

# West End Stakeholder Meeting



**FEBRUARY 25, 2018**

# Agenda



- **Where are we?**
  - What have we established so far?
- **What do we still need?**
  - How Much Revenue will your district collect?
  - Estimated Project Costs
- **Action Plan**
  - Scheduling your first community meeting

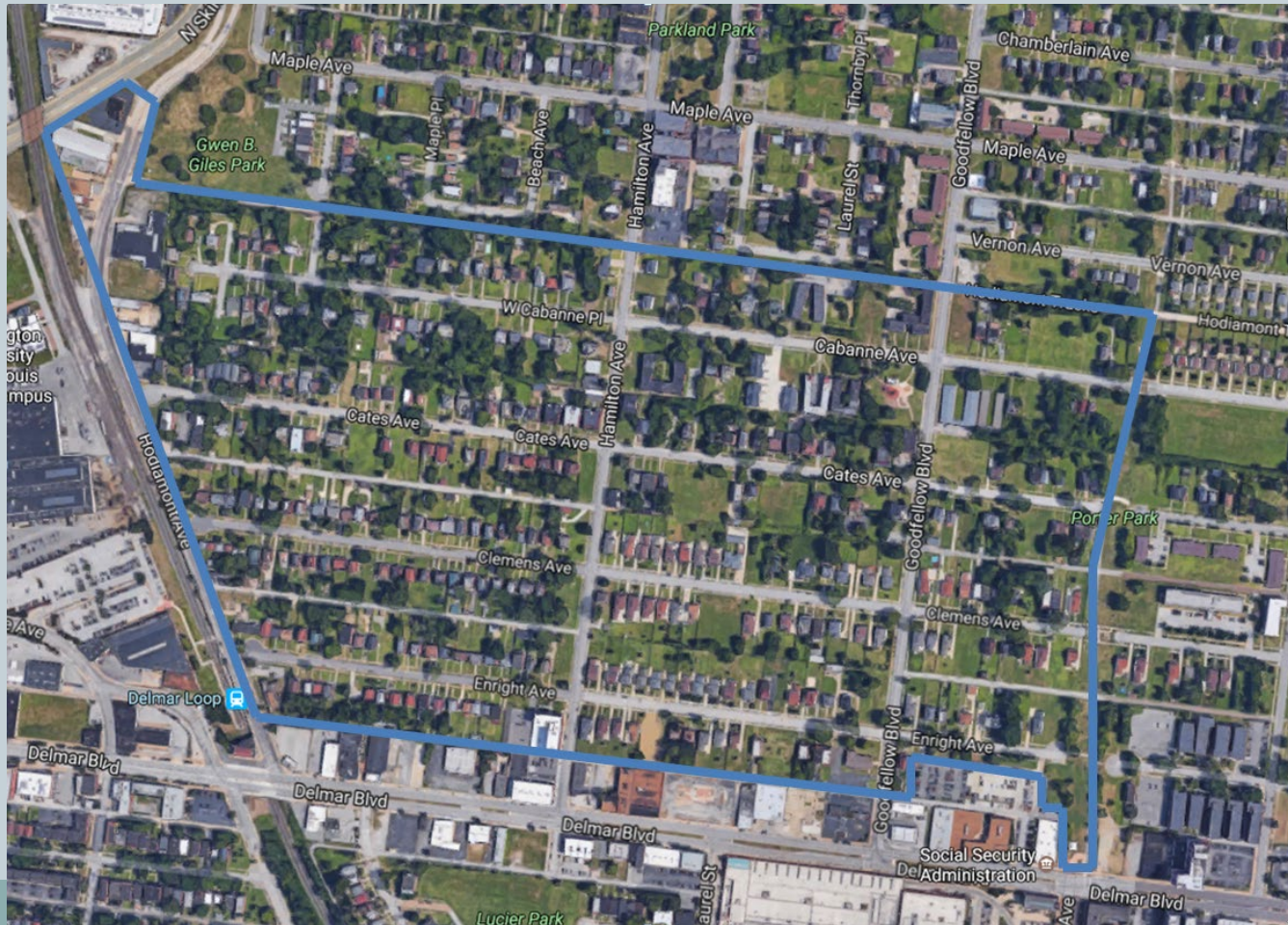
# Where are we now?



# What We've established so far



- District Boundaries



# What We've Established So Far



- **Top Priorities**

- Public Safety (security enhancements and patrols, traffic calming)
- Pedestrian and Street Maintenance (sidewalks, alleys, ramps, streetlights)
- Cleaning (litter pick-up, street cleaning, graffiti removal)
- Landscaping (lawns, trees, and flowers)

# What do we still need?



# What Do We Still Need?



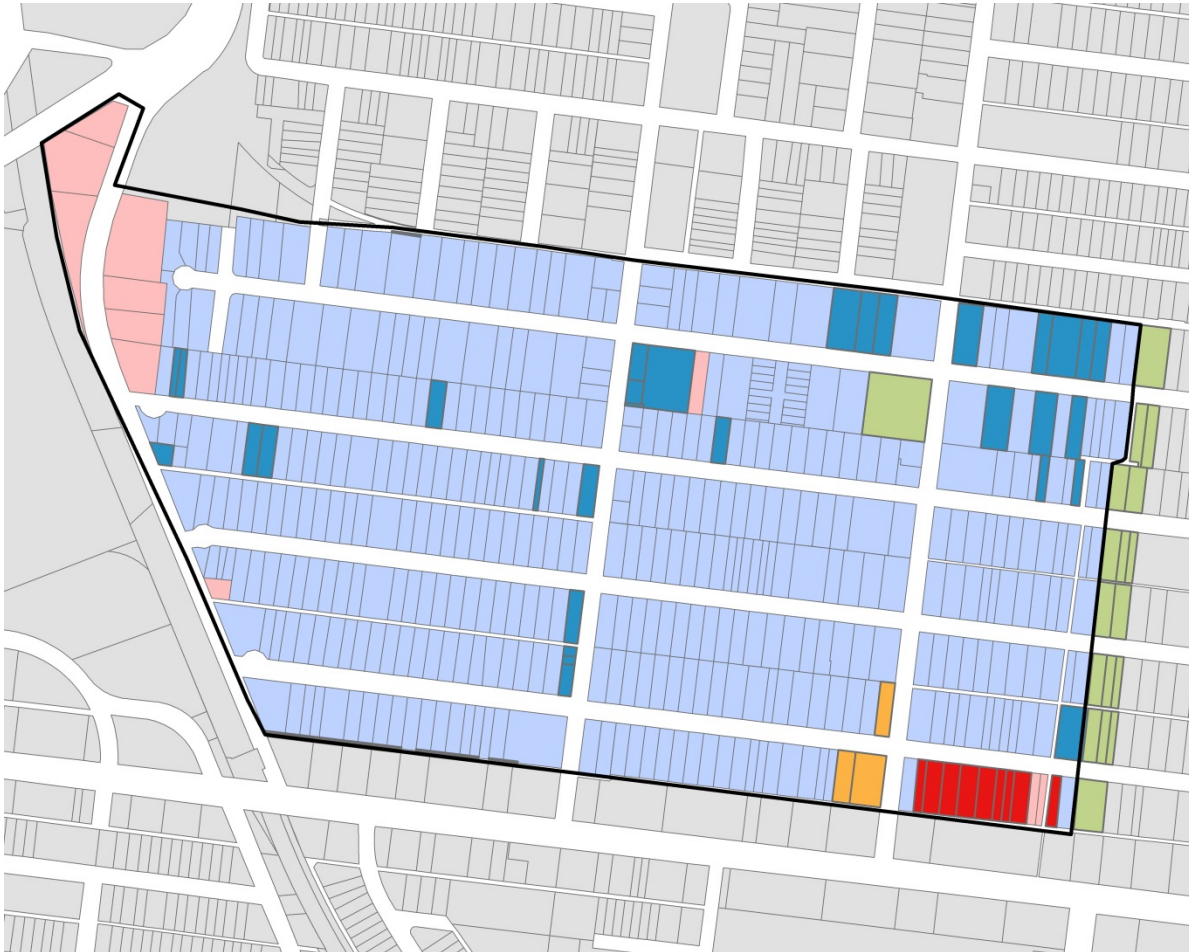
- Determining your special assessment
  - The amount that residents will pay into the district
- Two approaches to collect special assessment
  - **Method 1:** Based on assessed valuation of property (Special Business Districts use this method)
  - **Method 2:** Create your own special assessment criteria

# Determining the Special Assessment





# West End Property Types



- Residential
- Commercial

## Tax Exempt Properties

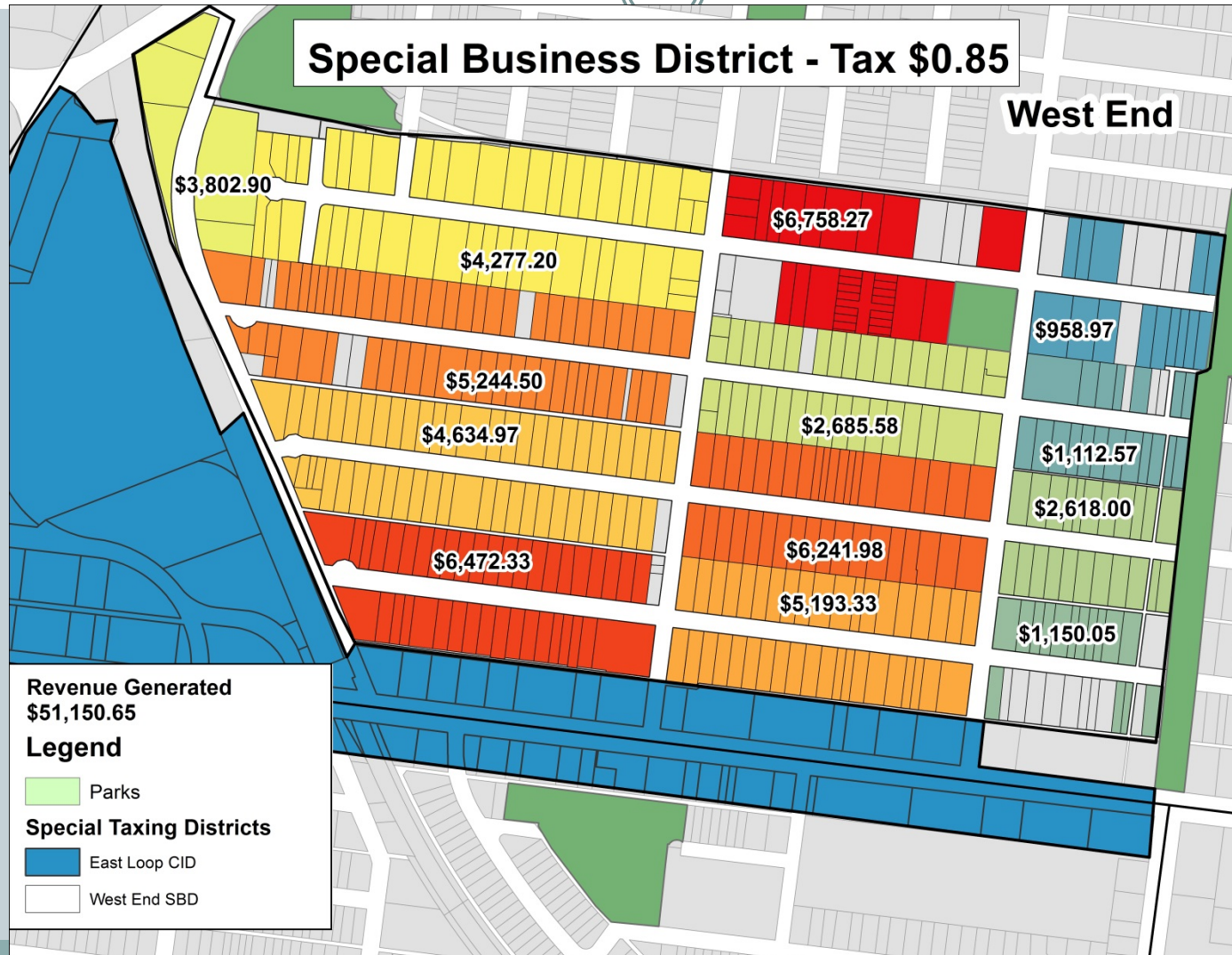
- Park
- LRA
- Non-Profit
- Church
- West End CID

# Method 1



- Collect revenue based on assessed valuation of property
  - In the City of St. Louis, residential property taxes are assessed at 19% of a home's appraised value
  - Commercial property real estate tax is assessed at 32% of appraised value
  - Maximum collection: .85cents per \$100 of property's assessed value
  - Tax abated property pay based on the pre-development value of the property during the tax abatement period

# Revenue Map at \$.85



# 59XX Clemens



**Max assessment is \$.85 for every \$100 of City Assessed Value**

**\$36,800**

- Property appraised value

**\$6,992**

- City assessed value
- Assessed value is 19% of Appraised Value

**\$59.43**

- Additional tax per year
- **\$4.95 per month**

Based on City of St. Louis Public Tax Records

# 60XX Cates



**Max assessment is \$.85 for every \$100 of City Assessed Value**

**\$47,700**

- Property appraised value

**\$9,063**

- City assessed value
- Assessed value is 19% of Appraised Value

**\$77.04**

- Additional tax per year
- **\$6.41 per month**

Based on City of St. Louis Public Tax Records

# Method 2



- Create your own special assessment criteria
  - Based on type of home or square footage of home

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 200.00	357	\$ 71,400.00
	Multi Family	\$ 150.00	366	\$ 54,900.00
Commercial		\$ 300.00	11	\$ 3,300.00
SUM Total				<b>\$ 129,600.00</b>

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 200.00	357	\$ 71,400.00
	Multi Family	\$ 250.00	366	\$ 91,500.00
Commercial		\$ 300.00	11	\$ 3,300.00
SUM Total				\$ 166,200.00



## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 150.00	357	\$ 53,550.00
	Multi Family	\$ 100.00	366	\$ 36,600.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				<b>\$ 92,350.00</b>

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 150.00	357	\$ 53,550.00
	Multi Family	\$ 200.00	366	\$ 73,200.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				\$ 128,950.00

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 200.00	297	\$ 59,400.00
	Multi Family	\$ 150.00	354	\$ 53,100.00
	Vacant	\$ 100.00	56	\$ 5,600.00
Commercial		\$ 300.00	11	\$ 3,300.00
SUM Total				<b>\$ 121,400.00</b>

\* One vacant 12 unit multi family property

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 200.00	297	\$ 59,400.00
	Multi Family	\$ 250.00	354	\$ 88,500.00
	Vacant	\$ 100.00	56	\$ 5,600.00
Commercial		\$ 300.00	11	\$ 3,300.00
SUM Total				<b>\$ 156,800.00</b>

\* One vacant 12 unit multi family property

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 150.00	297	\$ 44,550.00
	Multi Family	\$ 100.00	354	\$ 35,400.00
	Vacant	\$ 75.00	56	\$ 4,200.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				<b>\$ 86,350.00</b>

\* One vacant 12 unit multi family property

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 150.00	297	\$ 44,550.00
	Multi Family	\$ 200.00	354	\$ 70,800.00
	Vacant	\$ 75.00	56	\$ 4,200.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				<b>\$ 121,750.00</b>

\* One vacant 12 unit multi family property

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 100.00	297	\$ 29,700.00
	Multi Family	\$ 100.00	354	\$ 35,400.00
	Vacant	\$ 75.00	56	\$ 4,200.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				<b>\$ 71,500.00</b>

\* One vacant 12 unit multi family property

## West End CID

		Tax	#	Revenue Total
Exempt		\$ -	65	\$ -
Residential	Single Family	\$ 100.00	297	\$ 29,700.00
	Multi Family	\$ 150.00	354	\$ 53,100.00
	Vacant	\$ 75.00	56	\$ 4,200.00
Commercial		\$ 200.00	11	\$ 2,200.00
SUM Total				<b>\$ 89,200.00</b>

\* One vacant 12 unit multi family property



## West End CID

	Tax	Total Assessment	Revenue Total
Exempt	\$ -	-	\$ -
Residential	0.0085	\$4,117,510.00	\$ 34,998.84
Commercial	0.0085	\$ 534,200.00	\$ 4,540.70
SUM Total			<b>\$ 39,539.54</b>

# Estimated Project Costs



# Potential Project Costs



- Projects discussed are intended to be used as a guide to help you narrow down an approach to collect the special assessment
- Lacking the input of the greater community and may change
- Average costs

# DISTRICT SERVICES

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- **Off-Duty Police Patrols**
  - \$55 per hour per officer (bike)
  - \$55 per hour per officer plus fuel fee (car)
- **Security Cameras**
  - Networked cameras: Purchase and installation can cost between \$1,500-\$4,000 per camera
  - Video Doorbells: \$100-500 each
- **Traffic Calming**
  - Speed bumps \$3K-\$5K installed by city
  - Curb bump-outs \$10k-\$30K

# DISTRICT SERVICES

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- Litter Pick Up/Beautification
  - Cost varies according to scope of work
  - Example Service Schedule, Grove CID

Service	Occurrence	Months	Cost
STREET CLEANING	Mon. & Fri.	July-June	\$ 15,600.00
SUMMER STREET CLEANING	Wed.	April-Sept.	\$ 2,600.00
PARKING LOT CLEANING	2X Week	July-June	\$ 7,800.00
TRASH REMOVAL	Mon. & Fri.	July-June	\$ 5,200.00
WEED ABATEMENT	As Needed	April-Sept.	\$ 1,500.00
WATERING	2X Week	June-August	\$ 1,300.00
ANNUAL TOTAL			\$ 34,000.00

# DISTRICT SERVICES

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- Sidewalk repair
  - \$10-\$12 per sq ft of sidewalk to replace and repair
- Murals
  - \$1,000-\$5,000
- Water Fountain, water feature
  - The interactive fountain at Tilles Park cost about \$25,000



# Action Plan



# Action Plan



- **Next meeting**
  - Vote on which special assessment approach you would like to take
- **Schedule first community meeting**
  - Decide when your first community meeting will be
  - We will spend upcoming stakeholder meetings preparing for first community meeting
- **Set up Nonprofit**
  - Meet 30 minutes before or after next stakeholder meeting