

**ST. LOUIS DEVELOPMENT  
CORPORATION (SLDC)**

**CHAPTER 99/100 DEVELOPMENT PROCESS  
AND SUBMITTAL REQUIREMENTS**

In order for the St. Louis Development Corporation (SLDC) to prepare a Chapter 99 or 100 Blighting Study and Plan, the information on the attached sheet must be submitted by the first of the month in which the Plan is to be considered by the respective Board.

Once a Blighting Study and Plan is prepared, it must be reviewed and approved by the Land Clearance for Redevelopment Authority (LCRA) and/or Planned Industrial Expansion Authority (PIEA) Board prior to submittal to the Board of Aldermen for consideration. The Plan must also be reviewed by the St. Louis Planning Commission (PDA). An advertised public hearing before the appropriate Committee of the Board of Aldermen is required prior to passage.

For larger projects or projects including eminent domain, the LCRA/PIEA must advertise for developers, and potential developers may submit proposals. A developer for the project will then be designated by LCRA/PIEA Board. The LCRA/PIEA will then enter into an agreement with the selected developer. It is imperative that the potential developer be present at the LCRA/PIEA Board meeting at which it is designated developer, and at the Board of Aldermen public hearing.

**EACH APPLICANT SHALL FULLY COMPLY WITH MAYOR'S EXECUTIVE ORDER #28  
DATED JULY 24, 1997 RELATING TO MINORITY AND WOMEN-OWNED BUSINESS  
PARTICIPATION IN CONSTRUCTION.**

**SUMMARY OF INFORMATION REQUIRED  
BY THE ST. LOUIS DEVELOPMENT CORPORATION  
FOR PREPARATION OF A CHAPTER 99 OR 100 PLAN**

1. Legal description and map of property to be included in the proposed redevelopment Area (“Area”).
2. Ownership of all the property in the Area: \_\_\_\_\_
3. Condition of buildings, if any on the property: \_\_\_\_\_
4. Number of existing occupants of property: \_\_\_\_\_
5. Number of existing jobs in property: full time \_\_\_\_\_ part time \_\_\_\_\_
6. Proposed objective of redevelopment (i.e. rehab, new construction): \_\_\_\_\_
7. Proposed use of the property (building by building): \_\_\_\_\_
8. Proposed zoning of the property needed to carry out project: \_\_\_\_\_
9. Proposed on-site parking (numbers and ratios): \_\_\_\_\_
10. Proposed changes in street and alley patterns, if any: \_\_\_\_\_
11. Proposed number of new jobs, including type; full time \_\_\_\_\_ part time \_\_\_\_\_  
and salary range \_\_\_\_\_; proposed number of retained jobs, including type;  
full time \_\_\_\_\_; part time \_\_\_\_\_; Salary Range: \_\_\_\_\_
12. Public improvements proposed (street, alley, sidewalks, and parks); if any \_\_\_\_\_  
\_\_\_\_\_
13. Property acquisition required by potential developer or PIEA/LCRA: \_\_\_\_\_
14. Relocation required: list all to be relocated and characteristics: \_\_\_\_\_
15. Proposed time of initiation and completion of phases of project: \_\_\_\_\_
16. Square footage of proposed construction and/or rehabilitation: \_\_\_\_\_, number of  
residential units by bedroom count for residential construction and/or rehabilitation; number of rentals  
units \_\_\_\_\_, number of condominium units \_\_\_\_\_, non-residential sq. footage \_\_\_\_\_
17. Proposed method of financing the project: \_\_\_\_\_
18. A pro forma financial statement showing projected costs including acquisition and construction and  
return on equity.
19. One (1) set of photos of the property, front and rear. **(May be color copies from Kinko’s or similar).**
20. Set of preliminary plans (if prepared).
21. Letter of support from Alderman of the ward.

<b>ADDRESS:</b>					
<b>BUILDING CHARACTERISTICS:</b>					
Retail:			sq. ft.		
Office			sq. ft.		
<b>Total commercial:</b>		<b>0</b>	sq. ft.		
For-sale units:			sq. ft.		
<b>Total "Saleable" Area:</b>		<b>0</b>	sq. ft.		
<b>Total # of Residential Units:</b>					
<b>Gross building area:</b>					
<b>Types/sizes of residential units:</b>					
<b><u>BR/BA</u></b>	<b><u>SIZE IN SQ. FT.</u></b>	<b><u>SALE PRICE</u></b>	<b><u># UNITS</u></b>	<b><u>TOTAL PROCEEDS</u></b>	<b><u>TOTAL SALEABLE AREA:</u></b>
				\$0	0
				\$0	0
				\$0	0
				\$0	0
<b>TOTAL SALES PROCEEDS:</b>				\$0	0
<b>COSTS:</b>					
<b>USES</b>					
<b>Acquisition Costs</b>					
<b>Hard Construction Costs</b>					
	Demolition				
	Construction/Rehabilitation				
	Site Work				
	Construction Contingency				
<b>Soft Costs</b>					
	Architectural				
	Legal Fees				
	Engineering				
	Property Survey				
	Property Appraisal				
	Environmental Report				
<b>Financing Costs</b>					
	Construction Period Insurance				
	Construction Period Interest				
	Construction Loan Fee				
	Construction Period Taxes				
	Title, Recording & Disbursing				
	Accounting Fees				
<b>Marketing Costs</b>					
	Advertising & Promotion				
	Sales Literature				
	Miscellaneous				
<b>Total Uses:</b>		<b>\$ -</b>			

<b>SOURCES OF FUNDS--PERMANENT:</b>				
Residential sales price/sq. ft.:	#DIV/0!	per sq. ft.		
Residential sales proceeds:	\$0			
LESS: Commissions:	\$0	7.00%		
Commercial sales price/sq. ft.:		per sq. ft.		
Commercial sales:	\$0			
LESS: Commissions:	\$0	5.50%		
<b>Total sales proceeds:</b>	<b>\$0</b>			
PLUS: Historic tax credit proceeds:	\$0			
<b>Total proceeds:</b>	<b>\$0</b>			
<b>HISTORIC TAX CREDIT CALCS:</b>				
Total cost less acquisition:	0			
% eligible for historic credits:	95.00%			
Eligible costs:	0			
State tax credit pricing rate:	84.00%			
<b>State tax credit proceeds:</b>	<b>0</b>	25% of eligible costs x pricing rate		
Federal tax credit pricing rate:	92.00%			
<b>Federal tax credit proceeds:</b>	<b>0</b>			