

RESOLUTION NO. 21-01

A RESOLUTION OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT TO LEVY THE ANNUAL INSTALLMENT OF THE SPECIAL ASSESSMENT AUTHORIZED BY RESOLUTION NO. 16-003; APPROVING THE SPECIAL ASSESSMENT TAX ROLL FOR THE YEAR ENDING DECEMBER 31, 2021; AUTHORIZING AND DIRECTING A COPY OF THIS RESOLUTION TO BE FILED WITH THE CITY OF ST. LOUIS, MISSOURI; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "***CID Act***"), a Petition for the Creation of a Community Improvement District (the "***Creation Petition***") was submitted on May 13, 2016, to the City of St. Louis, Missouri (the "***City***"); and

WHEREAS, following a public hearing, the City adopted Ordinance No. 70322 on June 30, 2016, which became effective on August 14, 2016, (the "***Ordinance***"), establishing the East Loop Community Improvement District (the "***District***") and authorizing the District to impose a special assessment to be levied against certain real property within the District; and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the District may consider a petition for the imposition of a special assessment filed by petitioners who are owners of record of (a) more than fifty percent (50%) of the assessed value of all real property within the District, and (b) more than fifty percent (50%) per capita of all real property within the District (the "***Requisite Property Owners***"); and

WHEREAS, the Requisite Property Owners filed a Petition for Special Assessments (the "***Special Assessments Petition***") as an exhibit to the Creation Petition, and the Creation Petition, along with a certified copy of the Ordinance, was forwarded to the Board of Directors of the District by the City Register on July 20, 2016; and

WHEREAS, on August 23, 2016, the Board of Directors of the District approved Resolution No. 16-003 (the "***Assessment Resolution***") levying special assessments (the "***Special Assessments***") against certain real property within the District pursuant to the terms of the Special Assessments Petition; and

WHEREAS, pursuant to the Assessment Resolution, the District has determined if any changes in classification or in the amount of square feet of improvements have occurred with respect to each tract, lot or parcel of real property within the District and has prepared a Special Assessment Tax Roll for the current calendar year; and

WHEREAS, the Assessment Resolution provides that, on or before September 1 of each calendar year, the District shall file or cause to be filed a certified copy of the resolution approving the Special Assessment Tax Roll for such calendar year with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices beginning with those due on or before December 31 of such calendar year; and

WHEREAS, the Board of Directors of the District desires to levy the annual installment of the Special Assessments and to approve the Special Assessment Tax Roll for the year ending December 31, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Levy of the Annual Installment of the Special Assessments. The Board of Directors of the District hereby levies the annual installment of the Special Assessments for the current calendar year against each tract, lot or parcel of real property within the District at the rates and based upon the classifications set forth in the Assessment Resolution. The Special Assessments shall be levied for the purposes set forth in the Assessment Resolution and in accordance with the procedure set forth in the Assessment Resolution.

Section 2. Approval of Special Assessment Tax Roll for 2021. The Board of Directors hereby approves the Special Assessment Tax Roll for the year ending December 31, 2021 as substantially set forth on **Exhibit A**, attached hereto and incorporated herein by reference and final review by the District's Executive Director.

Section 3. Notice of Special Assessment Tax Roll to City Assessor. The Board of Directors of the District hereby directs the Executive Director of the District, or her designee, to file or cause to be filed a certified copy of this Resolution with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices due on or before December 31, 2021.

Section 4. Adjustments to Special Assessment Tax Roll. An owner of any tract, lot or parcel of real property claiming that a calculation error has been made in the amount of the Special Assessments to be collected from such owner's tract, lot or parcel or in any other calculation made by the District pursuant to the terms hereof shall send a written notice describing the error to the District (or such other entity as may be designated by the District to hear such claims) not later than 30 days after the due date (and if such date is after the due date, only after having paid the amount in dispute) of the Special Assessment Tax Roll which is alleged to have been calculated incorrectly or within 30 days of receiving notice of any other calculation, prior to seeking any other remedy. The District or the designee of the District shall promptly review the notice, and if necessary, meet with the owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. If the District determines that a calculation error has been made that requires the Special Assessment Tax Roll to be modified or changed in favor of the owner, a cash refund may not be made (except for the final year during which the Special Assessment Tax Roll shall be collected), but an adjustment may be made in the amount of the Special Assessments to be paid in the following year, as determined by the District. The decision of the District regarding an error in the calculation of a Special Assessment Tax Roll or any other calculation shall be conclusive as long as there is a reasonable basis for the determination of the District.

Section 5. Records of the District. The Board of Directors of the District hereby directs the Secretary of the District, or his or her designee, to maintain a record of all amounts paid by or on behalf of the owners of each tract, lot or parcel of real property within the District.

Section 6. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and

comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the Resolution.

Section 7. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 8. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 9. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 19th day of August, 2021.

I, the undersigned, Chair of the East Loop Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on August 19, 2020.



**EAST LOOP COMMUNITY IMPROVEMENT
DISTRICT**


Chair, Board of Directors

WITNESS my hand and official seal this 19th day of August, 2020.

ATTEST:


Secretary, Board of Directors

EXHIBIT A
SPECIAL ASSESSMENT TAX ROLL

(Attached hereto.)

East Loop CID - Assessment by Property
8/17/2021

Property Owner	Properties	Parcel ID	2021			LAND		Ground Floor		UPPER FLOORS		TOTAL Assessment	ASSESSMENT PHASE-IN 2021 w/ 10% increase Years 6-10
			Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment		
8 Lovely Properties, L.L.C.	28 6138-46 DELMAR BLVD	54210000900	11,450	7,355	2.00	0.1	1,145	0.2	1,471	0.125	919	3,535.38	3,888.91
												3,535.38	3888.9125
9 Loop Hotel TDD, Inc.	29 6124-30 ENRIGHT AV	59750000720	52,500	-	-	0.1	5,250	0.2	-	0.125	-	5,250.00	5,775.00
												5,250.00	5,775.00
10 Pageant Building, L.L.C.	30 6100-2 ENRIGHT AV	59750000730	35,000	-	-	0.1	3,500	0.2	-	0.125	-	3,500.00	3,850.00
Pageant Building, L.L.C.	31 6147-51 DELMAR BLVD	59750001250	29,045	45,091	2.00	0.1	2,905	0.2	9,018	0.125	5,636	17,559.08	19,314.98
Pageant Building, L.L.C.	32 6143 DELMAR BLVD	59750001850	9,742	-	-	0.1	974	0.2	-	0.125	-	974.20	1,071.62
												22,033.28	24,236.60
11 Loop Hotels, LLC	33 6175-77 DELMAR BLVD	59750001400	23,250	12,980	7.00	0.1	2,325	0.2	2,596	0.125	9,735	14,656.00	16,121.60
12 PIN-UP BOWL, L.L.C.	34 6189-91 DELMAR BLVD	59750001600	7,750	7,750	1.00	0.1	775	0.2	1,550	0.125	-	2,325.00	2,557.50
13 One Story, L.L.C.	35 6133 DELMAR BLVD	59750001800	11,365	10,350	1.00	0.1	1,137	0.2	2,070	0.125	-	3,206.50	3,527.15
												20,187.50	22,206.25
14 BI-STATE DEVELOPMENT AGENCY	36 650-62 ROSEDALE AV	48561300350	189,486	-	-	0.1	18,949	0.2	-	0.125	-	18,948.60	20,843.46
	37 662R ROSEDALE AV	48561300500	6,970	-	-	0.1	697	0.2	-	0.125	-	697.00	766.70
	38 6007R DELMAR BLVD	48561301100	4,269	-	-	0.1	427	0.2	-	0.125	-	426.90	469.59
	39 6000/5946 DELMAR BLVD	55120000200	2,051	-	-	0.1	205	0.2	-	0.125	-	205.10	225.61
	***40 5990/5950 DELMAR BLVD	55120000300	9,017	-	-	0.1	902	0.2	-	0.125	-	901.70	991.87
	41 5836-42 DELMAR BLVD	56680000100	45,459	45,459	1.00	0.1	4,546	0.2	9,092	0.125	-	13,637.70	15,001.47
	42 5760-826 DELMAR BLVD	56680000150	35,135	35,135	1.00	0.1	3,514	0.2	7,027	0.125	-	10,540.50	11,594.55
	43 5748 DELMAR BLVD	56680000300	18,919	18,919	1.00	0.1	1,892	0.2	3,784	0.125	-	5,675.70	6,243.27
	44 5726-34 DELMAR BLVD	56680000400	33,460	16,674	1.00	0.1	3,346	0.2	3,335	0.125	-	6,680.73	7,348.81
	45 5700 DELMAR BLVD	56680000500	30,807	6,161	1.00	0.1	3,081	0.2	1,232	0.125	-	4,313.00	4,744.30
	46 5844/5762 DELMAR BLVD	56680004100	4,908	-	-	0.1	491	0.2	-	0.125	-	490.80	539.88
												62,517.73	68,769.51
15 The Gotham Buildings, LLC	47 5901-3 DELMAR BLVD	45420002261	25,987	9,096	3.00	0.1	2,599	0.2	1,819	0.125	2,274	6,691.75	7,360.92
The Gotham Buildings, LLC	5901-3 DELMAR BLVD	45420002262	-	-	-	0.1	-	0.2	-	0.125	-	-	-
The Gotham Buildings, LLC	5901-3 DELMAR BLVD	45420002271	-	-	-	0.1	-	0.2	-	0.125	-	-	-
The Gotham Buildings, LLC	5901-3 DELMAR BLVD	45420002272	-	-	-	0.1	-	0.2	-	0.125	-	-	-
												6,691.75	7360.92
16 JDJ Development, L.L.C.	49 5874 DELMAR BLVD	55150000500	3,375	2,503	2.00	0.1	338	0.2	501	0.125	313	1,150.98	1,266.07
17 Kabul I Center Commercial Properties LLC	3 5860-72 DELMAR BLVD	55150000750	17,550	9,775	1.00	0.1	1,755	0.2	1,955	0.125	-	3,710.00	4,081.00
												4,860.98	5,347.07
18 SKINKER DEBALIVIERE COMMUNITY HOUSING CORPORATION	50 5908-14R DELMAR BLVD	55140000750	6,412	-	-	0.1	641	0.2	-	0.125	-	641.20	705.32
	51 5900-8 DELMAR BLVD	55140000800	18,163	-	-	0.1	1,816	0.2	-	0.125	-	1,816.30	1,997.93
												2,457.50	2,703.25
19 ALANSON BUILDING, L.P.	52 5888-98 DELMAR BLVD	55150000107	13,500	6,847	3.00	0.1	1,350	0.2	1,369	0.125	1,569.25	4,288.65	4,288.65
		combined upper and first revised for correction	13500	6847	3	0.01	1350	0.2	1369.4	0.125	1463.5	4,182.90	4,601.19
									less		0	4,182.90	4,601.19
20 SOUTHWESTERN BELL TELEPHONE COMPANY	53 6232-44 DELMAR BLVD	54080000300	15,400	-	-	0.1	1,540	0.2	-	0.125	-	1,540.00	1,694.00
	54 6208-28 DELMAR BLVD	54080000500	24,200	24,200	4.00	0.1	2,420	0.2	4,840	0.125	9,075	16,335.00	17,968.50
	55 6200-8 DELMAR BLVD	54080000700	11,660	-	-	0.1	1,166	0.2	-	0.125	-	1,166.00	1,282.60
												19,041.00	20,945.10

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East Loop CID - Assessment by Property
8/17/2021

Property Owner	Properties	Parcel ID	2021			LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN	
			Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Assessment	2021 w/ 10% increase Years 6 - 10	
21 EASTGATE INVESTMENTS, INC.	56	6221-23 DELMAR BLVD	48490300200	5,625	2,800	3.00	0.1	563	0.2	560	0.125	700	1,822.50	2,004.75
	57	6225-35 DELMAR BLVD	48490300300	12,500	10,856	2.00	0.1	1,250	0.2	2,171	0.125	1,357	4,778.20	5,256.02
	58	616 EASTGATE AV	48490300450	16,901	-	-	0.1	1,690	0.2	-	0.125	-	1,690.10	1,859.11
											8,290.80	9,119.88		
22 F & R PROPERTIES LLC	59	5951 DELMAR BLVD	45420002500	15,750	-	-	0.1	1,575	0.2	-	0.125	-	1,575.00	1,732.50
	60	5959 DELMAR BLVD	45420002601	15,750	9,838	1.50	0.1	1,575	0.2	1,968	0.125	615	4,157.48	4,573.22
											5,732.48	6,305.72		
23 Mosley Financial Services	61	640 ROSEDALE AV	48561300210	74,923	57,168	1.00	0.1	7,492	0.2	11,434	0.125	-	18,925.90	20,818.49
	62	651 ROSEDALE AV	59750000800	17,500	-	-	0.1	1,750	0.2	-	0.125	-	1,750.00	1,925.00
	63	621-41 ROSEDALE AV	59750000850	25,546	9,945	1.00	0.1	2,555	0.2	1,989	0.125	-	4,543.60	4,997.96
											25,219.50	27,741.45		
24 KEITH, BYRON K & VANESSA K	64	5989 DELMAR BLVD	45420002900	19,612	711	1.00	0.1	1,961	0.2	142	0.125	-	2,103.40	2,313.74
25 DELMAR LIMIT LLC	65	554-8 LIMIT AV	54080000107	11,000	6,403	3.00	0.1	1,100	0.2	1,281	0.125	1,601	3,981.35	4,379.49
26 DELMAR CITY LLC	66	6190 DELMAR BLVD	54210000100	18,333	0	1.00	0.1	1,833	0.2	-	0.125	-	1,833.30	2,016.63
27 TRAN, KIHN THIEN & KIM THI TRAN TRS	68	6100-2 DELMAR BLVD	54210001607	4,897	3,917	2.00	0.1	490	0.2	783	0.125	490	1,762.73	1,939.00
28 WATERMAN-DELMAR LLC	69	6046-8 DELMAR BLVD	54220000100	7,500	5,958	2.00	0.1	750	0.2	1,192	0.125	745	2,686.35	2,954.99
											12,367.13	13,603.84		
29 VIACOM OUTDOOR	70	540 DES PERES AV	55120000108	6,217	-	-	0.1	622	0.2	-	0.125	-	621.70	683.87
30 OUTDOOR SYSTEMS INC		540 DES PERES AV	55120000100	7,342	-	-	0.1	734	0.2	-	0.125	-	734.20	807.62
31 LOCS OF GLORY LLC	71	5886 DELMAR BLVD	55150000200	6,750	2,941	1.00	0.1	675	0.2	588	0.125	-	1,263.20	1,389.52
32 PROPERTY EXPERTS LLC	72	5876 DELMAR BLVD	55150000407	3,375	1,625	2.00	0.1	338	0.2	325	0.125	203	865.63	952.19
33 5850 Delmar Boulevard, L.L.C.	73	5850-8 DELMAR BLVD	55150000900	10,215	4,500	2.00	0.1	1,022	0.2	900	0.125	563	2,484.00	2,732.40
34 BOBB LLC	74	6101-3 DELMAR BLVD	59750000900	6,698	2,785	2.00	0.1	670	0.2	557	0.125	348	1,574.93	1,732.42
35 RAFFERTY REAL ESTATE HOLDINGS, L.L.C.	75	6183-7 DELMAR BLVD	59750001500	7,750	6,750	1.00	0.1	775	0.2	1,350	0.125	-	2,125.00	2,337.50
											9,668.65	10,635.52		
36 Loop Center South, LLC	76	6108-24 DELMAR BLVD	54210001201	23,473	9,646	1.00	0.1	2,347	0.2	1,929	0.125	-	4,276.50	4,704.15
37 6104 Delmar Building, LLC	77	6104 DELMAR BLVD	54210001300	2,863	2,147	2.00	0.1	286	0.2	429	0.125	268	984.08	1,082.48
38 Everly Property Owner LLC	78	6105-23 DELMAR BLVD	59750001061	37,260	31,084	14.00	0.1	3,726	0.2	6,217	0.125	27,517	37,459.93	41,205.92
											-	-		
											42,720.50	46,992.55		
39 MONTANO, GLORIA	79	5917 DELMAR BLVD	45420002300	13,387	2,859	1.00	0.1	1,339	0.2	572	0.125	-	1,910.50	2,101.55
	80	5942 DELMAR BLVD	55140000300	6,750	1,344	1.00	0.1	675	0.2	269	0.125	-	943.80	1,038.18
	81	5916 DELMAR BLVD	55140000650	21,562	3,600	1.00	0.1	2,156	0.2	720	0.125	-	2,876.20	3,163.82
	82	6163-7 DELMAR BLVD	59750001307	7,750	3,150	3.00	0.1	775	0.2	630	0.125	788	2,192.50	2,411.75
											7,923.00	8,715.30		
40 PACE-DELMAR ASSOC. LLC	83	621-33 N SKINKER BLVD, 6201-19 DELMAR BLVD & 635 N SKINKER BLVD	new 48490301250	61,200	19,993	1.00	0.1	6,120	0.2	3,999	0.125	-	10,118.60	11,130.46
		Former 6201-19 DELMAR BLVD	former 48490300120	0	24,917	3.00	0.1	0	0.2	0	0.125	6229.25	6229.25	6852.175
		Former 621-33 N SKINKER BLVD	former 48490300140	0	-	-	0.1	-	0.2	-	0.125	0	-	-
		Former 635 N SKINKER BLVD	former 48490300150	0	-	-	0.1	-	0.2	-	0.125	-	-	-
											16,347.85	17,982.64		

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East Loop CID - Assessment by Property
8/17/2021

Property Owner	Properties	Parcel ID	2021			LAND		Ground Floor		UPPER FLOORS		TOTAL Assessment	ASSESSMENT PHASE-IN 2021 w/ 10% increase Years 6-10
			Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment		
41 One World - USA, LLC	84 6136 DELMAR BLVD	54210001001	6,874	3,034	3.00	0.1	687	0.2	607	0.125	759	2,052.70	2,257.97
42 CHU, GOAK YAU & YAN KUEN & MAN HUNG	85 5970-8 DELMAR BLVD	55120000600	14,960	1,414	1.00	0.1	1,496	0.2	283	0.125	-	1,778.80	1,956.68
43 5878 Delmar LLC	86 5878-82 DELMAR BLVD	55150000307 55150000300	10,125	3,850	2.00	0.1	1,013	0.2	770	0.125	481	2,263.75	2,490.13
												6,095.25	6,704.78
44 PAGEDALE CONGREGATION OF JEHOVAH'S WITNESSES, SAINT LOUIS, MISSOURI Building permit issued 5/1/2020	87 5950 DELMAR BLVD	55140000200	13,500	-	-	0.1	1,350	0.2	-	0.125	-	-	-
	88 5930 DELMAR BLVD	55140000400	16,875	9,458	1.00	0.1	1,688	0.2	1,892	0.125	-	-	-
												-	-
45 MISSOURI HISTORICAL SOCIETY	89 5863 DELMAR BLVD	45430002750	42,994	-	-	0.1	4,299	0.2	-	0.125	-	4,299.40	4,729.34
												4,299.40	4,729.34
46 CHURCH BUILDING LLC	90 6154 DELMAR BLVD	54210000510	19,670	3,672	2.00	0.1	1,967	0.2	734	0.125	459	500.00	550.00
47 LOOP EAST COMMUNITY IMPRV DIST	91 6128 DELMAR BLVD	54210001100	6,870	5,835	3.00	0.1	687	0.2	1,167	0.125	1,459	500.00	550.00
												1,000.00	1,100.00
49 Westend Development LLC Prior owner Washington University	92 5897-99 DELMAR BLVD	45430003500	10,786	4,165	1.00	0.1	1,079	0.2	833	0.125	-	1,911.60	2,102.76
												1,911.60	2,102.76
48 FAMILY DOLLAR STORES OF MISSOURI, INC.	93 5935 DELMAR BLVD	45420002400	31,500	8,000	1.00	0.1	3,150	0.2	1,600	0.125	-	4,750.00	5,225.00
												4,750.00	5,225.00
50 CITY OF ST LOUIS	94 697 HODIAMONT AV aka 731	48561300700	89,560	-	-	0.1	8,956	0.2	-	0.125	-	-	-
CITY OF ST LOUIS	2 5960 DELMAR BLVD	55120000400	15,319	-	-	0.1	1,532	0.2	-	0.125	-	-	-
												-	-
51 800 N 17th LLC	25 5956-8 DELMAR BLVD	55140000100	7,762	-	-	0.1	776	0.2	-	0.125	-	776.20	853.82
												776.20	853.82

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