

Summary of three meetings January 2024:

Informational meetings were held to provide information about the proposed Lafayette Square Taxing District Three meetings were organized to provide Lafayette Square residents the flexibility to choose the meeting that best suited their schedule. The same content was presented at each of these meetings. See below for the signage posted around the park to notify residents of meeting times and locations. In addition, block captains disseminated information about these meetings via email to all residents.

81 People attended the informational sessions. The breakdown of attendance was:

- SqWires - Wed Evening 7pm - 35 people
- Barr Branch Library - Saturday Morning 10:30 - 30 people
- Zoom - Tuesday evening 7pm 16 people

We express our heartfelt gratitude to all residents who attended and actively participated in opening the dialogue!



**JOIN Your Neighbors
and Learn More About the
Proposed Taxing District
in Lafayette Square**

**CHOOSE ONE INFORMATION SESSION THAT
WORKS BEST FOR YOU!**

WEDNESDAY, JANUARY 17 • 7pm – 8pm at Sqwires

SATURDAY, JANUARY 20 • 10:30am – 11:30am at Barr Branch Meeting Room

TUESDAY, JANUARY 23 • 7pm – 8pm for Virtual via ZOOM • Go to link for details

LafayetteSquareSBD.com



The main themes that emerged from the questions, comments, and discussion are as follows:

1	Who is on the Board and how will the board be nominated/selected?
	Response: The Board comprised of up of seven commissioners. Commissioners must meet the following qualifications:

	<ul style="list-style-type: none"> • One member of the Board must be a member of The Park Conservancy, and owner of real property • One member must be a member of the Lafayette Square Neighborhood Association Board, and owner of real property • One member of the Board must be a renter • Two members of the Board must be a resident and owner of real property • One member must be a business owner • Members of the Board must be at least 18 years of age <p>In addition, Park Central Development would serve as the administrator of the taxing district. All interested residents can apply to be on the Board. The Steering committee reviews all nominations. The elected Alderperson will have final say on approving all Board seats as the Alderperson is responsible for submitting all approved Board members to the Mayor and Board of Alderman for approval.</p> <p>Action for the Steering Committee: Further details regarding the application process will be Preposted to LafayetteSquareSBD.com.</p>
2	<p>Describe Park Central’s role as Administrator.</p>
	<p>Response: Park Central Development has been engaged to ensure all steps taken in formation and operation are compliant with the laws and regulations governing SBDs. They are a recognized organization with long operating history of guiding other local SBDs operating within the City of St. Loui and believe this effort would positively impact this community.</p> <p>Park Central Development will provide the following planning and administrative services related to establishing a special Taxing District</p> <ul style="list-style-type: none"> • Develop a robust plan of action and comprehensive timeline • Collect, analyze, and maintain a comprehensive database with the following information • Create and adjust as necessary a boundary map identifying all parcels within the proposed district. (In Partnership with Legal Counsel) • Prepare an outreach campaign for property owners within the proposed expansion area • Collaborate and manage all communication with necessary political entities, including: <ul style="list-style-type: none"> ○ Missouri Department of Revenue ○ City of St. Louis Board of Aldermen ○ City of St. Louis Board of Elections ○ Local Elected Officials • Work with the Attorney and Steering Group to Draft Petition and Ordinance <p>Once the SBD is created, as Administrator their role includes:</p> <ul style="list-style-type: none"> • Prepare a schedule of meetings. • Meeting preparation and facilitation • Basic website update • Administration of contracts and cervices • Collection, retention and distribution of corporate records

	<ul style="list-style-type: none"> • Prepare, review, and approve annual budget; review & approve deposit at bank; oversee bookkeeping (ongoing); preparation of financial reports (monthly); fiscal procedures (ongoing) <p>Action for the Steering Committee: Additional work is underway with Park Central Development to outline the process to submit future projects, gather estimates, prioritize work.</p>
3	How will you let us know about meetings or information?
	<p>Response: The LafayetteSquareSBD.com website will be updated with all current information regarding the progress on the taxing district. An update will be given at the LSNA monthly general membership meeting and Steering Committee Members will be available for questions during the meetings. Periodic updates will be given to LPC Board and Arts Council. We will also leverage the Block Captain Program to notify residents.</p>
4	What is the hardship clause?
	<p>Response: There is a clause in the petition that any resident of the taxing district who qualify will be taxed at a reduced rate. The qualification is based on the residents that meet the HUD Income guidelines of low to moderate income of 80% or less of the area median income.</p> <p>Action for the Steering Committee: The details of how to apply for the hardship request will be posted on LafayetteSquareSBD.com</p>
6	What is the voting process for owners and renters, including those who do not live in Lafayette Square?
	<p>Response: Voters who are eligible to vote on this proposition are registered voters who reside in the SBD and non-resident owners of real property located within the SBD. This does include renters who are registered voters.</p> <p>If the property is owned by an entity (such as a corporation, LLC, partnership, estate or trust), the individual voting on behalf of that entity will have to provide the poll workers with evidence of the individual’s authority to act/vote on behalf of the entity (e.g., a corporate resolution, a copy of a relevant section of the entity’s bylaws or articles of incorporation, a copy of a document issued by a probate court appointing the person as Executor or Personal Representative of the estate that owns the property, etc.). Please note that this copy will be kept by the poll worker and included in the ballot envelope with the voted ballot and evidence of property ownership.</p> <p>Please note, too, that every qualified voter is only entitled to one vote, which means that if the same person or entity owns more than one piece of property located in the SBD, he/she/they may only vote once on the tax proposition. Similarly, if an individual is a registered voter who lives in the SBD and also owns property located in the SBD, he/she/they still may only cast one vote on the proposition.</p>
7	Outline exact details of the tax assessment
	<p>Response: The assessment is based on the assessed value of real property. The rate is \$.75 per \$100 assessed value. There is a cap on the assessment of \$750 per year. As an example, if the appraised value from the City Assessor Site is \$350,000, the assessed value is \$66,500. A proposed SBD rate of \$.75 cents would be an additional tax of \$499 to your existing real estate tax bill. The assessment would be in place for 10 years. The tax could be lower than \$.75 if funds are not needed but will never be any higher.</p>

Neighbors asked good questions and here are a few that are currently being worked through. All information will be posted to LafayetteSquareSBD.com:

- Petition is currently being drafted and will be posted to the website.
- Separate the taxing districts in the city that represent a neighborhood vs. a single building.
- Determine the impact to the number of residents who hit the CAP after 10 years.
- Impact the SBD can have to reduce crime