

**SITE SURVEY AND INVESTIGATION REPORT**  
**ST. LOUIS HILLS SPECIAL BUSINESS DISTRICT**

Site survey and investigation report for the proposed St. Louis Hills Special Business District prepared by Alderman Thomas Oldenburg. The petition to establish the St. Louis Hills Special Business District is attached. Copies of the petition and this report were filed with the City's Office of the Register on January 6, 2023, and are available for public inspection.

**A. INFORMATION REQUIRED BY 71.792 AND 71.794 RSMo. AND BOARD RULES**

1) Name of the District and Its Boundaries.

The name of the district shall be: St. Louis Hills Special Business District

The boundaries of the St. Louis Hills Special Business District are as follows: Beginning at the point of intersection of Hampton Avenue and Gravois Avenue, and proceeding southwesterly along the center line of Gravois Avenue to its intersection with the center line of River Des Peres, then proceeding northwesterly along the center line of River Des Peres to the center line of Chippewa Street, then proceeding northeasterly along the center line of Chippewa Street to the center line of Hampton Avenue, then proceeding southerly along the center line of Hampton Avenue to the point of beginning.

A map illustrating the district boundaries is attached hereto as Exhibit A. The boundaries of the district are contiguous.

2) District Improvements.

District improvements authorized in Section 71.796 RSMo that are to be carried out include, but are not limited to, the following: (a) the purchase, installation, and maintenance of lighting within the District; (b) the purchase, installation, and maintenance of street and/or sidewalk furniture; (c) the purchase, installation, and maintenance of beautification materials throughout the District, including seasonal and holiday decorations and landscaping; (d) the contracting of services for installation of street improvements throughout the District; (e) the matching of funds for grants and projects intended to benefit the District; (f) the purchase and installation of way-finding signage throughout the District; (g) the purchase and installation of way-finding signage throughout the District; (h) acquisition, construction, reconstruction and/or operation of parking lots and parking structures; (i) construction or reconstruction of sidewalks; (j) acquisition, construction, reconstruction and/or operation of buildings and other structures and the leasing of such buildings or structures to tenants; (k) transportation related improvements; (l) public Wi-Fi; and (m) parks.

Locations of district improvements: District-wide

Characteristics and condition of the locations for the district improvements: As-needed as determined by the Board of Commissioners.

Need for district improvements: The overwhelming view expressed by those in attendance at community meetings over the past two years is that these improvements are needed to implement clean and green practices, improve public parks, safety and security, and infrastructure, and

promote the St. Louis Hills Neighborhood through community events and place making opportunities. These improvements will also encourage neighborhood engagement, keep home values stable, and allow the District to maintain its sense of community.

Approximate cost of district improvements: The estimated costs of these improvements and the services described in Section 4 below during the first five years is approximately \$2,564,960, as set forth in the Five-Year Budget Projections in the attached Petition. The actual expenses incurred may vary from the estimated budget.

Percentage of the cost of the district improvements that will be paid by assessments against real property: 100%

Percentage of the cost of the improvements that will be paid by business license tax: 0%. No revenue will be collected via business licenses tax.

Percentage of the cost of the district improvements, if any, that will be paid by public funds: 0%.

3) Acquisition of Real Property.

Real property will not be acquired to carry out the District improvements.

4) Special Services.

Special Services authorized by Section 71.796 RSMo will be provided by the District.

Special services authorized by Section 71.796 RSMo that are to be provided by the District include, but are not limited to, the following:

**Cleaning, Landscaping, and Maintenance:** Services in this category will include the contracting of cleaning and maintenance services to a maintenance provider, which maintenance activities will include, but are not limited to (a) scheduled street sweeping and cleaning; (b) additional trash collection; (c) landscape and streetscape maintenance within the District; (d) maintenance of public art, decorations, improvements, banners, lighting, and signage; (e) graffiti removal; and (f) the purchase of equipment to assist in the above-listed cleaning and maintenance services.

**Security and Public Safety:** Services in this category will include (a) the contracting of security services to private security providers, off duty police officers, or a local police department; and (b) the purchase, installation, and maintenance of security cameras within the District. Services in this category may also include, but are not limited to, (a) the purchase of communication equipment designed to address security related issues; (b) the purchase, installation, and maintenance of lighting for the security of the District; (c) the purchase of bicycles or automobiles for security personnel; and (d) demolition and securing of vacant buildings, structures and exterior minor improvements to homes essential for safety.

**Public Transportation:** Services in this category may include, but are not limited to, funding, promoting, planning, designing, constructing, improving, maintaining and operating one or more public transportation projects or assisting in such activities, including street, intersection,

signage, traffic signals, bus stop, bicycle lanes and parking facilities, shuttles, or other mass transit improvements and any similar or related public transportation improvement.

**Marketing, Advertising, Promotion, Branding and Special Events:** Services in this category will include (a) the contracting of services for the purposes of marketing, advertising and promotion of the District; (b) the purchase and installation of way-finding markers, banners, electronic and or print newsletters and other promotional materials; (c) contracting of services for District-wide events. Services in this category may also include, but are not limited to, (a) the purchase of marketing materials such as banners, newsletters, and other promotional materials; (b) the contracting of services for the planning and implementation of District-wide events; (c) funds to help in the planning, coordination, and implementation of District-wide events; (d) the purchase or lease of tents, bleachers, and other similar equipment for use at District-wide events; and (e) the District's professional fees.

**Administrative Support:** Services in this category will include (a) the purchase of administrative support materials such as office supplies, postage, reporting, and necessary equipment; (b) fees associated with the administrative activities of the district; (c) the contracting of services with a separate entity for the administration of the District; and (d) the hiring of personnel.

Need for the services in the district: The overwhelming view expressed by those in attendance at community meetings over the past two years is that these services are not currently being provided at the level the community desires. These services are needed to implement clean and green practices, improve public parks, safety and security, and infrastructure, and promote the St. Louis Hills Neighborhood through community events and place making opportunities. These improvements will also encourage neighborhood engagement, keep home values stable, and allow the District to maintain its sense of community.

Approximate cost of the services: The estimated costs of these services and the improvements described in Section 2 above during the first five years is approximately \$2,564,960, as set forth in the Five-Year Budget Projections in the attached Petition. The actual expenses incurred may vary from the estimated budget.

Percentage of the cost of the special services that will be paid by business license tax: 0%. No revenue will be collected via business licenses tax.

Percentage of the cost of the special services that will be paid by assessments against real property: 100%

Percentage of the cost of the special services, if any, that will be paid by public funds: 0%

5) Cooperative Promotion Activities.

Cooperative promotion activities to promote business within the District will not be conducted.

6) Initial Rates of Levy on Real Property and Business License Tax.

The proposed initial rate of levy to be imposed on real property within the District is thirty-five cents (\$0.35) per one-hundred dollars (\$100.00) of taxable assessed valuation. The District shall be authorized to levy up to eighty-five cents (\$0.85) per one-hundred dollars (\$100.00) of taxable assessed valuation on real property within the District. The amount levied annually will be set by the Board of Commissioners each fiscal year by resolution of the Board of Commissioners with a public hearing within the District.

No business license tax will be levied.

**B. SITE SURVEY AND INVESTIGATION SUMMARY OF ACTIVITIES**

Alderman Oldenburg met with the petitioners to review the information in the petition on January 6, 2023 and conducted an in-person site survey and investigation of the district on January 6, 2023,

The following is a summary of the activities conducted as part of the site survey and investigation:

Residents of the community and key neighborhood stakeholders, including the St. Louis Hills Neighborhood Association and Friends of Francis Park, conducted monthly community meetings over the past two years to discuss the state of the neighborhood and address community concerns. Feedback was gathered from these community meetings, and a community poll was conducted to rank issues and priorities.

**C. SITE SURVEY AND INVESTIGATION FINDINGS.**

A number of neighborhood stakeholders, including the St. Louis Hills Neighborhood Association, Friends of Francis Park, and several residents, have met monthly over the past two years to discuss the state of the neighborhood and address community concerns. The overwhelming views expressed by those in attendance at these community meetings include the need to implement clean and green practices, improve public parks, safety and security, and infrastructure, and promote the St. Louis Hills Neighborhood through community events and place making opportunities. The petitioners believe that the neighborhood should establish an SBD to secure funding for projects, encourage neighborhood engagement, and address the above mentioned concerns to keep home values stable, maintain its sense of community, and provide services that are currently not being provided at the level the community desires.

**D. RECOMMENDATION.**

Based on the information contained in the petition and the findings of the site survey and investigation it is recommended that the Board of Aldermen act to establish the St. Louis Hills Special Business District.

  
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Signature

01/06/2023  
\_\_\_\_\_  
Date

Alderman Tom Oldenburg  
\_\_\_\_\_  
Name

**Exhibit A: St. Louis Hills SBD MAP**

**St. Louis Hills Special Business District Map of Boundaries**



\*Proposed boundary outlined in red