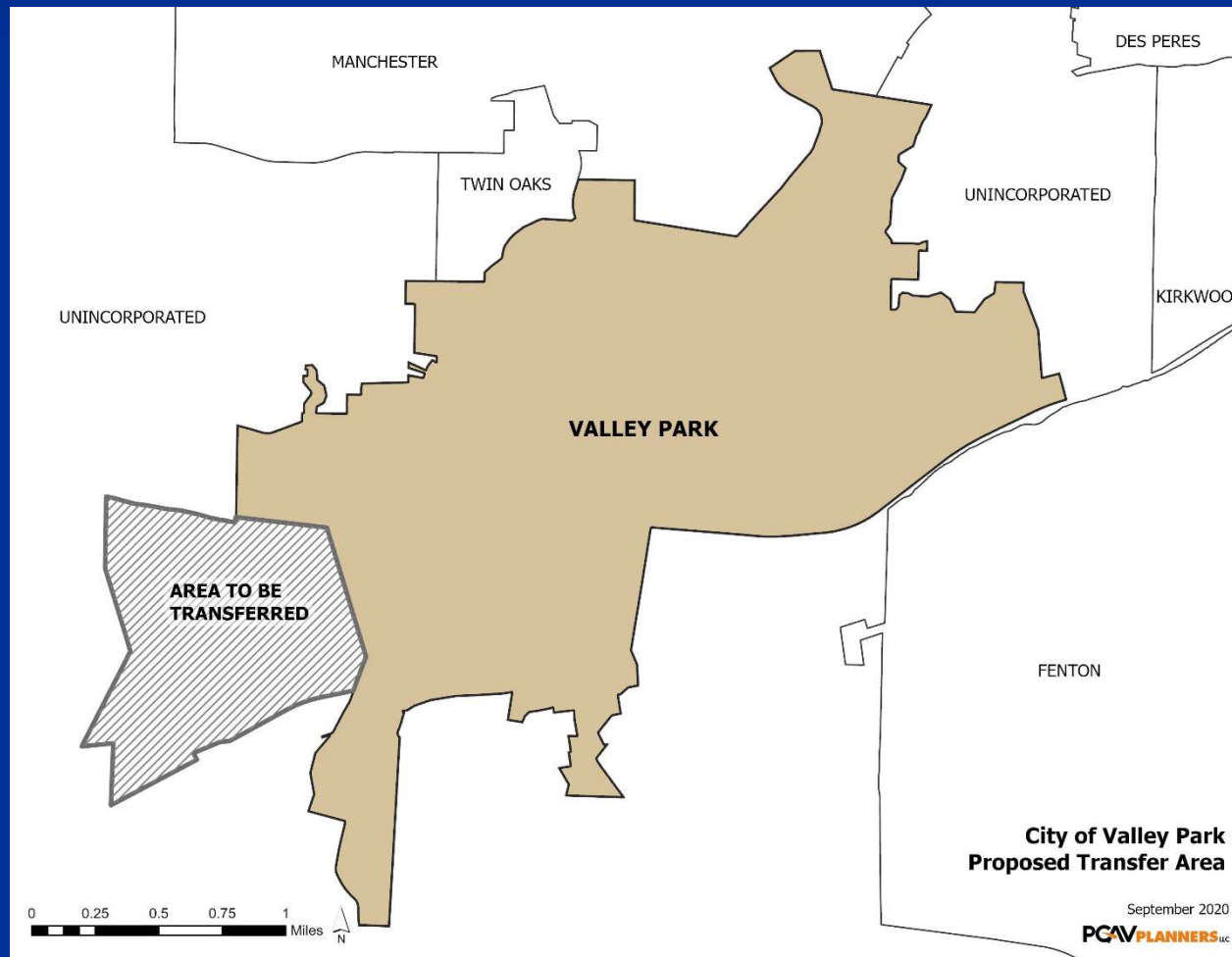


Transfer of Jurisdiction Between St. Louis County and Valley Park



11 Factors

- ✓ Legal description
- ✓ Logical and reasonable boundaries
- ✓ Compactness of the subject area
- ✓ Present and proposed level of services
- ✓ Proposed time schedule to provide services
- ✓ Current tax rates
- ✓ Impact on tax bases and ability to raise revenue
- ✓ Sources of revenue other than property tax
- ✓ Financial impact
- ✓ Proposed zoning
- ✓ Effective date

Legal Description

A TRACT OF LAND SITUATED IN U.S. SURVEY 985, U.S. SURVEY 879, AND FRACTIONAL SECTIONS 24 AND 25, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND MARKING THE COMMON CORNER TO FRACTIONAL SECTIONS 23, 24, 25, AND 26 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1059.27 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE SOUTH 83 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID U.S. SURVEY 985, A DISTANCE OF 451.34 FEET;

THENCE NORTH 23 DEGREES 10 MINUTES 49 SECONDS EAST, LEAVING THE SAID SOUTH LINE, A DISTANCE OF 1886.11 FEET TO THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED BY A GENERAL WARRANTY DEED RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, BEING THE EAST LINE OF SAID TRACT;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID TRACT, NORTH 23 DEGREES MINUTES 42 SECONDS EAST, A DISTANCE OF 208.01 FEET;

THENCE CONTINUING ALONG THE SAID EAST LINE OF TRACT RECORDED IN BOOK 8404 PAGE 320 OF THE OFFICIAL RECORDS OF THE ST LOUIS COUNTY, MO RECORDER OF DEEDS OFFICE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 126.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CROSSING SAID RAILROAD RIGHT OF WAY, CONTINUING ALONG SAID EAST LINE, NORTH 16 DEGREES 19 MINUTES 06 SECONDS WEST, A DISTANCE OF 130.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID EAST LINE OF THE STATE OF MISSOURI LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 1682.96 FEET;

NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, A DISTANCE OF 1337.03 FEET TO THE MERAMEC RIVER;

THENCE ALONG A MEANDER LINE OF THE MERAMEC RIVER, THE FOLLOWING COURSES AND DISTANCES: SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 943.04 FEET; SOUTH 80 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1185.96 FEET; SOUTH 78 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 1104.79 FEET; SOUTH 81 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 949.97 FEET; AND SOUTH 83 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 651.17 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF TERRAFIL, INC. AS RECORDED BY DEED IN BOOK 16313, PAGE 823 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 2263.71 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN (125 FOOT WIDE) RAILROAD

THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, AS RECORDED IN PLAT BOOK 346. PAGE 567 OF SAID RECORDER'S OFFICE, SOUTH 15 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 193.01 FEET;

THENCE CONTINUING ALONG SAID WEST LINE OF PEARLESS PARK GROUP SUBDIVISION, SOUTH 23 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 786.27 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE 44;

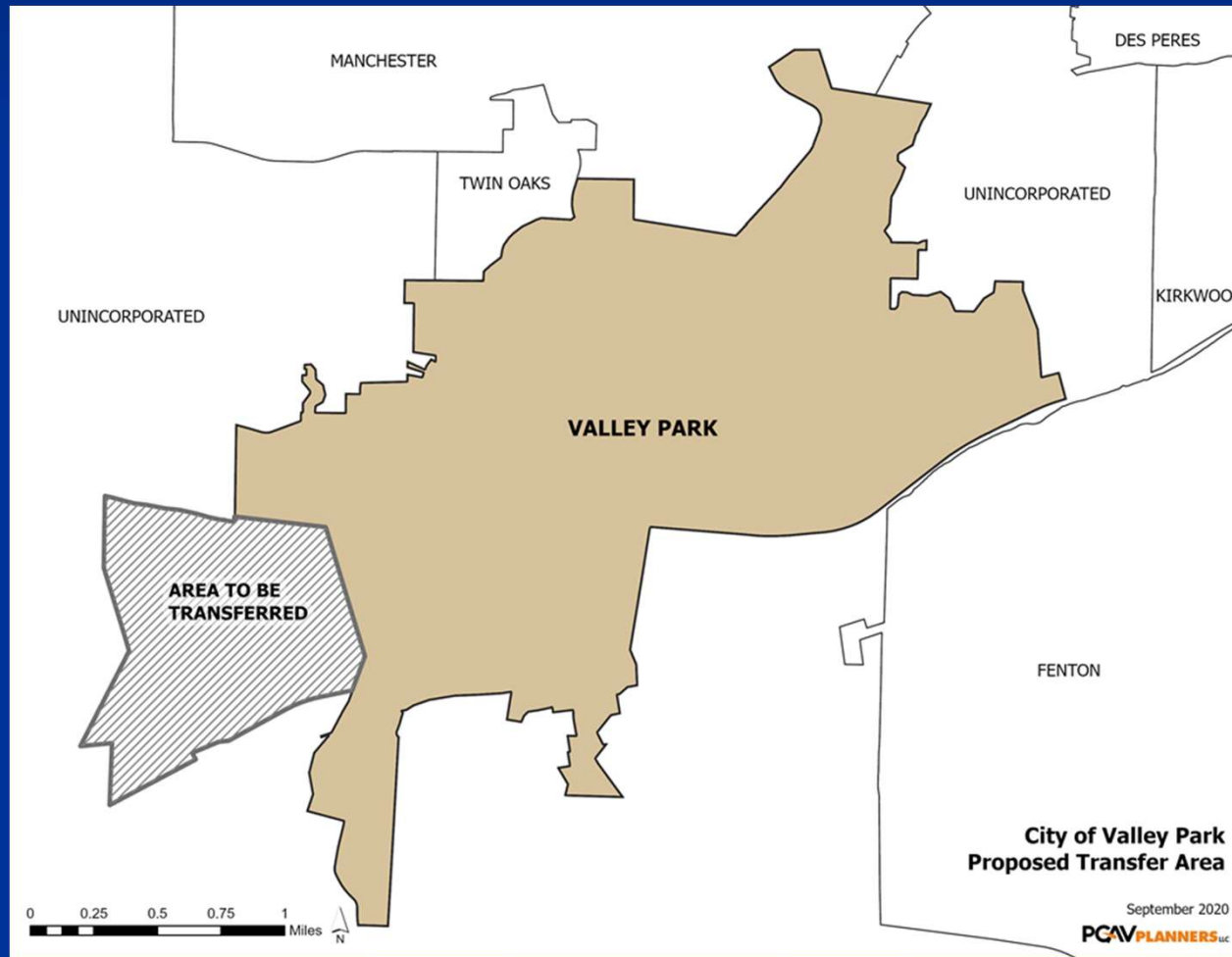
THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 23 MINUTES 50 SECONDS WEST, A DISTANCE OF 620.53 FEET; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3004.98 FEET, WITH A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 51 SECONDS (WHICH CHORD BEARS SOUTH 77 DEGREES 40 MINUTES 24 SECONDS WEST, A CHORD DISTANCE OF 75.92 FEET) THROUGH AN ARC DISTANCE OF 75.92 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF WEST OUTER ROAD, L.L.C. AS RECORDED BY DEED IN BOOK 17922, PAGE 3134 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID CURVE, BEING THE SAID RIGHT OF WAY LINE, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 19 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 796.88 FEET, A DISTANCE OF 799.23 FEET TO THE POINT OF TANGENCY AT STATION 710+41.37/140' LT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF INTERSTATE 44 NORTH OUTER ROAD, THE FOLLOWING COURSES: 1) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 1241.37 FEET TO A POINT AT STATION 698+00/140' LT; 2) SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; SOUTH 80 DEGREES 28 MINUTES 45 SECONDS WEST, A DISTANCE OF 211.24 FEET TO A POINT AT STATION 696+00/208' LT; 3) SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; SOUTH 66 DEGREES 39 MINUTES 16 SECONDS WEST, A DISTANCE OF 602.25 FEET TO A POINT AT STATION 690+00/260' LT; 4) SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; SOUTH 28 DEGREES 17 MINUTE 56 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT AT STATION 690+00/100' LT; 5) SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A FOUND IRON BOLT MARKING THE WEST LINE OF SAID SOUTH 61 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 2044.42 FEET TO A POINT, MARKING THE WEST LINE OF SAID FRACTIONAL SECTION 25; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01 DEGREE 04 MINUTES 38 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 302.52 FEET TO THE POINT OF BEGINNING.

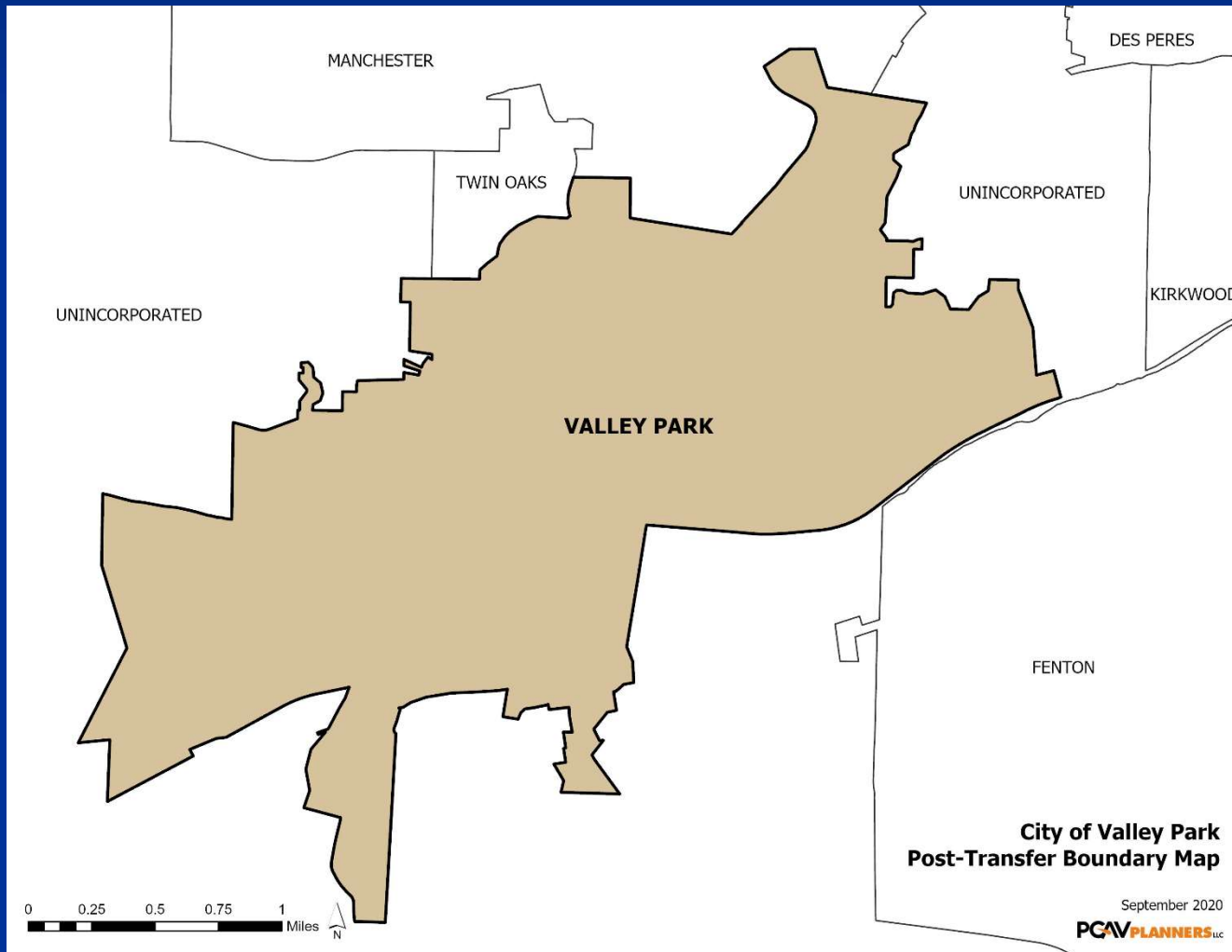
General Information

- Three parcels
- 527.25 acres
- No residents, no dwelling units
- One business who has operated in the subject area for more than 30 years on the two northernmost parcels
- Affiliate of business owns all the southernmost parcel

Logical and Reasonable Boundaries – Before Transfer

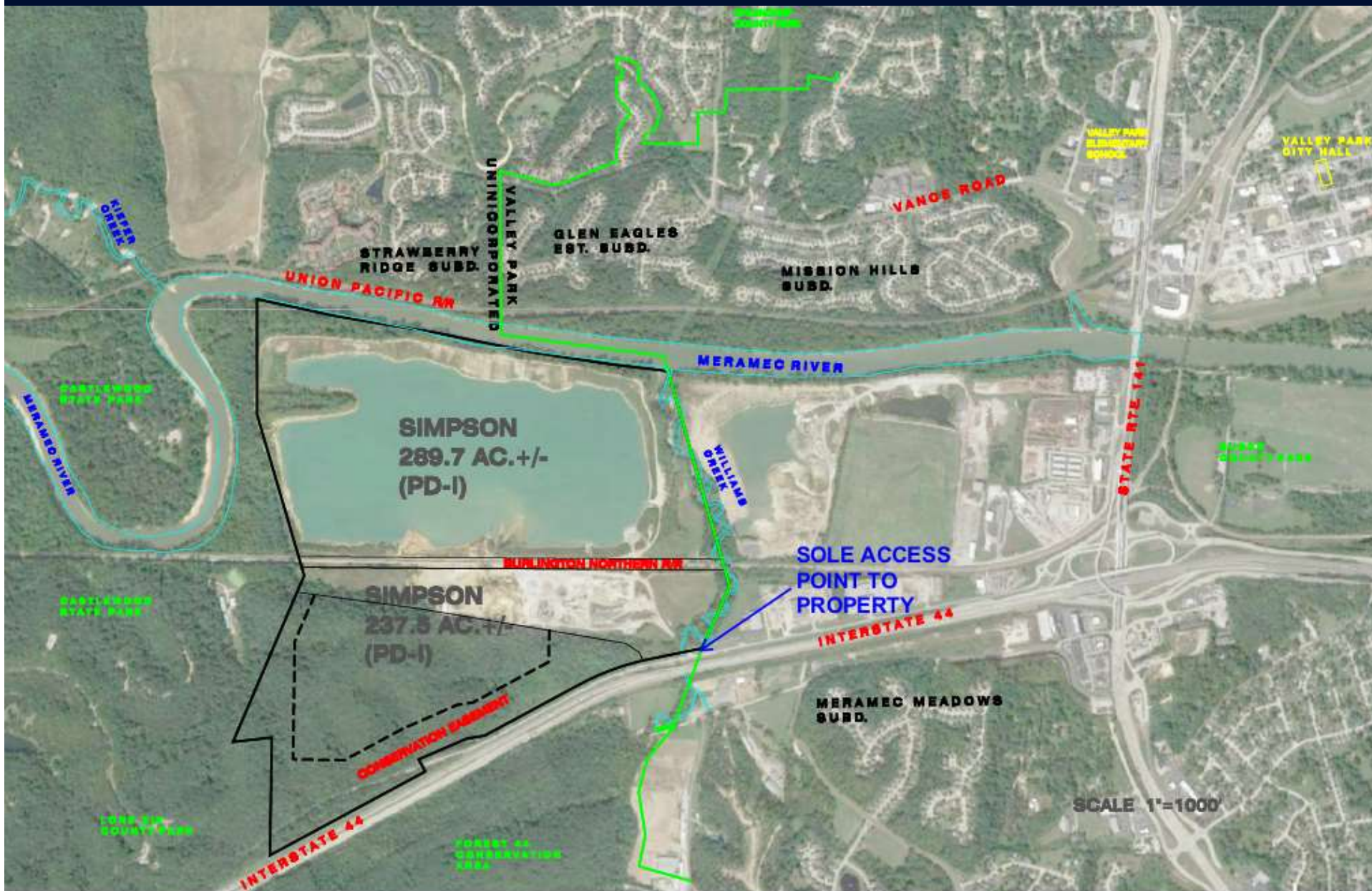


Logical and Reasonable Boundaries – After Transfer



Compactness of Area

- One street connection to the subject area – Outer 44
- Must drive through City to access subject area
- All internal roads and paths are private
- No subdivisions being split
- No barriers to the provision of services
- Contiguous to existing Valley Park city limits
- 25% of the subject area is directly bordered by City
- Logical westward expansion of City boundaries
- No unincorporated pockets created

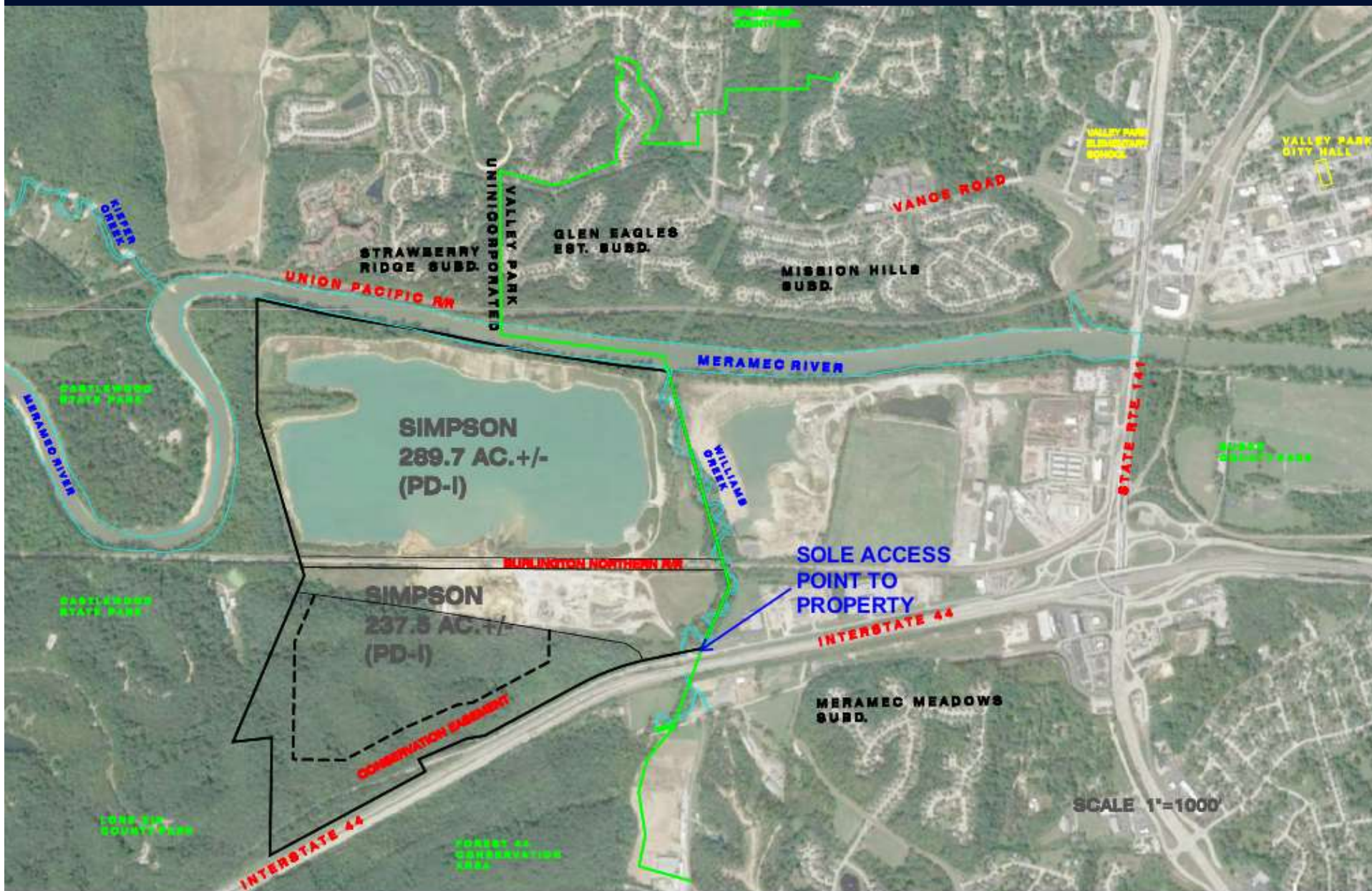


Services Provided to the Area

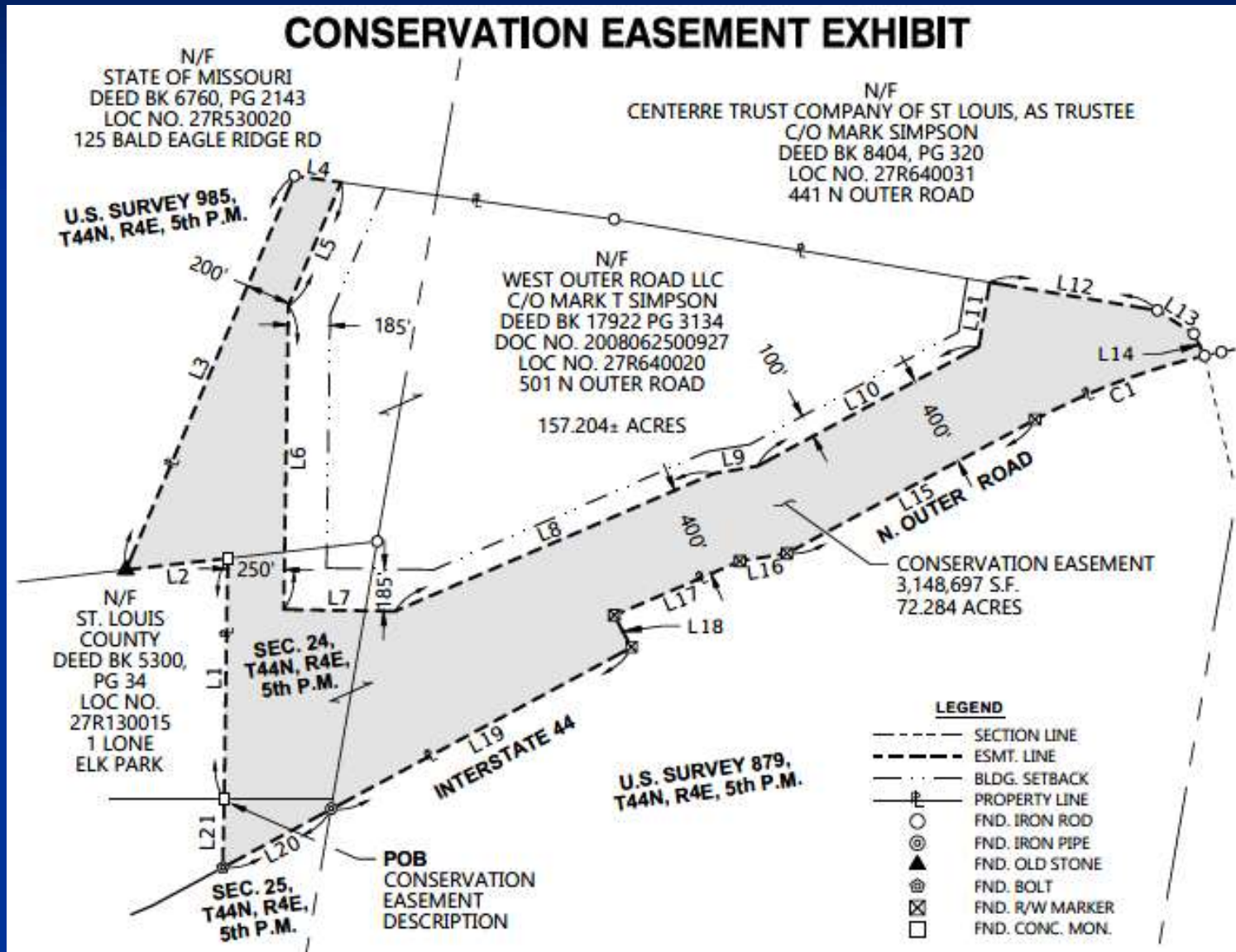
<u>Service</u>	<u>Before</u>	<u>After</u>
Garbage/Recycling	Pvt. Hauler	Pvt. Hauler
Street Maint.	MoDOT	MoDOT
Flood Management	County	City
Parks/Rec.	County	City
Code Enforc.	County	Valley Park
Police	County	City (contracted to County)
Fire/EMS	Valley Park FPD	Valley Park FPD
Muni. Courts	County	City
P & Z	County	City

Timing and Cost to Provide Services

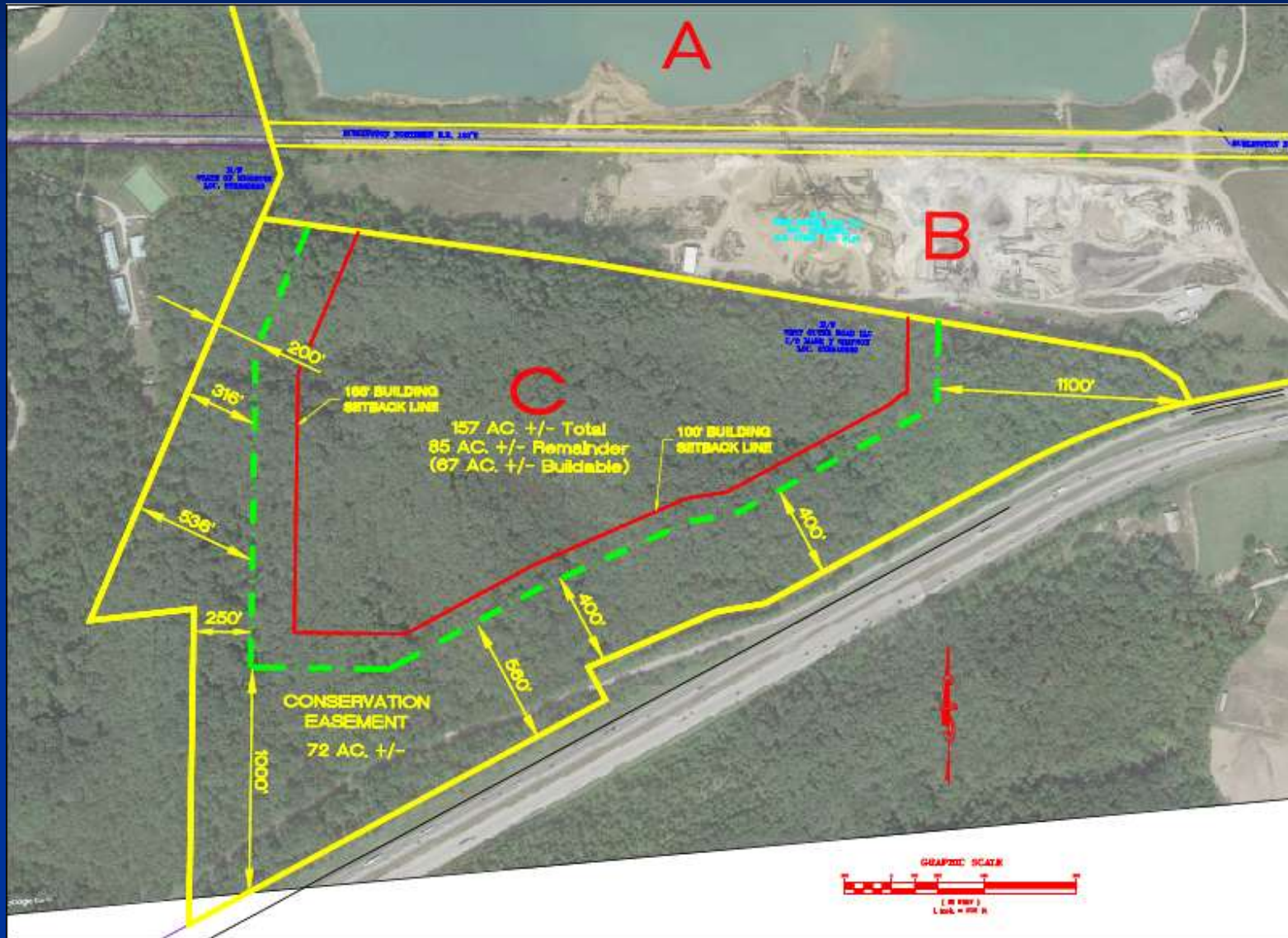
- City can provide services to subject area immediately
- City's Public Works Director is prepared to extend City's flood protection services to the property immediately
- No additional cost to City to provide services
- No additional employees, police officers need to be hired to service subject area
- No increase in police contract with St. Louis County



Conservation Benefit



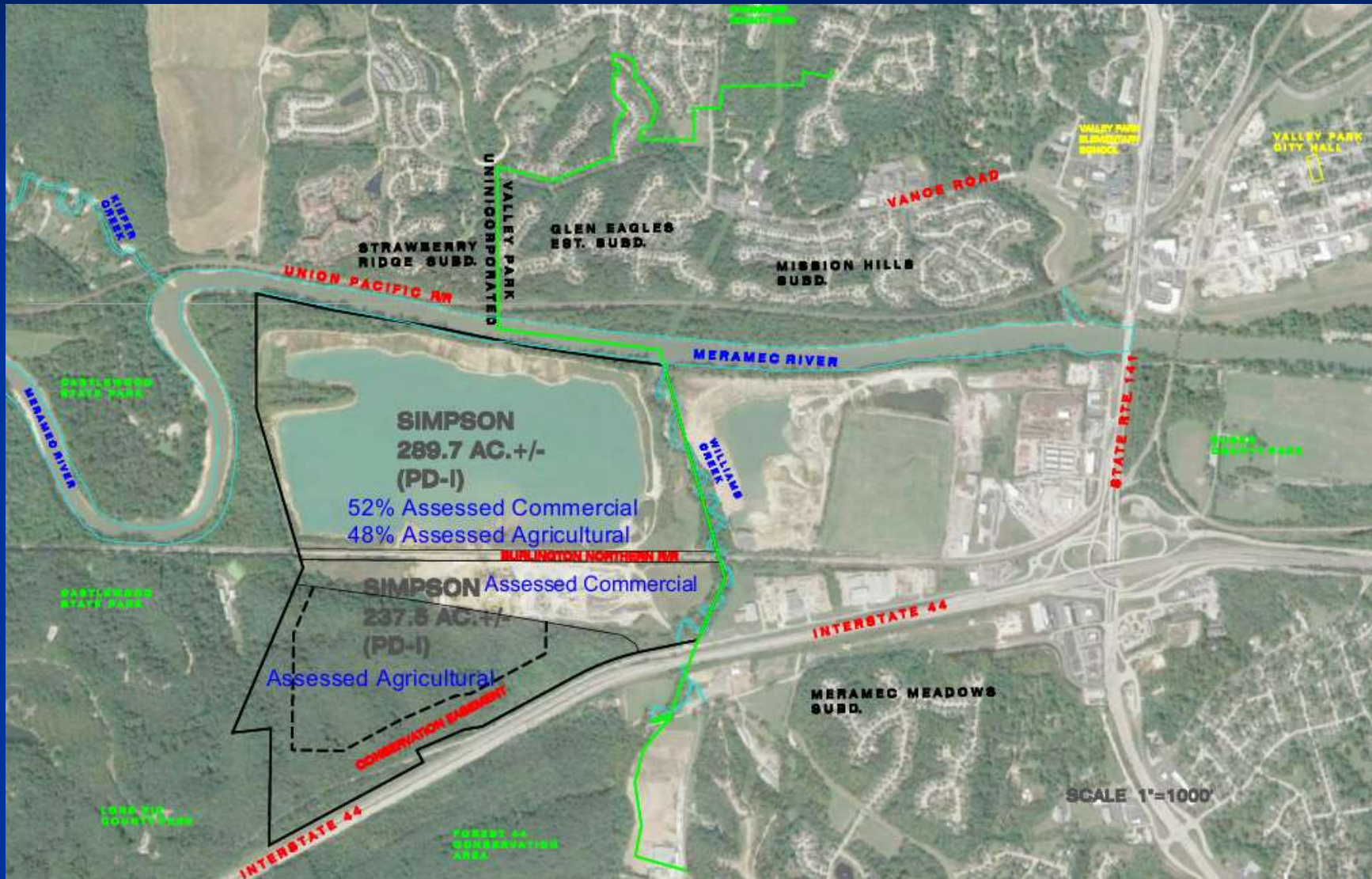
Conservation Easement



View From Westbound 44



Taxation of Property



Tax Rates – Commercial Property

Taxing Jurisdiction	Existing Real Property Tax Rates	Real Property Tax Rates After Boundary Change	Existing Personal Property Tax Rates	Personal Property Tax Rates After Boundary Change
State of Missouri	0.0300	0.0300	0.0300	0.0300
County General	0.1860	0.1860	0.2090	0.2090
County Health Fund	0.1250	0.1250	0.1400	0.1400
County Park Maintenance	0.0440	0.0440	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0930	0.0930	0.1050	0.1050
St. Louis Comm. College	0.1986	0.1986	0.1986	0.1986
Special School District	1.1077	1.1077	1.1077	1.1077
Metropolitan Zoo Museum District	0.2549	0.2549	0.2549	0.2549
County Library	0.2430	0.2430	0.2250	0.2250
School - Rockwood	4.3463	4.3463	4.3463	4.3463
MSD Extension	0.1077	0.1077	0.1077	0.1077
Fire – Valley Park	1.8150	1.8150	2.0100	2.0100
Dev. Disability	0.0840	0.0840	0.0900	0.0900
City of Valley Park	NA	0.5670	NA	0.5700
Total Real Property Tax Rate	8.6542	9.2212	NA	NA
Total Personal Property Tax Rate	NA	NA	8.8932	9.4632

Tax Rates – Agricultural Property

Taxing Jurisdiction	Real Property Tax Rates Before Boundary Change	Real Property Tax Rates After Boundary Change	Personal Property Tax Rates Before Boundary Change	Personal Property Tax Rates After Boundary Change
State of Missouri	0.0300	0.0300	0.0300	0.0300
County General	0.1570	0.1570	0.2090	0.2090
County Health Fund	0.1050	0.1050	0.1400	0.1400
County Park Maintenance	0.0380	0.0380	0.0500	0.0500
County Bond Retire	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0790	0.0790	0.1050	0.1050
St. Louis Comm. College	0.1986	0.1986	0.1986	0.1986
Special School District	1.1077	1.1077	1.1077	1.1077
Metropolitan Zoo Museum District	0.2549	0.2549	0.2549	0.2549
County Library	0.2190	0.2190	0.2250	0.2250
School - Rockwood	4.3463	4.3463	4.3463	4.3463
MSD Extension	0.1077	0.1077	0.1077	0.1077
Fire – Valley Park	2.0100	2.0100	2.0100	2.0100
Dev. Disability	0.0700	0.0700	0.0900	0.0900
City of Valley Park	NA	0.0000	NA	0.5700
Total Property Tax Rate	8.7422	8.7422	NA	NA
Total Personal Property Tax Rate	NA	NA	8.8932	9.4632

Other Taxes, Fees and Surcharges

Tax, Fee or Surcharge	Rate Before Boundary Change	Rate After Boundary Change
State Sales Tax	4.2250	4.2250
St. Louis County Sales Tax	1.0000	1.0000
County Transportation Sales Tax	0.5000	0.5000
Mass Transit Sales Taxes	0.7500	0.7500
Public Safety Sales Tax	0.5000	0.5000
Regional Parks and Trails Sales Tax	0.1880	0.1880
Parks Commission Sales Tax	0.1000	0.1000
Children's Trust Fund Sales Tax	0.2500	0.2500
St. Louis Zoo Sales Tax	0.1250	0.1250
Emergency Communication Sales Tax	0.1000	0.1000
County Utility Tax	5% of gross receipts	NA
Valley Park Utility Tax	NA	5% of gross receipts
Valley Park Stormwater Sales Tax	NA	0.5000
Valley Park Capital Improvement Sales Tax	NA	0.5000
Valley Park Business License Fee	NA	\$25 on first \$12,500 of gross receipts 0.10% on gross receipts \$12,501 to \$500,000 0.05% on gross receipts over \$500,000
St. Louis Co. Comm. Surcharge	\$1.70/\$100 of assessed value	\$1.70/\$100 of assessed value

Impact on Taxpayers

- About 0.567% increase in commercial real property taxes
- About 0.57% increase in personal property taxes
- 1% increase in sales tax
- One business in the subject area who approves of the transfer

Impact on Tax Base: City

- City's sales, real property, and utility tax base increase

Financial Impact on City

(next three years)

	Estimated Additional Revenues*	Estimated Additional Expenses**
2021	\$75,151.30	\$0
2022	\$76,497.60	\$0
2023	\$78,448.02	\$0

*Assumes a 3% annual increase in sales tax revenue and a 3% increase in real property tax revenue in between 2022 and 2023.

**Given the nature of the subject property, the only cost to the City of Valley Park will be police protection and fringe administrative costs. The transfer will not require Valley Park to hire additional administrative staff. Valley Park subcontracts its police protection to the St. Louis County Police Department for an annual cost of \$1,528,864.68 through June 30, 2022. The St. Louis County Police Department has informed the Valley Park City Attorney that adding the subject area to the City will not increase the amount of the police contract. As such, there is no incremental cost increase to the City for adding the subject property to the City.

Impact on Tax Base: County

- Transfer causes minor reduction in the County's utility tax base
- Taxable sales on the property remain in the "pool" – no reduction in sales tax revenue
- No impact on CART fund
- No impact on real or personal property tax base
- No impact on commercial assessment

Financial Impact on County

- County retains all existing sources of revenue except utility tax
- Estimate loss of revenue*: \$7,776.40
- Total County revenue (FY 2019):
\$568,551,673.99**
- Percent of County revenue: 0.0014%

*Estimate based on \$155,528 in utility payments paid by the business operating in the subject area in 2019. The only utility currently servicing the property is electricity.

**Excludes grant funds, capital project funds, transportation capital funds, and public mass transit funds.

Existing Land Uses

<u>Classification</u>	<u>Percentage</u>
Industrial	73%
Vacant	27%*
Residential	0%

*About 72.28 acres of the vacant property (14% of the total subject area) will be subject to a permanent conservation easement if the transfer is approved.

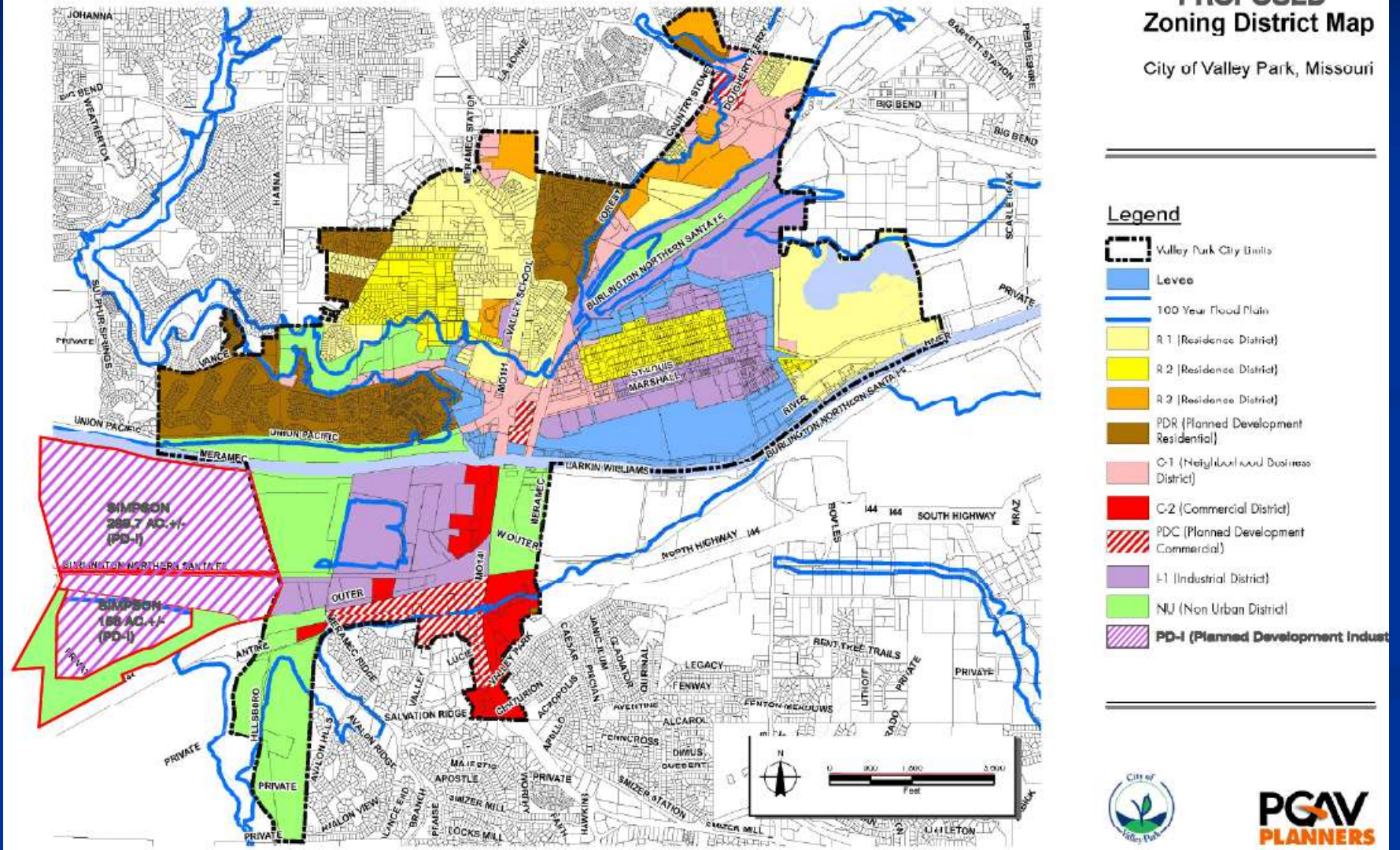
Zoning

- Current Zoning: FPNU and NU with a Conditional Use Permit for the operating business
- Proposed Zoning: Planned Industrial, NU for permanent conservation easement area
- Benefits of Planned District: Can impose requirements directly in the governing ordinance.

Proposed Valley Park Zoning Map

PROPOSED Zoning District Map

City of Valley Park, Missouri



Proposed Effective Date

- Immediately upon the Boundary Commission's adoption of its written report, or as soon as possible after adoption.

Conclusion

- Analysis of 11 factors support approval
- “Win” for all parties
- Support from Valley Park and St. Louis County
- Support from the long-time business operating on the subject property
- 72.28 acres preserved forever with *de minimis* impact on County revenue
- City increases its tax base, grows westward
- No residents in the area
- Property can only be accessed from Valley Park