

**THE INDUSTRIAL DEVELOPMENT AUTHORITY  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
PLANNED INDUSTRIAL EXPANSION AUTHORITY**

**APPLICATION FOR BOND FINANCING**

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Responsible Officer: \_\_\_\_\_

\_\_\_\_\_ Telephone Number

Title: \_\_\_\_\_

\_\_\_\_\_ E-Mail Address

Authorized Representative: \_\_\_\_\_

\_\_\_\_\_ Telephone Number

Title: \_\_\_\_\_

\_\_\_\_\_ E-Mail Address

Address: \_\_\_\_\_

\_\_\_\_\_

Approximate Date for Issuance for Bonds: \_\_\_\_\_

Estimated Amount of Issue: \$ \_\_\_\_\_

Total Project Costs (All Sources): \$ \_\_\_\_\_

Application Date: \_\_\_\_\_

**Note:**

Effective August 26, 2005, the State of Missouri made changes to the Bond Allocation process. The State now requires the submission of an original application (same as the Authority\*\* application) and an allocation application fee. Further, the State will now require an issuance fee. The Bond application fee is required with the application to the State. **The Authority will now require the submission of two original applications.**

**FEE SCHEDULE**

**State Application Fee (for private activity bond projects)**

**(Application fee due at time application is submitted to the State for private activity allocation)**

For allocation requests up to \$5 million:	\$250
For allocation requests between \$5 million and \$10 million:	\$500
For allocation requests over \$10 million:	\$1,000

State Application Fee check **made payable** to: Missouri Economic Development Enhancement Fund

**State Issuance Fee**

**(due and payable at closing and remitted to MoDED within 30 days of closing)**

For an issuance up to \$2 million:	5 basis points (amount x .05%)
For an issuance over \$2 million:	10 basis points (amount x .10%)

State Issuance Fee check **made payable**, at Closing, to:

Missouri Economic Development Enhancement Fund

**The Authority Application Fee**

**(due at time the application is submitted to the Authority)**

One time non-refundable fee:	\$2,000
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The Authority Application Fee with check **made payable** to: The Industrial Development Authority  
Land Clearance for Redevelopment Authority  
Planned Industrial Expansion Authority

**The Authority Issuance Fee**

**(due and payable at Closing)**

For all projects up to \$10 million, the Authority issuance fee is .005 of the issuance amount.

\*\* The Authority refers to The Industrial Development Authority of the City of St. Louis, the Land Clearance for Redevelopment Authority of the City of St. Louis, and the Planned Industrial Expansion Authority of the City of St. Louis.

**THE FOLLOWING INFORMATION WILL BE REQUIRED BY THE AUTHORITY AT SUBMISSION OF THE APPLICATION**

## **FOR MULTI-FAMILY HOUSING BOND PROJECTS**

- MANAGEMENT AGREEMENTS FOR PROJECT REAL ESTATE, INCLUDING A LIST OF PROPERTIES CURRENTLY OR PREVIOUSLY MANAGED
- PROJECT OPERATING PRO FORMA
- DEVELOPMENT BUDGET AND SCOPE OF WORK
- LIST OF PROJECTS OWNED, DEVELOPED OR MANAGED BY APPLICANT, INCLUDING ANY PROJECTS WHERE GENERAL PARTNERS WERE SEPARATELY INVOLVED IN OWNERSHIP, DEVELOPMENT OR MANAGEMENT
- LIST OF ANY PROJECTS, INVOLVING APPLICANT OR GENERAL PARTNERS, WHICH DEFAULTED OR FORECLOSED
- LIST OF PARTNERS, OFFICERS AND INVESTORS FOR APPLICANT AND MANAGEMENT COMPANY
- LETTER OF CREDIT PROVIDER LETTER OF COMMITMENT (IF REQUIRED)
- UNDERWRITER'S LETTER OF COMMITMENT
- BOND COUNSEL'S LETTER OF ELIGIBILITY FOR TAX-EXEMPT FINANCING
- FINANCIAL STATEMENTS FOR APPLICANT, INCLUDING 3-YEAR HISTORICAL STATEMENTS AND CURRENT STATEMENT (WITHIN 90 DAYS)
- LETTER OF SUPPORT FROM PROJECT AREA ALDERMAN
- MARKET ANALYSIS

## **FOR PRIVATE ACTIVITY INDUSTRIAL PROJECTS**

- DEVELOPMENT BUDGET AND SOURCE OF FUNDS
- LIST OF OWNERSHIP
- FINANCIAL STATEMENTS INCLUDING
  - 3-YEAR HISTORICAL STATEMENTS
  - CURRENT STATEMENTS (WITHIN 90 DAYS)
  - 2-YEAR PROJECTION
- UNDERWRITER'S LETTER OF COMMITMENT
- BOND COUNSEL LETTER OF ELIGIBILITY
- LETTER OF CREDIT PROVIDER (OR OTHER FORM OF CREDIT ENHANCEMENT) LETTER OF COMMITMENT (IF REQUIRED)

## **FOR MISSOURI DOWNTOWN ECONOMIC STIMULUS BONDS OR TIF BONDS**

- DEVELOPMENT BUDGET AND SOURCE OF FUNDS
- 2-YEAR HISTORICAL FINANCIAL STATEMENT FOR COMPLETED PROJECTS OR 2-YEAR PRO FORMA ON PROJECTS NOT YET COMPLETE
- RELEVANT EXPERIENCE OF PROJECT TEAM
- BOND COUNSEL'S LETTER OF ELIGIBILITY
- UNDERWRITER'S LETTER OF COMMITMENT OR PARTICIPATION
- STATUS OF OTHER PROJECT FINANCING AND COMMITMENT LETTERS, IF POSSIBLE

## **FOR 501(c)(3) BONDS**

- CURRENT EVIDENCE OF NON-PROFIT STATUS
- THREE YEAR FINANCIAL STATEMENT
- DEVELOPMENT BUDGET AND SOURCE OF FUNDS
- BANK COMMITMENT LETTER
- LETTER OF SUPPORT FROM ALDERMAN OF THE PROJECT AREA

**A. PROJECT BACKGROUND (all applicants must complete this Section)**

A-1 TYPE OF BOND: \_\_\_\_\_

A-2 PROPOSED ISSUER: IDA, LCRA, PIEA, PORT AUTHORITY

A-3 TAX EXEMPT OR TAXABLE: \_\_\_\_\_

A-4 WILL THE BOND ISSUANCE REQUIRE STATE BOND ALLOCATION? \_\_\_\_\_

A-5 WILL THE BONDS BE PUBLICLY OFFERED OR PRIVATELY PLACED? \_\_\_\_\_

If publicly offered, please provide name and contact information for project underwriter.

\_\_\_\_\_  
\_\_\_\_\_

If privately placed, please provide name and contact information for the proposed bond purchaser.

\_\_\_\_\_  
\_\_\_\_\_

Has the project received a Letter of Intent from the bond purchaser? \_\_\_\_\_

Name and contact information of bond counsel: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**B. OWNERSHIP (all applicants must complete this Section)**

B-1 Name of project owner, if different from applicant: \_\_\_\_\_

B-2 The bonds will be issued for the benefit of what organization or company? \_\_\_\_\_

B-3 If the bonds will be done for a single purpose entity, please provide description of the relationship between the single purpose entity and the operating company.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B-4 Is the ownership a partnership, corporation, limited liability company or other? \_\_\_\_\_

B-5 If partnership or closed corporation, please list the names of owners and percentage of ownership: (add Exhibit if necessary)

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B-6 Please provide list of officers:

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B-7 How long has your company or organization been in business? \_\_\_\_\_

B-8 Is your firm wholly owned or a subsidiary of another firm? \_\_\_\_\_

If yes, please provide ownership and relationship information: \_\_\_\_\_

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**C. PROJECT DESCRIPTION (all applicants must complete this Section)**

C-1 Project Location:

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C-2 Please provide a detailed description of project. Please be specific as to number of units, square footage, uses and other details of the project and what specifically will be undertaken with the bond proceeds and other project financing. (Attach as an Exhibit, if necessary.)

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Other \_\_\_\_\_

Total Project Cost \_\_\_\_\_

Sources

Bond Proceeds (during construction) \_\_\_\_\_

Equity: Fed/State LIHTC \_\_\_\_\_

Other: Debt \_\_\_\_\_

Other: MHDC HOME-ARP/City AHC \_\_\_\_\_

Other: GP Equity/NOI/Def. Dev Fee \_\_\_\_\_

Total Project Sources \_\_\_\_\_

C-4 Is the applicant currently located in the City of St. Louis? \_\_\_\_\_

C-5 Is the subject property zoned for the new use? \_\_\_\_\_

If no, please provide background and status: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**D. FOR MULTI FAMILY HOUSING PROJECTS**

D-1 Total number of units: \_\_\_\_\_

D-2 Number of affordable units: \_\_\_\_\_

D-3 What is the level of affordability? \_\_\_\_\_

D-4 Scope of renovation: (types of activities to be undertaken in the renovation) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D-5 Average dollar amount to be spent per unit in renovation: \_\_\_\_\_

D-6 Relevant experience and prior projects of the developer: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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D-7 If the applicant has applied for or intends to apply for tax credit assistance from the Missouri Housing Development Commission, please indicate the status of that application.

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D-8 List any other assistance applicant is seeking from the City of St. Louis and State of Missouri, and indicate the status of the application for other assistance sought.

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**E. FOR TAX EXEMPT INDUSTRIAL REVENUE BONDS (MANUFACTURING)**

**Please provide the following:**

E-1 NAIC Code for operation: \_\_\_\_\_

E-2 Amount of capital expenditure for the last 3 years: \_\_\_\_\_

E-3 Is the Project location the primary business location? \_\_\_\_\_

E-4 Are there any additional business facility locations for this business? \_\_\_\_\_

If yes, please provide the location of these additional facilities: \_\_\_\_\_

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E-5 What are the primary products produced by the company? \_\_\_\_\_

**F. FOR 501(c)(3) TAX EXEMPT REVENUE BONDS, PLEASE ANSWER THE FOLLOWING QUESTIONS:**

F-1 Please describe the charitable purposes of the 501(c)(3) organization: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F-2 How long has the organization been in business? \_\_\_\_\_

F-3 Are the bonds proposed to be bank eligible? \_\_\_\_\_

F-4 Have placement arrangements been made for the bonds with either a bank or financial institution?  
\_\_\_\_\_

F-5 Please describe the benefits to the non-profit provided by the project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**G. MEASURER'S ECONOMIC GROWTH AND BENEFIT**

G-1 For industrial projects, please provide current annual sales \_\_\_\_\_ and projected sales after completion of the project: \_\_\_\_\_

G-2 Full Time/Part Time: \_\_\_\_\_

G-3 Existing jobs: \_\_\_\_\_

G-4 Projected construction jobs: \_\_\_\_\_

G-5 Projected new job creation: \_\_\_\_\_

G-6 Is the proposed project an expansion, replacement facility or new facility? \_\_\_\_\_

G-7 Will new employees be offered healthcare benefits? \_\_\_\_\_

G-8 Please provide number, title of new jobs and anticipated starting salary:  
(Attach an additional sheet, if necessary)

Number	Title	Salary
_____	_____	_____
_____	_____	_____
_____	_____	_____



The undersigned applicant acknowledges receipt of the current schedule of fees of The Authority of the City of St. Louis, Missouri, and hereby agrees to pay all such fees and expenses prior to or at the time of the closing of the industrial revenue bond transaction.

The applicant further agrees to erect a designated sign at the project site, at the expense of the applicant, if the Authority so specifies, indicating that financing for the project was obtained through The Authority of the City of St. Louis, Missouri.

IMPORTANT NOTE

THE APPLICANT SHOULD MAKE NO BINDING COMMITMENTS NOR EXPEND FUNDS WITH RESPECT TO ANY ITEM TO BE FINANCED OUT OF BOND PROCEEDS PRIOR TO THE ADOPTION OF AN "INDUCEMENT RESOLUTION" BY THE AUTHORITY.



\_\_\_\_\_  
Name

Managing Member of GP  
\_\_\_\_\_

Title

7 - 25, 2024

TO: City of St. Louis  
Civil Rights Enforcement Agency  
3rd Floor - Civil Courts Building  
St. Louis, Missouri 63101

Gentlemen and Ladies:

The undersigned applicant for industrial revenue bonds hereby authorizes the City of St. Louis Civil Rights Enforcement Agency to release to The Authority of the City of St. Louis, Missouri, any and all information, past or future, in connection with the above-referenced entities, with respect to the subject matter, investigation, complied documents and disposition and findings of any alleged or proven civil rights violation relating to or involving the above-referenced entities.

King Louis Square LP

Applicant

By: 

Title: \_\_\_\_\_

Managing Member of GP