

**ORDINANCE 71632**

**BOARD BILL NUMBER 172 INTRODUCED BY ALDERMAN JOHN COATAR**

1           An Ordinance approving the petition to establish the 4 Hands Brewery Community  
2 Improvement District, establishing the 4 Hands Brewery Community Improvement District,  
3 finding a public purpose for the establishment of the 4 Hands Brewery Community Improvement  
4 District, making certain findings with respect thereto; authorizing certain other actions of city  
5 officials; and containing a severability clause and an emergency clause.

6           **WHEREAS**, Mo. Rev. Stat. §67.1400 et seq. (the “CID Act”) authorized the Board of  
7 Aldermen to approve the petition of the property owner to establish a Community Improvement  
8 District; and

9           **WHEREAS**, a petition has been filed with the City, requesting formation and  
10 establishment of the 4 Hands Brewery Community Improvement District, signed by authorized  
11 representative of the owner of more than fifty percent by assessed value and per capita of the  
12 property located within the 4 Hands Brewery Community Improvement District (as updated, the  
13 “Petition”) in the form attached hereto Appendix A and incorporated herein by reference; and

14           **WHEREAS**, the Register of the City of St. Louis did review and determine that the Petition  
15 substantially complies with the requirements of the CID Act.

16           **WHEREAS**, a public hearing, duly noticed and conducted as required by and in  
17 accordance with the CID Act was held at 1:00 p.m. on January 26, 2023 by the Ways and Means  
18 Committee of the Board of Aldermen; and

19           **WHEREAS**, the CID intends to undertake certain improvements within the District,  
20 including, without limitation, site preparation, the elimination of blighted conditions including,  
21 without limitation, removing and/or constructing buildings and other improvements to eliminate  
22 blight, the upgrading, installation, or relocation of public utilities/utility infrastructure, traffic

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1 improvement, and related improvements all as more fully described in the Petition (the “CID  
2 Projects”) and

3       **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this Ordinance is  
4 in the best interest of the City of St. Louis and that the sole property owner of the affected property  
5 in the 4 Hands Brewery Community Improvement District, as well as the City as a whole, will  
6 benefit from the establishment of the 4 Hands Brewery Community Improvement District, and the  
7 establishment of the 4 Hands Brewery Community Improvement District is in the best interests of  
8 the City and the health, safety, morale and welfare of its residents.

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10       **SECTION ONE.**

11       (a) A community improvement district, to be known as the “4 Hands Brewery  
12 Community Improvement District” (hereinafter referred to as the “District”), is hereby established  
13 pursuant to the CID Act on certain real property described below to contract with a private property  
14 owner to remove, renovate, reconstruct, rehabilitate, repair and/or equip blighted areas within  
15 District, impose a sales and use tax, and carry out other functions as set forth in the petition, which  
16 is attached hereto as Appendix A and incorporated herein by this reference.

17       (b) The District boundaries are set forth in the map included in the Petition and are  
18 described as follows (and are more particularly described in the Petition): the District is generally  
19 bounded by property having the parcel number 0463-9-010.000 to the North, 0463-9-100.000 to  
20 the West, 0463-9-005.000 and its adjoining cul-de-sac to the South, and South 7th Street to the  
21 East.

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1           **SECTION TWO.** The District is authorized by the Petition, in accordance with the CID  
2 Act to impose a special assessment upon real property within the District and a tax upon retail  
3 sales within the District, to provide funds to accomplish any power, duty or purpose of the District.

4           **SECTION THREE.** The District is authorized by the CID Act, at any time, to issue  
5 obligations, or to enter into cooperative agreements as provided for in Section 67.1491.4 of the  
6 Revised Statutes of Missouri with other entries with the authority to issue obligations, for the  
7 purpose for carrying out any of its powers, duties, or purposes. Such obligations shall be payable  
8 out of all, or any part of any property or any interest in any property by mortgage or any other  
9 security interest granted. Such obligations shall be authorized by resolution of the District, and if  
10 issued by the District, shall bear such date or dates, and shall mature at such time or times, as the  
11 resolution shall specify. Such obligations shall be in such denomination, bear interest at such rate  
12 or rates, be in such form, be payable in such place or places, be subject to redemption as such  
13 resolution may provide and be sold at either public or private sale at such prices as the District  
14 shall determine subject to the provisions of Section 108.170 of the Revised Statutes of Missouri.  
15 The District is also authorized to issue such obligations to refund, in whole or part, obligations  
16 previously issued by the District.

17           **SECTION FOUR.**

18           (a) Pursuant to the Petition, the District shall be in the form of a political subdivision  
19 of the State of Missouri, known as the 4 Hands Brewery Community Improvement District.

20           (b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District shall be  
21 the same as the fiscal year for the City of St. Louis.

22           (c) No earlier than one hundred and eighty (180) days and no later than ninety (90)  
23 days prior to the first day of each fiscal year, the District shall submit to the Board of Aldermen a

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1 proposed annual budget for the District, setting forth expected expenditures, revenues, and rates  
2 of assessments, if any, for such fiscal year. The Board of Aldermen may review and comment on  
3 this proposed budget, but if such comments are given, the Board of Aldermen shall provide such  
4 written comments to later than sixty (60) days prior to the first day of the relevant fiscal year; such  
5 comments shall not constitute requirements, but shall only be recommendations.

6 (d) The District shall hold an annual meeting and adopt an annual budget no later than  
7 thirty (30) days prior to the first day of each fiscal year.

8 **SECTION FIVE.** The District is authorized to use the funds of the District for any of the  
9 improvements, services or other activities authorized under the CID Act.

10 **SECTION SIX.** Pursuant to the CID Act, the District shall have all of the powers  
11 necessary to carry out and effectuate the purposes of the District and the CID Act as set forth in  
12 the CID Act, except as may be limited in the Petition.

13 **SECTION SEVEN.** The City of St. Louis hereby finds that the uses of the District  
14 proceeds as provided for in the Petition hereto will serve a public purpose by remediating blight  
15 and encouraging the redevelopment of real property within the District.

16 **SECTION EIGHT.** The District has been declared to be a “blighted” area as defined in  
17 Section 67.1401.2(3)(b) of the Act by the City’s adoption of Ordinance No. 58508 effective  
18 February 26, 1982, which declared the District Property to be a “blighted area” under Sections  
19 99.800 through 99.865 of the Revised Statutes of Missouri, and such designation of blight is hereby  
20 reaffirmed.

21 **SECTION NINE.** Within one hundred twenty (120) days after the end of each fiscal year,  
22 the District shall submit a report to the Register of the City and the Missouri Department of  
23 Economic Development stating the services provided, revenues collected and expenditures made

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1 by the District during such fiscal year, and copies of written resolutions approved by the board of  
2 the District during the fiscal year. The Register shall retain this report as part of the official records  
3 of the City and shall also cause this report to be spread upon the records of the Board of Aldermen,  
4 pursuant to Section 67.1471 of the CID Act.

5 **SECTION TEN.** The term for the existence of the District shall be as set forth in the  
6 Petition, as may be amended from time to time or as such term may be otherwise modified in  
7 accordance with the CID Act.

8 **SECTION ELEVEN.** Pursuant to the CID Act, the Board of Aldermen shall not decrease  
9 the level of publicly funded services in the District existing prior to the creation of the District or  
10 transfer the burden of providing the services to the District unless the services at the same time are  
11 decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision of  
12 the publicly funded services between areas included in the District and areas not so included.

13 **SECTION TWELVE.** The Register shall report in writing the creation of the  
14 District to the Missouri Department of Economic Development.

15 **SECTION THIRTEEN.** The Petition provides that the District shall be governed by a  
16 Board of Directors consisting of five individual directors (collectively the “Directors” and each a  
17 “Director”). Upon expiration of the terms of the initial Directors, successor Directors shall be  
18 appointed from a slate approved by the Directors and by the Mayor of the City with the consent of  
19 the Board of Aldermen, in accordance with the CID Act and the process and the qualifications set  
20 forth in the Petition and the bylaws of the District.

21 Kevin Lemp (four years)

22 Robert Glatz (four years)

23 Blake Dunlop (two years)

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1 Mark Brown (two years)

2 Zach Wilson (two years)

3 **SECTION FOURTEEN.** The Board of Aldermen hereby approves the CID Project as  
4 submitted to the City.

5 **SECTION FIFTEEN.** The Mayor and Comptroller of the City or his or her designated  
6 representatives are hereby authorized and directed to take any and all actions to execute and deliver  
7 for and on behalf of the City any and all additional certificates, documents, agreements or other  
8 instruments as may be necessary and appropriate in order to carry out the matters herein authorized,  
9 with no such further action of the Board of Aldermen necessary to authorize such action by the  
10 Mayor or Comptroller or his or her designated representatives.

11 **SECTION SIXTEEN.** The Mayor and Comptroller or their designated representatives,  
12 with the advice and concurrence of the City Counselor, are hereby further authorized and directed  
13 to make any changes to the documents, agreements and instruments approved and authorized by  
14 this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate  
15 in order to carry out the matters herein authorized, with no such further action of the Board of  
16 Aldermen necessary to authorize such changes by the Mayor or Comptroller or their designated  
17 representatives.

18 **SECTION SEVENTEEN.** If any section, subsection, sentence, clause, phrase or portion  
19 of this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court  
20 of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,  
21 distinct and independent provision of this ordinance, and such holding or holdings shall not affect  
22 the validity of the remaining portions of this ordinance.

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1           **SECTION EIGHTEEN.** The Board of Aldermen hereby finds and determines that this  
2 ordinance constitutes an “emergency measure” pursuant to Article IV, Section 20 of the City 18  
3 Charter, because this Ordinance establishes the CID as a taxing district, and as such, this Ordinance  
4 shall take effect immediately upon its approval by the Mayor as provided in Article IV, Section 20  
5 of the City Charter





APPENDIX A

4 Hands Brewery Community Improvement District Petition,

Dated November 28, 2022

[see attached]

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PETITION FOR THE ESTABLISHMENT  
OF THE  
**4 HANDS BREWERY COMMUNITY IMPROVEMENT DISTRICT**

THE CITY OF ST. LOUIS, MISSOURI

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**PETITION FOR THE ESTABLISHMENT OF  
THE 4 HANDS BREWERY  
COMMUNITY IMPROVEMENT DISTRICT**

To the Board of Aldermen of The City of St. Louis, Missouri (the “*City*”):

The undersigned (the “*Petitioner*”) is, based on the tax records of the City of St. Louis Assessor’s Office, as of the date of this filing:

- (1) the owner owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described community improvement district; and
- (2) more than fifty percent (50%) per capita of all owners of real property within the boundaries of the hereinafter described community improvement district.

The Petitioner does hereby petition and request that the Board of Aldermen of the City (the “*Board of Aldermen*”) hold a public hearing and adopt an ordinance to establish the District as set out in this Petition and in accordance with this Petition and Sections 67.1401 to 67.1571, RSMO (the “*CID Act*”).

1. Proposed District Name. The name for the proposed community improvement district (the “*District*”) is: 4 Hands Brewery Community Improvement District.

2. Legal Description and Map. The District includes portions of blocks 463-E and 463-W in the City, generally bounded by Alley 17’W Vacated by Ordinance No. 57700 to the West, S. 7<sup>th</sup> Street to the East, the cul-de-sac at the end of South 8<sup>th</sup> to the South with approximately 320 ft. to the North along S. 8<sup>th</sup> Street, and includes only real property owned and occupied by Petitioner. The District will cover approximately 2.101 acres of land (*exclusive of rights of way*). A legal description and map of the District are attached hereto as Exhibit A. The proposed District is located entirely within corporate boundaries of the City. The proposed boundaries of the District are contiguous.

3. Five Year Plan. A five-year plan is attached hereto as Exhibit B (the “*Plan*”). The Plan sets forth the following:

- (a) a description of the purposes of the proposed District,
- (b) the services it will provide,
- (c) each improvement it will make from the list of allowable improvements under Section 67.1461, RSMo.,
- (d) an estimate of the costs of these services and improvements to be incurred,
- (e) the anticipated sources of funds to pay the costs, and
- (f) the anticipated term of the sources of funds to pay the costs.

4. Establishment as Political Subdivision. The District will be established as a political subdivision under the CID Act.

5. Appointment of Directors. The proposed District will be governed by a Board of Directors (the “*Board*”), which will consist of five (5) members (the “*Directors*” and each a “*Director*”). In order to ensure fair representation of the District, the Board representation shall be in accordance with the following:

all five (5) Directors shall be legally authorized representatives of the owner(s) of real property located within the District. Each Director, during his or her term, shall meet the requirements of Section 67.1451, RSMo., including, with respect to at least one director at all times, Section 67.1451.2(3), as may be applicable. To the extent Section 67.1451.2(3) is applicable, one (1) Director will be a person who meets the criteria of Section 67.1451.2(3). Subject to appointment by the Mayor with the consent of Board of Aldermen in accordance with Section 67.1451.5 of the CID Act, the initial Directors (each, an “**Initial Director**”) shall be those individuals named below whom shall serve for the applicable term as specified below, or until their respective successors (each a “**Successor Director**”) are appointed in accordance with the CID Act and this Petition. The following individuals shall serve as the Initial Directors:

<b>Term:</b>	<b>Name:</b>
4 years	Kevin Lemp (Business Owner and Property Owner)
4 years	Robert Glatz (Business Owner and Property Owner)
2 years	Blake Dunlop (Property/Business Owner Representative)
2 years	Mark Brown (Property/Business Owner Representative)
2 years	Zach Wilson (City Resident)

By execution of this Petition, the Petitioner hereby agrees, represents and warrants that the individuals designated above are hereby named and designated as the legally authorized representatives of the Petitioner, solely for the purpose and to the extent necessary to meet the qualifications of a Director under Section 67.1451, RSMo.

Successor Directors shall each serve a four (4) year term on the Board and shall be appointed by the Mayor, and approved by the Board of Aldermen, in accordance with the CID Act and this Petition, with Successor Directors being appointed by the Mayor, and approved by the Board of Aldermen from a slate of directors proposed by the District. In the event of a vacancy on the Board of Directors, the remaining Directors shall elect an interim director to fill the vacancy for the unexpired term. Upon the expiration of a Director’s term, that Director shall continue in office as a Director until his or her successor is appointed. There shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits.

6. Total Assessed Value; Ownership. According to the records of the St. Louis City Assessor, the total taxable equalized assessed value of all real property in the proposed district as of November 14, 2022 is \$275,100.00, as provided by the records of the St. Louis Assessor’s Office. The public rights-of-way proposed for inclusion in the District are exempt from real property taxation and are owned/controlled by various public entities. Ownership and assessed value information for the parcels of privately owned property proposed for inclusion in the District is set forth in Exhibit C.

7. Blighted Area Determination. The District is subject to that certain Revised Urban Renewal Plan for the LaSalle Park Urban Renewal Area dated November 18, 1981 (“**Revised Plan**”) which Revised Plan was approved and adopted by the City via Ordinance No. 58505 dated February 26, 1982 (“**Revised Plan Ordinance**”). The Revised Plan Ordinance states, among other things, (i) that the area covered area covered by the Revised Plan (“**Renewal Area**”) constitutes a “blighted area” in accordance with Section 99.320 RSMo., (ii) that redevelopment of the Renewal Area is necessary and in the public interest under such aforementioned statute, and (iii) that financial assistance from federal, state, or municipal bodies or from private sources, may be necessary and available to enable the Renewal Area to be redeveloped.

8. Term of Existence. The District will continue to exist and function from the date which is twenty-seven (27) years from the adoption of the ordinance establishing the District, unless extended.

9. Sales Tax. Pursuant to Section 67.1545, RSMo., the proposed District may impose a District sales and use tax on all sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, (excepting such sales as set-forth in the CID Act), at a rate of one percent (1.0%) of such taxable sales revenue (the “*CID Sales Tax*”) for the purpose of providing revenue to assist in remediating blight within the District, assisting in funding certain public improvements within the District, and for the operation, administration and maintenance of the District. The CID Sales Tax shall not be effective unless the Board submits to the qualified voters of the district, by mail-in ballot, a proposal to authorize CID Sales Tax pursuant to Section 67.1545, RSMo. The CID Sales Tax shall terminate upon the earlier of: (1) the payment in full and satisfaction of the Obligations issued by or on behalf of the District or (2) the termination of the District.

10. Real Estate Tax and Business License Tax. The District will not seek to submit to qualified voters any proposition for approval of a real property tax levy and therefore the maximum real property tax levy shall be zero.

11. Maximum Special Assessment. The District will not seek to levy a special assessment and therefore the maximum special assessment shall be zero.

12. No Borrowing Capacity Limitation. The District will have the authority to borrow funds from any public or private source, and issue obligations and provide security for the repayment of same as provided by the CID Act and as otherwise provided by law.

13. Revenue Limitations. The District will have no limitations on the revenue it may generate.

14. No Power Limitation. The District will have all the powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law, except as restricted in this Petition.

15. Severability. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

16. Request to Establish District. By execution and submission of this Petition, the Petitioner requests that the Board of Aldermen hold a public hearing in accordance with Section 67.1421, RSMo. and adopt an ordinance approve the Petition and creating the District as set forth in this Petition and in accordance with the CID Act.

17. Petitioner Withdrawal Right Notice. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.

EXECUTION PAGE FOR PETITION FOR THE CREATION OF  
4 HANDS BREWERY COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4 Hands Real Estate, LLC  
 Owner's telephone number: (314) 436-1559  
 Owner's mailing address: 1220 S 8th St, St. Louis, MO 63104

Name of signer: Kevin Lemp  
 State basis of legal authority to sign: Manager  
 Signer's telephone number: (314) 436-1559  
 Signer's mailing address: 1220 S 8th St, St. Louis, MO 63104  
 State what type of entity: Limited liability company

Parcel Number	Owner	Address	2022 Assessed Values	Acres
0463-9-010.000	4 Hands Real Estate, LLC	1216-1240 S 8TH ST	\$216,100.00	0.946
0463-9-030.000	4 Hands Real Estate, LLC	1221-1227 S 7TH BLVD	\$26,300.00	0.507
0463-9-100.000	4 Hands Real Estate, LLC	1231-1245 S 8TH ST	\$29,200.00	0.571
0463-9-005.000	4 Hands Real Estate, LLC	1246 S 8TH ST	\$3,500.00	0.077

See Exhibit A-3 for a parcel map of the property within the District.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]***

**BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT HE/SHE/THEY IS AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED IMMEDIATELY ABOVE.**

4 HANDS REAL ESTATE, LLC



Printed name: Kevin Lemp

Title: Manager

STATE OF MISSOURI )  
CITY OF ST. LOUIS )

) ss.  
)

Before me personally appeared [REDACTED], to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 28th day of November, 2022.

[REDACTED]  
Notary Public

My Commission Expires:





**EXHIBIT A**

**BOUNDARY DESCRIPTION OF COMMUNITY IMPROVEMENT DISTRICT**

Legal Descriptions of the Parcels:

PARCEL 1: A parcel of ground being the Southern 23.00 feet front of Lot 12, all of Lots 13, 14, 15, 16, 17, 18 and 19 in Block 2 of Park Addition, in Block 463-W of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the Northern line of Rutger Street, 50 feet wide, with the Western line of Eighth Street, 50 feet wide; thence North 75 degrees 56 minutes 15 seconds West 120.00 feet along the Northern line of said Rutger Street to the Eastern line of an alley, 17 feet wide; thence North 16 degrees 22 minutes 45 seconds East 198.18 feet along the Eastern line of said alley to a point distant 23.00 feet North of the Southern line of said Lot 12; thence South 76 degrees 02 minutes 15 seconds East 120.00 feet along a line parallel with the Southern line of said Lot 12 to the Western line of said Eighth Street; thence South 16 degrees 22 minutes 45 seconds West 198.39 feet along the Western line of said Eighth Street to the Northern line of said Rutger Street, and the point of beginning, according to survey by Pitzman's Co. of Surveyors and Engineers, dated November 9, 1978, together with the Northern 1/2 of Rutger Street vacated under Ordinance 58283, adjoining said Lot 19 on the South and EXCEPTING THEREFROM that part of Lot 18 taken for dedication of Cul-de-Sac, according to the plat recorded in Plat Book 45 Page 33.

PARCEL 2: Lots 16 to 27, both inclusive, in Block 1 of Park Addition, and in Block 463-E of the City of St. Louis, having an aggregate front of 300 feet on the East line of Eighth Street, by a depth Eastwardly of 120 feet to an alley.

PARCEL 3: A Lot in Block 463-E of the City of St. Louis, beginning at a point in the West line of Seventh Boulevard 212 feet South of the South line of Hickory Street; thence South along the West line of Seventh Street 24 feet to the Northeast corner of Lot conveyed to John Stumpf by deed recorded in Book 399 Page 478; thence West along Stumpf's North line 120 feet to a point in the East line of an alley distant 223 feet South of the South line of Hickory Street; thence North along the East line of said alley 24 feet; thence East and parallel with Stumpf's North line 120 feet to the place of beginning.

PARCEL 4: A Lot in Block 463-E of the City of St. Louis, beginning at a point in the West line of Seventh Boulevard 236 feet South of the South line of Hickory Street; thence South on the West line of Seventh Boulevard 23 feet; thence West 120 feet, more or less, to a point in the East line of an alley 247 feet South of the South line of Hickory Street; thence Northwardly on the East line of alley 24 feet; thence Eastwardly 120 feet, more or less, to beginning.

PARCEL 5: A Lot in Block 463-E of the City of St. Louis, beginning at a point in the West line of Seventh Boulevard 175 feet North of the intersection of said West line of Seventh Boulevard with the North line of Rutger Street; thence Northwardly along the West line of Seventh Boulevard 30 feet to the Southeast corner of Lot conveyed to John Stumpf by deed recorded in Book 399 Page 478; thence Westwardly along the South line of said Lot conveyed to Stumpf, 120 feet, more or less, to the East line of an alley; thence Southwardly along the East line of said alley 30 feet 9 inches; thence Eastwardly 120 feet, more or less, to the point of beginning; bounded South by property now or formerly of Mathilda Artmann.

PARCEL 6: A Lot in Block 463-E of the City of St. Louis, beginning at a point in the West line of Seventh Boulevard, distant 159 feet 3 inches North of the North line of Rutger Street; thence Westwardly 119 feet 10-3/4 inches to a point in the East line of an alley, distant 168 feet 2 inches North of the North line of Rutger Street; thence Northwardly along the East line of said alley 22 feet 1 inch; thence Eastwardly 119 feet 11 inches to the West line of Seventh Boulevard; thence Southwardly along said West line of Seventh Boulevard 19 feet 9 inches to the point of beginning, according to Survey by E.R. Kinsey and Bros.; bounded North by property now or formerly of Oehring EXCEPTING THEREFROM that part conveyed by deed dated February 19, 1976 and recorded in Book 93-M Page 248.

PARCEL 7: A Lot in Block 463-E of the City of St. Louis, fronting 40 feet 5 inches on the West line of Seventh Boulevard, by a depth Westwardly of 120 feet, more or less, to an alley, on which it has a width of 42 feet 2 inches, more or less; the Southeast corner of said Lot being 119 feet North of Rutger Street; bounded South by property now or formerly of Flachmeier and North by property now or formerly of Webster, EXCEPTING THEREFROM that part conveyed by deed dated February 19, 1976 and recorded in Book 93-M Page 248.

PARCEL 8: A Lot in Block 463-E of the City of St. Louis, beginning at a point in the West line of Seventh Boulevard distant 119 feet North of the North line of Rutger Street measured along the West line of Seventh Boulevard; thence South along said West line of Seventh Boulevard 29 feet 9 inches, more or less, to the Northeast corner of property now or formerly of Minna Jack; thence West along the North line of property now or formerly known as Minna Jack, 119 feet 10-3/4 inches, more or less, to the East line of an alley; thence North along the East line of said alley 31 feet, more or less, to the Southwest corner of property now or formerly of B. Hake; thence East along the South line of property now or formerly of B. Hake 119 feet 10-3/4 inches, more or less, to the West line of Seventh Boulevard and the point of beginning, EXCEPTING THEREFROM that portion taken by the State Highway Commission of Missouri by Cause No. 49204-F and recorded in Book 76-M Page 69.

PARCEL 9: A Lot in Block 463-E of the City of St. Louis, fronting 24 feet, more or less, on the West line of Seventh Boulevard, by a depth Westwardly of 119 feet 10-3/4 inches on the South line to an alley and bounded North by property now or formerly of Catherine Flachmeyer, and South by property now or formerly of Samuel Globe, EXCEPTING THEREFROM that portion taken by the The State Highway Commission of Missouri by Cause No. 49204-F and recorded in Book 76-M Page 69.

PARCEL 10: A Lot in Block 463-E of the City of St. Louis, fronting 25 feet on the West line of Seventh Boulevard, by a depth Westwardly of 120 feet on its South line and 119 feet 10-3/4 inches on its North line to an alley having a width thereon of 31 feet; bounded on the South by a line 40 feet North of the North line of Rutger Street; EXCEPTING THEREFROM that portion taken by The State Highway Commission of Missouri by Cause No. 49204-F and recorded in Book 76-M Page 69.

PARCEL 11: A Lot in Block 463-E of the City of St. Louis, fronting 40 feet on the West line of Seventh Boulevard, by a depth Westwardly of 120 feet to an alley; bounded South by the North line of Rutger Street, EXCEPTING THEREFROM that portions taken by The State Highway Commission of Missouri by Cause No. 49204-F and recorded in Book 76-M Page 69.

PARCEL 12: A tract of land being part of Rutger Street, 50 feet wide, vacated by Ordinance Number 65532, and part of a 17 foot wide, North/South Alley, as vacated by Ordinance 65532 and being more particularly described as follows:

Commencing at the Southwestern corner of City Block 463-E, being the intersection of the Northern line of said Rutger Street with the Eastern line of South Eighth Street, 60 feet wide; thence along the Eastern line of said South Eighth Street, South 16 degrees 22 minutes, 45 seconds West, 25.02 feet to the centerline of said vacated Rutger Street, being the true POINT OF BEGINNING of the parcel herein described, thence along said centerline, South 75 degrees 56 minutes 15 seconds East, 96.20 feet; thence North 78 degrees 18 minutes 35 seconds East, 36.59 feet to the centerline of said vacated North/South Alley; thence along the centerline of said vacated Alley, North 16 degrees 22 minutes 45 seconds East, 19.45 feet; thence along a line perpendicular to the last mentioned line, South 73 degrees 37 minutes 15 seconds East, 8.50 feet to the Eastern line thereof; thence along the Eastern line of said alley, South 16 degrees 22 minutes 45 seconds West, 28.22 feet to an angle point in the Northwestern line of Interstate 55; thence along the Northwestern line of said Interstate 55, South 86 degrees 19 minutes 57 seconds West, 51.96 feet to an angle point in the Northwestern line of Interstate 55; thence along the Northwestern line of said Interstate 55, South 86 Degrees 19 minutes 57 seconds West, 51.96 feet to an angle point; thence continuing along the Northwestern line of said Interstate 55 and along the Southern line of said Rutger Street, North 75 Degrees 56 minutes 15 seconds West, 97.21 feet to its intersection of the Southerly projection of the Eastern line of said South Eighth Street; thence along said Southerly projection, North 16 degrees 22 minutes 45 seconds East, 25.02 feet to the POINT OF BEGINNING.

Including that portion of South 8<sup>th</sup> Street adjoining Parcel 1 and Parcels 2 and 12 and the cul-de-sac at the end of South 8<sup>th</sup> Street and that portion of that certain 17' wide alley adjoining Parcels 2 and 12 and Parcels 3-11.

All as further shown on Exhibit A-2.

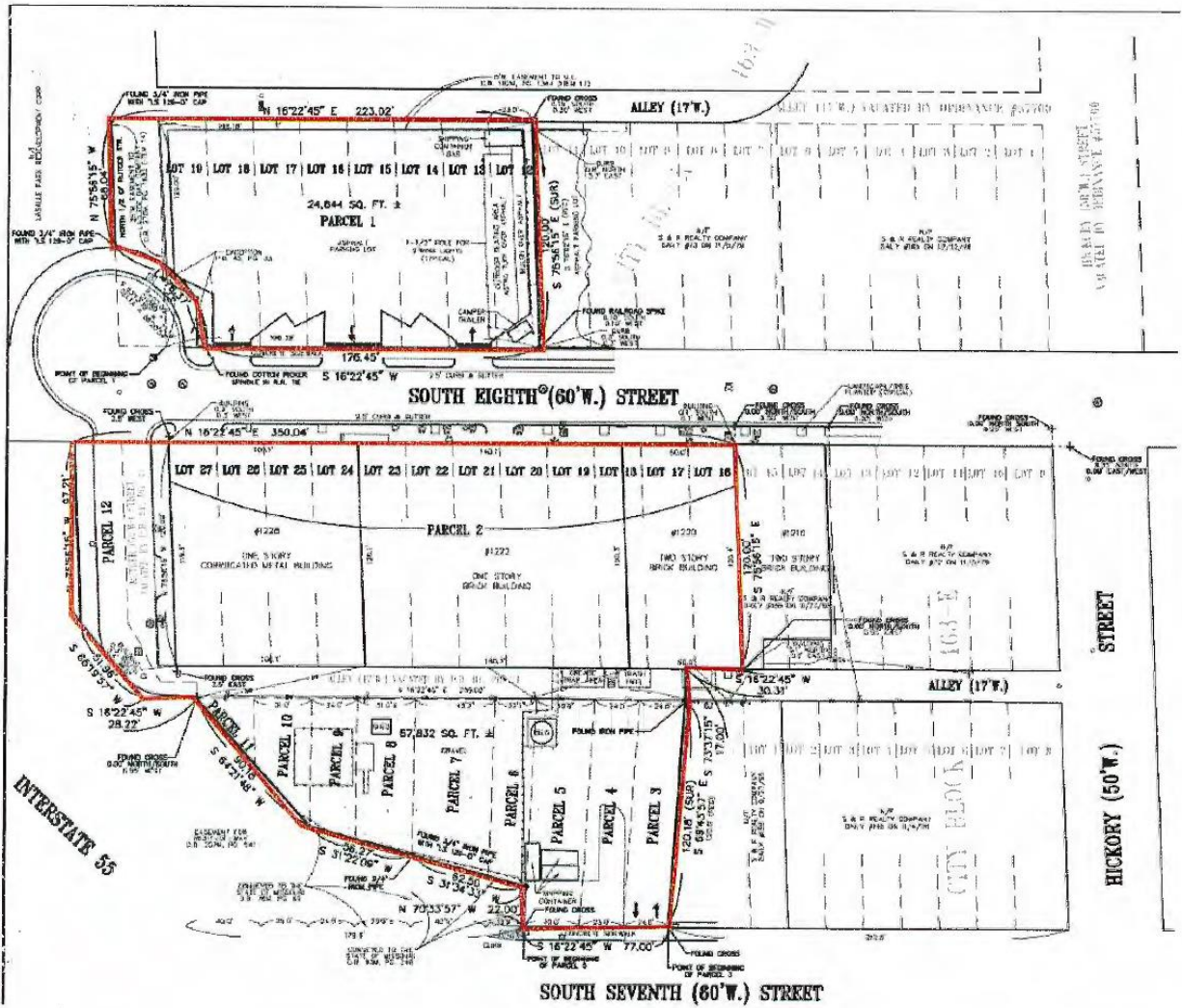
Exhibit A-2

AERIAL MAP OF COMMUNITY IMPROVEMENT DISTRICT BOUNDARY



Exhibit A-3

PARCEL MAP OF COMMUNITY IMPROVEMENT DISTRICT PROPERTY



**EXHIBIT B**  
FIVE YEAR PLAN

*[Attached]*

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FIVE YEAR PLAN

**4 HANDS BREWERY  
COMMUNITY IMPROVEMENT DISTRICT**

ST. LOUIS, MISSOURI

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## SECTION I: INTRODUCTION

The 4 Hands Brewery Community Improvement District (the “*District*” or the “*CID*”) is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “*CID Act*”). Section 67.1421, RSMo., requires that the petition for the creation of the District be accompanied by a five-year plan which includes:

- (a) a description of the purposes of the proposed District,
- (b) the services it will provide,
- (c) each improvement it will make from the list of allowable improvements under Section 67.1461, RSMo.,
- (d) an estimate of the costs of these services and improvements to be incurred,
- (e) the anticipated sources of funds to pay the costs, and
- (f) the anticipated term of the sources of funds to pay the costs.

This five-year district plan (the “*Plan*”) is designed to comply with this statutory requirement, and is appended to the Petition for Establishment of the District (the “*Petition*”). All terms used but not otherwise defined herein shall have the meaning ascribed to them in the Petition.

## SECTION II: DESCRIPTION

The proposed District consists of 12 parcels of land encompassing approximately 2.101 acres (exclusive of rights-of-way), which District includes portions of blocks 463-E and 463-W in the City, generally bounded by Alley 17’ W Vacated by Ordinance No. 57700 to the West, S. 7<sup>th</sup> Street to the East, the cul-de-sac at the end of South 8<sup>th</sup> to the South with approximately 320 ft. to the North along S. 8<sup>th</sup> Street, and includes only rights-of-way and real property owned and occupied by Petitioner. Each of the 12 parcels identified on Exhibit A-3 of the Petition are owned by 4 Hands Real Estate, LLC, and which parcels are all used in connection with the operation of a brewery, tasting room, and event space by 4 Hands Brewing Company, LLC (collectively referred to herein as, the “*Brewery*”). The District is an entity that is separate from The City of St. Louis, Missouri (the “*City*”) and is formed by the adoption of an ordinance by the Board of Aldermen following a public hearing regarding formation of the District. The District is a political subdivision. As a political subdivision, the District is operated and managed by a board of directors (the “*Board*”), whose members are appointed by the City’s Mayor with the consent of the Board of Aldermen. Board members serve for a designated period of time, and the Board positions are again appointed at the expiration of each term. Upon the expiration of a Board member’s term, that Board member shall continue in office as a Board member until his or her successor is appointed.

CIDs are empowered to provide a variety of public services and to finance a number of different public improvements and to issue obligations, borrow money, or pledge CID revenues to finance certain projects. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID.

As noted in the Petition, the entirety of the District is contained within the LaSalle Park Urban Renewal Area which was previously determined to be blighted by the City pursuant to the Revised Plan Ordinance. Consistent with such determination, as of the date of submission of the Petition, Petitioner has received a favorable recommendation from the City’s Enhanced Enterprise Zone, Board of Commissioners for 10 years of 75% real estate tax abatement for Parcels 2 through 12 as labeled on Exhibit A-3 of the



Petition in connection with the planned expansion of the Brewery's business operations on such parcels, which expansion includes approximately \$2.4 mill. allocated for (i) a 24,000 SF industrial expansion with new brewing and bottling equipment to substantially increase the production capacity of the Brewery, (ii) various other interior and exterior improvements, including creation of additional office space, and (iii) construction of an 18,000 SF exterior beer garden for on-premise customers and community-based events. The Brewery's expansion is also expected to create an additional 15 jobs with yearly compensation per job of \$40,000-\$45,000 plus benefits.

### **SECTION III: PURPOSES OF THE DISTRICT**

The District is intended to collect the CID Sales Tax described in the Petition in order to provide a source of revenue to finance and/or reimburse one or more developers of property within the District for the following items, which will increase the use and value of the property in the District.

- Issuing notes, bonds or other obligations of the District to fund the cost of the CID Project(s) or pledging of CID revenues to repay notes, bonds or other obligations issued to fund the cost of the CID Project(s) or directly paying the costs of the CID Projects with CID revenues.
- Entering into contracts or other agreements to complete or cause completion of the CID Project(s).
- Providing or contracting for, among other things, the improvement, reconstruction, or rehabilitation of any building or structure located within the District's boundaries to the extent necessary to remediate blighted conditions on behalf of a private party, as permitted by the CID Act;
- Providing or contracting for the construction, reconstruction, installation, repair, maintenance, and equipping of public improvements as permitted by Section 67.1461 of the CID Act;
- The provision of professional fees, including without limitation legal and accounting, architectural and engineering, a reasonable development fee, approvals, permits, inspections and other fees, and funding of City expenses as permitted by the CID Act;
- Providing or contracting for the cleaning, maintenance and other services to public and private property as well as providing for the provision of security personnel, equipment or facilities for the protection of property and persons, within the District;
- Attempting to remediate the conditions that cause certain property located within the District to be a blighted area as previously determined by the City, thereby attracting additional pedestrian traffic and presenting a beautified exterior to the high volume of highway traffic. In connection therewith, the CID may expend its revenues pursuant to a contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure located within the CID and owned by such private property owner; and
- To exercise any authorized purpose of the District pursuant to and in accordance with the CID Act.

The foregoing is collectively referred to as the "*CID Project*".

#### **SECTION IV: DISTRICT SERVICES AND IMPROVEMENTS**

As part of, and as necessary for completion of, the CID Project(s), the District will cause the design and implementation of various improvements and services related thereto located within and benefiting the District. Such improvements and services related thereto may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services related thereto consist of all such improvements and services authorized under the CID Act, including, without limitation:

1. Construction, reconstruction, installation, repair and maintenance of all improvements permitted by the CID Act including, but not necessarily limited to, those necessary to eliminate blight (as provided in MO. Rev. Stat. Section 67.1461.2) such as:
  - Parks, lawns, trees, and other landscape;
  - Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
  - Parking lots, garages, or other facilities;
  - Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, public art, and barriers;
2. Demolition of existing improvements located within the District, pursuant to MO. Rev. Stat. Section 67.1461.1(15) and/or Section 67.1461.2, provided, however, that no demolition of existing improvements is contemplated at the time of submission of the Petition;
3. Preparation and implementation of the CID Project(s);
4. Employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including, but not limited to, security personnel and security services;
5. Providing maintenance within the District; and
6. Providing community related improvements within the District, including bike and pedestrian facilities.

The District will provide administrative governmental services as necessary to comply with Missouri law.

#### **SECTION V: ESTIMATED COST OF SERVICES AND IMPROVEMENTS**

It is currently estimated that the cost of forming and administering the District during its first year of operation, will be approximately \$20,000. Thereafter, it is estimated that the annual cost of administering the District will be approximately \$15,000.

The estimated costs of the CID Project is attached hereto as Exhibit A.

The foregoing estimates are preliminary and subject to change.

#### **SECTION VI: ANTICIPATED SOURCES OF FUNDS AND TERMS OF SOURCES OF FUNDS**

The District intends to enter into an agreement among the District and one or more developers of real property within the District, pursuant to which the developer(s) will advance the costs of the CID Project(s) subject to reimbursement from revenues generated by the CID Sales Tax or the proceeds of Obligations, as defined in the CID Act, issued by or on behalf of the District. Such Obligations will be

repaid from CID Sales Tax revenues. The District may also directly pay for services and CID Project(s) from revenues that are not pledged to the retirement of Obligations.

The anticipated term of the CID (and the CID Sales Tax) is twenty-seven (27) years from the adoption of the ordinance establishing the District, unless extended. The anticipated sources of funds to pay the costs of services and improvements and the anticipated term of the sources of funds to pay the costs are shown on Exhibit B attached hereto.

**SECTION VII: DISTRICT TIMELINE**

- YEAR ONE**  
(2023-2024) The CID will enter into the necessary agreements with Developer concerning the CID Project(s) and provide ongoing services, maintenance and security functions within the District. The District will commence the CID Project. The District will authorize an election on the imposition of the CID Sales Tax. The District may collect CID revenues, and will, after, payment of the District’s reasonable administrative and management expenses, use 1.00% of the CID revenues to pay for the costs of the CID Project. The District will finalize its organization, including adopting bylaws and an open records policy. The District will undertake administrative tasks as required by the CID Act.
- YEAR TWO**  
(2024-2025) The CID will monitor progress of construction of the CID Project and provide ongoing services, maintenance and security functions within the District. The District may collect CID revenues, and will, after payment of the District’s reasonable administrative and management expenses, use 100% of the CID revenues to pay for the costs of the CID Project. The District will undertake administrative tasks as required by the CID Act.
- YEAR THREE**  
(2025-2026) The CID will continue to provide ongoing services, maintenance and security functions within the District, which services may be amended and/or re-allocated following completion of major portions of the CID Project expected in Year 2, including blight remediation efforts and improvements to the streetscape, sidewalk, and parking areas. The District may collect CID revenues, and will, after payment of the District’s reasonable administrative and management expenses, use 100% of the CID revenues to pay for the costs of the CID Project. The District will undertake administrative tasks as required by the CID Act.
- YEAR FOUR**  
(2026-2027) The CID will provide ongoing services, maintenance and security functions within the District. The District may collect CID revenues, and will, after payment of the District’s reasonable administrative and management expenses, use 100% of the CID revenues to pay for the costs of the CID Project. The District will undertake administrative tasks as required by the CID Act.
- YEAR FIVE**  
(2028-2029) The CID will provide ongoing services, maintenance and security functions within the District. The District may collect CID revenues, and will, after payment of the District’s reasonable administrative and management expenses, use 100% of the CID revenues to pay for the costs of the CID Project. The District will undertake administrative tasks as required by the CID Act.

**EXHIBIT A TO FIVE YEAR PLAN**

<b>ADMINISTRATIVE</b>	\$115,000
<b>SECURITY</b>	\$45,000
<b>PUBLIC SERVICES &amp; BLIGHT REMEDIATION</b>	\$1,250,000
<b>INFRASTRUCTURE, PARKING, SEWER, AND OTHER STREETScape IMPROVEMENTS</b>	\$90,000
<b>TOTAL</b>	<b>\$1,500,000</b>

*NOTE: The amounts shown above are preliminary estimates; actual costs will vary from the above preliminary estimates. Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories or for other eligible costs under the CID Act. The amount shown above excludes cost of issuance and accrued interest on any obligations issued by the District to finance the CID Project.*

**EXHIBIT C**

**PROPERTY OWNERSHIP AND ASSESSED VALUE**

Parcel Number	Owner	Address	2022 Assessed Values	Acres
0463-9-010.000	4 Hands Real Estate, LLC	1216-1240 S 8TH ST	\$216,100.00	0.946
0463-9-030.000	4HandsReal Estate, LLC	1221-1227 S 7TH BLVD	\$26,300.00	0.507
0463-9-100.000	4 Hands Real Estate LLC	1231-1245 S 8TH ST	\$29,200.00	0.571
0463-9-005.000	4 Hands Real Estate. LLC	1246 S 8TH ST	\$3,500.00	0.077

*Note: Exclusive of public right-of-way*



**ORDINANCE 71632  
BOARD BILL NUMBER 172  
FISCAL NOTE**

Preparer's Name: David W. Sweeney, Lewis Rice LLC on behalf of the proposed 4 Hands Brewery Community Improvement District

Contact Information: David W. Sweeney, Attorney at Law  
Lewis Rice LLC  
314- 444-7769  
dsweeney@lewisrice.com

Bill Sponsor: Alderman Jack Coatar

Bill Synopsis:	Board Bill Number 172 approves the creation of the 4 Hands Brewery Community Improvement District, reaffirms certain findings of blight, finds a public purpose of the establishment of the District, and authorizes certain other actions of City officials
Type of Impact:	The purpose for the creation of the District is to provide sources of revenue to be pledged to the payment of obligations of the District and carry out other functions, all as indicated in the 5 Year Plan of the Petition to establish the District.
Agencies Affected:	No city agencies will be affected.

## SECTION A

### Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget?      \_\_\_ Yes  X  No
- An undertaking of a new service for which no funding is provided in the current adopted city budget?      \_\_\_ Yes  X  No
- A commitment of city funding in the future under certain specified conditions?      \_\_\_ Yes  X  No
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget?      \_\_\_ Yes  X  No
- An execution or initiation of an activity as a result of federal or state mandates or requirements?      \_\_\_ Yes  X  No
- A capital improvement project that increases operating costs over the current adopted city budget?      \_\_\_ Yes  X  No
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years?      \_\_\_ Yes  X  No

**If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.**



**SECTION B**

- Does the bill require the construction of any new physical facilities?      \_\_\_ Yes  X  No

- If yes, describe the facilities and provide the estimated cost:

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- Is the bill estimated to have a direct fiscal impact on any city department or office?

\_\_\_ Yes  X  No

- If yes, describe the facilities and provide the estimated cost:

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- Does the bill create a program or administrative subdivision?      \_\_\_ Yes  X  No

- If yes, then is there a similar existing program or administrative subdivision?

\_\_\_ Yes  X  No

- If yes, explain how the proposed programs or administrative subdivisions may overlap:

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- Describe the annual operating, equipment and maintenance costs that would result from the proposed bill, as well as any funding sources:

*None.*

- List any sources of information (including any City officials, agencies or departments) used in preparing this fiscal note:

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- Have the financial estimates of this bill been verified by the City Budget Division?

\_\_\_ Yes  X  No

- If yes, by whom? \_\_\_\_\_

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

<b>Financial Estimate of Impact on General Fund</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	n/a	n/a	n/a
<b>Additional Revenue</b>	n/a	n/a	n/a
<b>Net</b>	n/a	n/a	n/a
<b>Financial Estimate of Impact on Special Funds</b>			
<b>Fiscal Impact</b>	<b><u>Year 1 (current)</u></b>	<b><u>Year 2</u></b>	<b><u>Year 3</u></b>
<b>Additional Expenditures</b>	n/a	n/a	n/a
<b>Additional Revenue</b>	n/a	n/a	n/a
<b>Net</b>	n/a	n/a	n/a

- Describe any assumptions used in preparing this fiscal note:

*None.*

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