

1. Board Bill _____ Introduced By _____
2. An Ordinance Requiring all tax increment financing applications sent to the Tax Increment Financing
3. Commission to be posted online ten (10) business days before the public hearing on the application.
4. Additionally, all tax abatement applications sent to the City's Land Clearance for Redevelopment
5. Authority and pre-approved by the St. Louis Development Corporation must be posted online ten
6. (10) business days by the Land Clearance for Redevelopment Authority.
7. **WHEREAS**, Section 3.83 of the City of St. Louis (the "**City**")Code created the Tax Increment Financing
8. Commission ("**TIF Commission**"), as authorized by Chapter 99.820 RSMo;
9. **Whereas**, the TIF Commission is composed of nine (9) members oversees the establishment of Tax
10. Increment Financing ("**TIF**") districts and makes recommendations to the City's Board of
11. Aldermen on projects seeking TIF; and
12. **WHEREAS**, the TIF Commission reviews all TIF applications and sets public hearings on which TIF
13. proposal is in the City's best interest. This recommendation is made to the St. Louis Development
14. Corporation, which recommends TIF project to the City's Board of Aldermen; and
15. **WHEREAS**, promulgated under Chapter 99 RsMo, the Land Clearance for Redevelopment
16. Authority (the "**LCRA**") receives all tax abatement application and submits them to the St. Louis
17. Development Corporation for pre-approval.
18. **WHEREAS**, currently all TIF and tax abatement applications are not always available to the public
19. before a public hearing; and
20. **Whereas**, the lack of access to TIF and tax abatement applications and prior to a public hearing places
21. the City's citizens at a disadvantage and prevent them from being properly informed of essential
22. information of the agenda; and
23. **Whereas**, pursuant to Chapter 610.020 RSMo, which states "all government bodies shall give notice
24. of time, date and place of meeting, and *its tentative agenda...*" (Emphasis added), it is in the public's

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1. interest that the TIF Commission publishes all TIF applications on its website so the general public
2. may access the information ahead of public hearings.

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

4. SECTION ONE. The Board of Aldermen hereby adopts the foregoing recitals as findings.

5. SECTION TWO. Section 3.83.040 of the City Code promulgated the Commission's right

6. to create Bylaws that policed their administrative process., which states: "The Commission shall also

7. adopt bylaws governing its proceedings and operations which are consistent with the Statute and

8. this ordinance; provided, however that no bylaws affecting the Commission's proceedings and

9. operations shall be voted on or approved by the Commission without prior written notice to and

10. opportunity to participate and vote by the members of the Commission to be appointed by the

11. Board of Education of the City of St. Louis; provided further however that such limitation shall not

12. prevent the operation of the Commission or the adoption or amendment of bylaws..." (originated

13. from Ord. 62477 § 3, 1991).

14. SECTION THREE. Chapter 99.700 RsMo sets for the procedure for tax abatement

15. applications in Charter cities like St. Louis. It establishes authority for LCRA to accept applications

16. for tax abatement. The City then

17. SECTIONS FOUR. The TIF Commissions shall publish all TIF applications ten (10) business

18. days, not including City holidays, on their webpage and post outside of their office space in 1520

19. Market St, 2nd Floor.

25. SECTIONS FIVE. All tax abatement applications sent to the LCRA and pre-approved

26. by the St. Louis Development Corporation must be posted online ten (10) business days by the LCRA.

27. This Section applies to all residential and commercial tax abatements, above and below

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28. \$1,000,00.00

20. SECTION SIX. Nothing in this bill will interfere with protected business interest as set

1. forth in Chapter 610.014 RSMo. All publications of applications will blackout or redact any

2. information that could interfere with a competitive advantage of a business.

3. SECTION SEVEN Failure of the TIF Commission to comply with this law may
result in

4. equitable remedies at the sole discretion of a court of law, as established in Missouri's Sunshine

5. Law.