

4/6/2023

Members in attendance:	Nicholas Hartzler	Brooks Goedeker	Richard Hamilton
	Chris Street	Kay Glass	

Meeting Opening

The meeting was called to order at 5:09PM with four members in attendance: Nick Hartzler, Brooks Goedeker, Richard Hamilton and Chris Street. Brett Reinert joined the meeting at 5:23PM. Kay Glass joined the meeting at 5:44PM.

2024 Assessment Rate

The board's treasurer Nick Hartzler gave an overview of the tax assessment process and how it affects the Special Business District.

- The SBD was voted on, and approved by constituents, with an addition to the real estate tax at a rate of 65c per \$100 of assessed value.
- In odd numbered years the St. Louis assessor's office determines updated assessed values for properties.
- MO limits changes on property taxes, putting a cap on the maximum amount assessed values can be increased.
- As a part of this reassessment, all taxing districts must provide an estimate for taxing rates to be given to property owners along with notices of reassessment.

In 2022, properties within the SBD had a total assessed value of \$62,001,990. For 2023 the estimate is \$68,790,610, around a 10% increase.

Within the guidelines of MO regulations the maximum rate the SBD can now set is 61.52 cents per \$100 of assessed value, down from 65 cents.

The board reviewed the estimates presented to the community at the time of the SBD vote. The revenue estimate for 2024 was \$404,000 with an associated rate of 58.73 cents per \$100 of assessed value.

The rate that will be decided on during this meeting will be given to property owners as an estimate, however the board will need to reconvene in late 2023 to permanently enact the rate. At that time the rate will be locked in until late 2024 at which time the board will have the ability to set a new rate.

The group received a notice from NOVUS health group on their potential purchase of a property on S. Grand that may affect revenue. The board will investigate this before the final decision on the 2024 rate in the fall.

Nick motioned for the board to reduce the rate setting by .0279 with the goal of raising tax revenue of \$404,000. Chris seconded. All board members voted to approve.

Other Business

Chris gave an overview of the signs and coordinated their placement with Kay.

- Silverfox had given the SBD two new, sturdier posts for their signage, with a cost of \$10/each.
- The board discussed replacing the posts for the rest of board meeting signs.
- Chris motioned for the board to purchase 10 new signs. Brett seconded. All board members approved.

Two members of the beautification committee have resigned. The board discussed what to do with the open committee positions.

- Brooks posited that the two committee positions didn't necessarily need to be filled. The board discussed this, and both Chris and Brett agreed that 11 committee members seemed sufficient.
- Members of the board suggested only replacing committee members once a year, instead of as positions went unfilled.

Kay mentioned a neighbor of hers that may be able to assist with proposal writing. She will forward this person's information to the other board members.

Public Comment

There were no members of the public present at the meeting.

Adjournment

The meeting was adjourned at 5:57PM with unanimous approval by all board members in attendance.