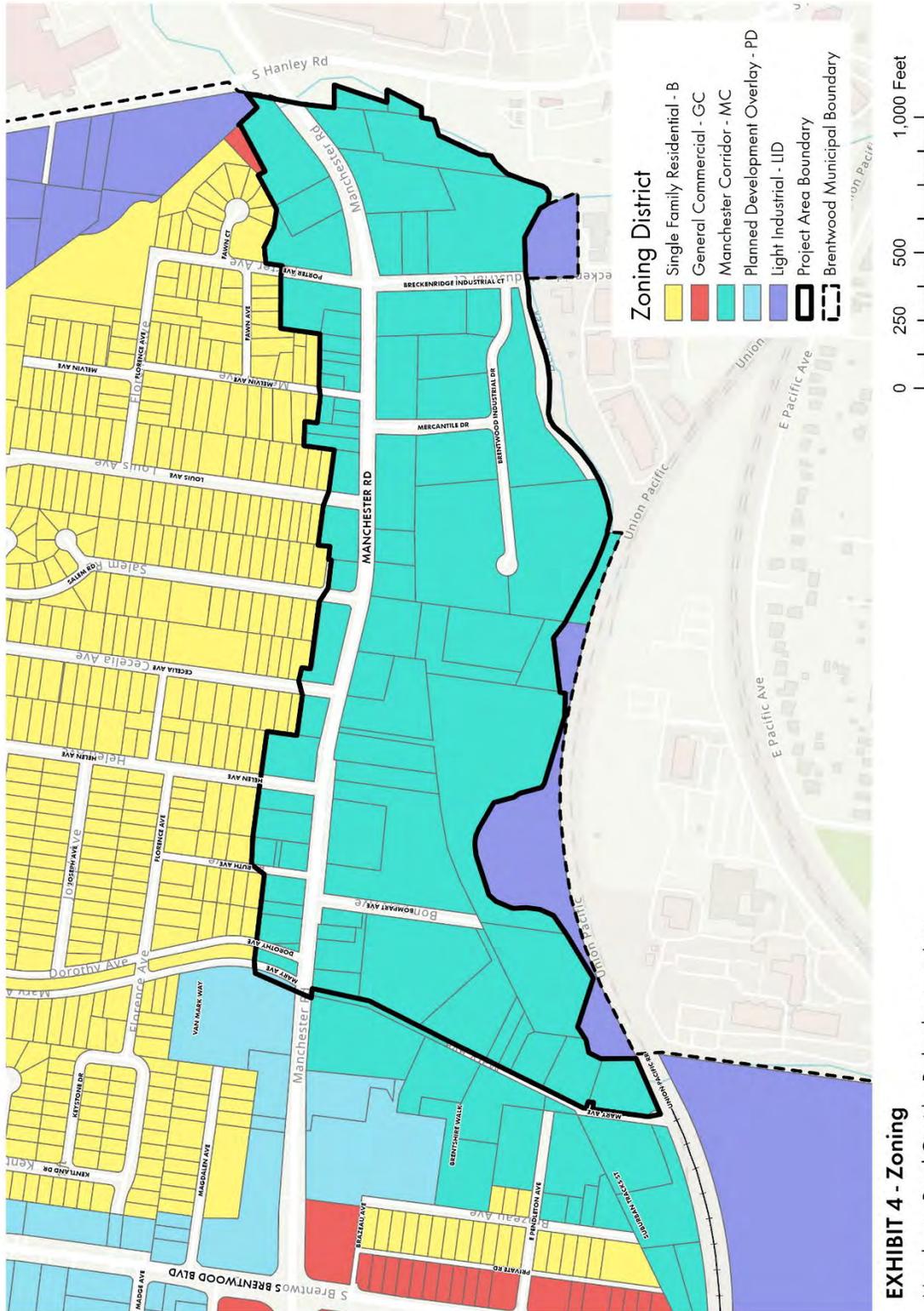


EXHIBIT 4 - Zoning

Manchester Road Corridor Redevelopment Area
2023 Chapter 353 Blighting Analysis
City of Brentwood, Missouri




 June 2023

APPENDIX A
PHOTO APPENDIX

The photos contained in the follow pages are a sampling of 60 photos taken throughout the Area on July 1, 2022, and 65 photos taken on June 6, 2023, depicting the conditions within the Area. These represent both physical deterioration and insanitary and/or unhealthy conditions found on the various parcels. The predominant building and site conditions are deteriorated parking areas, buildings and other related site improvements that show peeling paint, deteriorating window or door frames, damaged signage, missing and/or rotting soffit and facias. Site conditions represent insanitary or unhealthy conditions resulting from piles of trash or overgrowth that breeds vermin.

The photos in this Appendix represent a sample of the conditions that are prevalent in the Area. While the 2023 photos predominate, some of the 2022 photos are included because conditions have not changed, and no substantial building or site improvements have been made. Building and/or tenant vacancies have increased.



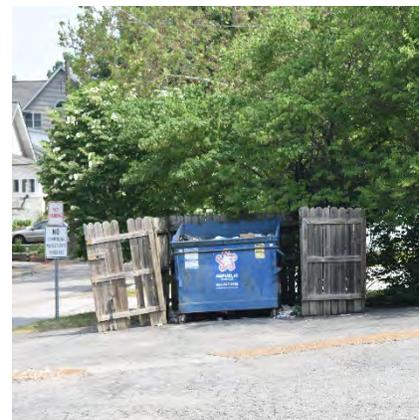
The building at the upper right appears to be vacant. The heavily tinted windows are a detriment to its appearance and impede the ability of police to recognize illicit activity within the building. Like other buildings in the Area, it suffers from physical deterioration from deferred maintenance of both building elements and parking areas.



The same is true of the building at center right, however its parking areas are in worse condition as can be seen in the large pothole at the lower left and the extensive alligator cracking of the parking lot.



The trash enclosures (left and right) are among several in the area that are essentially falling apart and the area around the trash container is



scattered with trash. This represents an unhealthy condition that breeds vermin. The trash in the left photo has been there since 2018.



The trash alongside the building at the upper left is still there today. The building above previously housed a lawn care equipment dealer that was vacant prior to the 2018 site investigations and is still vacant today.

These photos along the right represent typical parking area conditions as well as building conditions. Close inspection reveals deteriorating painted surfaces on all the buildings on this page.





These photos below (right) represent properties that present a reasonable appearance but each of which have physical deterioration that, if not addressed, will get worse. This includes deterioration of painted surfaces (walls, soffits, fascia boards, etc.).



They each have deteriorating parking areas, like nearly every other property in the area.

The buildings in the top and middle photos also have deteriorating window frames.

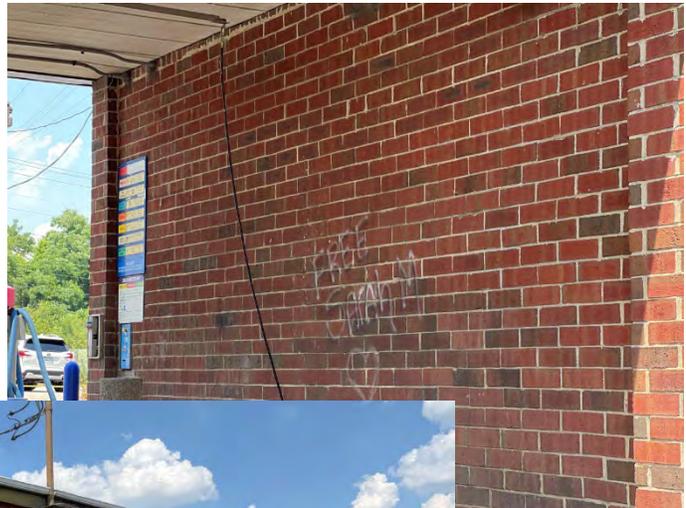


These photos represent properties at the eastern end of the Area (bottom) and near the middle (top and middle). The top two photos are on the south side of Manchester Road and upon close inspection will that demonstrate the a “water line” that show the teltale evidence of prior flooding. The bottom two photos show the evidence ot lingering trash collection and aligator cracking parking lot conditions (as shown in photots from properties in the western end of the area) that are prevalent throughout the area.



This Popeye's restaurant building, while one of the newer buildings in the area, shows evidence of physical deterioration. The awning-style overhangs need paint. The drive-up window clearly once had a canopy that was removed from the building either by accident or intentionally.

The car wash in the two lower photos has been treated to graffiti and shows the need for paint on various trim elements.



The Sonic Drive-In (photos to the right) represents one of the many vacant buildings in the area.



The trailers (photos to the upper left, left, and right) are examples of equipment on various sites that have not been moved in years. It is not known if these are being used for storage.



This property is located on the northwest side of Manchester Road at its intersection with Hanley Road. During previous site visits (2018 and 2022) this entry was secure, albeit not thoroughly. The most recent site visit shows this entry to be completely open.

As the photos show, this property is vacant and in deteriorated condition. Site paving is badly deteriorated, it is overgrown, and the remaining perimeter fencing is in bad condition as well.

The site photo below at the bottom left is a densely overgrown area which indicated the likely existence of a campsite.



This top photo show that even some of the newest buildings in the area are beginning to show signs of minor deterioration and need paint or other tupes of repairs,.



Here is yet another trash inclosure that is falling apart.



This is at the entrance to another building,



Virtually all the wood faced fencing throughout the Area is deteriorated with missing boards, sections, or is otherwise damaged.



EXHIBIT 5

Developer's Site Plan

Development Summary		
Condominiums	30	units
Hotel	136	keys
Multifamily Apartments	660	units
Office	120,000	gsf
Private Rec / Entertainment	38,000	gsf
Retail - Café	5,000	gsf
Retail - Restaurant	28,000	gsf
Retail - General	112,131	gsf
Structured Parking	1,211	spaces
Surface Parking	1,105	spaces



EXHIBIT 6

Chapter 353 Corporation Certificate of
Incorporation

**ARTICLES OF AGREEMENT
OF
MANCHESTER CORRIDOR REDEVELOPMENT CORPORATION**

The undersigned, being a natural person of the age of eighteen (18) years or more, for the purpose of organizing a corporation pursuant to the provisions of The Urban Redevelopment Corporations Law of Missouri, Chapter 353 of the Revised Statutes of Missouri, as amended, does hereby adopt the following Articles of Agreement:

ARTICLE I

The name of the corporation is the Manchester Corridor Redevelopment Corporation (the "Corporation").

ARTICLE II

The Corporation's principal business office shall be located at 4565 McRee Ave., Suite 100, St. Louis, MO 63110 with a mailing address of the same.

ARTICLE III

The address of the initial registered office and registered agent of the Corporation in the State of Missouri is 4565 McRee Ave., Suite 100, St. Louis, MO 63110 with a mailing address of the same. The name of the initial registered agent of the Corporation at such address is Joel Oliver. This principal business office shall also be at the 4565 McCree Ave., Suite 1000 address which is located in the City of St. Louis, Missouri.

ARTICLE IV

The Corporation shall have the authority to issue, in the aggregate, no greater than one hundred (100) shares of common stock of the par value of One Dollar (\$1.00) each.

ARTICLE V

The name and mailing address of the subscriber to the Articles of Agreement is:

Daniel Cook
Cook & Riley, LLC
1034 S. Brentwood Blvd., Suite 1550
St. Louis, MO 63117



ARTICLE VI

Initially, the Corporation shall have three (3) directors. Thereafter, the Corporation shall have no less than three (3) directors and no more than five (5) directors, as prescribed by the Bylaws. The names and post office addresses of the Directors of the Corporation for the first year are:

<u>Name</u>	<u>Post Office Address</u>
1. Joel Oliver	4565 McRee Ave., Suite 100, St. Louis, MO 63110
2. Aaron McMurry	4565 McRee Ave., Suite 100, St. Louis, MO 63110
3. Matt Bauer	4565 McRee Ave., Suite 100, St. Louis, MO 63110

ARTICLE VII

The duration of the Corporation is fifty (50) years from the date of the issuance of a certificate of incorporation to the Corporation by the Secretary of State of Missouri.

ARTICLE VIII

The Corporation is formed for the following purposes: 1) To acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of this law; and 2) To clear, replan, reconstruct or rehabilitate blighted areas, and to construct such industrial, commercial, residential or public structures as may be appropriate, including provisions for any other facilities incidental or appurtenant thereto; and 3) To serve a public purpose and all real estate acquired by it and structures created by it are to be acquired for the purpose of promoting the public health, safety and welfare.

ARTICLE IX

The Corporation shall possess all powers conferred or permitted by the laws of the State of Missouri upon corporations formed under Chapter 353, RSMo, and all powers incidental, necessary or convenient thereto, including but not limited to: the power to acquire, own, lease and dispose of real estate, whether on its own behalf or as a nominee and other powers when so authorized by the legislative authority of any city within the State of Missouri.

ARTICLE X

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock

of the amount and par value of the income debenture certificates held by them. Such income debentures may be retired by the Corporation as and when there shall be funds available in the treasury of the Corporation from the receipt of amortization or sinking funds in installments for that purpose. Interest shall not be paid by the Corporation upon such income debenture certificates in excess of nine percent (9%) per annum, provided, however, that this limitation shall not apply to other debt of the Corporation.

ARTICLE XI

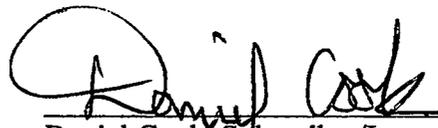
The holders of the stock of the Corporation (the "Stockholders") shall, when they subscribe to and receive the stock thereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to the Corporation of any redevelopment project, as defined by Chapter 353, RSMo, including the cost of the land, or the balances of such cost as reduced by amortization payments; provided, that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent (8%) per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

- a) All costs and expenses of maintenance and operation;
- b) Amounts paid for taxes, assessments, insurance premiums and other similar charges;
- c) An annual amount sufficient to amortize the cost of the entire project at the end of the period, which shall be not more than sixty (60) years from the date of completion of the project.

ARTICLE XII

The Board of Directors may make, alter and repeal the By-Laws of the Corporation.

IN TESTIMONY WHEREOF, I have subscribed my name this 1st day of June, 2023.

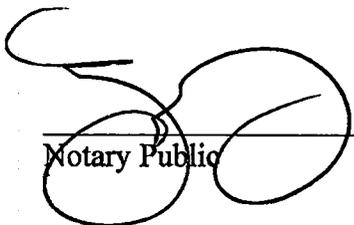


Daniel Cook, Subscriber/Incorporator

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 1st day of June, 2023, before me personally appeared Daniel Cook, to me known to be the person described in and who executed the foregoing document as Subscriber/Incorporator, and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year above written.



Notary Public *Sandy Meyer*

SANDY MEYER Notary Public - Notary Seal State of Missouri Commissioned for St. Louis County My Commission Expires: September 13, 2024 Commission Number: 12394330
--

My Commission Expires:

9-13-2024

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

***MANCHESTER CORRIDOR REDEVELOPMENT CORPORATION
RD001394003***

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 1st day of June, 2023.


Secretary of State

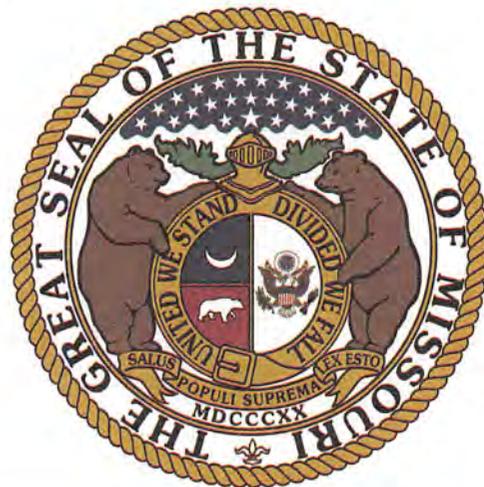


EXHIBIT 7

Tax Impact Statement

MEMORANDUM

To: Green Street Real Estate Ventures, LLC

From: Justin Carney, AICP and Katie Medlin

Date: June 15, 2023

Re: Tax Impact Statement of a Proposed Manchester Road Corridor Redevelopment Area Development Plan, Brentwood, Missouri

Copies:

Introduction

The City of Brentwood, Missouri (“City”) released a Request for Proposals for the redevelopment of a portion of the Manchester Corridor. Green Street Development Group, LLC (the Developer), a local development company, submitted a proposal that was approved by the City. This Tax Impact Statement was prepared in connection with the Manchester Road Corridor Redevelopment Area Development Plan.

The Redevelopment Area is generally bounded by the properties immediately to the north of Manchester Road, Hahnely Road to the east, the properties immediately south of Manchester Road, and Mary Avenue to the west. The purpose of this analysis is to comply with Chapter 353 requirements to of the proposed mixed-use development that includes roughly 120,000 square feet of office space, approximately 145,000 square feet of retail, restaurant, and service-oriented business space, roughly 660 apartments, thirty townhomes, a 137 key hotel, and a 38,000 square foot entertainment space. (“Project”). At present, the project is scheduled to be delivered in three Phases, with full completion expected at the end of 2030.

In addition to the general impact of the proposed development, the Developer faces high acquisition and construction costs to complete this work. To offset some of those costs and render the project financially feasible, the Developer is proposing the use of Chapter 353 abatement along with a Community Improvement District sales tax and/or special assessment.

Potential Tax Revenue from Proposed Project

The accompanying narrative provides an estimate of the real property taxes that would be generated from the proposed mixed-use development by the type of tax and the taxes available to each taxing district. The revenues shown are incremental of the taxes that are currently being generated from existing development on the site.

LOCAL REVENUE SOURCES

Local jurisdictions have four major sources of revenue: real property taxes, personal property taxes, sales taxes, and utility taxes. For the purposes of this analysis, the impact of the new development on real property tax revenues—including commercial real property, the commercial surcharge, and residential real property tax revenues—will be estimated.

REAL PROPERTY TAXES

Commercial property in Missouri is assessed at 32 percent of appraised market value, while residential property is assessed at 19 percent of appraised market value.

Based on conversations with the St. Louis County Assessor’s Office and a review of tax records for comparable properties near the Redevelopment Area, this analysis assumes the following assessed values, following redevelopment:

Assessed Value Estimates		
Development Type	Land AV/Built SF or Unit	Improvement AV/Built SF or Unit
Restaurants/Entertainment/Retail/Service (per sf)	\$20	\$45
Office (per sf)	\$4.75	\$50.25
Apartments (per unit)	\$4,170	\$33,830
Hotel (per room)	\$12,500	\$21,500
Townhomes (per unit)	\$30,000	\$65,000

**Note: Assessed values for the various components are inclusive of structured parking. Estimated assessed values based on a review of comparable properties in St. Louis County.*

The property will be reassessed in odd-numbered years as part of normal reassessments and portions of the property will be reassessed in even numbered years, as applicable, for construction in progress and completion. Following redevelopment, property will be reassessed in odd years, beginning in 2031. There is a time lag between when property taxes are paid and when they become available to taxing jurisdictions; however, our models and projections show revenues flowing to taxing jurisdictions each year based on the revenues attributable to that year, rather than revenue

received in that year. For example, each taxing jurisdiction will receive revenue from the 2028 tax payment sometime in early 2029, but our model lists that revenue in the “2028” column because that revenue is attributable to 2028.

In addition to commercial and residential real property taxes, a Commercial Surcharge is collected on commercial real estate—the total amount is \$1.70 per \$100 of assessed value. This Surcharge is abated by Chapter 353 abatement. The Surcharge tax revenue is distributed to a large number of St. Louis County taxing jurisdictions, each of which receives a small percentage of the total, regardless of the location of the property being taxed. For the purposes of this analysis, we have calculated the impact of abatement only on the local taxing jurisdictions that also impose ad valorem real property taxes in the Redevelopment Area.

The table below presents the tax rates that were in effect for real property in Brentwood in 2022. Property tax rates for 2023 are not yet available.

Jurisdiction	Commercial Rate	Residential Rate
State of Missouri	\$0.0300	\$0.0300
County General	\$0.1860	\$0.1650
County Health Fund	\$0.1250	\$0.1110
County Park Maintenance	\$0.0440	\$0.0400
County Bond Retire	\$0.0190	\$0.0190
Roads and Bridges	\$0.0930	\$0.0830
St. Louis Community College	\$0.2787	\$0.2787
Special School District	\$1.0495	\$1.0495
Metropolitan Zoo Museum District	\$0.2528	\$0.2528
Brentwood Schools	\$5.6201	\$4.2755
Metropolitan Sewer District	\$0.1053	\$0.1053
Deer Creek Sewer	\$0.0830	\$0.0660
City of Brentwood	\$0.8630	\$0.5170
Dev. Disability - Productive Living Board	\$0.0860	\$0.0700
Total Tax Rate	\$8.8354	\$7.0628

The funds collected through the Commercial Surcharge Tax are distributed to project-relevant jurisdictions according to the following formula:

2022 Commercial Tax Surcharge By Local Jurisdictions

Jurisdiction	Percent of Total	Rate
State of Missouri	0.3857%	\$0.0066
County General	4.4988%	\$0.0765
County Health Fund	3.8564%	\$0.0656
County Park Maintenance	0.6427%	\$0.0109
County Bond Retire	3.3224%	\$0.0565
Roads and Bridges	2.3137%	\$0.0393
St. Louis Community College	2.8280%	\$0.0481
Special School District	6.8774%	\$0.1169
Metropolitan Zoo Museum District	3.0486%	\$0.0518
Brentwood Schools	1.1945%	\$0.0203
Metropolitan Sewer District	0.6416%	\$0.0109
Deer Creek Sewer	0.1247%	\$0.0021
Dev. Disability - Productive Living Board	0.6427%	\$0.0109
Subtotal	30.38%	\$0.5164
Other Taxing Jurisdictions	69.6228%	\$1.18
Total Commercial Surcharge	100.00%	\$1.7000

The total 2022 real property residential tax rate for the Redevelopment Area was \$7.0628 per \$100 of assessed value.

The total 2022 real property commercial tax rate for the area was \$10.5354 (\$8.8354 + \$1.7000) per \$100 of assessed value.

NOTABLE ASSUMPTIONS

Inflation & Property Assessments

A 3.0 percent biennial inflation rate is applied to projected post-redevelopment real property values. Because the existing property is currently commercially assessed and the future development will be assessed separately as commercial and residential property, we have assumed that the base value for each Phase will be proportionally subdivided between the total commercial and residential property developed during each reassessment. This is due to the fact that the real property tax rates differ for residential and commercial property, and this methodology allows for the increment of each property type to be calculated prior to applying the respective tax rate. Upon full build-out of each Phase, the proportional base assessed value for each property type is assumed to remain the same through the remainder of the abatement period.

Even if the project area is not redeveloped, there could be some growth in property values, taxable sales, and utility charges simply by virtue of rising costs and inflation. Our “No-Build” scenario assumes growth rates of 3.0 percent per biennial reassessment for real property.

Abatement Amounts¹

(a) Property within each phase shall be subject to the limited tax abatement permitted by Section 353.110 of Chapter 353 for 20 years, beginning with the year in which the Redevelopment Corporation acquires the applicable Property, as follows:

(1) During years 1–10, the Developer shall pay the greater of:

(A) the sum of (i) Unabated Taxes and (ii) Payments in Lieu of Taxes (PILOTs) measured by the assessed valuation of any improvements, exclusive of land, acquired by the Redevelopment Corporation pursuant to this Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable Property (or, if there was no assessed valuation of improvements during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable property because improvements had been demolished as part of the construction of the Redevelopment Project, the most recent assessed valuation of improvements prior to demolition shall be utilized); or

(B) the sum of Unabated Taxes and PILOTs in an amount that collectively equals:

(i) with respect to residential property, 25% of the ad valorem real property taxes that would otherwise be due, but for tax abatement described in Chapter 353; and

¹ Capitalized terms used below, but not otherwise defined, are defined in the Development Plan.

(ii) with respect to commercial property, 50% of the ad valorem real property taxes that would otherwise be due, but for the tax abatement described in Chapter 353.

(2) During years 11–20, the Developer shall pay ad valorem real property taxes in such amounts as measured by the total assessed value of the Property, including both the assessed value of the land and the assessed value of any improvements using 50% of the Property’s true value. Accordingly, 50% of ad valorem real property taxes, based on the then-current true value of the land and improvements, will be abated.

The full list of assumptions underlying this analysis is included within Appendices A – C.

Brentwood Bound Abatement Phase 1: “BUILD” Scenario²

Appendix A provides details of the fiscal impact projected to result from implementing Phase 1. The analysis assumes the following:

(a) Property within Phase 1 shall be subject to the limited tax abatement permitted by Section 353.110 of Chapter 353 for 20 years, beginning with the year in which the Redevelopment Corporation acquires the applicable Property, as follows:

(1) During years 1–10, the Developer shall pay the greater of:

(A) the sum of (i) Unabated Taxes and (ii) Payments in Lieu of Taxes (PILOTs) measured by the assessed valuation of any improvements, exclusive of land, acquired by the Redevelopment Corporation pursuant to this Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable Property (or, if there was no assessed valuation of improvements during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable property because improvements had been demolished as part of the construction of the Redevelopment Project, the most recent assessed valuation of improvements prior to demolition shall be utilized); or

(B) the sum of Unabated Taxes and PILOTs in an amount that collectively equals:

(i) with respect to residential property, 25% of the ad valorem real property taxes that would otherwise be due, but for tax abatement described in Chapter 353; and

(ii) with respect to commercial property, 50% of the ad valorem real property taxes that would otherwise be due, but for the tax abatement described in Chapter 353.

(2) During years 11–20, the Developer shall pay ad valorem real property taxes in such amounts as measured by the total assessed value of the Property, including both the assessed value of the land and the assessed value of any improvements using 50% of the Property’s true value. Accordingly, 50% of ad valorem real property taxes, based on the then-current true value of the land and improvements, will be abated.

Based on the abatement outlined above and other assumptions previously described, the estimated impact of Phase 1 on the taxing jurisdictions is as follows.

1. The estimated total taxable assessed valuation of Phase 1 in 2022, excluding tax exempt parcels, was \$2,718,260. This valuation is projected to increase to

² Capitalized terms used below, but not otherwise defined, are defined in the Development Plan.

\$21,062,859 in 2027 after redevelopment is completed—an incremental increase of \$18,344,599.

2. The total amount of annual unabated taxes and PILOTs —which are comprised of commercial real property taxes, residential real property taxes, and commercial surcharge taxes—is estimated to increase from \$686,363 in 2027 to \$1,071,115 in 2046, the last year of abatement requested.
3. Total local real property taxes and PILOTs for the Brentwood Public Schools is expected to increase from \$414,150 in 2027 to \$646,987 in 2046. In 2047, the first year in which abatement is not applied, the schools would gain \$1,332,793.

The following table provides a summary of the projected real property tax and commercial surcharge revenues flowing to each taxing jurisdiction over 20 years for Phase 1. Appendix B-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2027-2046 Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$1,029,756
City of Brentwood Residential Real Property	\$428,396
Subtotal	\$1,458,152
Education Taxing Jurisdictions	
Brentwood Schools	\$10,273,055
Special School District	\$2,261,435
St. Louis Community College	\$620,855
Subtotal	\$13,155,345
St. Louis County Taxing Jurisdictions	
County General	\$449,921
County Health Fund	\$319,358
County Park Maintenance	\$98,684
County Bond Retire	\$105,810
Roads and Bridges	\$226,679
Dev. Disability - Productive Living Board	\$173,659
Subtotal	\$1,374,111
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$572,964
Metropolitan Sewer District	\$225,915
Deer Creek Sewer	\$156,256
Subtotal	\$955,135
State of Missouri	
State of Missouri	\$71,965
GRAND TOTAL	\$17,014,708

Brentwood Bound Abatement Phase 1: “NO BUILD” Scenario

Appendix B-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 1.

Phase 1: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2027-2036)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$587,627
City of Brentwood Residential Real Property	\$60
Subtotal	\$587,686
Education Taxing Jurisdictions	
Brentwood Schools	\$3,841,111
Special School District	\$794,347
St. Louis Community College	\$222,538
Subtotal	\$4,857,995
St. Louis County Taxing Jurisdictions	
County General	\$178,745
County Health Fund	\$129,767
County Park Maintenance	\$37,405
County Bond Retire	\$51,398
Roads and Bridges	\$90,117
Dev. Disability - Productive Living Board	\$66,006
Subtotal	\$553,438
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$207,453
Metropolitan Sewer District	\$79,139
Deer Creek Sewer	\$57,967
Subtotal	\$344,558
State of Missouri	
State of Missouri	\$24,895
GRAND TOTAL	\$6,368,573

Brentwood Bound Abatement Phase 1: NET IMPACT OF ABATEMENT TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$17,014,708 in total real property and commercial surcharge tax revenue to the individual taxing jurisdictions over the lifetime of the 20-year abatement period in Phase 1, compared to total tax revenue of \$6,368,573 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$10,646,136**.

Phase 1: Difference in Revenue to Taxing Jurisdictions (BUILD vs. NO BUILD, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$442,129
City of Brentwood Residential Real Property	\$428,337
Subtotal	\$870,466
Education Taxing Jurisdictions	
Brentwood Schools	\$6,431,944
Special School District	\$1,467,089
St. Louis Community College	\$398,317
Subtotal	\$8,297,350
St. Louis County Taxing Jurisdictions	
County General	\$271,176
County Health Fund	\$189,591
County Park Maintenance	\$61,280
County Bond Retire	\$54,412
Roads and Bridges	\$136,562
Dev. Disability - Productive Living Board	\$107,652
Subtotal	\$820,673
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$365,511
Metropolitan Sewer District	\$146,776
Deer Creek Sewer	\$98,290
Subtotal	\$610,577
State of Missouri	
State of Missouri	\$47,070
Total Projected Increase	\$10,646,136

Brentwood Bound Abatement Phase 2: “BUILD” Scenario³

Appendix A provides details of the fiscal impact projected to result from implementing Phase 2. The analysis assumes the following:

(a) Property within Phase 2 shall be subject to the limited tax abatement permitted by Section 353.110 of Chapter 353 for 20 years, beginning with the year in which the Redevelopment Corporation acquires the applicable Property, as follows:

(1) During years 1–10, the Developer shall pay the greater of:

(A) the sum of (i) Unabated Taxes and (ii) Payments in Lieu of Taxes (PILOTs) measured by the assessed valuation of any improvements, exclusive of land, acquired by the Redevelopment Corporation pursuant to this Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable Property (or, if there was no assessed valuation of improvements during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable property because improvements had been demolished as part of the construction of the Redevelopment Project, the most recent assessed valuation of improvements prior to demolition shall be utilized); or

(B) the sum of Unabated Taxes and PILOTs in an amount that collectively equals:

(i) with respect to residential property, 25% of the ad valorem real property taxes that would otherwise be due, but for tax abatement described in Chapter 353; and

(ii) with respect to commercial property, 50% of the ad valorem real property taxes that would otherwise be due, but for the tax abatement described in Chapter 353.

(2) During years 11–20, the Developer shall pay ad valorem real property taxes in such amounts as measured by the total assessed value of the Property, including both the assessed value of the land and the assessed value of any improvements using 50% of the Property’s true value. Accordingly, 50% of ad valorem real property taxes, based on the then-current true value of the land and improvements, will be abated.

Based on the abatement outlined above and other assumptions previously described, the estimated impact of Phase 2 on the taxing jurisdictions is as follows.

1. The estimated total taxable assessed valuation of Phase 2 in 2022, excluding tax-exempt parcels, was \$3,364,010. This valuation is projected to increase to

³ Capitalized terms used below, but not otherwise defined, are defined in the Development Plan.

\$21,277,121 in 2028 after redevelopment is completed—an incremental increase of \$17,913,111.

2. The total amount of annual unabated taxes and PILOTs —which are comprised of commercial real property taxes, residential real property taxes, and commercial surcharge taxes—is estimated to increase from \$632,454 in 2028 to \$1,173,557 in 2047, the last year of abatement requested.
3. Total local real property taxes and PILOTs for the Brentwood Public Schools is expected to increase from \$381,878 in 2028 to \$708,933 in 2047, the last year of requested abatement. In 2034, the first year in which abatement is not applied, the schools would receive \$1,417,867.

The following table provides a summary of the projected real property tax and commercial surcharge revenues flowing to each taxing jurisdiction over 20 years for Phase 2. Appendix C-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2028-2047, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$1,017,891
City of Brentwood Residential Real Property	\$493,199
Subtotal	\$1,511,089
Education Taxing Jurisdictions	
Brentwood Schools	\$10,731,410
Special School District	\$2,376,946
St. Louis Community College	\$651,295
Subtotal	\$13,759,650
St. Louis County Taxing Jurisdictions	
County General	\$466,994
County Health Fund	\$330,651
County Park Maintenance	\$102,943
County Bond Retire	\$107,153
Roads and Bridges	\$235,263
Dev. Disability - Productive Living Board	\$181,100
Subtotal	\$1,424,104
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$600,462
Metropolitan Sewer District	\$237,516
Deer Creek Sewer	\$163,359
Subtotal	\$1,001,336
State of Missouri	
State of Missouri	\$71,736
GRAND TOTAL	\$17,767,917

Brentwood Bound Abatement Phase 2: “NO BUILD” Scenario

Appendix C-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 2.

Phase 2: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2028-2047)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$725,620
City of Brentwood Residential Real Property	\$7,570
Subtotal	\$733,190
Education Taxing Jurisdictions	
Brentwood Schools	\$4,805,122
Special School District	\$996,102
St. Louis Community College	\$278,838
Subtotal	\$6,080,062
St. Louis County Taxing Jurisdictions	
County General	\$223,113
County Health Fund	\$161,850
County Park Maintenance	\$46,768
County Bond Retire	\$63,743
Roads and Bridges	\$112,483
Dev. Disability - Productive Living Board	\$82,522
Subtotal	\$690,478
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$259,835
Metropolitan Sewer District	\$99,250
Deer Creek Sewer	\$72,536
Subtotal	\$431,621
State of Missouri	
State of Missouri	\$31,176
GRAND TOTAL	\$7,966,528

Brentwood Bound Abatement Phase 2: NET IMPACT OF REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$17,767,917 in revenue to the individual taxing jurisdictions over the lifetime of the 20-year allowed abatement period in Phase 2, compared to total tax revenue of \$7,966,528 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$9,801,388**.

Phase 2: Difference in Revenue to Taxing Jurisdictions (BUILD vs. NO BUILD, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$292,270
City of Brentwood Residential Real Property	\$485,629
Subtotal	\$777,899
Education Taxing Jurisdictions	
Brentwood Schools	\$5,926,287
Special School District	\$1,380,844
St. Louis Community College	\$372,457
Subtotal	\$7,679,588
St. Louis County Taxing Jurisdictions	
County General	\$243,881
County Health Fund	\$168,801
County Park Maintenance	\$56,175
County Bond Retire	\$43,410
Roads and Bridges	\$122,781
Dev. Disability - Productive Living Board	\$98,578
Subtotal	\$733,626
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$340,627
Metropolitan Sewer District	\$138,266
Deer Creek Sewer	\$90,822
Subtotal	\$569,716
State of Missouri	
State of Missouri	\$40,560
Total Projected Increase	\$9,801,388

Brentwood Bound Abatement Phase 3: “BUILD” Scenario⁴

Appendix A provides details of the fiscal impact projected to result from implementing Phase 3. The analysis assumes the following:

(a) Property within Phase 3 shall be subject to the limited tax abatement permitted by Section 353.110 of Chapter 353 for 20 years, beginning with the year in which the Redevelopment Corporation acquires the applicable Property, as follows:

(1) During years 1–10, the Developer shall pay the greater of:

(A) the sum of (i) Unabated Taxes and (ii) Payments in Lieu of Taxes (PILOTs) measured by the assessed valuation of any improvements, exclusive of land, acquired by the Redevelopment Corporation pursuant to this Agreement, as was determined by the St. Louis County Assessor during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable Property (or, if there was no assessed valuation of improvements during the calendar year preceding the calendar year during which the Redevelopment Corporation acquired the applicable property because improvements had been demolished as part of the construction of the Redevelopment Project, the most recent assessed valuation of improvements prior to demolition shall be utilized); or

(B) the sum of Unabated Taxes and PILOTs in an amount that collectively equals:

(i) with respect to residential property, 25% of the ad valorem real property taxes that would otherwise be due, but for tax abatement described in Chapter 353; and

(ii) with respect to commercial property, 50% of the ad valorem real property taxes that would otherwise be due, but for the tax abatement described in Chapter 353.

(2) During years 11–20, the Developer shall pay ad valorem real property taxes in such amounts as measured by the total assessed value of the Property, including both the assessed value of the land and the assessed value of any improvements using 50% of the Property’s true value. Accordingly, 50% of ad valorem real property taxes, based on the then-current true value of the land and improvements, will be abated.

Based on the abatement outlined above and other assumptions previously described, the estimated impact of Phase 3 on the taxing jurisdictions is as follows.

1. The estimated total taxable assessed valuation of Phase 3 in 2022, excluding tax exempt parcels, was \$1,313,940. This valuation is projected to increase to

⁴ Capitalized terms used below, but not otherwise defined, are defined in the Development Plan.

\$14,233,619 in 2031 after redevelopment is completed—an incremental increase of \$12,919,679.

2. The total amount of annual unabated taxes and PILOTs —which are comprised of commercial real property taxes, residential real property taxes, and commercial surcharge taxes—is estimated to increase from \$395,259 in 2031 to \$715,773 in 2050, the last year of abatement requested.
3. Total local real property taxes and PILOTs for the Brentwood Public Schools is expected to increase from \$238,795 in 2031 to \$432,753 in 2050, the last year of requested abatement. In 2051, the first year in which abatement is not applied, the schools would receive \$891,471.

The following table provides a summary of the projected real property tax and commercial surcharge revenues flowing to each taxing jurisdiction over 20 years for Phase 3. Appendix D-1 provides details regarding the impact on each taxing jurisdiction of a “Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (BUILD Total, 2031-2050 Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$421,071
City of Brentwood Residential Real Property	\$465,468
Subtotal	\$886,539
Education Taxing Jurisdictions	
Brentwood Schools	\$6,601,382
Special School District	\$1,514,003
St. Louis Community College	\$410,360
Subtotal	\$8,525,745
St. Louis County Taxing Jurisdictions	
County General	\$276,622
County Health Fund	\$192,913
County Park Maintenance	\$62,812
County Bond Retire	\$53,934
Roads and Bridges	\$139,294
Dev. Disability - Productive Living Board	\$110,315
Subtotal	\$835,891
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$376,234
Metropolitan Sewer District	\$151,503
Deer Creek Sewer	\$100,953
Subtotal	\$628,690
State of Missouri	
State of Missouri	\$44,846
GRAND TOTAL	\$10,921,711

Brentwood Bound Abatement Phase 3: “NO BUILD” Scenario

Appendix D-2 provides details regarding the impact on each taxing jurisdiction of a “No Build” scenario for Phase 3.

Phase 3: Tax Revenue to Relevant Jurisdictions (NO BUILD, 2031-2050)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$301,394
City of Brentwood Residential Real Property	\$0
Subtotal	\$301,394
Education Taxing Jurisdictions	
Brentwood Schools	\$1,969,852
Special School District	\$407,358
St. Louis Community College	\$114,123
Subtotal	\$2,491,333
St. Louis County Taxing Jurisdictions	
County General	\$91,668
County Health Fund	\$66,551
County Park Maintenance	\$19,182
County Bond Retire	\$26,361
Roads and Bridges	\$46,216
Dev. Disability - Productive Living Board	\$33,850
Subtotal	\$283,829
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$106,388
Metropolitan Sewer District	\$40,584
Deer Creek Sewer	\$29,727
Subtotal	\$176,699
State of Missouri	
State of Missouri	\$12,767
GRAND TOTAL	\$3,266,022

Brentwood Bound Abatement Phase 3: NET IMPACT OF REDEVELOPMENT ON TAXING JURISDICTIONS

The “Build” scenario is projected to generate \$10,921,711 in total revenue to the individual taxing jurisdictions over the lifetime of the abatement period in Phase 3, compared to total tax revenue of \$3,266,022 under the “No Build” scenario. Thus, the impact on taxing jurisdictions of the proposed redevelopment increment is estimated to be a **net gain of \$7,655,689**.

Phase 3: Difference in Revenue to Taxing Jurisdictions (BUILD vs. NO BUILD, Net of Abatement)	
Local Taxing Jurisdictions/Taxes	
City of Brentwood Commercial Real Property	\$119,677
City of Brentwood Residential Real Property	\$465,468
Subtotal	\$585,145
Education Taxing Jurisdictions	
Brentwood Schools	\$4,631,530
Special School District	\$1,106,645
St. Louis Community College	\$296,237
Subtotal	\$6,034,411
St. Louis County Taxing Jurisdictions	
County General	\$184,953
County Health Fund	\$126,362
County Park Maintenance	\$43,630
County Bond Retire	\$27,574
Roads and Bridges	\$93,078
Dev. Disability - Productive Living Board	\$76,464
Subtotal	\$552,062
St. Louis Metro Taxing Jurisdictions	
Metropolitan Zoo Museum District	\$269,847
Metropolitan Sewer District	\$110,919
Deer Creek Sewer	\$71,226
Subtotal	\$451,991
State of Missouri	
State of Missouri	\$32,079
Total Projected Increase	\$7,655,689

Combined Impact on Taxing Jurisdictions

The table below provides the net combined impact of all three Phases for the “Build” and “No Build” scenarios on the respective real property and commercial surcharge taxing jurisdictions over the life of the various abatement periods. The “Build” scenarios would yield about \$45.7 million while the “No Build” scenarios would result in about \$17.6 million. The net gain for all jurisdictions over each Phase’s 20-year abatement period would be nearly \$28.1 million.

Combined Impact on Taxing Jurisdictions			
	BUILD	NO-BUILD	DIFFERENCE
Local Taxing Jurisdictions			
City of Brentwood Commercial Real Property	\$2,468,718	\$1,614,641	\$854,077
City of Brentwood Commercial Surcharge	\$0	\$0	\$0
City of Brentwood Residential Real Property	\$1,387,063	\$7,630	\$1,379,434
Subtotal	\$3,855,781	\$1,622,270	\$2,233,510
Education Taxing Jurisdictions			
Brentwood Schools	\$27,605,847	\$10,616,086	\$16,989,761
Special School District	\$6,152,385	\$2,197,807	\$3,954,578
St. Louis Community College	\$1,682,509	\$615,498	\$1,067,011
Subtotal	\$35,440,741	\$13,429,391	\$22,011,349
St. Louis County Taxing Jurisdictions			
County General	\$1,193,537	\$493,526	\$700,011
County Health Fund	\$842,922	\$358,168	\$484,754
County Park Maintenance	\$264,440	\$103,355	\$161,084
County Bond Retire	\$266,897	\$141,502	\$125,395
Roads and Bridges	\$601,237	\$248,815	\$352,421
Dev. Disability - Productive Living Board	\$465,073	\$182,379	\$282,695
Subtotal	\$3,634,106	\$1,527,745	\$2,106,360
St. Louis Metro Taxing Jurisdictions			
Metropolitan Zoo Museum District	\$1,549,660	\$573,675	\$975,985
Metropolitan Sewer District	\$614,934	\$218,972	\$395,961
Deer Creek Sewer	\$420,568	\$160,230	\$260,338
Subtotal	\$2,585,161	\$952,878	\$1,632,284
State of Missouri			
State of Missouri	\$188,548	\$68,838	\$119,709
GRAND TOTAL	\$45,704,336	\$17,601,123	\$28,103,213

DISCLAIMER OF LIABILITY FOR ANY INACCURACIES CONTAINED HEREIN

These projections are for a project that is not yet developed. In order to project the performance of the project, assumptions must be made regarding future events, including but not limited to assessment values, tax rates, project build-out, and/or absorption rates. These projections are based on currently available information and assumptions, including a pro forma provided by the proposed Developer, in order to build a cost benefit model. Development Strategies (“DS”) believes they constitute a reasonable basis for its preparation. **These projections are not provided as predictions or assurances that a certain level of performance will be achieved.** The actual results will vary from these projections and those variations may be material. Because the future is uncertain, there is risk associated with achieving the results as described herein. **DS assumes no responsibility for any degree of risk involved.** Neither this document nor its contents may be relied upon for the following purposes: any official statement for a bond issue and/or consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document related to bond issuance, without prior review and written approval by DS. The above list is provided as an example and is not meant to be exhaustive.

The financial projections contained herein are based on assumptions, projections, and information provided by sources considered reliable. DS neither verified nor audited the information that was provided by other sources. **Information provided by others is assumed to be reliable, but DS assumes no responsibility for its accuracy or certainty.**

External factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the proposed Redevelopment Project. Changes may also be caused by legislative, environmental, or physical events or conditions. DS assumes no liability should market conditions change. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. **The actual results will vary from the projections described herein, and those variations may be material.**

APPENDICES

Appendix A: Assumptions

Appendix B-1: Phase 1 Build Projections

Appendix B-2: Phase 1 No Build Projections

Appendix B-3: Phase 1 Abatement Projections

Appendix C-1: Phase 2 Build Projections

Appendix C-2: Phase 2 No Build Projections

Appendix C-3: Phase 2 Abatement Projections

Appendix D-1: Phase 3 Build Projections

Appendix D-2: Phase 3 No Build Projections

Appendix D-3: Phase 3 Abatement Projections

Appendix E: Total Abatement Projections

APPENDIX A

Assumptions

DEVELOPMENT PROGRAM

	RPA 1	RPA 2	RPA 3	TOTAL
Office (SF)	-	60,000	60,000	120,000
Restaurant (SF)	23,500	9,500	-	33,000
Retail (SF)	32,941	23,125	-	56,066
Service (SF)	32,940	23,125	-	56,065
Apartments (Units)	172	256	232	660
Senior Apartments (Units)				
Condos (Units)	-	-		-
Townhomes (Units)	30	-		30
Hotel (Keys)	137			137
Entertainment		38,000	-	38,000
Projected Commencement*	2025	2026	2029	
Projected Completion	2026	2027	2030	
First Year of Abatement	2027	2028	2031	

**Denotes the commencement of the abatement, only.*

2022 PROPERTY ASSESSMENTS & ESTIMATES OF LAND ASSESSED VALUE FOR CURRENTLY EXEMPT PARCELS

Phase	Property Address	Acreage	Tax Code Description	Property Class	2022 Assessed Land Value	2022 Assessed Improvement	2022 Total Assessed Value	NO BUILD SCENARIO: TAXABLE ASSESSED VALUE (INCLUDING PARTIAL LOT VALUES)	BUILD SCENARIO: ESTIMATED LAND VALUE (INCLUDING PARTIAL LOTS)	BUILD SCENARIO: ESTIMATED IMPROVED VALUE (INCLUDING PARTIAL LOTS)2	NOTES
1	2652 Ruth Avenue	0.17	A-TAXABLE	C-COMMERCIAL	\$12,960	\$0	\$12,960	\$ 12,960.00	12960	0	
1	2661 Salem Rd	0.04	A-TAXABLE	C-COMMERCIAL	\$100	\$0	\$100	\$ 100.00	100	0	
1	2735 Bompert Avenue	3.1	M-Municipalities (tax exempt)	C-COMMERCIAL	\$0	\$0	\$0	\$ -	310000	0	PARTIAL LOT 75% ASSUMED ACQUIRED
1	2740 Bompert Avenue	6.03	M-Municipalities (tax exempt)	C-COMMERCIAL	\$3,420	\$0	\$3,420	\$ -	50000	0	FLOOD PLAIN, PARTIAL LOT 5% ASSUMED ACQUIRED
1	8300 Manchester Rd	1.06	A-TAXABLE	C-COMMERCIAL	\$112,290	\$0	\$112,290	\$ 112,290.00	112290	0	
1	8302 Manchester Rd	1.01	M-Municipalities (tax exempt)	C-COMMERCIAL	\$0	\$0	\$0	\$ -	100000	0	PARTIAL LOT 75% ASSUMED ACQUIRED
1	8304 Manchester Rd	1.51	M-Municipalities (tax exempt)	C-COMMERCIAL	\$0	\$0	\$0	\$ -	150000	0	PARTIAL LOT 25% ASSUMED ACQUIRED
1	8307 Manchester Rd	0.71	A-TAXABLE	C-COMMERCIAL	\$79,300	\$62,980	\$142,280	\$ 142,280.00	79300	62980	
1	8318 Manchester Rd	0.5	M-Municipalities (tax exempt)	C-COMMERCIAL	\$80,290	\$53,660	\$133,950	\$ -	80290	53660	
1	8330 Manchester Rd	1.31	M-Municipalities (tax exempt)	C-COMMERCIAL	\$166,300	\$193,060	\$359,360	\$ -	166300	193060	
1	8401 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$33,920	\$89,730	\$123,650	\$ 123,650.00	33920	89730	
1	8410 Manchester Rd	0.85	A-TAXABLE	C-COMMERCIAL	\$63,970	\$68,830	\$132,800	\$ 132,800.00	63970	68830	
1	8416 Manchester Rd	0.62	A-TAXABLE	C-COMMERCIAL	\$25,920	\$37,060	\$62,980	\$ 62,980.00	25920	37060	
1	8419 Manchester Rd	0.73	A-TAXABLE	C-COMMERCIAL	\$77,340	\$990	\$78,330	\$ 78,330.00	77340	990	
1	8500 Manchester Rd	1.1	A-TAXABLE	C-COMMERCIAL	\$110,400	\$212,220	\$322,620	\$ 322,620.00	110400	212220	
1	8503 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$38,180	\$71,260	\$109,440	\$ 109,440.00	38180	71260	
1	8513 Manchester Rd	0.48	A-TAXABLE	C-COMMERCIAL	\$48,420	\$47,740	\$96,160	\$ 96,160.00	48420	47740	
1	8515 Manchester Rd	0.25	A-TAXABLE	C-COMMERCIAL	\$25,340	\$87,580	\$112,920	\$ 112,920.00	25340	87580	
1	8524 Manchester Rd	3.35	A-TAXABLE	C-COMMERCIAL	\$265,920	\$875,390	\$1,141,310	\$ 1,141,310.00	265920	875390	
1	8600 Manchester Rd	0.22	A-TAXABLE	C-COMMERCIAL	\$21,890	\$44,160	\$66,050	\$ 66,050.00	21890	44160	
1	8603 Manchester Rd	0.35	A-TAXABLE	C-COMMERCIAL	\$35,140	\$141,570	\$176,710	\$ 176,710.00	35140	141570	
1	8606 Manchester Rd	NOT LISTED	M-Municipalities (tax exempt)	C-COMMERCIAL	\$26,620	\$33,570	\$60,190	\$ -	50000	33570	ACREAGE UNLISTED, ASSUMED HALF ACRE
1	8611 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$18,720	\$8,480	\$27,200	\$ 27,200.00	18720	8480	
1	8614 Manchester Rd	0.51	F-State of Missouri (tax exempt)	C-COMMERCIAL	\$76,770	\$103,100	\$179,870	\$ -	76770	103100	
1	8615 Manchester Rd	NOT LISTED	G-Missouri State Highway (tax exempt)	C-COMMERCIAL	\$49,700	\$59,460	\$109,160	\$ -	49700	59460	
2	2652 Melvin Avenue		A-TAXABLE	C-COMMERCIAL	\$17,220	\$36,480	\$53,700	\$ 53,700.00	17220	36480	
2	2709 Mercantile Dr	1.28	A-TAXABLE	C-COMMERCIAL	\$101,700	\$397,600	\$499,300	\$ 499,300.00	101700	397600	
2	2714 Mercantile Dr	0.94	A-TAXABLE	C-COMMERCIAL	\$71,070	\$190,780	\$261,850	\$ 261,850.00	71070	190780	
2	2717 Breckenridge Industrial Ct	0.48	M-Municipalities (tax exempt)	C-COMMERCIAL	\$16,000	\$0	\$0	\$ -	48000	0	
2	8100 Manchester Rd	1.28	A-TAXABLE	C-COMMERCIAL	\$110,400	\$120,700	\$231,100	\$ 231,100.00	110400	120700	
2	8106 Manchester Rd	1.08	A-TAXABLE	C-COMMERCIAL	\$114,080	\$103,310	\$215,390	\$ 215,390.00	114080	103310	
2	8109 Manchester Rd		M-Municipalities (tax exempt)	C-COMMERCIAL	\$0			\$ -	105000	0	PARTIAL LOT ASSUMED 33% ACQUIRED
2	8111 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$32,960	\$24,160	\$57,120	\$ 57,120.00	32960	24160	
2	8115 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$23,040	\$2,180	\$25,220	\$ 25,220.00	23040	2180	
2	8121 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$13,440	\$34,910	\$48,350	\$ 48,350.00	13440	34910	
2	8125 Brentwood Industrial Dr	0.93	M-Municipalities (tax exempt)	C-COMMERCIAL	\$78,180	\$213,820	\$292,000	\$ -	93000	213820	
2	8131 Manchester Rd	0.24	A-TAXABLE	C-COMMERCIAL	\$26,660	\$114,940	\$141,600	\$ 141,600.00	\$26,660	114940	
2	8135 Manchester Rd		A-TAXABLE	C-COMMERCIAL	\$11,810	\$30,560	\$42,370	\$ 42,370.00	11810	30560	
2	8141 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$12,260	\$28,380	\$40,640	\$ 40,640.00	12260	28380	
2	8147 Manchester Rd	0.22	A-TAXABLE	C-COMMERCIAL	\$25,090	\$46,080	\$71,170	\$ 71,170.00	25090	46080	PARTIAL LOT ASSUMED 80% ACQUIRED
2	8154 Manchester Rd	1.04	A-TAXABLE	C-COMMERCIAL	\$113,150	\$42,750	\$155,900	\$ 155,900.00	113150	42750	
2	8199 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$36,860	\$48,220	\$85,080	\$ 85,080.00	36860	48220	
2	8209 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$66,910	\$51,680	\$118,590	\$ 118,590.00	66910	51680	
2	8224 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$38,500	\$105,500	\$144,000	\$ 144,000.00	38500	105500	
2	8225 Manchester Rd	NOT LISTED	A-TAXABLE	C-COMMERCIAL	\$31,230	\$31,070	\$62,300	\$ 62,300.00	31230	31070	
2	8229 Brentwood Industrial Dr	3.48	A-TAXABLE	C-COMMERCIAL	\$276,510	\$806,240	\$1,082,750	\$ 1,082,750.00	276510	806240	
3	2710 Breckenridge Industrial Ct	0.51	A-TAXABLE	C-COMMERCIAL	\$54,460	\$49,310	\$103,770	\$ 103,770.00	54460	49310	
3	2714 Breckenridge Industrial Ct	2.56	M-Municipalities (tax exempt)	C-COMMERCIAL	\$152,540	\$304,830	\$457,370	\$ -	125000	304830	PARTIAL LOT ASSUMED 50% ACQUIRED
3	8030 Manchester Rd	1.68	A-TAXABLE	C-COMMERCIAL	\$179,870	\$158,620	\$338,490	\$ 338,490.00	179870	158620	
3	8040 Manchester Rd	0.55	A-TAXABLE	C-COMMERCIAL	\$87,330	\$61,410	\$148,740	\$ 148,740.00	87330	61410	
3	8071 Manchester Rd	1.53	A-TAXABLE	C-COMMERCIAL	\$207,740	\$0	\$207,740	\$ 207,740.00	207740	0	
3	8075 Manchester Rd	0.66	A-TAXABLE	C-COMMERCIAL	\$104,900	\$0	\$104,900	\$ 104,900.00	104900	0	
3	8077 Manchester Rd	1.18	A-TAXABLE	C-COMMERCIAL	\$108,800	\$301,500	\$410,300	\$ 410,300.00	108800	301500	

REAL PROPERTY ASSESSMENTS

NO BUILD SCENARIO: 2022 TAXABLE EXISTING ASSESSED VALUE

	PHASE 1	PHASE 2	PHASE 3
Commercial Base EAV	\$2,717,800	\$3,306,430	\$1,313,940
Residential Base EAV	\$460	\$57,580	\$0
TOTAL 2022 TAXABLE AV	\$ 2,718,260	\$ 3,364,010	\$ 1,313,940

BUILD SCENARIO: 2022 BASE LAND ASSESSED VALUES (INCLUDING CURRENTLY EXEMPT PARCELS)*

	PHASE 1	PHASE 2	PHASE 3
Commercial	\$2,002,870	\$1,342,230	\$868,100
Residential	\$34,460	\$46,260	\$0

BUILD SCENARIO: 2022 BASE IMPROVEMENT ASSESSED VALUES (INCLUDING CURRENTLY EXEMPT PARCELS)

	PHASE 1	PHASE 2	PHASE 3
Commercial	\$2,190,840	\$2,429,360	\$875,670
Residential	\$90,250	\$11,320	\$0

*Current tax-exempt parcels will have a taxable base, either because the Developer will own them in the year prior to the acquisition by operation of 353.110.2, which requires the Assessor to impute a base value for tax exempt property.

NEW DEVELOPMENT LAND ASSESSMENT VALUATION (2022 DOLLARS)

	PHASE 1			PHASE 2			PHASE 3		
	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL
Office (SF)	-	\$4.75	\$0	60,000	\$4.75	\$285,000	60,000	\$4.75	\$285,000
Restaurant (SF)	23,500	\$20	\$470,000	9,500	\$20	\$190,000	-	\$20	\$0
Retail (SF)	32,941	\$20	\$658,820	5,382	\$20	\$107,640	2,493	\$20	\$49,860
Service (SF)	32,940	\$20	\$658,800	23,125	\$65	\$1,503,125	-	\$65	\$0
Apartments (Units)	172	\$4,170	\$717,240	256	\$4,170	\$1,067,520	232	\$4,170	\$967,440
Condos (Units)	-	\$12,500	\$0	-	\$12,500	\$0	-	\$12,500	\$0
Townhomes (Units)	30	\$30,000	\$900,000	-	\$30,000	\$0	-	\$30,000	\$0
Hotel (Keys)	137	\$12,500	\$1,712,500	-	\$12,500	\$0	-	\$12,500	\$0
Entertainment (SF)	-	\$20	\$0	38,000	\$20	\$760,000	-	\$20	\$0
Total New EAV			\$5,117,360			\$3,913,285			\$1,302,300

NEW DEVELOPMENT IMPROVEMENT ASSESSMENT VALUATION

	PHASE 1			PHASE 2			PHASE 3		
	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL	Units or SF	EAV SF or Unit	TOTAL
Office (SF)	-	\$50.25	\$0	60,000	\$50.25	\$3,015,000	60,000	\$50.25	\$3,015,000
Restaurant (SF)	23,500	\$45	\$1,057,500	9,500	\$45	\$427,500	-	\$45	\$0
Retail (SF)	32,941	\$45	\$1,482,345	5,382	\$45	\$242,190	2,493	\$45	\$112,185
0	32,940	\$45	\$1,482,300	23,125	\$65	\$1,503,125	-	\$65	\$0
Apartments (Units)	172	\$33,830	\$5,818,760	256	\$33,830	\$8,660,480	232	\$33,830	\$7,848,560
Senior Apartments (Units)	-	-	\$0	-	-	\$0	-	-	\$0
Condos (Units)	-	\$62,500	\$0	-	\$62,500	\$0	-	\$62,500	\$0
Townhomes (Units)	30	\$65,000	\$1,950,000	-	\$65,000	\$0	-	\$65,000	\$0
Hotel (Keys)	137	\$21,500	\$2,945,500	-	\$21,500	\$0	-	\$21,500	\$0
Entertainment (SF)	-	\$45	\$0	38,000	\$45	\$1,710,000	-	\$45	\$0
Total New EAV			\$14,736,405			\$15,558,295			\$10,975,745

APPENDIX B-1

Phase 1: Build Projections

Phase 1 BUILD: COMMERCIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate													
State of Missouri	\$ 0.0300	\$ 1,985	\$ 1,889	\$ 1,936	\$ 1,936	\$ 1,985	\$ 1,985	\$ 2,034	\$ 2,034	\$ 2,086	\$ 2,086	\$ 1,820	\$ 1,820	\$ 1,875
County General	\$ 0.1860	\$ 10,142	\$ 9,550	\$ 9,842	\$ 9,842	\$ 10,142	\$ 10,142	\$ 10,452	\$ 10,452	\$ 10,771	\$ 10,771	\$ 11,286	\$ 11,286	\$ 11,624
County Health Fund	\$ 0.1250	\$ 6,816	\$ 6,418	\$ 6,614	\$ 6,614	\$ 6,816	\$ 6,816	\$ 7,024	\$ 7,024	\$ 7,239	\$ 7,239	\$ 7,584	\$ 7,584	\$ 7,812
County Park Maintenance	\$ 0.0440	\$ 2,399	\$ 2,259	\$ 2,328	\$ 2,328	\$ 2,399	\$ 2,399	\$ 2,473	\$ 2,473	\$ 2,548	\$ 2,548	\$ 2,670	\$ 2,670	\$ 2,750
County Bond Retire	\$ 0.0190	\$ 1,036	\$ 975	\$ 1,005	\$ 1,005	\$ 1,036	\$ 1,036	\$ 1,068	\$ 1,068	\$ 1,100	\$ 1,100	\$ 1,153	\$ 1,153	\$ 1,187
Roads and Bridges	\$ 0.0930	\$ 5,071	\$ 4,775	\$ 4,921	\$ 4,921	\$ 5,071	\$ 5,071	\$ 5,226	\$ 5,226	\$ 5,386	\$ 5,386	\$ 5,643	\$ 5,643	\$ 5,812
St. Louis Community College	\$ 0.2787	\$ 15,197	\$ 14,309	\$ 14,747	\$ 14,747	\$ 15,197	\$ 15,197	\$ 15,662	\$ 15,662	\$ 16,140	\$ 16,140	\$ 16,910	\$ 16,910	\$ 17,417
Special School District	\$ 1.0495	\$ 57,228	\$ 53,883	\$ 55,531	\$ 55,531	\$ 57,228	\$ 57,228	\$ 58,977	\$ 58,977	\$ 60,777	\$ 60,777	\$ 63,678	\$ 63,678	\$ 65,589
Metropolitan Zoo Museum District	\$ 0.2528	\$ 13,785	\$ 12,979	\$ 13,376	\$ 13,376	\$ 13,785	\$ 13,785	\$ 14,206	\$ 14,206	\$ 14,640	\$ 14,640	\$ 15,339	\$ 15,339	\$ 15,799
Brentwood Schools	\$ 5.6201	\$ 306,459	\$ 288,546	\$ 297,370	\$ 297,370	\$ 306,459	\$ 306,459	\$ 315,821	\$ 315,821	\$ 325,464	\$ 325,464	\$ 341,000	\$ 341,000	\$ 351,230
Metropolitan Sewer District	\$ 0.1053	\$ 5,742	\$ 5,406	\$ 5,572	\$ 5,572	\$ 5,742	\$ 5,742	\$ 5,917	\$ 5,917	\$ 6,098	\$ 6,098	\$ 6,389	\$ 6,389	\$ 6,581
Deer Creek Sewer	\$ 0.0830	\$ 4,526	\$ 4,261	\$ 4,392	\$ 4,392	\$ 4,526	\$ 4,526	\$ 4,664	\$ 4,664	\$ 4,807	\$ 4,807	\$ 5,036	\$ 5,036	\$ 5,187
City of Brentwood	\$ 0.8630	\$ 47,059	\$ 44,308	\$ 45,663	\$ 45,663	\$ 47,059	\$ 47,059	\$ 48,496	\$ 48,496	\$ 49,977	\$ 49,977	\$ 52,363	\$ 52,363	\$ 53,933
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 4,690	\$ 4,415	\$ 4,550	\$ 4,550	\$ 4,690	\$ 4,690	\$ 4,833	\$ 4,833	\$ 4,980	\$ 4,980	\$ 5,218	\$ 5,218	\$ 5,375
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 482,136	\$ 453,973	\$ 467,846	\$ 467,846	\$ 482,136	\$ 482,136	\$ 496,854	\$ 496,854	\$ 512,013	\$ 512,013	\$ 536,088	\$ 536,088	\$ 552,171	\$ 552,171

Year	2041	2042	2043	2044	2045	2046	2047
Project Year	15	16	17	18	19	20	21
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate						
State of Missouri	\$ 0.0300	\$ 1,931	\$ 1,931	\$ 1,989	\$ 1,989	\$ 2,049	\$ 2,049
County General	\$ 0.1860	\$ 11,973	\$ 11,973	\$ 12,332	\$ 12,332	\$ 12,702	\$ 12,702
County Health Fund	\$ 0.1250	\$ 8,046	\$ 8,046	\$ 8,288	\$ 8,288	\$ 8,536	\$ 8,536
County Park Maintenance	\$ 0.0440	\$ 2,832	\$ 2,832	\$ 2,917	\$ 2,917	\$ 3,005	\$ 3,005
County Bond Retire	\$ 0.0190	\$ 1,223	\$ 1,223	\$ 1,260	\$ 1,260	\$ 1,298	\$ 1,298
Roads and Bridges	\$ 0.0930	\$ 5,986	\$ 5,986	\$ 6,166	\$ 6,166	\$ 6,351	\$ 6,351
St. Louis Community College	\$ 0.2787	\$ 17,940	\$ 17,940	\$ 18,478	\$ 18,478	\$ 19,033	\$ 19,033
Special School District	\$ 1.0495	\$ 67,556	\$ 67,556	\$ 69,583	\$ 69,583	\$ 71,671	\$ 71,671
Metropolitan Zoo Museum District	\$ 0.2528	\$ 16,273	\$ 16,273	\$ 16,761	\$ 16,761	\$ 17,264	\$ 17,264
Brentwood Schools	\$ 5.6201	\$ 361,767	\$ 361,767	\$ 372,620	\$ 372,620	\$ 383,798	\$ 383,798
Metropolitan Sewer District	\$ 0.1053	\$ 6,778	\$ 6,778	\$ 6,982	\$ 6,982	\$ 7,191	\$ 7,191
Deer Creek Sewer	\$ 0.0830	\$ 5,343	\$ 5,343	\$ 5,503	\$ 5,503	\$ 5,668	\$ 5,668
City of Brentwood	\$ 0.8630	\$ 55,551	\$ 55,551	\$ 57,218	\$ 57,218	\$ 58,935	\$ 58,935
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 5,536	\$ 5,536	\$ 5,702	\$ 5,702	\$ 5,873	\$ 5,873
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 568,736	\$ 568,736	\$ 585,798	\$ 585,798	\$ 603,372	\$ 603,372	\$ 1,242,946

Commercial Real Property		2027-2046
\$ 39,283	State of Missouri	
\$ 221,941	County General	
\$ 149,154	County Health Fund	
\$ 52,502	County Park Maintenance	
\$ 22,671	County Bond Retire	
\$ 110,970	Roads and Bridges	
\$ 332,553	St. Louis Community College	
\$ 1,252,293	Special School District	
\$ 301,648	Metropolitan Zoo Museum District	
\$ 6,706,064	Brentwood Schools	
\$ 125,647	Metropolitan Sewer District	
\$ 99,038	Deer Creek Sewer	
\$ 1,029,756	City of Brentwood	
\$ 102,618	Dev. Disability - Productive Living Board	

Phase 1 BUILD: COMMERCIAL SURCHARGE

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<i>Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement</i>														
State of Missouri	0.0039 \$	358 \$	337 \$	347 \$	347 \$	358 \$	358 \$	368 \$	368 \$	380 \$	380 \$	398 \$	398 \$	410 \$
County General	0.0450 \$	4,170 \$	3,927 \$	4,047 \$	4,047 \$	4,170 \$	4,170 \$	4,298 \$	4,298 \$	4,429 \$	4,429 \$	4,640 \$	4,640 \$	4,780 \$
County Health Fund	0.0386 \$	3,575 \$	3,366 \$	3,469 \$	3,469 \$	3,575 \$	3,575 \$	3,684 \$	3,684 \$	3,797 \$	3,797 \$	3,978 \$	3,978 \$	4,097 \$
County Park Maintenance	0.0064 \$	596 \$	561 \$	578 \$	578 \$	596 \$	596 \$	614 \$	614 \$	633 \$	633 \$	663 \$	663 \$	683 \$
County Bond Retire	0.0332 \$	3,080 \$	2,900 \$	2,989 \$	2,989 \$	3,080 \$	3,080 \$	3,174 \$	3,174 \$	3,271 \$	3,271 \$	3,427 \$	3,427 \$	3,530 \$
Roads and Bridges	0.0231 \$	2,145 \$	2,019 \$	2,081 \$	2,081 \$	2,145 \$	2,145 \$	2,210 \$	2,210 \$	2,278 \$	2,278 \$	2,387 \$	2,387 \$	2,458 \$
St. Louis Community College	0.0283 \$	2,622 \$	2,468 \$	2,544 \$	2,544 \$	2,622 \$	2,622 \$	2,702 \$	2,702 \$	2,784 \$	2,784 \$	2,917 \$	2,917 \$	3,005 \$
Special School District	0.0688 \$	6,375 \$	6,003 \$	6,186 \$	6,186 \$	6,375 \$	6,375 \$	6,570 \$	6,570 \$	6,771 \$	6,771 \$	7,094 \$	7,094 \$	7,307 \$
Metropolitan Zoo Museum District	0.0305 \$	2,826 \$	2,661 \$	2,742 \$	2,742 \$	2,826 \$	2,826 \$	2,912 \$	2,912 \$	3,001 \$	3,001 \$	3,145 \$	3,145 \$	3,239 \$
Brentwood Schools	0.0119 \$	1,107 \$	1,043 \$	1,074 \$	1,074 \$	1,107 \$	1,107 \$	1,141 \$	1,141 \$	1,176 \$	1,176 \$	1,232 \$	1,232 \$	1,269 \$
Metropolitan Sewer District	0.0064 \$	595 \$	560 \$	577 \$	577 \$	595 \$	595 \$	613 \$	613 \$	632 \$	632 \$	662 \$	662 \$	682 \$
Deer Creek Sewer	0.0012 \$	116 \$	109 \$	112 \$	112 \$	116 \$	116 \$	119 \$	119 \$	123 \$	123 \$	129 \$	129 \$	132 \$
Dev. Disability - Productive Living Board	0.0064 \$	596 \$	561 \$	578 \$	578 \$	596 \$	596 \$	614 \$	614 \$	633 \$	633 \$	663 \$	663 \$	683 \$
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$	28,160	26,514	27,324	27,324	28,160	28,160	29,020	29,020	29,906	29,906	31,333	31,333	32,273

Year	2041	2042	2043	2044	2045	2046	2047	
Project Year	15	16	17	18	19	20	21	
<i>Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement</i>								Commercial Surcharge
State of Missouri	0.0039 \$	422 \$	422 \$	435 \$	435 \$	448 \$	448 \$	922
County General	0.0450 \$	4,923 \$	4,923 \$	5,071 \$	5,071 \$	5,223 \$	5,223 \$	10,759
County Health Fund	0.0386 \$	4,220 \$	4,220 \$	4,347 \$	4,347 \$	4,477 \$	4,477 \$	9,223
County Park Maintenance	0.0064 \$	703 \$	703 \$	724 \$	724 \$	746 \$	746 \$	1,537
County Bond Retire	0.0332 \$	3,636 \$	3,636 \$	3,745 \$	3,745 \$	3,857 \$	3,857 \$	7,946
Roads and Bridges	0.0231 \$	2,532 \$	2,532 \$	2,608 \$	2,608 \$	2,686 \$	2,686 \$	5,533
St. Louis Community College	0.0283 \$	3,095 \$	3,095 \$	3,187 \$	3,187 \$	3,283 \$	3,283 \$	6,763
Special School District	0.0688 \$	7,526 \$	7,526 \$	7,752 \$	7,752 \$	7,984 \$	7,984 \$	16,447
Metropolitan Zoo Museum District	0.0305 \$	3,336 \$	3,336 \$	3,436 \$	3,436 \$	3,539 \$	3,539 \$	7,291
Brentwood Schools	0.0119 \$	1,307 \$	1,307 \$	1,346 \$	1,346 \$	1,387 \$	1,387 \$	2,857
Metropolitan Sewer District	0.0064 \$	702 \$	702 \$	723 \$	723 \$	745 \$	745 \$	1,534
Deer Creek Sewer	0.0012 \$	136 \$	136 \$	141 \$	141 \$	145 \$	145 \$	298
Dev. Disability - Productive Living Board	0.0064 \$	703 \$	703 \$	724 \$	724 \$	746 \$	746 \$	1,537
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions	\$	33,242	33,242	34,239	34,239	35,266	35,266	72,648

Commercial Surcharge		2027-2046
\$	7,823	State of Missouri
\$	91,259	County General
\$	78,227	County Health Fund
\$	13,038	County Park Maintenance
\$	67,395	County Bond Retire
\$	46,933	Roads and Bridges
\$	57,366	St. Louis Community College
\$	139,506	Special School District
\$	61,841	Metropolitan Zoo Museum District
\$	24,230	Brentwood Schools
\$	13,014	Metropolitan Sewer District
\$	2,529	Deer Creek Sewer
\$	13,038	Dev. Disability - Productive Living Board

Phase 1 BUILD: RESIDENTIAL REAL PROPERTY

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate													
State of Missouri	\$ 0.0300	\$ 748	\$ 705	\$ 726	\$ 726	\$ 748	\$ 748	\$ 770	\$ 770	\$ 793	\$ 793	\$ 1,632	\$ 1,632	\$ 1,681
County General	\$ 0.1650	\$ 4,113	\$ 3,877	\$ 3,994	\$ 3,994	\$ 4,113	\$ 4,113	\$ 4,236	\$ 4,236	\$ 4,363	\$ 4,363	\$ 8,977	\$ 8,977	\$ 9,246
County Health Fund	\$ 0.1110	\$ 2,767	\$ 2,608	\$ 2,687	\$ 2,687	\$ 2,767	\$ 2,767	\$ 2,850	\$ 2,850	\$ 2,935	\$ 2,935	\$ 6,039	\$ 6,039	\$ 6,220
County Park Maintenance	\$ 0.0400	\$ 997	\$ 940	\$ 968	\$ 968	\$ 997	\$ 997	\$ 1,027	\$ 1,027	\$ 1,058	\$ 1,058	\$ 2,176	\$ 2,176	\$ 2,241
County Bond Retire	\$ 0.0190	\$ 474	\$ 446	\$ 460	\$ 460	\$ 474	\$ 474	\$ 488	\$ 488	\$ 502	\$ 502	\$ 1,034	\$ 1,034	\$ 1,065
Roads and Bridges	\$ 0.0830	\$ 2,069	\$ 1,950	\$ 2,009	\$ 2,009	\$ 2,069	\$ 2,069	\$ 2,131	\$ 2,131	\$ 2,195	\$ 2,195	\$ 4,516	\$ 4,516	\$ 4,651
St. Louis Community College	\$ 0.2787	\$ 6,948	\$ 6,549	\$ 6,746	\$ 6,746	\$ 6,948	\$ 6,948	\$ 7,156	\$ 7,156	\$ 7,370	\$ 7,370	\$ 15,163	\$ 15,163	\$ 15,617
Special School District	\$ 1.0495	\$ 26,163	\$ 24,663	\$ 25,402	\$ 25,402	\$ 26,163	\$ 26,163	\$ 26,947	\$ 26,947	\$ 27,754	\$ 27,754	\$ 57,098	\$ 57,098	\$ 58,811
Metropolitan Zoo Museum District	\$ 0.2528	\$ 6,302	\$ 5,941	\$ 6,119	\$ 6,119	\$ 6,302	\$ 6,302	\$ 6,491	\$ 6,491	\$ 6,685	\$ 6,685	\$ 13,754	\$ 13,754	\$ 14,166
Brentwood Schools	\$ 4.2755	\$ 106,583	\$ 100,473	\$ 103,483	\$ 103,483	\$ 106,583	\$ 106,583	\$ 109,776	\$ 109,776	\$ 113,065	\$ 113,065	\$ 232,607	\$ 232,607	\$ 239,586
Metropolitan Sewer District	\$ 0.1053	\$ 2,625	\$ 2,475	\$ 2,549	\$ 2,549	\$ 2,625	\$ 2,625	\$ 2,704	\$ 2,704	\$ 2,785	\$ 2,785	\$ 5,729	\$ 5,729	\$ 5,901
Deer Creek Sewer	\$ 0.0660	\$ 1,645	\$ 1,551	\$ 1,597	\$ 1,597	\$ 1,645	\$ 1,645	\$ 1,695	\$ 1,695	\$ 1,745	\$ 1,745	\$ 3,591	\$ 3,591	\$ 3,698
City of Brentwood	\$ 0.5170	\$ 12,888	\$ 12,149	\$ 12,513	\$ 12,513	\$ 12,888	\$ 12,888	\$ 13,274	\$ 13,274	\$ 13,672	\$ 13,672	\$ 28,127	\$ 28,127	\$ 28,971
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 1,745	\$ 1,645	\$ 1,694	\$ 1,694	\$ 1,745	\$ 1,745	\$ 1,797	\$ 1,797	\$ 1,851	\$ 1,851	\$ 3,808	\$ 3,808	\$ 3,923
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 176,067	\$ 165,975	\$ 170,946	\$ 170,946	\$ 176,067	\$ 176,067	\$ 181,342	\$ 181,342	\$ 186,775	\$ 186,775	\$ 384,250	\$ 384,250	\$ 395,777	\$ 395,777

Year	2041	2042	2043	2044	2045	2046	2047
Project Year	15	16	17	18	19	20	21
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate						
State of Missouri	\$ 0.0300	\$ 1,732	\$ 1,732	\$ 1,783	\$ 1,783	\$ 1,837	\$ 1,837
County General	\$ 0.1650	\$ 9,523	\$ 9,523	\$ 9,809	\$ 9,809	\$ 10,103	\$ 10,103
County Health Fund	\$ 0.1110	\$ 6,407	\$ 6,407	\$ 6,599	\$ 6,599	\$ 6,797	\$ 6,797
County Park Maintenance	\$ 0.0400	\$ 2,309	\$ 2,309	\$ 2,378	\$ 2,378	\$ 2,449	\$ 2,449
County Bond Retire	\$ 0.0190	\$ 1,097	\$ 1,097	\$ 1,130	\$ 1,130	\$ 1,163	\$ 1,163
Roads and Bridges	\$ 0.0830	\$ 4,791	\$ 4,791	\$ 4,934	\$ 4,934	\$ 5,082	\$ 5,082
St. Louis Community College	\$ 0.2787	\$ 16,086	\$ 16,086	\$ 16,569	\$ 16,569	\$ 17,066	\$ 17,066
Special School District	\$ 1.0495	\$ 60,575	\$ 60,575	\$ 62,392	\$ 62,392	\$ 64,264	\$ 64,264
Metropolitan Zoo Museum District	\$ 0.2528	\$ 14,591	\$ 14,591	\$ 15,029	\$ 15,029	\$ 15,480	\$ 15,480
Brentwood Schools	\$ 4.2755	\$ 246,773	\$ 246,773	\$ 254,176	\$ 254,176	\$ 261,802	\$ 261,802
Metropolitan Sewer District	\$ 0.1053	\$ 6,078	\$ 6,078	\$ 6,260	\$ 6,260	\$ 6,448	\$ 6,448
Deer Creek Sewer	\$ 0.0660	\$ 3,809	\$ 3,809	\$ 3,924	\$ 3,924	\$ 4,041	\$ 4,041
City of Brentwood	\$ 0.5170	\$ 29,840	\$ 29,840	\$ 30,735	\$ 30,735	\$ 31,657	\$ 31,657
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 4,040	\$ 4,040	\$ 4,161	\$ 4,161	\$ 4,286	\$ 4,286
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 407,651	\$ 407,651	\$ 419,880	\$ 419,880	\$ 432,476	\$ 432,476	\$ 890,902

Residential Real Property		2027-2046
\$ 24,859	State of Missouri	
\$ 136,722	County General	
\$ 91,977	County Health Fund	
\$ 33,145	County Park Maintenance	
\$ 15,744	County Bond Retire	
\$ 68,775	Roads and Bridges	
\$ 230,936	St. Louis Community College	
\$ 869,636	Special School District	
\$ 209,475	Metropolitan Zoo Museum District	
\$ 3,542,762	Brentwood Schools	
\$ 87,254	Metropolitan Sewer District	
\$ 54,689	Deer Creek Sewer	
\$ 428,396	City of Brentwood	
\$ 58,003	Dev. Disability - Productive Living Board	

APPENDIX B-2

Phase 1: No Build Projections

Phase 1 NO BUILD: COMMERCIAL REAL PROPERTY

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	\$ 0.0300	\$ 891	\$ 891	\$ 918	\$ 918	\$ 945	\$ 945	\$ 974	\$ 974	\$ 1,003	\$ 1,003	\$ 1,033	\$ 1,033	\$ 1,064	\$ 1,064
County General	\$ 0.1860	\$ 5,524	\$ 5,524	\$ 5,690	\$ 5,690	\$ 5,860	\$ 5,860	\$ 6,036	\$ 6,036	\$ 6,217	\$ 6,217	\$ 6,404	\$ 6,404	\$ 6,596	\$ 6,596
County Health Fund	\$ 0.1250	\$ 3,712	\$ 3,712	\$ 3,824	\$ 3,824	\$ 3,938	\$ 3,938	\$ 4,056	\$ 4,056	\$ 4,178	\$ 4,178	\$ 4,304	\$ 4,304	\$ 4,433	\$ 4,433
County Park Maintenance	\$ 0.0440	\$ 1,307	\$ 1,307	\$ 1,346	\$ 1,346	\$ 1,386	\$ 1,386	\$ 1,428	\$ 1,428	\$ 1,471	\$ 1,471	\$ 1,515	\$ 1,515	\$ 1,560	\$ 1,560
County Bond Retire	\$ 0.0190	\$ 564	\$ 564	\$ 581	\$ 581	\$ 599	\$ 599	\$ 617	\$ 617	\$ 635	\$ 635	\$ 654	\$ 654	\$ 674	\$ 674
Roads and Bridges	\$ 0.0930	\$ 2,762	\$ 2,762	\$ 2,845	\$ 2,845	\$ 2,930	\$ 2,930	\$ 3,018	\$ 3,018	\$ 3,109	\$ 3,109	\$ 3,202	\$ 3,202	\$ 3,298	\$ 3,298
St. Louis Community College	\$ 0.2787	\$ 8,277	\$ 8,277	\$ 8,525	\$ 8,525	\$ 8,781	\$ 8,781	\$ 9,044	\$ 9,044	\$ 9,316	\$ 9,316	\$ 9,595	\$ 9,595	\$ 9,883	\$ 9,883
Special School District	\$ 1.0495	\$ 31,168	\$ 31,168	\$ 32,103	\$ 32,103	\$ 33,066	\$ 33,066	\$ 34,058	\$ 34,058	\$ 35,080	\$ 35,080	\$ 36,132	\$ 36,132	\$ 37,216	\$ 37,216
Metropolitan Zoo Museum District	\$ 0.2528	\$ 7,508	\$ 7,508	\$ 7,733	\$ 7,733	\$ 7,965	\$ 7,965	\$ 8,204	\$ 8,204	\$ 8,450	\$ 8,450	\$ 8,703	\$ 8,703	\$ 8,965	\$ 8,965
Brentwood Schools	\$ 5.6201	\$ 166,906	\$ 166,906	\$ 171,914	\$ 171,914	\$ 177,071	\$ 177,071	\$ 182,383	\$ 182,383	\$ 187,855	\$ 187,855	\$ 193,490	\$ 193,490	\$ 199,295	\$ 199,295
Metropolitan Sewer District	\$ 0.1053	\$ 3,127	\$ 3,127	\$ 3,221	\$ 3,221	\$ 3,318	\$ 3,318	\$ 3,417	\$ 3,417	\$ 3,520	\$ 3,520	\$ 3,625	\$ 3,625	\$ 3,734	\$ 3,734
Deer Creek Sewer	\$ 0.0830	\$ 2,465	\$ 2,465	\$ 2,539	\$ 2,539	\$ 2,615	\$ 2,615	\$ 2,694	\$ 2,694	\$ 2,774	\$ 2,774	\$ 2,858	\$ 2,858	\$ 2,943	\$ 2,943
City of Brentwood	\$ 0.8630	\$ 25,629	\$ 25,629	\$ 26,398	\$ 26,398	\$ 27,190	\$ 27,190	\$ 28,006	\$ 28,006	\$ 28,846	\$ 28,846	\$ 29,712	\$ 29,712	\$ 30,603	\$ 30,603
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 2,554	\$ 2,554	\$ 2,631	\$ 2,631	\$ 2,710	\$ 2,710	\$ 2,791	\$ 2,791	\$ 2,875	\$ 2,875	\$ 2,961	\$ 2,961	\$ 3,050	\$ 3,050
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 262,395	\$ 262,395	\$ 270,267	\$ 270,267	\$ 278,375	\$ 278,375	\$ 286,726	\$ 286,726	\$ 295,328	\$ 295,328	\$ 304,188	\$ 304,188	\$ 313,313	\$ 313,313

Year		2041	2042	2043	2044	2045	2046	2047
Project Year		15	16	17	18	19	20	21
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	\$ 0.0300	\$ 1,096	\$ 1,096	\$ 1,129	\$ 1,129	\$ 1,162	\$ 1,162	\$ 1,197
County General	\$ 0.1860	\$ 6,794	\$ 6,794	\$ 6,997	\$ 6,997	\$ 7,207	\$ 7,207	\$ 7,424
County Health Fund	\$ 0.1250	\$ 4,566	\$ 4,566	\$ 4,703	\$ 4,703	\$ 4,844	\$ 4,844	\$ 4,989
County Park Maintenance	\$ 0.0440	\$ 1,607	\$ 1,607	\$ 1,655	\$ 1,655	\$ 1,705	\$ 1,705	\$ 1,756
County Bond Retire	\$ 0.0190	\$ 694	\$ 694	\$ 715	\$ 715	\$ 736	\$ 736	\$ 758
Roads and Bridges	\$ 0.0930	\$ 3,397	\$ 3,397	\$ 3,499	\$ 3,499	\$ 3,604	\$ 3,604	\$ 3,712
St. Louis Community College	\$ 0.2787	\$ 10,180	\$ 10,180	\$ 10,485	\$ 10,485	\$ 10,799	\$ 10,799	\$ 11,123
Special School District	\$ 1.0495	\$ 38,333	\$ 38,333	\$ 39,483	\$ 39,483	\$ 40,667	\$ 40,667	\$ 41,887
Metropolitan Zoo Museum District	\$ 0.2528	\$ 9,234	\$ 9,234	\$ 9,511	\$ 9,511	\$ 9,796	\$ 9,796	\$ 10,090
Brentwood Schools	\$ 5.6201	\$ 205,274	\$ 205,274	\$ 211,432	\$ 211,432	\$ 217,775	\$ 217,775	\$ 224,308
Metropolitan Sewer District	\$ 0.1053	\$ 3,846	\$ 3,846	\$ 3,961	\$ 3,961	\$ 4,080	\$ 4,080	\$ 4,203
Deer Creek Sewer	\$ 0.0830	\$ 3,032	\$ 3,032	\$ 3,123	\$ 3,123	\$ 3,216	\$ 3,216	\$ 3,313
City of Brentwood	\$ 0.8630	\$ 31,521	\$ 31,521	\$ 32,467	\$ 32,467	\$ 33,441	\$ 33,441	\$ 34,444
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 3,141	\$ 3,141	\$ 3,235	\$ 3,235	\$ 3,332	\$ 3,332	\$ 3,432
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 322,713	\$ 322,713	\$ 332,394	\$ 332,394	\$ 342,366	\$ 342,366	\$ 352,637

Commercial Real Property		2027-2046
\$	20,427	State of Missouri
\$	126,650	County General
\$	85,114	County Health Fund
\$	29,960	County Park Maintenance
\$	12,937	County Bond Retire
\$	63,325	Roads and Bridges
\$	189,770	St. Louis Community College
\$	714,617	Special School District
\$	172,134	Metropolitan Zoo Museum District
\$	3,826,792	Brentwood Schools
\$	71,700	Metropolitan Sewer District
\$	56,516	Deer Creek Sewer
\$	587,627	City of Brentwood
\$	58,558	Dev. Disability - Productive Living Board

Phase 1 NO BUILD: COMMERCIAL SURCHARGE

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	0.00386	\$ 195	\$ 195	\$ 201	\$ 201	\$ 207	\$ 207	\$ 213	\$ 213	\$ 219	\$ 219	\$ 226	\$ 226	\$ 232	\$ 232
County General	0.04499	\$ 2,271	\$ 2,271	\$ 2,339	\$ 2,339	\$ 2,410	\$ 2,410	\$ 2,482	\$ 2,482	\$ 2,556	\$ 2,556	\$ 2,633	\$ 2,633	\$ 2,712	\$ 2,712
County Health Fund	0.03856	\$ 1,947	\$ 1,947	\$ 2,005	\$ 2,005	\$ 2,066	\$ 2,066	\$ 2,128	\$ 2,128	\$ 2,191	\$ 2,191	\$ 2,257	\$ 2,257	\$ 2,325	\$ 2,325
County Park Maintenance	0.00643	\$ 324	\$ 324	\$ 334	\$ 334	\$ 344	\$ 344	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 387	\$ 387
County Bond Retire	0.03322	\$ 1,677	\$ 1,677	\$ 1,728	\$ 1,728	\$ 1,780	\$ 1,780	\$ 1,833	\$ 1,833	\$ 1,888	\$ 1,888	\$ 1,945	\$ 1,945	\$ 2,003	\$ 2,003
Roads and Bridges	0.02314	\$ 1,168	\$ 1,168	\$ 1,203	\$ 1,203	\$ 1,239	\$ 1,239	\$ 1,276	\$ 1,276	\$ 1,315	\$ 1,315	\$ 1,354	\$ 1,354	\$ 1,395	\$ 1,395
St. Louis Community College	0.02828	\$ 1,428	\$ 1,428	\$ 1,471	\$ 1,471	\$ 1,515	\$ 1,515	\$ 1,560	\$ 1,560	\$ 1,607	\$ 1,607	\$ 1,655	\$ 1,655	\$ 1,705	\$ 1,705
Special School District	0.06877	\$ 3,472	\$ 3,472	\$ 3,576	\$ 3,576	\$ 3,684	\$ 3,684	\$ 3,794	\$ 3,794	\$ 3,908	\$ 3,908	\$ 4,025	\$ 4,025	\$ 4,146	\$ 4,146
Metropolitan Zoo Museum District	0.03049	\$ 1,539	\$ 1,539	\$ 1,585	\$ 1,585	\$ 1,633	\$ 1,633	\$ 1,682	\$ 1,682	\$ 1,732	\$ 1,732	\$ 1,784	\$ 1,784	\$ 1,838	\$ 1,838
Brentwood Schools	0.01195	\$ 603	\$ 603	\$ 621	\$ 621	\$ 640	\$ 640	\$ 659	\$ 659	\$ 679	\$ 679	\$ 699	\$ 699	\$ 720	\$ 720
Metropolitan Sewer District	0.00642	\$ 324	\$ 324	\$ 334	\$ 334	\$ 344	\$ 344	\$ 354	\$ 354	\$ 365	\$ 365	\$ 375	\$ 375	\$ 387	\$ 387
Deer Creek Sewer	0.00125	\$ 63	\$ 63	\$ 65	\$ 65	\$ 67	\$ 67	\$ 69	\$ 69	\$ 71	\$ 71	\$ 73	\$ 73	\$ 75	\$ 75
Dev. Disability - Productive Living Board	0.00643	\$ 324	\$ 324	\$ 334	\$ 334	\$ 344	\$ 344	\$ 355	\$ 355	\$ 365	\$ 365	\$ 376	\$ 376	\$ 387	\$ 387
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 15,337	\$ 15,337	\$ 15,797	\$ 15,797	\$ 16,271	\$ 16,271	\$ 16,759	\$ 16,759	\$ 17,261	\$ 17,261	\$ 17,779	\$ 17,779	\$ 18,313	\$ 18,313

Year		2041	2042	2043	2044	2045	2046	2047
Project Year		15	16	17	18	19	20	21
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	0.00386	\$ 239	\$ 239	\$ 247	\$ 247	\$ 254	\$ 254	\$ 262
County General	0.04499	\$ 2,793	\$ 2,793	\$ 2,877	\$ 2,877	\$ 2,964	\$ 2,964	\$ 3,052
County Health Fund	0.03856	\$ 2,395	\$ 2,395	\$ 2,466	\$ 2,466	\$ 2,540	\$ 2,540	\$ 2,617
County Park Maintenance	0.00643	\$ 399	\$ 399	\$ 411	\$ 411	\$ 423	\$ 423	\$ 436
County Bond Retire	0.03322	\$ 2,063	\$ 2,063	\$ 2,125	\$ 2,125	\$ 2,189	\$ 2,189	\$ 2,254
Roads and Bridges	0.02314	\$ 1,437	\$ 1,437	\$ 1,480	\$ 1,480	\$ 1,524	\$ 1,524	\$ 1,570
St. Louis Community College	0.02828	\$ 1,756	\$ 1,756	\$ 1,809	\$ 1,809	\$ 1,863	\$ 1,863	\$ 1,919
Special School District	0.06877	\$ 4,270	\$ 4,270	\$ 4,398	\$ 4,398	\$ 4,530	\$ 4,530	\$ 4,666
Metropolitan Zoo Museum District	0.03049	\$ 1,893	\$ 1,893	\$ 1,950	\$ 1,950	\$ 2,008	\$ 2,008	\$ 2,068
Brentwood Schools	0.01195	\$ 742	\$ 742	\$ 764	\$ 764	\$ 787	\$ 787	\$ 810
Metropolitan Sewer District	0.00642	\$ 398	\$ 398	\$ 410	\$ 410	\$ 423	\$ 423	\$ 435
Deer Creek Sewer	0.00125	\$ 77	\$ 77	\$ 80	\$ 80	\$ 82	\$ 82	\$ 85
Dev. Disability - Productive Living Board	0.00643	\$ 399	\$ 399	\$ 411	\$ 411	\$ 423	\$ 423	\$ 436
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 18,862	\$ 18,862	\$ 19,428	\$ 19,428	\$ 20,011	\$ 20,011	\$ 20,611

Commercial Surcharge		2027-2046
\$	4,464	State of Missouri
\$	52,076	County General
\$	44,640	County Health Fund
\$	7,440	County Park Maintenance
\$	38,458	County Bond Retire
\$	26,782	Roads and Bridges
\$	32,735	St. Louis Community College
\$	79,609	Special School District
\$	35,289	Metropolitan Zoo Museum District
\$	13,827	Brentwood Schools
\$	7,427	Metropolitan Sewer District
\$	1,443	Deer Creek Sewer
\$	7,440	Dev. Disability - Productive Living Board

Phase 1 NO BUILD: RESIDENTIAL REAL PROPERTY

Year		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	\$ 0.0300	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
County General	\$ 0.1650	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
County Health Fund	\$ 0.1110	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
County Park Maintenance	\$ 0.0400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
County Bond Retire	\$ 0.0190	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Roads and Bridges	\$ 0.0830	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
St. Louis Community College	\$ 0.2787	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
Special School District	\$ 1.0495	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6
Metropolitan Zoo Museum District	\$ 0.2528	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2
Brentwood Schools	\$ 4.2755	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 26	\$ 26
Metropolitan Sewer District	\$ 0.1053	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Deer Creek Sewer	\$ 0.0660	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
City of Brentwood	\$ 0.5170	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 36	\$ 36	\$ 37	\$ 37	\$ 38	\$ 38	\$ 39	\$ 39	\$ 40	\$ 40	\$ 41	\$ 41	\$ 42	\$ 42

Year		2041	2042	2043	2044	2045	2046	2047
Project Year		15	16	17	18	19	20	21
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	\$ 0.0300	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
County General	\$ 0.1650	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	1
County Health Fund	\$ 0.1110	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	1
County Park Maintenance	\$ 0.0400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
County Bond Retire	\$ 0.0190	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
Roads and Bridges	\$ 0.0830	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	1
St. Louis Community College	\$ 0.2787	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	2
Special School District	\$ 1.0495	\$ 6	\$ 6	\$ 7	\$ 7	\$ 7	\$ 7	7
Metropolitan Zoo Museum District	\$ 0.2528	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	2
Brentwood Schools	\$ 4.2755	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	29
Metropolitan Sewer District	\$ 0.1053	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	1
Deer Creek Sewer	\$ 0.0660	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
City of Brentwood	\$ 0.5170	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	3
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 44	\$ 44	\$ 45	\$ 45	\$ 46	\$ 46	\$ 48

Residential Real Property		2027-2046
\$	3	State of Missouri
\$	19	County General
\$	13	County Health Fund
\$	5	County Park Maintenance
\$	2	County Bond Retire
\$	10	Roads and Bridges
\$	32	St. Louis Community College
\$	121	Special School District
\$	29	Metropolitan Zoo Museum District
\$	493	Brentwood Schools
\$	12	Metropolitan Sewer District
\$	8	Deer Creek Sewer
\$	60	City of Brentwood
\$	8	Dev. Disability - Productive Living Board

APPENDIX B-3

Phase 1: Abatement Projections

Phase 1: Abatement Projections

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Project Year	1	2	3	4	5	6	7	8	9	10
Tax Type Abated										
Commercial Real Property Taxes	\$ 499,058	\$ 470,895	\$ 484,769	\$ 484,769	\$ 499,058	\$ 499,058	\$ 513,776	\$ 513,776	\$ 528,935	\$ 528,935
Commercial Surcharge	\$ 29,189	\$ 27,543	\$ 28,354	\$ 28,354	\$ 29,189	\$ 29,189	\$ 30,050	\$ 30,050	\$ 30,936	\$ 30,936
Residential Real Property Taxes	\$ 527,218	\$ 496,940	\$ 511,855	\$ 511,855	\$ 527,218	\$ 527,218	\$ 543,042	\$ 543,042	\$ 559,341	\$ 559,341
Total Value of Abatement	\$ 1,055,466	\$ 995,379	\$ 1,024,978	\$ 1,024,978	\$ 1,055,466	\$ 1,055,466	\$ 1,086,868	\$ 1,086,868	\$ 1,119,212	\$ 1,119,212
Phase 2: Abatement Projections										
Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Project Year	11	12	13	14	15	16	17	18	19	20
Tax Type Abated										
Commercial Real Property Taxes	\$ 536,088	\$ 536,088	\$ 552,171	\$ 552,171	\$ 568,736	\$ 568,736	\$ 585,798	\$ 585,798	\$ 603,372	\$ 603,372
Commercial Surcharge	\$ 31,333	\$ 31,333	\$ 32,273	\$ 32,273	\$ 33,242	\$ 33,242	\$ 34,239	\$ 34,239	\$ 35,266	\$ 35,266
Residential Real Property Taxes	\$ 384,250	\$ 384,250	\$ 395,777	\$ 395,777	\$ 407,651	\$ 407,651	\$ 419,880	\$ 419,880	\$ 432,476	\$ 432,476
Total Value of Abatement	\$ 951,671	\$ 951,671	\$ 980,222	\$ 980,222	\$ 1,009,628	\$ 1,009,628	\$ 1,039,917	\$ 1,039,917	\$ 1,071,115	\$ 1,071,115

APPENDIX C-1

Phase 2: Build Projections

Phase 2 BUILD: COMMERCIAL REAL PROPERTY

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate													
State of Missouri	\$ 0.0300	\$ 1,419	\$ 1,467	\$ 1,467	\$ 1,516	\$ 1,516	\$ 1,567	\$ 1,567	\$ 1,619	\$ 1,619	\$ 1,673	\$ 1,851	\$ 1,907	\$ 1,907
County General	\$ 0.1860	\$ 8,797	\$ 9,094	\$ 9,094	\$ 9,400	\$ 9,400	\$ 9,715	\$ 9,715	\$ 10,040	\$ 10,040	\$ 10,374	\$ 11,479	\$ 11,823	\$ 12,178
County Health Fund	\$ 0.1250	\$ 5,912	\$ 6,112	\$ 6,112	\$ 6,317	\$ 6,317	\$ 6,529	\$ 6,529	\$ 6,747	\$ 6,747	\$ 6,972	\$ 7,714	\$ 7,946	\$ 8,184
County Park Maintenance	\$ 0.0440	\$ 2,081	\$ 2,151	\$ 2,151	\$ 2,224	\$ 2,224	\$ 2,298	\$ 2,298	\$ 2,375	\$ 2,375	\$ 2,454	\$ 2,715	\$ 2,797	\$ 2,881
County Bond Retire	\$ 0.0190	\$ 899	\$ 929	\$ 929	\$ 960	\$ 960	\$ 992	\$ 992	\$ 1,026	\$ 1,026	\$ 1,060	\$ 1,173	\$ 1,208	\$ 1,244
Roads and Bridges	\$ 0.0930	\$ 4,398	\$ 4,547	\$ 4,547	\$ 4,700	\$ 4,700	\$ 4,858	\$ 4,858	\$ 5,020	\$ 5,020	\$ 5,187	\$ 5,739	\$ 5,912	\$ 6,089
St. Louis Community College	\$ 0.2787	\$ 13,181	\$ 13,626	\$ 13,626	\$ 14,085	\$ 14,085	\$ 14,557	\$ 14,557	\$ 15,043	\$ 15,043	\$ 15,544	\$ 17,200	\$ 17,716	\$ 18,247
Special School District	\$ 1.0495	\$ 49,637	\$ 51,313	\$ 51,313	\$ 53,039	\$ 53,039	\$ 54,818	\$ 54,818	\$ 56,649	\$ 56,649	\$ 58,536	\$ 64,769	\$ 66,712	\$ 68,714
Metropolitan Zoo Museum District	\$ 0.2528	\$ 11,956	\$ 12,360	\$ 12,360	\$ 12,776	\$ 12,776	\$ 13,204	\$ 13,204	\$ 13,645	\$ 13,645	\$ 14,100	\$ 15,601	\$ 16,069	\$ 16,552
Brentwood Schools	\$ 5.6201	\$ 265,806	\$ 274,782	\$ 274,782	\$ 284,027	\$ 284,027	\$ 293,549	\$ 293,549	\$ 303,357	\$ 303,357	\$ 313,459	\$ 346,841	\$ 357,246	\$ 367,964
Metropolitan Sewer District	\$ 0.1053	\$ 4,980	\$ 5,148	\$ 5,148	\$ 5,322	\$ 5,322	\$ 5,500	\$ 5,500	\$ 5,684	\$ 5,684	\$ 5,873	\$ 6,499	\$ 6,693	\$ 6,894
Deer Creek Sewer	\$ 0.0830	\$ 3,926	\$ 4,058	\$ 4,058	\$ 4,195	\$ 4,195	\$ 4,335	\$ 4,335	\$ 4,480	\$ 4,480	\$ 4,629	\$ 5,122	\$ 5,276	\$ 5,434
City of Brentwood	\$ 0.8630	\$ 40,816	\$ 42,194	\$ 42,194	\$ 43,614	\$ 43,614	\$ 45,076	\$ 45,076	\$ 46,582	\$ 46,582	\$ 48,134	\$ 53,260	\$ 54,857	\$ 56,503
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 4,067	\$ 4,205	\$ 4,205	\$ 4,346	\$ 4,346	\$ 4,492	\$ 4,492	\$ 4,642	\$ 4,642	\$ 4,797	\$ 5,307	\$ 5,467	\$ 5,631
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 417,876	\$ 431,987	\$ 431,987	\$ 446,521	\$ 446,521	\$ 461,491	\$ 461,491	\$ 476,910	\$ 476,910	\$ 492,792	\$ 545,271	\$ 561,629	\$ 561,629	\$ 578,478

Year	2042	2043	2044	2045	2046	2047	2048
Project Year	15	16	17	18	19	20	21
Commercial Real Property PILOTs and Taxes Not Subject to Abatement	Rate						
State of Missouri	\$ 0.0300	\$ 1,964	\$ 2,023	\$ 2,023	\$ 2,084	\$ 2,084	\$ 2,146
County General	\$ 0.1860	\$ 12,178	\$ 12,543	\$ 12,543	\$ 12,920	\$ 12,920	\$ 13,307
County Health Fund	\$ 0.1250	\$ 8,184	\$ 8,430	\$ 8,430	\$ 8,683	\$ 8,683	\$ 8,943
County Park Maintenance	\$ 0.0440	\$ 2,881	\$ 2,967	\$ 2,967	\$ 3,056	\$ 3,056	\$ 3,148
County Bond Retire	\$ 0.0190	\$ 1,244	\$ 1,281	\$ 1,281	\$ 1,320	\$ 1,320	\$ 1,359
Roads and Bridges	\$ 0.0930	\$ 6,089	\$ 6,272	\$ 6,272	\$ 6,460	\$ 6,460	\$ 6,654
St. Louis Community College	\$ 0.2787	\$ 18,247	\$ 18,795	\$ 18,795	\$ 19,359	\$ 19,359	\$ 19,939
Special School District	\$ 1.0495	\$ 68,714	\$ 70,775	\$ 70,775	\$ 72,898	\$ 72,898	\$ 75,085
Metropolitan Zoo Museum District	\$ 0.2528	\$ 16,552	\$ 17,048	\$ 17,048	\$ 17,560	\$ 17,560	\$ 18,086
Brentwood Schools	\$ 5.6201	\$ 367,964	\$ 379,002	\$ 379,002	\$ 390,373	\$ 390,373	\$ 402,084
Metropolitan Sewer District	\$ 0.1053	\$ 6,894	\$ 7,101	\$ 7,101	\$ 7,314	\$ 7,314	\$ 7,534
Deer Creek Sewer	\$ 0.0830	\$ 5,434	\$ 5,597	\$ 5,597	\$ 5,765	\$ 5,765	\$ 5,938
City of Brentwood	\$ 0.8630	\$ 56,503	\$ 58,198	\$ 58,198	\$ 59,944	\$ 59,944	\$ 61,742
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 5,631	\$ 5,800	\$ 5,800	\$ 5,974	\$ 5,974	\$ 6,153
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 578,478	\$ 595,833	\$ 595,833	\$ 613,708	\$ 613,708	\$ 632,119	\$ 1,264,238

Commercial Real Property	2028-2047
State of Missouri	\$35,384.38
County General	\$219,383.15
County Health Fund	\$147,434.91
County Park Maintenance	\$51,897.09
County Bond Retire	\$22,410.11
Roads and Bridges	\$109,691.57
St. Louis Community College	\$328,720.88
Special School District	\$1,237,863.52
Metropolitan Zoo Museum District	\$298,172.36
Brentwood Schools	\$6,628,791.56
Metropolitan Sewer District	\$124,199.17
Deer Creek Sewer	\$97,896.78
City of Brentwood	\$1,017,890.63
Dev. Disability - Productive Living Board	\$101,435.22

Phase 2 BUILD: COMMERCIAL SURCHARGE

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement		Rate													
State of Missouri	0.0039	\$ 310	\$ 321	\$ 321	\$ 331	\$ 331	\$ 342	\$ 342	\$ 354	\$ 354	\$ 366	\$ 405	\$ 417	\$ 417	\$ 429
County General	0.0450	\$ 3,617	\$ 3,739	\$ 3,739	\$ 3,865	\$ 3,865	\$ 3,995	\$ 3,995	\$ 4,128	\$ 4,128	\$ 4,266	\$ 4,720	\$ 4,862	\$ 4,862	\$ 5,007
County Health Fund	0.0386	\$ 3,101	\$ 3,205	\$ 3,205	\$ 3,313	\$ 3,313	\$ 3,424	\$ 3,424	\$ 3,539	\$ 3,539	\$ 3,657	\$ 4,046	\$ 4,167	\$ 4,167	\$ 4,292
County Park Maintenance	0.0064	\$ 517	\$ 534	\$ 534	\$ 552	\$ 552	\$ 571	\$ 571	\$ 590	\$ 590	\$ 609	\$ 674	\$ 695	\$ 695	\$ 715
County Bond Retire	0.0332	\$ 2,671	\$ 2,762	\$ 2,762	\$ 2,854	\$ 2,854	\$ 2,950	\$ 2,950	\$ 3,049	\$ 3,049	\$ 3,150	\$ 3,486	\$ 3,590	\$ 3,590	\$ 3,698
Roads and Bridges	0.0231	\$ 1,860	\$ 1,923	\$ 1,923	\$ 1,988	\$ 1,988	\$ 2,054	\$ 2,054	\$ 2,123	\$ 2,123	\$ 2,194	\$ 2,427	\$ 2,500	\$ 2,500	\$ 2,575
St. Louis Community College	0.0283	\$ 2,274	\$ 2,351	\$ 2,351	\$ 2,430	\$ 2,430	\$ 2,511	\$ 2,511	\$ 2,595	\$ 2,595	\$ 2,681	\$ 2,967	\$ 3,056	\$ 3,056	\$ 3,148
Special School District	0.0688	\$ 5,530	\$ 5,716	\$ 5,716	\$ 5,909	\$ 5,909	\$ 6,107	\$ 6,107	\$ 6,311	\$ 6,311	\$ 6,521	\$ 7,215	\$ 7,432	\$ 7,432	\$ 7,655
Metropolitan Zoo Museum District	0.0305	\$ 2,451	\$ 2,534	\$ 2,534	\$ 2,619	\$ 2,619	\$ 2,707	\$ 2,707	\$ 2,797	\$ 2,797	\$ 2,891	\$ 3,198	\$ 3,294	\$ 3,294	\$ 3,393
Brentwood Schools	0.0119	\$ 960	\$ 993	\$ 993	\$ 1,026	\$ 1,026	\$ 1,061	\$ 1,061	\$ 1,096	\$ 1,096	\$ 1,133	\$ 1,253	\$ 1,291	\$ 1,291	\$ 1,330
Metropolitan Sewer District	0.0064	\$ 516	\$ 533	\$ 533	\$ 551	\$ 551	\$ 570	\$ 570	\$ 589	\$ 589	\$ 608	\$ 673	\$ 693	\$ 693	\$ 714
Deer Creek Sewer	0.0012	\$ 100	\$ 104	\$ 104	\$ 107	\$ 107	\$ 111	\$ 111	\$ 114	\$ 114	\$ 118	\$ 131	\$ 135	\$ 135	\$ 139
Dev. Disability - Productive Living Board	0.0064	\$ 517	\$ 534	\$ 534	\$ 552	\$ 552	\$ 571	\$ 571	\$ 590	\$ 590	\$ 609	\$ 674	\$ 695	\$ 695	\$ 715
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 24,424	\$ 25,249	\$ 25,249	\$ 26,098	\$ 26,098	\$ 26,973	\$ 26,973	\$ 27,875	\$ 27,875	\$ 28,803	\$ 31,870	\$ 32,826	\$ 32,826	\$ 33,811

Year		2042	2043	2044	2045	2046	2047	2048
Project Year		15	16	17	18	19	20	21
Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement		Rate						
State of Missouri	0.0039	\$ 429	\$ 442	\$ 442	\$ 455	\$ 455	\$ 469	\$ 938
County General	0.0450	\$ 5,007	\$ 5,158	\$ 5,158	\$ 5,312	\$ 5,312	\$ 5,472	\$ 10,943
County Health Fund	0.0386	\$ 4,292	\$ 4,421	\$ 4,421	\$ 4,554	\$ 4,554	\$ 4,690	\$ 9,381
County Park Maintenance	0.0064	\$ 715	\$ 737	\$ 737	\$ 759	\$ 759	\$ 782	\$ 1,563
County Bond Retire	0.0332	\$ 3,698	\$ 3,809	\$ 3,809	\$ 3,923	\$ 3,923	\$ 4,041	\$ 8,082
Roads and Bridges	0.0231	\$ 2,575	\$ 2,653	\$ 2,653	\$ 2,732	\$ 2,732	\$ 2,814	\$ 5,628
St. Louis Community College	0.0283	\$ 3,148	\$ 3,242	\$ 3,242	\$ 3,339	\$ 3,339	\$ 3,440	\$ 6,879
Special School District	0.0688	\$ 7,655	\$ 7,884	\$ 7,884	\$ 8,121	\$ 8,121	\$ 8,365	\$ 16,729
Metropolitan Zoo Museum District	0.0305	\$ 3,393	\$ 3,495	\$ 3,495	\$ 3,600	\$ 3,600	\$ 3,708	\$ 7,416
Brentwood Schools	0.0119	\$ 1,330	\$ 1,369	\$ 1,369	\$ 1,410	\$ 1,410	\$ 1,453	\$ 2,906
Metropolitan Sewer District	0.0064	\$ 714	\$ 736	\$ 736	\$ 758	\$ 758	\$ 780	\$ 1,561
Deer Creek Sewer	0.0012	\$ 139	\$ 143	\$ 143	\$ 147	\$ 147	\$ 152	\$ 303
Dev. Disability - Productive Living Board	0.0064	\$ 715	\$ 737	\$ 737	\$ 759	\$ 759	\$ 782	\$ 1,563
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 33,811	\$ 34,825	\$ 34,825	\$ 35,870	\$ 35,870	\$ 36,946	\$ 73,892

Commercial Surcharge	2028-2047
State of Missouri	\$7,733.17
County General	\$90,207.01
County Health Fund	\$77,326.08
County Park Maintenance	\$12,887.36
County Bond Retire	\$66,617.98
Roads and Bridges	\$46,392.64
St. Louis Community College	\$56,704.57
Special School District	\$137,898.80
Metropolitan Zoo Museum District	\$61,128.06
Brentwood Schools	\$23,951.15
Metropolitan Sewer District	\$12,864.26
Deer Creek Sewer	\$2,500.28
Dev. Disability - Productive Living Board	\$12,887.38

Phase 2 BUILD: RESIDENTIAL REAL PROPERTY

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate													
State of Missouri	\$ 0.0300	\$ 808	\$ 832	\$ 832	\$ 856	\$ 856	\$ 882	\$ 882	\$ 908	\$ 908	\$ 935	\$ 1,848	\$ 1,904	\$ 1,904
County General	\$ 0.1650	\$ 4,442	\$ 4,574	\$ 4,574	\$ 4,709	\$ 4,709	\$ 4,849	\$ 4,849	\$ 4,993	\$ 4,993	\$ 5,141	\$ 10,167	\$ 10,472	\$ 10,472
County Health Fund	\$ 0.1110	\$ 2,988	\$ 3,077	\$ 3,077	\$ 3,168	\$ 3,168	\$ 3,262	\$ 3,262	\$ 3,359	\$ 3,359	\$ 3,458	\$ 6,839	\$ 7,045	\$ 7,045
County Park Maintenance	\$ 0.0400	\$ 1,077	\$ 1,109	\$ 1,109	\$ 1,142	\$ 1,142	\$ 1,176	\$ 1,176	\$ 1,210	\$ 1,210	\$ 1,246	\$ 2,465	\$ 2,539	\$ 2,539
County Bond Retire	\$ 0.0190	\$ 512	\$ 527	\$ 527	\$ 542	\$ 542	\$ 558	\$ 558	\$ 575	\$ 575	\$ 592	\$ 1,171	\$ 1,206	\$ 1,206
Roads and Bridges	\$ 0.0830	\$ 2,235	\$ 2,301	\$ 2,301	\$ 2,369	\$ 2,369	\$ 2,439	\$ 2,439	\$ 2,511	\$ 2,511	\$ 2,586	\$ 5,114	\$ 5,268	\$ 5,268
St. Louis Community College	\$ 0.2787	\$ 7,504	\$ 7,726	\$ 7,726	\$ 7,955	\$ 7,955	\$ 8,190	\$ 8,190	\$ 8,433	\$ 8,433	\$ 8,683	\$ 17,172	\$ 17,687	\$ 17,687
Special School District	\$ 1.0495	\$ 28,256	\$ 29,093	\$ 29,093	\$ 29,955	\$ 29,955	\$ 30,842	\$ 30,842	\$ 31,757	\$ 31,757	\$ 32,698	\$ 64,666	\$ 66,606	\$ 66,606
Metropolitan Zoo Museum District	\$ 0.2528	\$ 6,806	\$ 7,008	\$ 7,008	\$ 7,215	\$ 7,215	\$ 7,429	\$ 7,429	\$ 7,649	\$ 7,649	\$ 7,876	\$ 15,576	\$ 16,044	\$ 16,044
Brentwood Schools	\$ 4.2755	\$ 115,111	\$ 118,519	\$ 118,519	\$ 122,030	\$ 122,030	\$ 125,646	\$ 125,646	\$ 129,371	\$ 129,371	\$ 133,208	\$ 263,438	\$ 271,341	\$ 271,341
Metropolitan Sewer District	\$ 0.1053	\$ 2,835	\$ 2,919	\$ 2,919	\$ 3,005	\$ 3,005	\$ 3,095	\$ 3,095	\$ 3,186	\$ 3,186	\$ 3,281	\$ 6,488	\$ 6,683	\$ 6,683
Deer Creek Sewer	\$ 0.0660	\$ 1,777	\$ 1,830	\$ 1,830	\$ 1,884	\$ 1,884	\$ 1,940	\$ 1,940	\$ 1,997	\$ 1,997	\$ 2,056	\$ 4,067	\$ 4,189	\$ 4,189
City of Brentwood	\$ 0.5170	\$ 13,919	\$ 14,332	\$ 14,332	\$ 14,756	\$ 14,756	\$ 15,193	\$ 15,193	\$ 15,644	\$ 15,644	\$ 16,108	\$ 31,855	\$ 32,811	\$ 32,811
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 1,885	\$ 1,940	\$ 1,940	\$ 1,998	\$ 1,998	\$ 2,057	\$ 2,057	\$ 2,118	\$ 2,118	\$ 2,181	\$ 4,313	\$ 4,442	\$ 4,442
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 190,154	\$ 195,785	\$ 195,785	\$ 201,585	\$ 201,585	\$ 207,558	\$ 207,558	\$ 213,711	\$ 213,711	\$ 220,049	\$ 435,179	\$ 448,235	\$ 448,235	\$ 461,682

Year	2042	2043	2044	2045	2046	2047	2048
Project Year	15	16	17	18	19	20	21
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate						
State of Missouri	\$ 0.0300	\$ 1,961	\$ 2,020	\$ 2,020	\$ 2,080	\$ 2,080	\$ 2,143
County General	\$ 0.1650	\$ 10,786	\$ 11,109	\$ 11,109	\$ 11,443	\$ 11,443	\$ 11,786
County Health Fund	\$ 0.1110	\$ 7,256	\$ 7,474	\$ 7,474	\$ 7,698	\$ 7,698	\$ 7,929
County Park Maintenance	\$ 0.0400	\$ 2,615	\$ 2,693	\$ 2,693	\$ 2,774	\$ 2,774	\$ 2,857
County Bond Retire	\$ 0.0190	\$ 1,242	\$ 1,279	\$ 1,279	\$ 1,318	\$ 1,318	\$ 1,357
Roads and Bridges	\$ 0.0830	\$ 5,426	\$ 5,588	\$ 5,588	\$ 5,756	\$ 5,756	\$ 5,929
St. Louis Community College	\$ 0.2787	\$ 18,218	\$ 18,765	\$ 18,765	\$ 19,328	\$ 19,328	\$ 19,907
Special School District	\$ 1.0495	\$ 68,604	\$ 70,662	\$ 70,662	\$ 72,782	\$ 72,782	\$ 74,965
Metropolitan Zoo Museum District	\$ 0.2528	\$ 16,525	\$ 17,021	\$ 17,021	\$ 17,531	\$ 17,531	\$ 18,057
Brentwood Schools	\$ 4.2755	\$ 279,481	\$ 287,866	\$ 287,866	\$ 296,502	\$ 296,502	\$ 305,397
Metropolitan Sewer District	\$ 0.1053	\$ 6,883	\$ 7,090	\$ 7,090	\$ 7,302	\$ 7,302	\$ 7,522
Deer Creek Sewer	\$ 0.0660	\$ 4,314	\$ 4,444	\$ 4,444	\$ 4,577	\$ 4,577	\$ 4,714
City of Brentwood	\$ 0.5170	\$ 33,795	\$ 34,809	\$ 34,809	\$ 35,853	\$ 35,853	\$ 36,929
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 4,576	\$ 4,713	\$ 4,713	\$ 4,854	\$ 4,854	\$ 5,000
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 461,682	\$ 475,532	\$ 475,532	\$ 489,798	\$ 489,798	\$ 504,492	\$ 1,008,984

Residential Real Property	2028-2047
State of Missouri	\$28,618.88
County General	\$157,403.82
County Health Fund	\$105,889.84
County Park Maintenance	\$38,158.50
County Bond Retire	\$18,125.29
Roads and Bridges	\$79,178.89
St. Louis Community College	\$265,869.36
Special School District	\$1,001,183.68
Metropolitan Zoo Museum District	\$241,161.73
Brentwood Schools	\$4,078,666.84
Metropolitan Sewer District	\$100,452.26
Deer Creek Sewer	\$62,961.53
City of Brentwood	\$493,198.63
Dev. Disability - Productive Living Board	\$66,777.38

APPENDIX C-2

Phase 2: No Build Projections

Phase 2 NO BUILD: COMMERCIAL REAL PROPERTY

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement		Rate													
State of Missouri	\$ 0.0300	\$ 1,084	\$ 1,116	\$ 1,116	\$ 1,150	\$ 1,150	\$ 1,184	\$ 1,184	\$ 1,220	\$ 1,220	\$ 1,257	\$ 1,257	\$ 1,294	\$ 1,294	\$ 1,333
County General	\$ 0.1860	\$ 6,720	\$ 6,922	\$ 6,922	\$ 7,129	\$ 7,129	\$ 7,343	\$ 7,343	\$ 7,564	\$ 7,564	\$ 7,791	\$ 7,791	\$ 8,024	\$ 8,024	\$ 8,265
County Health Fund	\$ 0.1250	\$ 4,516	\$ 4,652	\$ 4,652	\$ 4,791	\$ 4,791	\$ 4,935	\$ 4,935	\$ 5,083	\$ 5,083	\$ 5,236	\$ 5,236	\$ 5,393	\$ 5,393	\$ 5,554
County Park Maintenance	\$ 0.0440	\$ 1,590	\$ 1,637	\$ 1,637	\$ 1,687	\$ 1,687	\$ 1,737	\$ 1,737	\$ 1,789	\$ 1,789	\$ 1,843	\$ 1,843	\$ 1,898	\$ 1,898	\$ 1,955
County Bond Retire	\$ 0.0190	\$ 686	\$ 707	\$ 707	\$ 728	\$ 728	\$ 750	\$ 750	\$ 773	\$ 773	\$ 796	\$ 796	\$ 820	\$ 820	\$ 844
Roads and Bridges	\$ 0.0930	\$ 3,360	\$ 3,461	\$ 3,461	\$ 3,565	\$ 3,565	\$ 3,672	\$ 3,672	\$ 3,782	\$ 3,782	\$ 3,895	\$ 3,895	\$ 4,012	\$ 4,012	\$ 4,133
St. Louis Community College	\$ 0.2787	\$ 10,070	\$ 10,372	\$ 10,372	\$ 10,683	\$ 10,683	\$ 11,003	\$ 11,003	\$ 11,333	\$ 11,333	\$ 11,673	\$ 11,673	\$ 12,024	\$ 12,024	\$ 12,384
Special School District	\$ 1.0495	\$ 37,919	\$ 39,056	\$ 39,056	\$ 40,228	\$ 40,228	\$ 41,435	\$ 41,435	\$ 42,678	\$ 42,678	\$ 43,958	\$ 43,958	\$ 45,277	\$ 45,277	\$ 46,635
Metropolitan Zoo Museum District	\$ 0.2528	\$ 9,134	\$ 9,408	\$ 9,408	\$ 9,690	\$ 9,690	\$ 9,981	\$ 9,981	\$ 10,280	\$ 10,280	\$ 10,588	\$ 10,588	\$ 10,906	\$ 10,906	\$ 11,233
Brentwood Schools	\$ 5.6201	\$ 203,056	\$ 209,147	\$ 209,147	\$ 215,422	\$ 215,422	\$ 221,884	\$ 221,884	\$ 228,541	\$ 228,541	\$ 235,397	\$ 235,397	\$ 242,459	\$ 242,459	\$ 249,733
Metropolitan Sewer District	\$ 0.1053	\$ 3,805	\$ 3,919	\$ 3,919	\$ 4,036	\$ 4,036	\$ 4,157	\$ 4,157	\$ 4,282	\$ 4,282	\$ 4,410	\$ 4,410	\$ 4,543	\$ 4,543	\$ 4,679
Deer Creek Sewer	\$ 0.0830	\$ 2,999	\$ 3,089	\$ 3,089	\$ 3,181	\$ 3,181	\$ 3,277	\$ 3,277	\$ 3,375	\$ 3,375	\$ 3,476	\$ 3,476	\$ 3,581	\$ 3,581	\$ 3,688
City of Brentwood	\$ 0.8630	\$ 31,180	\$ 32,116	\$ 32,116	\$ 33,079	\$ 33,079	\$ 34,072	\$ 34,072	\$ 35,094	\$ 35,094	\$ 36,147	\$ 36,147	\$ 37,231	\$ 37,231	\$ 38,348
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 3,107	\$ 3,200	\$ 3,200	\$ 3,296	\$ 3,296	\$ 3,395	\$ 3,395	\$ 3,497	\$ 3,497	\$ 3,602	\$ 3,602	\$ 3,710	\$ 3,710	\$ 3,821
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 319,225	\$ 328,802	\$ 328,802	\$ 338,666	\$ 338,666	\$ 348,826	\$ 348,826	\$ 359,291	\$ 359,291	\$ 370,070	\$ 370,070	\$ 381,172	\$ 381,172	\$ 392,607

Year		2042	2043	2044	2045	2046	2047	2048		
Project Year		15	16	17	18	19	20	21		
Commercial Real Property PILOTs and Taxes Not Subject to Abatement		Rate								Commercial Real Property 2028-2047
State of Missouri	\$ 0.0300	\$ 1,333	\$ 1,373	\$ 1,373	\$ 1,414	\$ 1,414	\$ 1,457	\$ 1,457	\$ 25,224 State of Missouri	
County General	\$ 0.1860	\$ 8,265	\$ 8,513	\$ 8,513	\$ 8,768	\$ 8,768	\$ 9,031	\$ 9,031	\$ 156,391 County General	
County Health Fund	\$ 0.1250	\$ 5,554	\$ 5,721	\$ 5,721	\$ 5,893	\$ 5,893	\$ 6,070	\$ 6,070	\$ 105,101 County Health Fund	
County Park Maintenance	\$ 0.0440	\$ 1,955	\$ 2,014	\$ 2,014	\$ 2,074	\$ 2,074	\$ 2,136	\$ 2,136	\$ 36,996 County Park Maintenance	
County Bond Retire	\$ 0.0190	\$ 844	\$ 870	\$ 870	\$ 896	\$ 896	\$ 923	\$ 923	\$ 15,975 County Bond Retire	
Roads and Bridges	\$ 0.0930	\$ 4,133	\$ 4,256	\$ 4,256	\$ 4,384	\$ 4,384	\$ 4,516	\$ 4,516	\$ 78,195 Roads and Bridges	
St. Louis Community College	\$ 0.2787	\$ 12,384	\$ 12,756	\$ 12,756	\$ 13,138	\$ 13,138	\$ 13,533	\$ 13,533	\$ 234,334 St. Louis Community College	
Special School District	\$ 1.0495	\$ 46,635	\$ 48,034	\$ 48,034	\$ 49,475	\$ 49,475	\$ 50,960	\$ 50,960	\$ 882,432 Special School District	
Metropolitan Zoo Museum District	\$ 0.2528	\$ 11,233	\$ 11,570	\$ 11,570	\$ 11,917	\$ 11,917	\$ 12,275	\$ 12,275	\$ 212,557 Metropolitan Zoo Museum District	
Brentwood Schools	\$ 5.6201	\$ 249,733	\$ 257,225	\$ 257,225	\$ 264,942	\$ 264,942	\$ 272,890	\$ 272,890	\$ 4,725,445 Brentwood Schools	
Metropolitan Sewer District	\$ 0.1053	\$ 4,679	\$ 4,819	\$ 4,819	\$ 4,964	\$ 4,964	\$ 5,113	\$ 5,113	\$ 88,537 Metropolitan Sewer District	
Deer Creek Sewer	\$ 0.0830	\$ 3,688	\$ 3,799	\$ 3,799	\$ 3,913	\$ 3,913	\$ 4,030	\$ 4,030	\$ 69,787 Deer Creek Sewer	
City of Brentwood	\$ 0.8630	\$ 38,348	\$ 39,498	\$ 39,498	\$ 40,683	\$ 40,683	\$ 41,904	\$ 41,904	\$ 725,620 City of Brentwood	
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 3,821	\$ 3,936	\$ 3,936	\$ 4,054	\$ 4,054	\$ 4,176	\$ 4,176	\$ 72,310 Dev. Disability - Productive Living Board	
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 392,607	\$ 404,385	\$ 404,385	\$ 416,517	\$ 416,517	\$ 429,012	\$ 429,012		

Phase 2 NO BUILD: COMMERCIAL SURCHARGE

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	0.0039	\$ 237	\$ 244	\$ 244	\$ 251	\$ 251	\$ 259	\$ 259	\$ 267	\$ 267	\$ 275	\$ 275	\$ 283	\$ 283	\$ 291
County General	0.0450	\$ 2,763	\$ 2,846	\$ 2,846	\$ 2,932	\$ 2,932	\$ 3,019	\$ 3,019	\$ 3,110	\$ 3,110	\$ 3,203	\$ 3,203	\$ 3,299	\$ 3,299	\$ 3,398
County Health Fund	0.0386	\$ 2,369	\$ 2,440	\$ 2,440	\$ 2,513	\$ 2,513	\$ 2,588	\$ 2,588	\$ 2,666	\$ 2,666	\$ 2,746	\$ 2,746	\$ 2,828	\$ 2,828	\$ 2,913
County Park Maintenance	0.0064	\$ 395	\$ 407	\$ 407	\$ 419	\$ 419	\$ 431	\$ 431	\$ 444	\$ 444	\$ 458	\$ 458	\$ 471	\$ 471	\$ 486
County Bond Retire	0.0332	\$ 2,041	\$ 2,102	\$ 2,102	\$ 2,165	\$ 2,165	\$ 2,230	\$ 2,230	\$ 2,297	\$ 2,297	\$ 2,366	\$ 2,366	\$ 2,437	\$ 2,437	\$ 2,510
Roads and Bridges	0.0231	\$ 1,421	\$ 1,464	\$ 1,464	\$ 1,508	\$ 1,508	\$ 1,553	\$ 1,553	\$ 1,599	\$ 1,599	\$ 1,647	\$ 1,647	\$ 1,697	\$ 1,697	\$ 1,748
St. Louis Community College	0.0283	\$ 1,737	\$ 1,789	\$ 1,789	\$ 1,843	\$ 1,843	\$ 1,898	\$ 1,898	\$ 1,955	\$ 1,955	\$ 2,014	\$ 2,014	\$ 2,074	\$ 2,074	\$ 2,136
Special School District	0.0688	\$ 4,224	\$ 4,351	\$ 4,351	\$ 4,481	\$ 4,481	\$ 4,616	\$ 4,616	\$ 4,754	\$ 4,754	\$ 4,897	\$ 4,897	\$ 5,044	\$ 5,044	\$ 5,195
Metropolitan Zoo Museum District	0.0305	\$ 1,872	\$ 1,929	\$ 1,929	\$ 1,987	\$ 1,987	\$ 2,046	\$ 2,046	\$ 2,108	\$ 2,108	\$ 2,171	\$ 2,171	\$ 2,236	\$ 2,236	\$ 2,303
Brentwood Schools	0.0119	\$ 734	\$ 756	\$ 756	\$ 778	\$ 778	\$ 802	\$ 802	\$ 826	\$ 826	\$ 851	\$ 851	\$ 876	\$ 876	\$ 902
Metropolitan Sewer District	0.0064	\$ 394	\$ 406	\$ 406	\$ 418	\$ 418	\$ 431	\$ 431	\$ 444	\$ 444	\$ 457	\$ 457	\$ 471	\$ 471	\$ 485
Deer Creek Sewer	0.0012	\$ 77	\$ 79	\$ 79	\$ 81	\$ 81	\$ 84	\$ 84	\$ 86	\$ 86	\$ 89	\$ 89	\$ 91	\$ 91	\$ 94
Dev. Disability - Productive Living Board	0.0064	\$ 395	\$ 407	\$ 407	\$ 419	\$ 419	\$ 431	\$ 431	\$ 444	\$ 444	\$ 458	\$ 458	\$ 471	\$ 471	\$ 486
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 18,658	\$ 19,218	\$ 19,218	\$ 19,794	\$ 19,794	\$ 20,388	\$ 20,388	\$ 21,000	\$ 21,000	\$ 21,630	\$ 21,630	\$ 22,279	\$ 22,279	\$ 22,947

Year		2042	2043	2044	2045	2046	2047	2048
Project Year		15	16	17	18	19	20	21
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	0.0039	\$ 291	\$ 300	\$ 300	\$ 309	\$ 309	\$ 318	\$ 318
County General	0.0450	\$ 3,398	\$ 3,500	\$ 3,500	\$ 3,605	\$ 3,605	\$ 3,714	\$ 3,714
County Health Fund	0.0386	\$ 2,913	\$ 3,001	\$ 3,001	\$ 3,091	\$ 3,091	\$ 3,183	\$ 3,183
County Park Maintenance	0.0064	\$ 486	\$ 500	\$ 500	\$ 515	\$ 515	\$ 531	\$ 531
County Bond Retire	0.0332	\$ 2,510	\$ 2,585	\$ 2,585	\$ 2,663	\$ 2,663	\$ 2,742	\$ 2,742
Roads and Bridges	0.0231	\$ 1,748	\$ 1,800	\$ 1,800	\$ 1,854	\$ 1,854	\$ 1,910	\$ 1,910
St. Louis Community College	0.0283	\$ 2,136	\$ 2,200	\$ 2,200	\$ 2,266	\$ 2,266	\$ 2,334	\$ 2,334
Special School District	0.0688	\$ 5,195	\$ 5,351	\$ 5,351	\$ 5,512	\$ 5,512	\$ 5,677	\$ 5,677
Metropolitan Zoo Museum District	0.0305	\$ 2,303	\$ 2,372	\$ 2,372	\$ 2,443	\$ 2,443	\$ 2,516	\$ 2,516
Brentwood Schools	0.0119	\$ 902	\$ 929	\$ 929	\$ 957	\$ 957	\$ 986	\$ 986
Metropolitan Sewer District	0.0064	\$ 485	\$ 499	\$ 499	\$ 514	\$ 514	\$ 530	\$ 530
Deer Creek Sewer	0.0012	\$ 94	\$ 97	\$ 97	\$ 100	\$ 100	\$ 103	\$ 103
Dev. Disability - Productive Living Board	0.0064	\$ 486	\$ 500	\$ 500	\$ 515	\$ 515	\$ 531	\$ 531
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 22,947	\$ 23,636	\$ 23,636	\$ 24,345	\$ 24,345	\$ 25,075	\$ 25,075

Commercial Surcharge		2028-2047
\$	5,513	State of Missouri
\$	64,306	County General
\$	55,123	County Health Fund
\$	9,187	County Park Maintenance
\$	47,490	County Bond Retire
\$	33,072	Roads and Bridges
\$	40,423	St. Louis Community College
\$	98,303	Special School District
\$	43,576	Metropolitan Zoo Museum District
\$	17,074	Brentwood Schools
\$	9,171	Metropolitan Sewer District
\$	1,782	Deer Creek Sewer
\$	9,187	Dev. Disability - Productive Living Board

Phase 2 NO BUILD: RESIDENTIAL REAL PROPERTY

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	\$ 0.0300	\$ 19	\$ 19	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23
County General	\$ 0.1650	\$ 104	\$ 107	\$ 107	\$ 110	\$ 110	\$ 113	\$ 113	\$ 117	\$ 117	\$ 120	\$ 120	\$ 124	\$ 124	\$ 128
County Health Fund	\$ 0.1110	\$ 70	\$ 72	\$ 72	\$ 74	\$ 74	\$ 76	\$ 76	\$ 79	\$ 79	\$ 81	\$ 81	\$ 83	\$ 83	\$ 86
County Park Maintenance	\$ 0.0400	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	\$ 31
County Bond Retire	\$ 0.0190	\$ 12	\$ 12	\$ 12	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 14	\$ 14	\$ 14	\$ 14	\$ 15
Roads and Bridges	\$ 0.0830	\$ 52	\$ 54	\$ 54	\$ 55	\$ 55	\$ 57	\$ 57	\$ 59	\$ 59	\$ 61	\$ 61	\$ 62	\$ 62	\$ 64
St. Louis Community College	\$ 0.2787	\$ 175	\$ 181	\$ 181	\$ 186	\$ 186	\$ 192	\$ 192	\$ 197	\$ 197	\$ 203	\$ 203	\$ 209	\$ 209	\$ 216
Special School District	\$ 1.0495	\$ 660	\$ 680	\$ 680	\$ 701	\$ 701	\$ 722	\$ 722	\$ 743	\$ 743	\$ 766	\$ 766	\$ 788	\$ 788	\$ 812
Metropolitan Zoo Museum District	\$ 0.2528	\$ 159	\$ 164	\$ 164	\$ 169	\$ 169	\$ 174	\$ 174	\$ 179	\$ 179	\$ 184	\$ 184	\$ 190	\$ 190	\$ 196
Brentwood Schools	\$ 4.2755	\$ 2,690	\$ 2,771	\$ 2,771	\$ 2,854	\$ 2,854	\$ 2,940	\$ 2,940	\$ 3,028	\$ 3,028	\$ 3,119	\$ 3,119	\$ 3,212	\$ 3,212	\$ 3,308
Metropolitan Sewer District	\$ 0.1053	\$ 66	\$ 68	\$ 68	\$ 70	\$ 70	\$ 72	\$ 72	\$ 75	\$ 75	\$ 77	\$ 77	\$ 79	\$ 79	\$ 81
Deer Creek Sewer	\$ 0.0660	\$ 42	\$ 43	\$ 43	\$ 44	\$ 44	\$ 45	\$ 45	\$ 47	\$ 47	\$ 48	\$ 48	\$ 50	\$ 50	\$ 51
City of Brentwood	\$ 0.5170	\$ 325	\$ 335	\$ 335	\$ 345	\$ 345	\$ 355	\$ 355	\$ 366	\$ 366	\$ 377	\$ 377	\$ 388	\$ 388	\$ 400
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 44	\$ 45	\$ 45	\$ 47	\$ 47	\$ 48	\$ 48	\$ 50	\$ 50	\$ 51	\$ 51	\$ 53	\$ 53	\$ 54
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 4,444	\$ 4,577	\$ 4,577	\$ 4,714	\$ 4,714	\$ 4,856	\$ 4,856	\$ 5,002	\$ 5,002	\$ 5,152	\$ 5,152	\$ 5,306	\$ 5,306	\$ 5,465

Year		2042	2043	2044	2045	2046	2047	2048
Project Year		15	16	17	18	19	20	21
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	\$ 0.0300	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 25	\$ 25
County General	\$ 0.1650	\$ 128	\$ 132	\$ 132	\$ 135	\$ 135	\$ 140	\$ 140
County Health Fund	\$ 0.1110	\$ 86	\$ 88	\$ 88	\$ 91	\$ 91	\$ 94	\$ 94
County Park Maintenance	\$ 0.0400	\$ 31	\$ 32	\$ 32	\$ 33	\$ 33	\$ 34	\$ 34
County Bond Retire	\$ 0.0190	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 16	\$ 16
Roads and Bridges	\$ 0.0830	\$ 64	\$ 66	\$ 66	\$ 68	\$ 68	\$ 70	\$ 70
St. Louis Community College	\$ 0.2787	\$ 216	\$ 222	\$ 222	\$ 229	\$ 229	\$ 236	\$ 236
Special School District	\$ 1.0495	\$ 812	\$ 836	\$ 836	\$ 862	\$ 862	\$ 887	\$ 887
Metropolitan Zoo Museum District	\$ 0.2528	\$ 196	\$ 201	\$ 201	\$ 208	\$ 208	\$ 214	\$ 214
Brentwood Schools	\$ 4.2755	\$ 3,308	\$ 3,408	\$ 3,408	\$ 3,510	\$ 3,510	\$ 3,615	\$ 3,615
Metropolitan Sewer District	\$ 0.1053	\$ 81	\$ 84	\$ 84	\$ 86	\$ 86	\$ 89	\$ 89
Deer Creek Sewer	\$ 0.0660	\$ 51	\$ 53	\$ 53	\$ 54	\$ 54	\$ 56	\$ 56
City of Brentwood	\$ 0.5170	\$ 400	\$ 412	\$ 412	\$ 424	\$ 424	\$ 437	\$ 437
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 54	\$ 56	\$ 56	\$ 57	\$ 57	\$ 59	\$ 59
Total Residential Property Tax Revenues to Taxing Jurisdictions		\$ 5,465	\$ 5,629	\$ 5,629	\$ 5,798	\$ 5,798	\$ 5,972	\$ 5,972

Residential Real Property		2028-2047
\$	439	State of Missouri
\$	2,416	County General
\$	1,625	County Health Fund
\$	586	County Park Maintenance
\$	278	County Bond Retire
\$	1,215	Roads and Bridges
\$	4,081	St. Louis Community College
\$	15,367	Special School District
\$	3,702	Metropolitan Zoo Museum District
\$	62,603	Brentwood Schools
\$	1,542	Metropolitan Sewer District
\$	966	Deer Creek Sewer
\$	7,570	City of Brentwood
\$	1,025	Dev. Disability - Productive Living Board

APPENDIX C-3

Phase 2: Abatement Projections

Phase 2: Abatement Projections

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Project Year	1	2	3	4	5	6	7	8	9	10
Tax Type Abated										
Commercial Real Property Taxes	\$ 522,835	\$ 536,946	\$ 536,946	\$ 551,480	\$ 551,480	\$ 566,450	\$ 566,450	\$ 581,869	\$ 581,869	\$ 597,751
Commercial Surcharge	\$ 30,559	\$ 31,384	\$ 31,384	\$ 32,233	\$ 32,233	\$ 33,108	\$ 33,108	\$ 34,009	\$ 34,009	\$ 34,937
Residential Real Property Taxes	\$ 560,625	\$ 577,518	\$ 577,518	\$ 594,917	\$ 594,917	\$ 612,838	\$ 612,838	\$ 631,297	\$ 631,297	\$ 650,310
Total Value of Abatement	\$ 1,114,019	\$ 1,145,847	\$ 1,145,847	\$ 1,178,630	\$ 1,178,630	\$ 1,212,396	\$ 1,212,396	\$ 1,247,175	\$ 1,247,175	\$ 1,282,998
Tax Type Abated										
Commercial Real Property Taxes	\$ 545,271	\$ 561,629	\$ 561,629	\$ 578,478	\$ 578,478	\$ 595,833	\$ 595,833	\$ 613,708	\$ 613,708	\$ 632,119
Commercial Surcharge	\$ 31,870	\$ 32,826	\$ 32,826	\$ 33,811	\$ 33,811	\$ 34,825	\$ 34,825	\$ 35,870	\$ 35,870	\$ 36,946
Residential Real Property Taxes	\$ 435,179	\$ 448,235	\$ 448,235	\$ 461,682	\$ 461,682	\$ 475,532	\$ 475,532	\$ 489,798	\$ 489,798	\$ 504,492
Total Value of Abatement	\$ 1,012,321	\$ 1,042,690	\$ 1,042,690	\$ 1,073,971	\$ 1,073,971	\$ 1,106,190	\$ 1,106,190	\$ 1,139,376	\$ 1,139,376	\$ 1,173,557

APPENDIX D-1

Phase 3 Build Projections

Phase 3 BUILD: COMMERCIAL REAL PROPERTY

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement														
	Rate													
State of Missouri	\$ 0.0300	\$ 689	\$ 689	\$ 705	\$ 705	\$ 722	\$ 722	\$ 739	\$ 739	\$ 757	\$ 757	\$ 698	\$ 698	\$ 719
County General	\$ 0.1860	\$ 4,272	\$ 4,272	\$ 4,373	\$ 4,373	\$ 4,478	\$ 4,478	\$ 4,585	\$ 4,585	\$ 4,695	\$ 4,695	\$ 4,327	\$ 4,327	\$ 4,457
County Health Fund	\$ 0.1250	\$ 2,871	\$ 2,871	\$ 2,939	\$ 2,939	\$ 3,009	\$ 3,009	\$ 3,081	\$ 3,081	\$ 3,156	\$ 3,156	\$ 2,908	\$ 2,908	\$ 2,995
County Park Maintenance	\$ 0.0440	\$ 1,011	\$ 1,011	\$ 1,035	\$ 1,035	\$ 1,059	\$ 1,059	\$ 1,085	\$ 1,085	\$ 1,111	\$ 1,111	\$ 1,024	\$ 1,024	\$ 1,054
County Bond Retire	\$ 0.0190	\$ 436	\$ 436	\$ 447	\$ 447	\$ 457	\$ 457	\$ 468	\$ 468	\$ 480	\$ 480	\$ 442	\$ 442	\$ 455
Roads and Bridges	\$ 0.0930	\$ 2,136	\$ 2,136	\$ 2,187	\$ 2,187	\$ 2,239	\$ 2,239	\$ 2,292	\$ 2,292	\$ 2,348	\$ 2,348	\$ 2,164	\$ 2,164	\$ 2,228
St. Louis Community College	\$ 0.2787	\$ 6,401	\$ 6,401	\$ 6,553	\$ 6,553	\$ 6,709	\$ 6,709	\$ 6,870	\$ 6,870	\$ 7,036	\$ 7,036	\$ 6,484	\$ 6,484	\$ 6,678
Special School District	\$ 1.0495	\$ 24,106	\$ 24,106	\$ 24,677	\$ 24,677	\$ 25,264	\$ 25,264	\$ 25,870	\$ 25,870	\$ 26,494	\$ 26,494	\$ 24,415	\$ 24,415	\$ 25,147
Metropolitan Zoo Museum District	\$ 0.2528	\$ 5,807	\$ 5,807	\$ 5,944	\$ 5,944	\$ 6,086	\$ 6,086	\$ 6,231	\$ 6,231	\$ 6,382	\$ 6,382	\$ 5,881	\$ 5,881	\$ 6,057
Brentwood Schools	\$ 5.6201	\$ 129,088	\$ 129,088	\$ 132,144	\$ 132,144	\$ 135,292	\$ 135,292	\$ 138,534	\$ 138,534	\$ 141,874	\$ 141,874	\$ 130,743	\$ 130,743	\$ 134,665
Metropolitan Sewer District	\$ 0.1053	\$ 2,419	\$ 2,419	\$ 2,476	\$ 2,476	\$ 2,535	\$ 2,535	\$ 2,596	\$ 2,596	\$ 2,658	\$ 2,658	\$ 2,450	\$ 2,450	\$ 2,523
Deer Creek Sewer	\$ 0.0830	\$ 1,906	\$ 1,906	\$ 1,952	\$ 1,952	\$ 1,998	\$ 1,998	\$ 2,046	\$ 2,046	\$ 2,095	\$ 2,095	\$ 1,931	\$ 1,931	\$ 1,989
City of Brentwood	\$ 0.8630	\$ 19,822	\$ 19,822	\$ 20,292	\$ 20,292	\$ 20,775	\$ 20,775	\$ 21,273	\$ 21,273	\$ 21,786	\$ 21,786	\$ 20,076	\$ 20,076	\$ 20,679
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 1,975	\$ 1,975	\$ 2,022	\$ 2,022	\$ 2,070	\$ 2,070	\$ 2,120	\$ 2,120	\$ 2,171	\$ 2,171	\$ 2,001	\$ 2,001	\$ 2,061
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 202,940	\$ 202,940	\$ 207,745	\$ 207,745	\$ 212,694	\$ 212,694	\$ 217,791	\$ 217,791	\$ 223,041	\$ 223,041	\$ 205,542	\$ 205,542	\$ 211,709	\$ 211,709

Year	2042	2043	2044	2045	2046	2047	2048
Project Year	15	16	17	18	19	20	21
Commercial Real Property PILOTs and Taxes Not Subject to Abatement							
	Rate						
State of Missouri	\$ 0.0300	\$ 740	\$ 740	\$ 763	\$ 763	\$ 785	\$ 785
County General	\$ 0.1860	\$ 4,591	\$ 4,591	\$ 4,728	\$ 4,728	\$ 4,870	\$ 4,870
County Health Fund	\$ 0.1250	\$ 3,085	\$ 3,085	\$ 3,178	\$ 3,178	\$ 3,273	\$ 3,273
County Park Maintenance	\$ 0.0440	\$ 1,086	\$ 1,086	\$ 1,119	\$ 1,119	\$ 1,152	\$ 1,152
County Bond Retire	\$ 0.0190	\$ 469	\$ 469	\$ 483	\$ 483	\$ 497	\$ 497
Roads and Bridges	\$ 0.0930	\$ 2,295	\$ 2,295	\$ 2,364	\$ 2,364	\$ 2,435	\$ 2,435
St. Louis Community College	\$ 0.2787	\$ 6,878	\$ 6,878	\$ 7,085	\$ 7,085	\$ 7,297	\$ 7,297
Special School District	\$ 1.0495	\$ 25,902	\$ 25,902	\$ 26,679	\$ 26,679	\$ 27,479	\$ 27,479
Metropolitan Zoo Museum District	\$ 0.2528	\$ 6,239	\$ 6,239	\$ 6,426	\$ 6,426	\$ 6,619	\$ 6,619
Brentwood Schools	\$ 5.6201	\$ 138,705	\$ 138,705	\$ 142,867	\$ 142,867	\$ 147,153	\$ 147,153
Metropolitan Sewer District	\$ 0.1053	\$ 2,599	\$ 2,599	\$ 2,677	\$ 2,677	\$ 2,757	\$ 2,757
Deer Creek Sewer	\$ 0.0830	\$ 2,048	\$ 2,048	\$ 2,110	\$ 2,110	\$ 2,173	\$ 2,173
City of Brentwood	\$ 0.8630	\$ 21,299	\$ 21,299	\$ 21,938	\$ 21,938	\$ 22,596	\$ 22,596
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 2,123	\$ 2,123	\$ 2,186	\$ 2,186	\$ 2,252	\$ 2,252
Total Commercial Property Tax Revenues to Taxing Jurisdictions	\$ 218,060	\$ 218,060	\$ 224,602	\$ 224,602	\$ 231,340	\$ 231,340	\$ 476,560

Commercial Real Property	2031-2050
State of Missouri	\$14,637.45
County General	\$90,752.20
County Health Fund	\$60,989.38
County Park Maintenance	\$21,468.26
County Bond Retire	\$9,270.39
Roads and Bridges	\$45,376.10
St. Louis Community College	\$135,981.92
Special School District	\$512,066.82
Metropolitan Zoo Museum District	\$123,344.92
Brentwood Schools	\$2,742,131.25
Metropolitan Sewer District	\$51,377.45
Deer Creek Sewer	\$40,496.95
City of Brentwood	\$421,070.67
Dev. Disability - Productive Living Board	\$41,960.69

Phase 3 BUILD: COMMERCIAL SURCHARGE

Year		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
<i>Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement</i>		Rate													
State of Missouri	0.0039	\$ 151	\$ 151	\$ 154	\$ 154	\$ 158	\$ 158	\$ 162	\$ 162	\$ 166	\$ 166	\$ 153	\$ 153	\$ 157	\$ 157
County General	0.0450	\$ 1,757	\$ 1,757	\$ 1,798	\$ 1,798	\$ 1,841	\$ 1,841	\$ 1,885	\$ 1,885	\$ 1,931	\$ 1,931	\$ 1,779	\$ 1,779	\$ 1,833	\$ 1,833
County Health Fund	0.0386	\$ 1,506	\$ 1,506	\$ 1,541	\$ 1,541	\$ 1,578	\$ 1,578	\$ 1,616	\$ 1,616	\$ 1,655	\$ 1,655	\$ 1,525	\$ 1,525	\$ 1,571	\$ 1,571
County Park Maintenance	0.0064	\$ 251	\$ 251	\$ 257	\$ 257	\$ 263	\$ 263	\$ 269	\$ 269	\$ 276	\$ 276	\$ 254	\$ 254	\$ 262	\$ 262
County Bond Retire	0.0332	\$ 1,297	\$ 1,297	\$ 1,328	\$ 1,328	\$ 1,360	\$ 1,360	\$ 1,392	\$ 1,392	\$ 1,426	\$ 1,426	\$ 1,314	\$ 1,314	\$ 1,353	\$ 1,353
Roads and Bridges	0.0231	\$ 903	\$ 903	\$ 925	\$ 925	\$ 947	\$ 947	\$ 970	\$ 970	\$ 993	\$ 993	\$ 915	\$ 915	\$ 942	\$ 942
St. Louis Community College	0.0283	\$ 1,104	\$ 1,104	\$ 1,130	\$ 1,130	\$ 1,157	\$ 1,157	\$ 1,185	\$ 1,185	\$ 1,214	\$ 1,214	\$ 1,118	\$ 1,118	\$ 1,152	\$ 1,152
Special School District	0.0688	\$ 2,685	\$ 2,685	\$ 2,749	\$ 2,749	\$ 2,814	\$ 2,814	\$ 2,882	\$ 2,882	\$ 2,951	\$ 2,951	\$ 2,720	\$ 2,720	\$ 2,801	\$ 2,801
Metropolitan Zoo Museum District	0.0305	\$ 1,190	\$ 1,190	\$ 1,219	\$ 1,219	\$ 1,248	\$ 1,248	\$ 1,278	\$ 1,278	\$ 1,308	\$ 1,308	\$ 1,206	\$ 1,206	\$ 1,242	\$ 1,242
Brentwood Schools	0.0119	\$ 466	\$ 466	\$ 477	\$ 477	\$ 489	\$ 489	\$ 501	\$ 501	\$ 513	\$ 513	\$ 472	\$ 472	\$ 487	\$ 487
Metropolitan Sewer District	0.0064	\$ 251	\$ 251	\$ 256	\$ 256	\$ 263	\$ 263	\$ 269	\$ 269	\$ 275	\$ 275	\$ 254	\$ 254	\$ 261	\$ 261
Deer Creek Sewer	0.0012	\$ 49	\$ 49	\$ 50	\$ 50	\$ 51	\$ 51	\$ 52	\$ 52	\$ 54	\$ 54	\$ 49	\$ 49	\$ 51	\$ 51
Dev. Disability - Productive Living Board	0.0064	\$ 251	\$ 251	\$ 257	\$ 257	\$ 263	\$ 263	\$ 269	\$ 269	\$ 276	\$ 276	\$ 254	\$ 254	\$ 262	\$ 262
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 11,861	\$ 11,861	\$ 12,142	\$ 12,142	\$ 12,432	\$ 12,432	\$ 12,729	\$ 12,729	\$ 13,036	\$ 13,036	\$ 12,014	\$ 12,014	\$ 12,374	\$ 12,374

Year		2042	2043	2044	2045	2046	2047	2048
Project Year		15	16	17	18	19	20	21
<i>Total Commercial Surcharge PILOTs and Taxes Not Subject to Abatement</i>		Rate						
State of Missouri	0.0039	\$ 162	\$ 162	\$ 167	\$ 167	\$ 172	\$ 172	\$ 354
County General	0.0450	\$ 1,888	\$ 1,888	\$ 1,944	\$ 1,944	\$ 2,003	\$ 2,003	\$ 4,125
County Health Fund	0.0386	\$ 1,618	\$ 1,618	\$ 1,667	\$ 1,667	\$ 1,717	\$ 1,717	\$ 3,536
County Park Maintenance	0.0064	\$ 270	\$ 270	\$ 278	\$ 278	\$ 286	\$ 286	\$ 589
County Bond Retire	0.0332	\$ 1,394	\$ 1,394	\$ 1,436	\$ 1,436	\$ 1,479	\$ 1,479	\$ 3,046
Roads and Bridges	0.0231	\$ 971	\$ 971	\$ 1,000	\$ 1,000	\$ 1,030	\$ 1,030	\$ 2,122
St. Louis Community College	0.0283	\$ 1,187	\$ 1,187	\$ 1,222	\$ 1,222	\$ 1,259	\$ 1,259	\$ 2,593
Special School District	0.0688	\$ 2,885	\$ 2,885	\$ 2,972	\$ 2,972	\$ 3,061	\$ 3,061	\$ 6,306
Metropolitan Zoo Museum District	0.0305	\$ 1,279	\$ 1,279	\$ 1,317	\$ 1,317	\$ 1,357	\$ 1,357	\$ 2,795
Brentwood Schools	0.0119	\$ 501	\$ 501	\$ 516	\$ 516	\$ 532	\$ 532	\$ 1,095
Metropolitan Sewer District	0.0064	\$ 269	\$ 269	\$ 277	\$ 277	\$ 286	\$ 286	\$ 588
Deer Creek Sewer	0.0012	\$ 52	\$ 52	\$ 54	\$ 54	\$ 56	\$ 56	\$ 114
Dev. Disability - Productive Living Board	0.0064	\$ 270	\$ 270	\$ 278	\$ 278	\$ 286	\$ 286	\$ 589
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 12,745	\$ 12,745	\$ 13,128	\$ 13,128	\$ 13,521	\$ 13,521	\$ 27,854

Commercial Surcharge	2031-2050
State of Missouri	\$3,198.98
County General	\$37,315.92
County Health Fund	\$31,987.47
County Park Maintenance	\$5,331.11
County Bond Retire	\$27,557.85
Roads and Bridges	\$19,191.24
St. Louis Community College	\$23,456.97
Special School District	\$57,044.58
Metropolitan Zoo Museum District	\$25,286.84
Brentwood Schools	\$9,907.87
Metropolitan Sewer District	\$5,321.56
Deer Creek Sewer	\$1,034.29
Dev. Disability - Productive Living Board	\$5,331.12

Phase 3 BUILD: RESIDENTIAL REAL PROPERTY

Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	\$ 0.0300	\$ 767	\$ 767	\$ 790	\$ 790	\$ 813	\$ 813	\$ 838	\$ 838	\$ 863	\$ 863	\$ 1,777	\$ 1,777	\$ 1,831	\$ 1,831
County General	\$ 0.1650	\$ 4,216	\$ 4,216	\$ 4,342	\$ 4,342	\$ 4,473	\$ 4,473	\$ 4,607	\$ 4,607	\$ 4,745	\$ 4,745	\$ 9,775	\$ 9,775	\$ 10,068	\$ 10,068
County Health Fund	\$ 0.1110	\$ 2,836	\$ 2,836	\$ 2,921	\$ 2,921	\$ 3,009	\$ 3,009	\$ 3,099	\$ 3,099	\$ 3,192	\$ 3,192	\$ 6,576	\$ 6,576	\$ 6,773	\$ 6,773
County Park Maintenance	\$ 0.0400	\$ 1,022	\$ 1,022	\$ 1,053	\$ 1,053	\$ 1,084	\$ 1,084	\$ 1,117	\$ 1,117	\$ 1,150	\$ 1,150	\$ 2,370	\$ 2,370	\$ 2,441	\$ 2,441
County Bond Retire	\$ 0.0190	\$ 485	\$ 485	\$ 500	\$ 500	\$ 515	\$ 515	\$ 530	\$ 530	\$ 546	\$ 546	\$ 1,126	\$ 1,126	\$ 1,159	\$ 1,159
Roads and Bridges	\$ 0.0830	\$ 2,121	\$ 2,121	\$ 2,184	\$ 2,184	\$ 2,250	\$ 2,250	\$ 2,317	\$ 2,317	\$ 2,387	\$ 2,387	\$ 4,917	\$ 4,917	\$ 5,064	\$ 5,064
St. Louis Community College	\$ 0.2787	\$ 7,121	\$ 7,121	\$ 7,335	\$ 7,335	\$ 7,555	\$ 7,555	\$ 7,781	\$ 7,781	\$ 8,015	\$ 8,015	\$ 16,510	\$ 16,510	\$ 17,005	\$ 17,005
Special School District	\$ 1.0495	\$ 26,815	\$ 26,815	\$ 27,620	\$ 27,620	\$ 28,448	\$ 28,448	\$ 29,302	\$ 29,302	\$ 30,181	\$ 30,181	\$ 62,172	\$ 62,172	\$ 64,037	\$ 64,037
Metropolitan Zoo Museum District	\$ 0.2528	\$ 6,459	\$ 6,459	\$ 6,653	\$ 6,653	\$ 6,853	\$ 6,853	\$ 7,058	\$ 7,058	\$ 7,270	\$ 7,270	\$ 14,976	\$ 14,976	\$ 15,425	\$ 15,425
Brentwood Schools	\$ 4.2755	\$ 109,241	\$ 109,241	\$ 112,518	\$ 112,518	\$ 115,893	\$ 115,893	\$ 119,370	\$ 119,370	\$ 122,951	\$ 122,951	\$ 253,280	\$ 253,280	\$ 260,878	\$ 260,878
Metropolitan Sewer District	\$ 0.1053	\$ 2,690	\$ 2,690	\$ 2,771	\$ 2,771	\$ 2,854	\$ 2,854	\$ 2,940	\$ 2,940	\$ 3,028	\$ 3,028	\$ 6,238	\$ 6,238	\$ 6,425	\$ 6,425
Deer Creek Sewer	\$ 0.0660	\$ 1,686	\$ 1,686	\$ 1,737	\$ 1,737	\$ 1,789	\$ 1,789	\$ 1,843	\$ 1,843	\$ 1,898	\$ 1,898	\$ 3,910	\$ 3,910	\$ 4,027	\$ 4,027
City of Brentwood	\$ 0.5170	\$ 13,210	\$ 13,210	\$ 13,606	\$ 13,606	\$ 14,014	\$ 14,014	\$ 14,434	\$ 14,434	\$ 14,867	\$ 14,867	\$ 30,627	\$ 30,627	\$ 31,546	\$ 31,546
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 1,789	\$ 1,789	\$ 1,842	\$ 1,842	\$ 1,897	\$ 1,897	\$ 1,954	\$ 1,954	\$ 2,013	\$ 2,013	\$ 4,147	\$ 4,147	\$ 4,271	\$ 4,271
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 180,457	\$ 180,457	\$ 185,871	\$ 185,871	\$ 191,447	\$ 191,447	\$ 197,191	\$ 197,191	\$ 203,106	\$ 203,106	\$ 418,399	\$ 418,399	\$ 430,951	\$ 430,951	

Year	2042	2043	2044	2045	2046	2047	2048		
Project Year	15	16	17	18	19	20	21		
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate							Residential Real Property	2031-2050
State of Missouri	\$ 0.0300	\$ 1,885	\$ 1,885	\$ 1,942	\$ 1,942	\$ 2,000	\$ 2,000	\$ 4,121	\$27,009.77
County General	\$ 0.1650	\$ 10,370	\$ 10,370	\$ 10,681	\$ 10,681	\$ 11,001	\$ 11,001	\$ 22,663	\$148,553.75
County Health Fund	\$ 0.1110	\$ 6,976	\$ 6,976	\$ 7,185	\$ 7,185	\$ 7,401	\$ 7,401	\$ 15,246	\$99,936.16
County Park Maintenance	\$ 0.0400	\$ 2,514	\$ 2,514	\$ 2,589	\$ 2,589	\$ 2,667	\$ 2,667	\$ 5,494	\$36,013.03
County Bond Retire	\$ 0.0190	\$ 1,194	\$ 1,194	\$ 1,230	\$ 1,230	\$ 1,267	\$ 1,267	\$ 2,610	\$17,106.19
Roads and Bridges	\$ 0.0830	\$ 5,216	\$ 5,216	\$ 5,373	\$ 5,373	\$ 5,534	\$ 5,534	\$ 11,400	\$74,727.04
St. Louis Community College	\$ 0.2787	\$ 17,516	\$ 17,516	\$ 18,041	\$ 18,041	\$ 18,582	\$ 18,582	\$ 38,280	\$250,920.78
Special School District	\$ 1.0495	\$ 65,958	\$ 65,958	\$ 67,937	\$ 67,937	\$ 69,975	\$ 69,975	\$ 144,149	\$944,891.87
Metropolitan Zoo Museum District	\$ 0.2528	\$ 15,888	\$ 15,888	\$ 16,364	\$ 16,364	\$ 16,855	\$ 16,855	\$ 34,722	\$227,602.35
Brentwood Schools	\$ 4.2755	\$ 268,705	\$ 268,705	\$ 276,766	\$ 276,766	\$ 285,069	\$ 285,069	\$ 587,242	\$3,849,342.71
Metropolitan Sewer District	\$ 0.1053	\$ 6,618	\$ 6,618	\$ 6,816	\$ 6,816	\$ 7,021	\$ 7,021	\$ 14,463	\$94,804.30
Deer Creek Sewer	\$ 0.0660	\$ 4,148	\$ 4,148	\$ 4,272	\$ 4,272	\$ 4,401	\$ 4,401	\$ 9,065	\$59,421.50
City of Brentwood	\$ 0.5170	\$ 32,492	\$ 32,492	\$ 33,467	\$ 33,467	\$ 34,471	\$ 34,471	\$ 71,010	\$465,468.41
Dev. Disability - Productive Living Board	\$ 0.0700	\$ 4,399	\$ 4,399	\$ 4,531	\$ 4,531	\$ 4,667	\$ 4,667	\$ 9,615	\$63,022.80
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ 443,880	\$ 443,880	\$ 457,196	\$ 457,196	\$ 470,912	\$ 470,912	\$ 970,078		

APPENDIX D-2

Phase 3 No-Build Projections

Phase 3 NO BUILD: COMMERCIAL REAL PROPERTY

Year		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Commercial Real Property PILOTs and Taxes Not Subject to Abatement		Rate													
State of Missouri	\$ 0.0300	\$ 457	\$ 457	\$ 471	\$ 471	\$ 485	\$ 485	\$ 499	\$ 499	\$ 514	\$ 514	\$ 530	\$ 530	\$ 546	\$ 546
County General	\$ 0.1860	\$ 2,833	\$ 2,833	\$ 2,918	\$ 2,918	\$ 3,006	\$ 3,006	\$ 3,096	\$ 3,096	\$ 3,189	\$ 3,189	\$ 3,284	\$ 3,284	\$ 3,383	\$ 3,383
County Health Fund	\$ 0.1250	\$ 1,904	\$ 1,904	\$ 1,961	\$ 1,961	\$ 2,020	\$ 2,020	\$ 2,081	\$ 2,081	\$ 2,143	\$ 2,143	\$ 2,207	\$ 2,207	\$ 2,274	\$ 2,274
County Park Maintenance	\$ 0.0440	\$ 670	\$ 670	\$ 690	\$ 690	\$ 711	\$ 711	\$ 732	\$ 732	\$ 754	\$ 754	\$ 777	\$ 777	\$ 800	\$ 800
County Bond Retire	\$ 0.0190	\$ 289	\$ 289	\$ 298	\$ 298	\$ 307	\$ 307	\$ 316	\$ 316	\$ 326	\$ 326	\$ 336	\$ 336	\$ 346	\$ 346
Roads and Bridges	\$ 0.0930	\$ 1,417	\$ 1,417	\$ 1,459	\$ 1,459	\$ 1,503	\$ 1,503	\$ 1,548	\$ 1,548	\$ 1,594	\$ 1,594	\$ 1,642	\$ 1,642	\$ 1,691	\$ 1,691
St. Louis Community College	\$ 0.2787	\$ 4,245	\$ 4,245	\$ 4,373	\$ 4,373	\$ 4,504	\$ 4,504	\$ 4,639	\$ 4,639	\$ 4,778	\$ 4,778	\$ 4,921	\$ 4,921	\$ 5,069	\$ 5,069
Special School District	\$ 1.0495	\$ 15,986	\$ 15,986	\$ 16,466	\$ 16,466	\$ 16,960	\$ 16,960	\$ 17,469	\$ 17,469	\$ 17,993	\$ 17,993	\$ 18,532	\$ 18,532	\$ 19,088	\$ 19,088
Metropolitan Zoo Museum District	\$ 0.2528	\$ 3,851	\$ 3,851	\$ 3,966	\$ 3,966	\$ 4,085	\$ 4,085	\$ 4,208	\$ 4,208	\$ 4,334	\$ 4,334	\$ 4,464	\$ 4,464	\$ 4,598	\$ 4,598
Brentwood Schools	\$ 5.6201	\$ 85,606	\$ 85,606	\$ 88,174	\$ 88,174	\$ 90,820	\$ 90,820	\$ 93,544	\$ 93,544	\$ 96,351	\$ 96,351	\$ 99,241	\$ 99,241	\$ 102,218	\$ 102,218
Metropolitan Sewer District	\$ 0.1053	\$ 1,604	\$ 1,604	\$ 1,652	\$ 1,652	\$ 1,702	\$ 1,702	\$ 1,753	\$ 1,753	\$ 1,805	\$ 1,805	\$ 1,859	\$ 1,859	\$ 1,915	\$ 1,915
Deer Creek Sewer	\$ 0.0830	\$ 1,264	\$ 1,264	\$ 1,302	\$ 1,302	\$ 1,341	\$ 1,341	\$ 1,382	\$ 1,382	\$ 1,423	\$ 1,423	\$ 1,466	\$ 1,466	\$ 1,510	\$ 1,510
City of Brentwood	\$ 0.8630	\$ 13,145	\$ 13,145	\$ 13,540	\$ 13,540	\$ 13,946	\$ 13,946	\$ 14,364	\$ 14,364	\$ 14,795	\$ 14,795	\$ 15,239	\$ 15,239	\$ 15,696	\$ 15,696
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 1,310	\$ 1,310	\$ 1,349	\$ 1,349	\$ 1,390	\$ 1,390	\$ 1,431	\$ 1,431	\$ 1,474	\$ 1,474	\$ 1,519	\$ 1,519	\$ 1,564	\$ 1,564
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 134,582	\$ 134,582	\$ 138,620	\$ 138,620	\$ 142,778	\$ 142,778	\$ 147,062	\$ 147,062	\$ 151,474	\$ 151,474	\$ 156,018	\$ 156,018	\$ 160,698	\$ 160,698

Year		2045	2046	2047	2048	2049	2050	2051		
Project Year		15	16	17	18	19	20	21		
Commercial Real Property PILOTs and Taxes Not Subject to Abatement		Rate								Commercial Real Property 2031-2050
State of Missouri	\$ 0.0300	\$ 562	\$ 562	\$ 579	\$ 579	\$ 596	\$ 596	\$ 614	\$ 10,477 State of Missouri	
County General	\$ 0.1860	\$ 3,484	\$ 3,484	\$ 3,589	\$ 3,589	\$ 3,697	\$ 3,697	\$ 3,808	\$ 64,959 County General	
County Health Fund	\$ 0.1250	\$ 2,342	\$ 2,342	\$ 2,412	\$ 2,412	\$ 2,484	\$ 2,484	\$ 2,559	\$ 43,655 County Health Fund	
County Park Maintenance	\$ 0.0440	\$ 824	\$ 824	\$ 849	\$ 849	\$ 874	\$ 874	\$ 901	\$ 15,367 County Park Maintenance	
County Bond Retire	\$ 0.0190	\$ 356	\$ 356	\$ 367	\$ 367	\$ 378	\$ 378	\$ 389	\$ 6,636 County Bond Retire	
Roads and Bridges	\$ 0.0930	\$ 1,742	\$ 1,742	\$ 1,794	\$ 1,794	\$ 1,848	\$ 1,848	\$ 1,904	\$ 32,479 Roads and Bridges	
St. Louis Community College	\$ 0.2787	\$ 5,221	\$ 5,221	\$ 5,378	\$ 5,378	\$ 5,539	\$ 5,539	\$ 5,705	\$ 97,333 St. Louis Community College	
Special School District	\$ 1.0495	\$ 19,661	\$ 19,661	\$ 20,251	\$ 20,251	\$ 20,858	\$ 20,858	\$ 21,484	\$ 366,527 Special School District	
Metropolitan Zoo Museum District	\$ 0.2528	\$ 4,736	\$ 4,736	\$ 4,878	\$ 4,878	\$ 5,024	\$ 5,024	\$ 5,175	\$ 88,288 Metropolitan Zoo Museum District	
Brentwood Schools	\$ 5.6201	\$ 105,285	\$ 105,285	\$ 108,443	\$ 108,443	\$ 111,697	\$ 111,697	\$ 115,048	\$ 1,962,760 Brentwood Schools	
Metropolitan Sewer District	\$ 0.1053	\$ 1,973	\$ 1,973	\$ 2,032	\$ 2,032	\$ 2,093	\$ 2,093	\$ 2,156	\$ 36,775 Metropolitan Sewer District	
Deer Creek Sewer	\$ 0.0830	\$ 1,555	\$ 1,555	\$ 1,602	\$ 1,602	\$ 1,650	\$ 1,650	\$ 1,699	\$ 28,987 Deer Creek Sewer	
City of Brentwood	\$ 0.8630	\$ 16,167	\$ 16,167	\$ 16,652	\$ 16,652	\$ 17,152	\$ 17,152	\$ 17,666	\$ 301,394 City of Brentwood	
Dev. Disability - Productive Living Board	\$ 0.0860	\$ 1,611	\$ 1,611	\$ 1,659	\$ 1,659	\$ 1,709	\$ 1,709	\$ 1,760	\$ 30,035 Dev. Disability - Productive Living Board	
Total Commercial Property Tax Revenues to Taxing Jurisdictions		\$ 165,519	\$ 165,519	\$ 170,485	\$ 170,485	\$ 175,599	\$ 175,599	\$ 180,867		

Date June 15, 2023

RE: Tax Impact Statement of Proposed Manchester Road Corridor Redevelopment Area Development Plan, Brentwood, Missouri

Phase 3 NO BUILD: COMMERCIAL SURCHARGE

Year		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate														
State of Missouri	0.00386	\$ 100	\$ 100	\$ 103	\$ 103	\$ 106	\$ 106	\$ 109	\$ 109	\$ 112	\$ 112	\$ 116	\$ 116	\$ 119	\$ 119
County General	0.04499	\$ 1,165	\$ 1,165	\$ 1,200	\$ 1,200	\$ 1,236	\$ 1,236	\$ 1,273	\$ 1,273	\$ 1,311	\$ 1,311	\$ 1,351	\$ 1,351	\$ 1,391	\$ 1,391
County Health Fund	0.03856	\$ 999	\$ 999	\$ 1,029	\$ 1,029	\$ 1,059	\$ 1,059	\$ 1,091	\$ 1,091	\$ 1,124	\$ 1,124	\$ 1,158	\$ 1,158	\$ 1,192	\$ 1,192
County Park Maintenance	0.00643	\$ 166	\$ 166	\$ 171	\$ 171	\$ 177	\$ 177	\$ 182	\$ 182	\$ 187	\$ 187	\$ 193	\$ 193	\$ 199	\$ 199
County Bond Retire	0.03322	\$ 860	\$ 860	\$ 886	\$ 886	\$ 913	\$ 913	\$ 940	\$ 940	\$ 968	\$ 968	\$ 997	\$ 997	\$ 1,027	\$ 1,027
Roads and Bridges	0.02314	\$ 599	\$ 599	\$ 617	\$ 617	\$ 636	\$ 636	\$ 655	\$ 655	\$ 674	\$ 674	\$ 695	\$ 695	\$ 715	\$ 715
St. Louis Community College	0.02828	\$ 732	\$ 732	\$ 754	\$ 754	\$ 777	\$ 777	\$ 800	\$ 800	\$ 824	\$ 824	\$ 849	\$ 849	\$ 874	\$ 874
Special School District	0.06877	\$ 1,781	\$ 1,781	\$ 1,834	\$ 1,834	\$ 1,889	\$ 1,889	\$ 1,946	\$ 1,946	\$ 2,004	\$ 2,004	\$ 2,065	\$ 2,065	\$ 2,126	\$ 2,126
Metropolitan Zoo Museum District	0.03049	\$ 789	\$ 789	\$ 813	\$ 813	\$ 838	\$ 838	\$ 863	\$ 863	\$ 889	\$ 889	\$ 915	\$ 915	\$ 943	\$ 943
Brentwood Schools	0.01195	\$ 309	\$ 309	\$ 319	\$ 319	\$ 328	\$ 328	\$ 338	\$ 338	\$ 348	\$ 348	\$ 359	\$ 359	\$ 369	\$ 369
Metropolitan Sewer District	0.00642	\$ 166	\$ 166	\$ 171	\$ 171	\$ 176	\$ 176	\$ 182	\$ 182	\$ 187	\$ 187	\$ 193	\$ 193	\$ 198	\$ 198
Deer Creek Sewer	0.00125	\$ 32	\$ 32	\$ 33	\$ 33	\$ 34	\$ 34	\$ 35	\$ 35	\$ 36	\$ 36	\$ 37	\$ 37	\$ 39	\$ 39
Dev. Disability - Productive Living Board	0.00643	\$ 166	\$ 166	\$ 171	\$ 171	\$ 177	\$ 177	\$ 182	\$ 182	\$ 187	\$ 187	\$ 193	\$ 193	\$ 199	\$ 199
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 7,866	\$ 7,866	\$ 8,102	\$ 8,102	\$ 8,345	\$ 8,345	\$ 8,595	\$ 8,595	\$ 8,853	\$ 8,853	\$ 9,119	\$ 9,119	\$ 9,393	\$ 9,393

Year		2045	2046	2047	2048	2049	2050	2051
Project Year		15	16	17	18	19	20	21
Total County Commercial Surcharge PILOTs and Taxes Not Subject to Abatement	Rate							
State of Missouri	0.00386	\$ 123	\$ 123	\$ 127	\$ 127	\$ 130	\$ 130	\$ 134
County General	0.04499	\$ 1,433	\$ 1,433	\$ 1,476	\$ 1,476	\$ 1,520	\$ 1,520	\$ 1,566
County Health Fund	0.03856	\$ 1,228	\$ 1,228	\$ 1,265	\$ 1,265	\$ 1,303	\$ 1,303	\$ 1,342
County Park Maintenance	0.00643	\$ 205	\$ 205	\$ 211	\$ 211	\$ 217	\$ 217	\$ 224
County Bond Retire	0.03322	\$ 1,058	\$ 1,058	\$ 1,090	\$ 1,090	\$ 1,123	\$ 1,123	\$ 1,156
Roads and Bridges	0.02314	\$ 737	\$ 737	\$ 759	\$ 759	\$ 782	\$ 782	\$ 805
St. Louis Community College	0.02828	\$ 901	\$ 901	\$ 928	\$ 928	\$ 955	\$ 955	\$ 984
Special School District	0.06877	\$ 2,190	\$ 2,190	\$ 2,256	\$ 2,256	\$ 2,324	\$ 2,324	\$ 2,393
Metropolitan Zoo Museum District	0.03049	\$ 971	\$ 971	\$ 1,000	\$ 1,000	\$ 1,030	\$ 1,030	\$ 1,061
Brentwood Schools	0.01195	\$ 380	\$ 380	\$ 392	\$ 392	\$ 404	\$ 404	\$ 416
Metropolitan Sewer District	0.00642	\$ 204	\$ 204	\$ 210	\$ 210	\$ 217	\$ 217	\$ 223
Deer Creek Sewer	0.00125	\$ 40	\$ 40	\$ 41	\$ 41	\$ 42	\$ 42	\$ 43
Dev. Disability - Productive Living Board	0.00643	\$ 205	\$ 205	\$ 211	\$ 211	\$ 217	\$ 217	\$ 224
Total Commercial Surcharge Revenue to Project-Relevant Jurisdictions		\$ 9,674	\$ 9,674	\$ 9,965	\$ 9,965	\$ 10,263	\$ 10,263	\$ 10,571

Commercial Surcharge		2031-2050
\$	2,290	State of Missouri
\$	26,710	County General
\$	22,896	County Health Fund
\$	3,816	County Park Maintenance
\$	19,725	County Bond Retire
\$	13,737	Roads and Bridges
\$	16,790	St. Louis Community College
\$	40,831	Special School District
\$	18,100	Metropolitan Zoo Museum District
\$	7,092	Brentwood Schools
\$	3,809	Metropolitan Sewer District
\$	740	Deer Creek Sewer
\$	3,816	Dev. Disability - Productive Living Board

Date June 15, 2023

RE: Tax Impact Statement of Proposed Manchester Road Corridor Redevelopment Area Development Plan, Brentwood, Missouri

Phase 3 NO BUILD: RESIDENTIAL REAL PROPERTY

Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate													
State of Missouri	\$ 0.0300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County General	\$ 0.1650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Health Fund	\$ 0.1110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Park Maintenance	\$ 0.0400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Bond Retire	\$ 0.0190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Bridges	\$ 0.0830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Louis Community College	\$ 0.2787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special School District	\$ 1.0495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Zoo Museum District	\$ 0.2528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Brentwood Schools	\$ 4.2755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Sewer District	\$ 0.1053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deer Creek Sewer	\$ 0.0660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Brentwood	\$ 0.5170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dev. Disability - Productive Living Board	\$ 0.0700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ -													

Year	2045	2046	2047	2048	2049	2050	2051		
Project Year	15	16	17	18	19	20	21		
Residential Real Property PILOTs and Taxes Not Subject to Abatement	Rate								Residential Real Property 2031-2050
State of Missouri	\$ 0.0300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- State of Missouri
County General	\$ 0.1650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- County General
County Health Fund	\$ 0.1110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- County Health Fund
County Park Maintenance	\$ 0.0400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- County Park Maintenance
County Bond Retire	\$ 0.0190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- County Bond Retire
Roads and Bridges	\$ 0.0830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Roads and Bridges
St. Louis Community College	\$ 0.2787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- St. Louis Community College
Special School District	\$ 1.0495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Special School District
Metropolitan Zoo Museum District	\$ 0.2528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Metropolitan Zoo Museum District
Brentwood Schools	\$ 4.2755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Brentwood Schools
Metropolitan Sewer District	\$ 0.1053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Metropolitan Sewer District
Deer Creek Sewer	\$ 0.0660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Deer Creek Sewer
City of Brentwood	\$ 0.5170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- City of Brentwood
Dev. Disability - Productive Living Board	\$ 0.0700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Dev. Disability - Productive Living Board
Total Residential Property Tax Revenues to Taxing Jurisdictions	\$ -								

APPENDIX D-3

Phase 3 Abatement Projections

Phase 3: Abatement Projections

Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Project Year	1	2	3	4	5	6	7	8	9	10
Tax Type Abated										
Commercial Real Property Taxes	\$ 203,693	\$ 203,693	\$ 208,498	\$ 208,498	\$ 213,446	\$ 213,446	\$ 218,544	\$ 218,544	\$ 223,794	\$ 223,794
Commercial Surcharge	\$ 11,905	\$ 11,905	\$ 12,186	\$ 12,186	\$ 12,476	\$ 12,476	\$ 12,773	\$ 12,773	\$ 13,080	\$ 13,080
Residential Real Property Taxes	\$ 541,372	\$ 541,372	\$ 557,613	\$ 557,613	\$ 574,342	\$ 574,342	\$ 591,572	\$ 591,572	\$ 609,319	\$ 609,319
Total Value of Abatement	\$ 756,971	\$ 756,971	\$ 778,297	\$ 778,297	\$ 800,264	\$ 800,264	\$ 822,889	\$ 822,889	\$ 846,193	\$ 846,193
Phase 3: Abatement Projections (Continued)										
Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Project Year	11	12	13	14	15	16	17	18	19	20
Tax Type Abated										
Commercial Real Property Taxes	\$ 205,542	\$ 205,542	\$ 211,709	\$ 211,709	\$ 218,060	\$ 218,060	\$ 224,602	\$ 224,602	\$ 231,340	\$ 231,340
Commercial Surcharge	\$ 12,014	\$ 12,014	\$ 12,374	\$ 12,374	\$ 12,745	\$ 12,745	\$ 13,128	\$ 13,128	\$ 13,521	\$ 13,521
Residential Real Property Taxes	\$ 418,399	\$ 418,399	\$ 430,951	\$ 430,951	\$ 443,880	\$ 443,880	\$ 457,196	\$ 457,196	\$ 470,912	\$ 470,912
Total Value of Abatement	\$ 635,955	\$ 635,955	\$ 655,034	\$ 655,034	\$ 674,685	\$ 674,685	\$ 694,925	\$ 694,925	\$ 715,773	\$ 715,773

APPENDIX E

Total Abatement Projections

TOTAL Abatement Projections

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Tax Type Abated												
Commercial Real Property Taxes	\$ 499,058	\$ 993,731	\$ 1,021,714	\$ 1,021,714	\$ 1,254,231	\$ 1,254,231	\$ 1,288,723	\$ 1,288,723	\$ 1,324,250	\$ 1,324,250	\$ 1,352,383	\$ 1,299,903
Commercial Surcharge	\$ 29,189	\$ 58,102	\$ 59,738	\$ 59,738	\$ 73,328	\$ 73,328	\$ 75,344	\$ 75,344	\$ 77,420	\$ 77,420	\$ 79,044	\$ 75,977
Residential Real Property Taxes	\$ 527,218	\$ 1,057,565	\$ 1,089,373	\$ 1,089,373	\$ 1,663,507	\$ 1,663,507	\$ 1,713,494	\$ 1,713,494	\$ 1,764,980	\$ 1,764,980	\$ 1,626,131	\$ 1,411,001
Total Value of Abatement	\$ 1,055,466	\$ 2,109,398	\$ 2,170,825	\$ 2,170,825	\$ 2,991,066	\$ 2,991,066	\$ 3,077,561	\$ 3,077,561	\$ 3,166,651	\$ 3,166,651	\$ 3,057,558	\$ 2,786,881
Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Tax Type Abated												
Commercial Real Property Taxes	\$ 1,337,594	\$ 1,337,594	\$ 1,352,757	\$ 1,352,757	\$ 1,393,339	\$ 1,393,339	\$ 1,435,139	\$ 1,435,139	\$ 856,720	\$ 224,602	\$ 231,340	\$ 231,340
Commercial Surcharge	\$ 78,180	\$ 78,180	\$ 79,066	\$ 79,066	\$ 81,438	\$ 81,438	\$ 83,881	\$ 83,881	\$ 50,074	\$ 13,128	\$ 13,521	\$ 13,521
Residential Real Property Taxes	\$ 1,453,331	\$ 1,453,331	\$ 1,287,731	\$ 1,287,731	\$ 1,326,363	\$ 1,326,363	\$ 1,366,154	\$ 1,366,154	\$ 961,688	\$ 457,196	\$ 470,912	\$ 470,912
Total Value of Abatement	\$ 2,869,105	\$ 2,869,105	\$ 2,719,554	\$ 2,719,554	\$ 2,801,141	\$ 2,801,141	\$ 2,885,175	\$ 2,885,175	\$ 1,868,482	\$ 694,925	\$ 715,773	\$ 715,773