



**ST. LOUIS HILLS SPECIAL  
BUSINESS DISTRICT**



# ANNUAL REPORT

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**FY 2023**

**PREPARED BY PARK CENTRAL DEVELOPMENT**



Photo Source: Sarah Seger, St. Louis Hills Neighborhood Association

# ABOUT

The St. Louis Hills Special Business District (SBD) is a special taxing district that overlaps the boundaries of the St. Louis Hills Neighborhood, located in the City's 2nd Ward.

The Board consists of five property owners and two renters to ensure the representation of all types of residents in the District, with qualifications on what type of property owners are represented below:

- One must be a member of the St. Louis Hills Neighborhood Association
- One must be a member of either Friends of Francis Park or Friends of Willmore Park
- One must be a business owner

The SBD formed this year, with priorities to address safety and security initiatives, maintain and support public infrastructure as well as beautification goals and support neighborhood projects.

Commissioners meet monthly to discuss a variety of issues impacting the neighborhood, working to ensure that the funds raised are spent in the most effective and efficient manner to best serve the District.

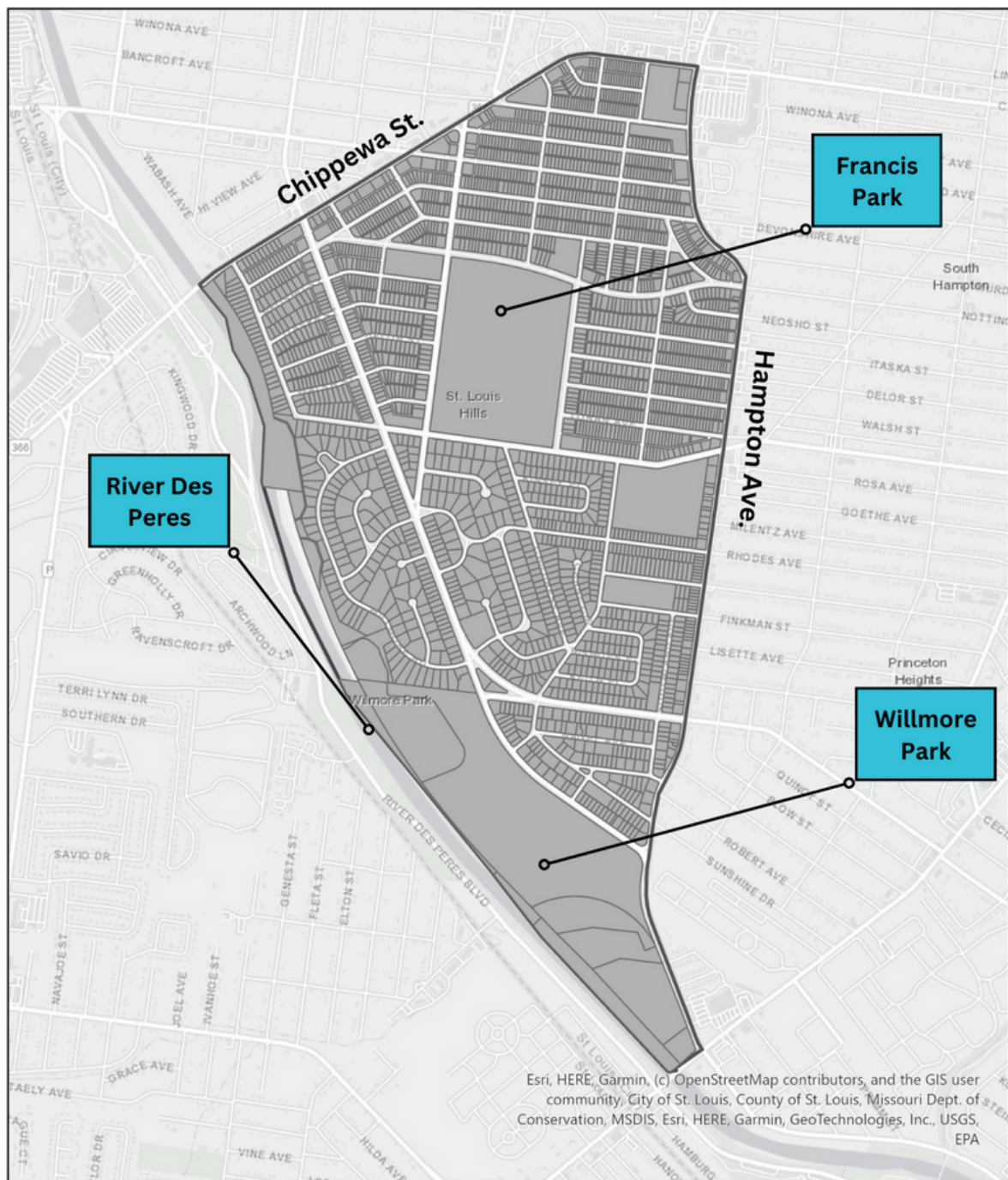
## 2023 Commissioners:

- Tom Bene, President (Property Owner; St. Louis Hills NA)
- Patrick Kutz, Vice-President (Property Owner; Francis Park)
- Brian Hoeltge, Treasurer (Property Owner)
- Don Orf, Secretary (Property Owner)
- Tiffany Harmon (Property Owner; Business Owner)
- Heather Sanders (Renter)
- John Fuchs (Renter)



# BOUNDARY

## St. Louis Hills Special Business District Parcel Boundaries



0 0.25 0.5 Miles

# SBD FORMATION



Photo Source: Sarah Seger, St. Louis Hills Neighborhood Association

## Establishment

Residents of the St. Louis Hills neighborhood submitted a petition to start the SBD in January, 2023, culminating in a Board Bill in February and neighborhood vote in August to approve the new SBD. In the initial meetings of 2023, the board approved officers, set-up its accounting to be able to process tax distributions and began setting up its business for 2024.

## Supporting Neighborhood Groups

A key tenant of the SBD's mission is to support local organizations. The board has three specific property owner requirements that necessitate representation from one of the two major parks in the neighborhood, the neighborhood association and a business owner. It will move to financially support organizations in 2024.

## Other Administrative Happenings

The SBD worked with the City to install a property assessment tax cap for the District, limiting any property owners to \$250 for this year's assessment. Most of the board meetings have taken place at the District's main Library: Buder. The board is continuing to adapt practices for its first year of having expenses in the District.



# FY 2023 REVENUE:

2023 REVENUE REFLECTS ONLY A PORTION OF INITIALLY RECEIVED DISTRIBUTIONS. THERE WERE NO EXPENSES FOR THE DISTRICT IN 2023, WITH THE DISTRICT LOOKING FORWARD TO 2024.



**2023 Initial Distributions:  
\$59,603.99**

Photo Source: Sarah Seger, St. Louis Hills Neighborhood Association

**We're deeply committed to improving the livelihood of all our residents as well as investing in other neighborhood organizations that support making St. Louis Hills an ideal place in the City to call home.**

**Presented to:**  
St. Louis Hills SBD & The  
Public  
**Prepared by:**  
Park Central Development