DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
SUMMARY TOTALS										
Washington Avenue										
Private	Residential	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,801,800)	$ (4,367,900)	$ (1,534,900)	$ 4,655,600	$ 14,372,600	$ 27,829,000
Private	Non-Residential	(1,091,700)	(1,091,700)	(1,091,700)	(1,091,700)	(981,900)	(692,800)	309,800	2,044,200	4,528,700
Civic	Non-Residential									
Private	Parking Facilities	-728,200	-728,200	-728,200	-728,200	-728,200	-429,900	126,900	773,200	1,479,200
Civic	Parking Facilities	-2,011,200	-2,011,200	-2,011,200	-2,011,200	-1,474,100	-399,900	1,211,400	3,896,900	7,119,500
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-	-
	Subtotal: Washington Avenue	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (8,632,900)	$ (7,552,100)	$ (3,057,500)	$ 6,303,700	$ 21,086,900	$ 40,956,400
	Private	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,621,700)	$ (6,078,000)	$ (2,657,600)	$ 5,092,300	$ 17,190,000	$ 33,836,900
	Civic	(2,011,200)	(2,011,200)	(2,011,200)	(2,011,200)	(1,474,100)	(399,900)	1,211,400	3,896,900	7,119,500
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Gateway Mall and Arch Grounds										
Private	Residential	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (734,400)
Private	Non-Residential									
Civic	Non-Residential	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,472,500)	(3,137,700)	(2,802,900)	126,400
Private	Parking Facilities									
Civic	Parking Facilities	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)	(578,700)	(121,000)	794,400	1,709,800
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-	-
	Subtotal: Gateway Mall and Arch Grounds	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (5,578,900)	$ (4,786,400)	$ (3,536,200)	$ 1,101,800
	Private	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (1,527,700)	$ (734,400)
	Civic	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(4,051,200)	(3,258,700)	(2,008,500)	1,836,200
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Post Office Square/CBD Core										
Private	Residential	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ (6,735,700)	$ 80,500
Private	Non-Residential	(7,095,600)	(7,095,600)	(7,095,600)	(7,095,600)	(6,935,400)	(6,454,800)	(5,653,800)	(3,053,600)	3,517,700
Civic	Non-Residential	(140,200)	(140,200)	(140,200)	(140,200)	13,200	320,000	933,700	1,547,400	2,161,100
Private	Parking Facilities	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(1,133,900)	(831,400)	681,100	2,193,600
Civic	Parking Facilities	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)	(499,100)	(331,600)	506,100	1,343,800
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-	-
	Subtotal: Post Office Square/CBD Core	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,604,500)	$ (15,290,900)	$ (14,503,500)	$ (12,618,800)	$ (7,054,700)	$ 9,296,700
	Private	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,965,200)	$ (14,805,000)	$ (14,324,400)	$ (13,220,900)	$ (9,108,200)	$ 5,791,800
	Public (Incl. Civic and Philanthropic)	(639,300)	(639,300)	(639,300)	(639,300)	(485,900)	(179,100)	602,100	2,053,500	3,504,900
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Laclede's Landing and Riverside										
Private	Residential	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,887,600)	$ (11,257,500)	$ (9,057,300)	$ (5,224,600)	$ 918,400	$ 10,651,100
Private	Non-Residential	(1,454,700)	(1,454,700)	(1,454,700)	(1,454,700)	(1,396,600)	(1,251,400)	(926,000)	(445,600)	1,481,000
Civic	Non-Residential									
Private	Parking Facilities	(2,539,000)	(2,539,000)	(2,539,000)	(2,539,000)	(166,300)	3,223,300	6,612,900	10,002,500	13,392,100
Civic	Parking Facilities									
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-	-
Civic	Environmental Abatement									
Civic	Site Preparation	-	-	-	-	-	-	-	-	-
	Subtotal: Laclede's Landing and Riverside	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (12,820,400)	$ (7,085,400)	$ 462,300	$ 10,475,300	$ 25,524,200
	Private	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (15,881,300)	$ (12,820,400)	$ (7,085,400)	$ 462,300	$ 10,475,300	$ 25,524,200
	Civic	-	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									
Streets, Streetscapes, & Other Support Programs										
Civic	Landscaping & Street Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Civic	Plan Implementation and Event Programming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal: Streets, Streetscapes, and Other Supporting Progams	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Private	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Civic	-	-	-	-	-	-	-	-	-
	Subtotal: Private (excluding private financing gap)									
	Subtotal: Civic (including private financing gap)									

DOWNTOWN NOW!
Preliminary Market Driven Products Program
City of Saint Louis Downtown Development Action Plan

		Cash Flow: Revenues Less Expenditures by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
GRAND TOTAL										
Private	Residential	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (24,952,800)	$ (23,888,800)	$ (18,855,600)	$ (8,832,400)	$ 7,027,600	$ 37,826,200
Private	Non-Residential	(9,642,000)	(9,642,000)	(9,642,000)	(9,642,000)	(9,313,900)	(8,399,000)	(6,270,000)	(1,455,000)	9,527,400
Civic	Non-Residential	(3,612,700)	(3,612,700)	(3,612,700)	(3,612,700)	(3,459,300)	(3,152,500)	(2,204,000)	(1,255,500)	2,287,500
Private	Parking Facilities	(4,401,100)	(4,401,100)	(4,401,100)	(4,401,100)	(2,028,400)	1,659,500	5,908,400	11,456,800	17,064,900
Civic	Parking Facilities	(3,089,000)	(3,089,000)	(3,089,000)	(3,089,000)	(2,551,900)	(1,477,700)	758,800	5,197,400	10,173,100
Civic	Landscaping and Street Improvements	-	-	-	-	-	-	-	-	-
Civic	Environmental Abatement	-	-	-	-	-	-	-	-	-
Civic	Site Preparation	-	-	-	-	-	-	-	-	-
Civic	Plan Implementation and Event Programming	-	-	-	-	-	-	-	-	-
	GRAND TOTAL	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (45,697,600)***	***$ (41,242,300)***	***$ (30,225,300)***	***$ (10,639,200)***	***$ 28,971,300***	***$ 76,879,100***
	Private	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (38,995,900)*	*$ (35,231,100)*	*$ (25,595,100)*	*$ (9,194,000)*	*$ 17,029,400*	*$ 64,418,500*
	Civic	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,701,700)*	*(6,011,200)*	*(4,630,200)*	*(1,445,200)*	*3,941,900*	*12,460,600*

ATTACHMENT C: ECONOMIC AND FISCAL IMPACTS COMPUTER SPREADSHEET

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

DEVELOPMENT PERIOD IMPACTS			1999	2000	2001	2002
Development Costs						
Phase 1 Downtown Now!		$	72,492,000	$ 117,017,000	$ 152,736,000	$ 184,694,000
Convention HQ Hotel			5,000,000	74,000,000	86,000,000	77,000,000
Cupples Station			20,000,000	105,000,000	40,000,000	
TOTAL		**$**	**97,492,000**	**$ 296,017,000**	**$ 278,736,000**	**$ 261,694,000**
Net Present Value @	*6.0%*	*$*	*1,198,500,000*			
Jobs Created per $1,000,000	23					
Total Jobs Created		34,100	2,200	6,800	6,400	6,000
Jobs in City of St. Louis	70%	5,683.33	1,540	4,760	4,480	4,200
Jobs Elsewhere in Missouri	15%	3,978.33	330	1,020	960	900
Jobs Out of State	15%		330	1,020	960	900
Jobs for City Residents	40%		880	2,720	2,560	2,400
Jobs for Missouri Residents	85%		1,870	5,780	5,440	5,100
Jobs for Missourians Outside City			*990*	*3,060*	*2,880*	*2,700*
Payroll of Development Phase Job Holders	$30,000 average	$	66,000,000	$ 204,000,000	$ 192,000,000	$ 180,000,000
Income of City Residents			46,200,000	142,800,000	134,400,000	126,000,000
Income of Other Missourians			9,900,000	30,600,000	28,800,000	27,000,000
Income of Non-Missourians			9,900,000	30,600,000	28,800,000	27,000,000

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

DEVELOPMENT PERIOD IMPACTS	2003	2004	2005	2006	2007
Development Costs					
Phase 1 Downtown Now!	$ 297,487,000	$ 254,557,000	$ -	$ -	$ -
Convention HQ Hotel	-	-	-	-	-
Cupples Station		-	-	-	-
TOTAL	**$ 297,487,000**	**$ 254,557,000**	**$ -**	**$ -**	**$ -**
Net Present Value @					
Jobs Created per $1,000,000					
Total Jobs Created	6,800	5,900	-	-	-
Jobs in City of St. Louis	4,760	4,130	-	-	-
Jobs Elsewhere in Missouri	1,020	890	-	-	-
Jobs Out of State	1,020	880	-	-	-
Jobs for City Residents	2,720	2,360	-	-	-
Jobs for Missouri Residents	5,780	5,015	-	-	-
Jobs for Missourians Outside City	*3,060*	*2,655*	-	-	-
Payroll of Development Phase Job Holders	$ 204,000,000	$ 177,000,000	$ -	$ -	$ -
Income of City Residents	142,800,000	123,900,000	-	-	-
Income of Other Missourians	30,600,000	26,700,000	-	-	-
Income of Non-Missourians	30,600,000	26,400,000	-	-	-

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

DEVELOPMENT PERIOD IMPACTS		2008	2009	2010	2011	2012	2013
Development Costs							
Phase I Downtown Now!	$	- $	- $	- $	- $	- $	-
Convention HQ Hotel		-	-	-	-	-	-
Cupples Station		-	-	-	-	-	-
TOTAL	**$**	- **$**	- **$**	- **$**	- **$**	- **$**	-
Net Present Value @							
Jobs Created per $1,000,000							
Total Jobs Created		-	-	-	-	-	-
Jobs in City of St. Louis		-	-	-	-	-	-
Jobs Elsewhere in Missouri		-	-	-	-	-	-
Jobs Out of State		-	-	-	-	-	-
Jobs for City Residents		-	-	-	-	-	-
Jobs for Missouri Residents		-	-	-	-	-	-
Jobs for Missourians Outside City		-	-	-	-	-	-
Payroll of Development Phase Job Holders	$	- $	- $	- $	- $	- $	-
Income of City Residents		-	-	-	-	-	-
Income of Other Missourians		-	-	-	-	-	-
Income of Non-Missourians		-	-	-	-	-	-

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

		2014	2015	2016	2017	2018	2019
DEVELOPMENT PERIOD IMPACTS							
Development Costs							
Phase 1 Downtown Now!	$	- $	- $	- $	- $	- $	-
Convention HQ Hotel		-	-	-	-	-	-
Cupples Station		-	-	-	-	-	-
TOTAL	**$**	**- $**	**- $**	**- $**	**- $**	**- $**	**-**
Net Present Value @							
Jobs Created per $1,000,000							
Total Jobs Created		-	-	-	-	-	-
Jobs in City of St. Louis		-	-	-	-	-	-
Jobs Elsewhere in Missouri		-	-	-	-	-	-
Jobs Out of State		-	-	-	-	-	-
Jobs for City Residents		-	-	-	-	-	-
Jobs for Missouri Residents		-	-	-	-	-	-
Jobs for Missourians Outside City		-	-	-	-	-	-
Payroll of Development Phase Job Holders	$	- $	- $	- $	- $	- $	-
Income of City Residents		-	-	-	-	-	-
Income of Other Missourians		-	-	-	-	-	-
Income of Non-Missourians		-	-	-	-	-	-

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2020	2021	2022	2023	2024
DEVELOPMENT PERIOD IMPACTS					
Development Costs					
Phase 1 Downtown Now!	$ -	$ -	$ -	$ -	$ -
Convention HQ Hotel	-	-	-	-	-
Cupples Station	-	-	-	-	-
TOTAL	$ -	$ -	$ -	$ -	$ -
Net Present Value @					
Jobs Created per $1,000,000					
Total Jobs Created	-	-	-	-	-
Jobs in City of St. Louis	-	-	-	-	-
Jobs Elsewhere in Missouri	-	-	-	-	-
Jobs Out of State	-	-	-	-	-
Jobs for City Residents	-	-	-	-	-
Jobs for Missouri Residents	-	-	-	-	-
Jobs for Missourians Outside City	-	-	-	-	-
Payroll of Development Phase Job Holders	$ -	$ -	$ -	$ -	$ -
Income of City Residents	-	-	-	-	-
Income of Other Missourians	-	-	-	-	-
Income of Non-Missourians	-	-	-	-	-

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

		1999	2000	2001	2002
Economic Activity Generated					
Amount Spent in City	50%	$ 48,746,000	$ 148,009,000	$ 139,368,000	$ 130,847,000
Amount Spent in Missouri (incl. City)	70%	68,244,000	207,212,000	195,115,000	183,186,000
Economic Activity in City	1.76 multiplier	$ 85,793,000	$ 260,496,000	$ 245,288,000	$ 230,291,000
Economic Activity in State	2.25 multiplier	153,549,000	466,227,000	439,009,000	412,169,000
Economic Activity Outside City		*67,756,000*	*205,731,000*	*193,721,000*	*181,878,000*
Net Present Value @	6.0%				
Economic Activity in City		$ 1,054,700,000			
Economic Activity in State		1,887,600,000			
Economic Activity Outside City		*833,000,000*			
Household Income Generated					
Incomeof City of St. Louis Households	0.53 multiplier	$ 45,470,000	$ 138,063,000	$ 130,003,000	$ 122,054,000
Income of Missouri Households (incl. City)	0.71 multiplier	109,020,000	331,021,000	311,696,000	292,640,000
Income of Households Outside City		*63,550,000*	*192,958,000*	*181,693,000*	*170,586,000*
Net Present Value @	6.0%				
Economic Activity in City		$ 558,980,000			
Economic Activity in State		1,340,220,000			
Economic Activity Outside City		*781,240,000*			

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis,

City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
Economic Activity Generated					
Amount Spent in City	$ 148,744,000	$ 127,279,000	$ -	$ -	$ -
Amount Spent in Missouri (incl. City)	208,241,000	178,190,000	-	-	-
Economic Activity in City	$ 261,789,000	$ 224,011,000	$ -	$ -	$ -
Economic Activity in State	468,542,000	400,928,000	-	-	-
Economic Activity Outside City	*206,753,000*	*176,917,000*	-	-	-
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					
Household Income Generated					
Incomeof City of St. Louis Households	$ 138,748,000	$ 118,726,000	$ -	$ -	$ -
Income of Missouri Households (incl. City)	332,665,000	284,659,000	-	-	-
Income of Households Outside City	*193,917,000*	*165,933,000*	-	-	-
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
Economic Activity Generated						
Amount Spent in City	$ -	$ -	$ -	$ -	$ -	$ -
Amount Spent in Missouri (incl. City)	-	-	-	-	-	-
Economic Activity in City	$ -	$ -	$ -	$ -	$ -	$ -
Economic Activity in State	-	-	-	-	-	-
Economic Activity Outside City	-	-	-	-	-	-
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						
Household Income Generated						
Incomeof City of St. Louis Households	$ -	$ -	$ -	$ -	$ -	$ -
Income of Missouri Households (incl. City)	-	-	-	-	-	-
Income of Households Outside City	-	-	-	-	-	-
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis,

City of Saint Louis Downtown Develop	2014	2015	2016	2017	2018	2019
Economic Activity Generated						
Amount Spent in City	$ -	$ -	$ -	$ -	$ -	$ -
Amount Spent in Missouri (incl. City)	-	-	-	-	-	-
Economic Activity in City	$ -	$ -	$ -	$ -	$ -	$ -
Economic Activity in State	-	-	-	-	-	-
Economic Activity Outside City	-	-	-	-	-	-
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						
Household Income Generated						
Incomeof City of St. Louis Households	$ -	$ -	$ -	$ -	$ -	$ -
Income of Missouri Households (incl. City)	-	-	-	-	-	-
Income of Households Outside City	-	-	-	-	-	-
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2020	2021	2022	2023	2024
Economic Activity Generated					
Amount Spent in City	$ -	$ -	$ -	$ -	$ -
Amount Spent in Missouri (incl. City)	-	-	-	-	-
Economic Activity in City	$ -	$ -	$ -	$ -	$ -
Economic Activity in State	-	-	-	-	-
Economic Activity Outside City	-	-	-	-	-
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					
Household Income Generated					
Incomeof City of St. Louis Households	$ -	$ -	$ -	$ -	$ -
Income of Missouri Households (incl. City)	-	-	-	-	-
Income of Households Outside City	-	-	-	-	-
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

			1999	2000	2001	2002
RESIDENTIAL OCCUPANCY IMPACTS			1999	2000	2001	2002
Units Occupied						
Phase 1 Downtown Now!				102	374	400
Convention HQ Hotel			-	-	-	-
Cupples Station			-	-	-	-
TOTAL			-	102	374	400
Cumulative Total			-	*102*	*476*	*876*
Jobs Created per Housing Unit	0.03					
Total Jobs Created			-	3	14	26
Jobs in the City of St. Louis	100%		-	3	14	26
Jobs in Missouri	100%		-	3	14	26
Jobs Elsewhere in the State	*0%*		-	-	-	-
Jobs for City Residents	40%		-	1	6	10
Jobs for Missouri Residents	80%		-	2	11	21
Jobs for Missourians Outside City			-	*1*	*5*	*11*
Payroll of Housing Employees	$25,000 average	$	-	$ 75,000	$ 350,000	$ 650,000
Income of City Residents	50%		-	37,500	175,000	325,000
Income of Missourians	90%		-	67,500	315,000	585,000
Income for Missourians Outside City			-	*30,000*	*140,000*	*260,000*
Income of New Downtown Households	$ 56,000 average	$	-	$ 5,700,000	$ 26,700,000	$ 49,100,000
Economic Activity Generated						
Economic Activity in City	1.76 multiplier	$	-	$ 10,100,000	$ 47,300,000	$ 87,000,000
Economic Activity in State	2.25 multiplier		-	13,100,000	61,200,000	112,500,000
Economic Activity Outside City			-	*3,000,000*	*13,900,000*	*25,500,000*
Net Present Value @	6.0%					
Economic Activity in City		$	2,516,600,000			
Economic Activity in State			3,256,400,000			
Economic Activity Outside City			*739,800,000*			

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
RESIDENTIAL OCCUPANCY IMPACTS	2003	2004	2005	2006	2007
Units Occupied					
Phase I Downtown Now!	431	740	644	-	-
Convention HQ Hotel	-	-	-	-	-
Cupples Station	-	-	-	-	-
TOTAL	431	740	644	-	-
Cumulative Total	*1,307*	*2,047*	*2,691*	*2,691*	*2,691*
Jobs Created per Housing Unit					
Total Jobs Created	39	61	81	81	81
Jobs in the City of St. Louis	39	61	81	81	81
Jobs in Missouri	39	61	81	81	81
Jobs Elsewhere in the State	-	-	-	-	-
Jobs for City Residents	16	24	32	32	32
Jobs for Missouri Residents	31	49	65	65	65
Jobs for Missourians Outside City	*15*	*25*	*33*	*33*	*33*
Payroll of Housing Employees	$ 975,000	$ 1,525,000	$ 2,025,000	$ 2,025,000	$ 2,025,000
Income of City Residents	487,500	762,500	1,012,500	1,012,500	1,012,500
Income of Missourians	877,500	1,372,500	1,822,500	1,822,500	1,822,500
Income for Missourians Outside City	*390,000*	*610,000*	*810,000*	*810,000*	*810,000*
Income of New Downtown Households	$ 73,200,000	$ 114,600,000	$ 150,700,000	$ 150,700,000	$ 150,700,000
Economic Activity Generated					
Economic Activity in City	$ 129,700,000	$ 203,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000
Economic Activity in State	167,800,000	262,700,000	345,500,000	345,500,000	345,500,000
Economic Activity Outside City	*38,100,000*	*59,700,000*	*78,500,000*	*78,500,000*	*78,500,000*
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
RESIDENTIAL OCCUPANCY IMPACTS	2008	2009	2010	2011	2012	2013
Units Occupied						
Phase 1 Downtown Now!	-	-	-	-	-	-
Convention HQ Hotel	-	-	-	-	-	-
Cupples Station	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-
Cumulative Total	*2,691*	*2,691*	*2,691*	*2,691*	*2,691*	*2,691*
Jobs Created per Housing Unit						
Total Jobs Created	81	81	81	81	81	81
Jobs in the City of St. Louis	81	81	81	81	81	81
Jobs in Missouri	81	81	81	81	81	81
Jobs Elsewhere in the State	-	-	-	-	-	-
Jobs for City Residents	32	32	32	32	32	32
Jobs for Missouri Residents	65	65	65	65	65	65
Jobs for Missourians Outside City	*33*	*33*	*33*	*33*	*33*	*33*
Payroll of Housing Employees	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000
Income of City Residents	1,012,500	1,012,500	1,012,500	1,012,500	1,012,500	1,012,500
Income of Missourians	1,822,500	1,822,500	1,822,500	1,822,500	1,822,500	1,822,500
Income for Missourians Outside City	*810,000*	*810,000*	*810,000*	*810,000*	*810,000*	*810,000*
Income of New Downtown Households	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000
Economic Activity Generated						
Economic Activity in City	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000
Economic Activity in State	345,500,000	345,500,000	345,500,000	345,500,000	345,500,000	345,500,000
Economic Activity Outside City	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

RESIDENTIAL OCCUPANCY IMPACTS	2014 2014	2015 2015	2016 2016	2017 2017	2018 2018	2019 2019
Units Occupied						
Phase 1 Downtown Now!	-	-	-	-	-	-
Convention HQ Hotel	-	-	-	-	-	-
Cupples Station	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-
Cumulative Total	*2,691*	*2,691*	*2,691*	*2,691*	*2,691*	*2,691*
Jobs Created per Housing Unit						
Total Jobs Created	81	81	81	81	81	81
Jobs in the City of St. Louis	81	81	81	81	81	81
Jobs in Missouri	81	81	81	81	81	81
Jobs Elsewhere in the State	-	-	-	-	-	-
Jobs for City Residents	32	32	32	32	32	32
Jobs for Missouri Residents	65	65	65	65	65	65
Jobs for Missourians Outside City	*33*	*33*	*33*	*33*	*33*	*33*
Payroll of Housing Employees	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000
Income of City Residents	1,012,500	1,012,500	1,012,500	1,012,500	1,012,500	1,012,500
Income of Missourians	1,822,500	1,822,500	1,822,500	1,822,500	1,822,500	1,822,500
Income for Missourians Outside City	*810,000*	*810,000*	*810,000*	*810,000*	*810,000*	*810,000*
Income of New Downtown Households	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000
Economic Activity Generated						
Economic Activity in City	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000
Economic Activity in State	345,500,000	345,500,000	345,500,000	345,500,000	345,500,000	345,500,000
Economic Activity Outside City	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

RESIDENTIAL OCCUPANCY IMPACTS	2020 2020	2021 2021	2022 2022	2023 2023	2024 2024
Units Occupied					
Phase 1 Downtown Now!	-	-	-	-	-
Convention HQ Hotel	-	-	-	-	-
Cupples Station	-	-	-	-	-
TOTAL	-	-	-	-	-
Cumulative Total	*2,691*	*2,691*	*2,691*	*2,691*	*2,691*
Jobs Created per Housing Unit					
Total Jobs Created	81	81	81	81	81
Jobs in the City of St. Louis	81	81	81	81	81
Jobs in Missouri	81	81	81	81	81
Jobs Elsewhere in the State	-	-	-	-	-
Jobs for City Residents	32	32	32	32	32
Jobs for Missouri Residents	65	65	65	65	65
Jobs for Missourians Outside City	*33*	*33*	*33*	*33*	*33*
Payroll of Housing Employees	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000	$ 2,025,000
Income of City Residents	1,012,500	1,012,500	1,012,500	1,012,500	1,012,500
Income of Missourians	1,822,500	1,822,500	1,822,500	1,822,500	1,822,500
Income for Missourians Outside City	*810,000*	*810,000*	*810,000*	*810,000*	*810,000*
Income of New Downtown Households	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000	$ 150,700,000
Economic Activity Generated					
Economic Activity in City	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000	$ 267,000,000
Economic Activity in State	345,500,000	345,500,000	345,500,000	345,500,000	345,500,000
Economic Activity Outside City	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*	*78,500,000*
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

		1999	2000	2001	2002
Additional Household Income Generated					
Income of City of St. Louis Households	0.53 multiplier	$ -	$ 5,350,000	$ 25,070,000	$ 46,110,000
Income of Missouri Households (incl. City)	0.71 multiplier	-	9,300,000	43,450,000	79,880,000
Income of Households Outside City		-	*3,950,000*	*18,380,000*	*33,770,000*
Net Present Value @	6.0%				
Household Income in City		$ 1,333,770,000			
Household Income in State		2,312,090,000			
Household Income Outside City		*978,310,000*			

COMMERCIAL/INSTITUTIONAL OCCUPANCY IMPACTS		1999	2000	2001	2002
Square Feet and Room Nights					
Phase 1 Downtown Now!	square feet	60,750	145,500	342,750	540,250
Convention HQ Hotel	room nights	-	-	238,300	254,300
Other Hotels in Region (additional nights)	room nights	-	-	198,850	330,850
Cupples Station Office Space	square feet	-	-	25,000	50,000
Cupples Station Hotel	room nights	-	-	59,575	63,575
Comm/Inst Jobs Created		200	490	2,610	3,770
Jobs for City Residents	25%	50	120	650	940
Jobs for Other Missourians	50%	100	250	1,310	1,890
Jobs for Non-Missourians	25%	50	120	650	940
Payroll of Comm/Inst Job Holders	$25,000 average	$ 5,000,000	$ 12,250,000	$ 65,250,000	$ 94,250,000
Income of City Residents		1,250,000	3,000,000	16,250,000	23,500,000
Income of Other Missourians		2,500,000	6,250,000	32,750,000	47,250,000
Income of Non-Missourians		1,250,000	3,000,000	16,250,000	23,500,000
Operation Expenses (not payroll)		$ 5,000,000	$ 12,250,000	$ 65,250,000	$ 94,250,000
In the City of St. Louis		1,250,000	3,000,000	16,250,000	23,500,000
Elsewhere in Missouri		2,500,000	6,250,000	32,750,000	47,250,000
Out of State		1,250,000	3,000,000	16,250,000	23,500,000
Added Tourism and Related Patronage	DSI estimates based on	-	50,000	90,000	200,000
Average Added Downtown Spending	new museum and improved	-	$ 0.20	$ 0.36	$ 0.80

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
Additional Household Income Generated					
Income of City of St. Louis Households	$ 68,740,000	$ 107,590,000	$ 141,510,000	$ 141,510,000	$ 141,510,000
Income of Missouri Households (incl. City)	119,140,000	186,520,000	245,310,000	245,310,000	245,310,000
Income of Households Outside City	*50,400,000*	*78,930,000*	*103,800,000*	*103,800,000*	*103,800,000*
Net Present Value @					
Household Income in City					
Household Income in State					
Household Income Outside City					

COMMERCIAL/INSTITUTIONAL OCCUPAN	2003	2004	2005	2006	2007
Square Feet and Room Nights					
Phase 1 Downtown Now!	1,231,850	1,830,700	1,830,700	1,830,700	1,830,700
Convention HQ Hotel	268,400	278,200	278,200	278,200	278,200
Other Hotels in Region (additional nights)	380,600	380,600	380,600	380,600	380,600
Cupples Station Office Space	750,000	1,000,000	1,000,000	1,000,000	1,000,000
Cupples Station Hotel	67,100	69,550	69,550	69,550	69,550
Comm/Inst Jobs Created	8,600	11,460	11,460	11,460	11,460
Jobs for City Residents	2,150	2,870	2,870	2,870	2,870
Jobs for Other Missourians	4,300	5,730	5,730	5,730	5,730
Jobs for Non-Missourians	2,150	2,860	2,860	2,860	2,860
Payroll of Comm/Inst Job Holders	$ 215,000,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
Income of City Residents	53,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Income of Other Missourians	107,500,000	143,250,000	143,250,000	143,250,000	143,250,000
Income of Non-Missourians	53,750,000	71,500,000	71,500,000	71,500,000	71,500,000
Operation Expenses (not payroll)	$ 215,000,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
In the City of St. Louis	53,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Elsewhere in Missouri	107,500,000	143,250,000	143,250,000	143,250,000	143,250,000
Out of State	53,750,000	71,500,000	71,500,000	71,500,000	71,500,000
Added Tourism and Related Patronage	500,000	1,000,000	2,000,000	2,250,000	2,500,000
Average Added Downtown Spending	$ 2.00	$ 4.00	$ 8.00	$ 9.00	$ 10.00

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
Additional Household Income Generated						
Income of City of St. Louis Households	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000
Income of Missouri Households (incl. City)	245,310,000	245,310,000	245,310,000	245,310,000	245,310,000	245,310,000
Income of Households Outside City	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*
Net Present Value @						
Household Income in City						
Household Income in State						
Household Income Outside City						

COMMERCIAL/INSTITUTIONAL OCCUPAN	2008	2009	2010	2011	2012	2013
Square Feet and Room Nights						
Phase 1 Downtown Now!	1,830,700	1,830,700	1,830,700	1,830,700	1,830,700	1,830,700
Convention HQ Hotel	278,200	278,200	278,200	278,200	278,200	278,200
Other Hotels in Region (additional nights)	380,600	380,600	380,600	380,600	380,600	380,600
Cupples Station Office Space	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Cupples Station Hotel	69,550	69,550	69,550	69,550	69,550	69,550
Comm/Inst Jobs Created	11,460	11,460	11,460	11,460	11,460	11,460
Jobs for City Residents	2,870	2,870	2,870	2,870	2,870	2,870
Jobs for Other Missourians	5,730	5,730	5,730	5,730	5,730	5,730
Jobs for Non-Missourians	2,860	2,860	2,860	2,860	2,860	2,860
Payroll of Comm/Inst Job Holders	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
Income of City Residents	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Income of Other Missourians	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Income of Non-Missourians	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Operation Expenses (not payroll)	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
In the City of St. Louis	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Elsewhere in Missouri	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Out of State	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Added Tourism and Related Patronage	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Average Added Downtown Spending	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2014	2015	2016	2017	2018	2019
Additional Household Income Generated						
Income of City of St. Louis Households	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000
Income of Missouri Households (incl. City)	245,310,000	245,310,000	245,310,000	245,310,000	245,310,000	245,310,000
Income of Households Outside City	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*
Net Present Value @						
Household Income in City						
Household Income in State						
Household Income Outside City						

COMMERCIAL/INSTITUTIONAL OCCUPAN	2014	2015	2016	2017	2018	2019
Square Feet and Room Nights						
Phase 1 Downtown Now!	1,830,700	1,830,700	1,830,700	1,830,700	1,830,700	1,830,700
Convention HQ Hotel	278,200	278,200	278,200	278,200	278,200	278,200
Other Hotels in Region (additional nights)	380,600	380,600	380,600	380,600	380,600	380,600
Cupples Station Office Space	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Cupples Station Hotel	69,550	69,550	69,550	69,550	69,550	69,550
Comm/Inst Jobs Created	11,460	11,460	11,460	11,460	11,460	11,460
Jobs for City Residents	2,870	2,870	2,870	2,870	2,870	2,870
Jobs for Other Missourians	5,730	5,730	5,730	5,730	5,730	5,730
Jobs for Non-Missourians	2,860	2,860	2,860	2,860	2,860	2,860
Payroll of Comm/Inst Job Holders	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
Income of City Residents	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Income of Other Missourians	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Income of Non-Missourians	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Operation Expenses (not payroll)	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
In the City of St. Louis	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Elsewhere in Missouri	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Out of State	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Added Tourism and Related Patronage	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Average Added Downtown Spending	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2020	2021	2022	2023	2024
Additional Household Income Generated					
Income of City of St. Louis Households	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000	$ 141,510,000
Income of Missouri Households (incl. City)	245,310,000	245,310,000	245,310,000	245,310,000	245,310,000
Income of Households Outside City	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*	*103,800,000*
Net Present Value @					
Household Income in City					
Household Income in State					
Household Income Outside City					

COMMERCIAL/INSTITUTIONAL OCCUPAN	2020	2021	2022	2023	2024
Square Feet and Room Nights					
Phase 1 Downtown Now!	1,830,700	1,830,700	1,830,700	1,830,700	1,830,700
Convention HQ Hotel	278,200	278,200	278,200	278,200	278,200
Other Hotels in Region (additional nights)	380,600	380,600	380,600	380,600	380,600
Cupples Station Office Space	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Cupples Station Hotel	69,550	69,550	69,550	69,550	69,550
Comm/Inst Jobs Created	11,460	11,460	11,460	11,460	11,460
Jobs for City Residents	2,870	2,870	2,870	2,870	2,870
Jobs for Other Missourians	5,730	5,730	5,730	5,730	5,730
Jobs for Non-Missourians	2,860	2,860	2,860	2,860	2,860
Payroll of Comm/Inst Job Holders	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
Income of City Residents	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Income of Other Missourians	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Income of Non-Missourians	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Operation Expenses (not payroll)	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000	$ 286,500,000
In the City of St. Louis	71,750,000	71,750,000	71,750,000	71,750,000	71,750,000
Elsewhere in Missouri	143,250,000	143,250,000	143,250,000	143,250,000	143,250,000
Out of State	71,500,000	71,500,000	71,500,000	71,500,000	71,500,000
Added Tourism and Related Patronage	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Average Added Downtown Spending	$ 10.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel
City of Saint Louis Downtown Development Action Plan

		1999	2000	2001	2002
Total Downtown Spending	downtown scene.	$ -	$ 10,000	$ 32,400	$ 160,000

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
Total Downtown Spending	$ 1,000,000	$ 4,000,000	$ 16,000,000	$ 20,250,000	$ 25,000,000

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
Total Downtown Spending	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2014	2015	2016	2017	2018	2019
Total Downtown Spending	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2020	2021	2022	2023	2024
Total Downtown Spending	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

		1999	2000	2001	2002
Economic Activity Generated					
Economic Activity in City	1.76 multiplier	$ 4,400,000	$ 10,600,000	$ 57,300,000	$ 83,000,000
Economic Activity in State	2.25 multiplier	16,900,000	41,600,000	220,600,000	318,700,000
Economic Activity Outside City		*12,500,000*	*31,000,000*	*163,300,000*	*235,700,000*
Net Present Value @	6.0%				
Economic Activity in City		$ 2,835,600,000			
Economic Activity in State		9,981,000,000			
Economic Activity Outside City		*7,145,400,000*			
Additional Household Income Generated					
Incomeof City of St. Louis Households	0.53 multiplier	$ 2,330,000	$ 5,620,000	$ 30,370,000	$ 43,990,000
Income of Missouri Households (incl. City)	0.71 multiplier	12,000,000	29,540,000	156,630,000	226,280,000
Income of Households Outside City		*9,670,000*	*23,920,000*	*126,260,000*	*182,290,000*
Net Present Value @	6.0%				
Household Income in City		$ 1,535,480,000			
Household Income in State		7,237,290,000			
Household Income Outside City		*5,701,810,000*			

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
Economic Activity Generated					
Economic Activity in City	$ 191,000,000	$ 259,600,000	$ 280,700,000	$ 288,200,000	$ 296,600,000
Economic Activity in State	727,900,000	976,500,000	1,003,500,000	1,013,100,000	1,023,800,000
Economic Activity Outside City	*536,900,000*	*716,900,000*	*722,800,000*	*724,900,000*	*727,200,000*
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					
Additional Household Income Generated					
Incomeof City of St. Louis Households	$ 101,230,000	$ 137,590,000	$ 148,770,000	$ 152,750,000	$ 157,200,000
Income of Missouri Households (incl. City)	516,810,000	693,320,000	712,490,000	719,300,000	726,900,000
Income of Households Outside City	*415,580,000*	*555,730,000*	*563,720,000*	*566,550,000*	*569,700,000*
Net Present Value @					
Household Income in City					
Household Income in State					
Household Income Outside City					

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
Economic Activity Generated						
Economic Activity in City	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000
Economic Activity in State	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000
Economic Activity Outside City	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						
Additional Household Income Generated						
Incomeof City of St. Louis Households	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000
Income of Missouri Households (incl. City)	726,900,000	726,900,000	726,900,000	726,900,000	726,900,000	726,900,000
Income of Households Outside City	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*
Net Present Value @						
Household Income in City						
Household Income in State						
Household Income Outside City						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2014	2015	2016	2017	2018	2019
Economic Activity Generated						
Economic Activity in City	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000
Economic Activity in State	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000
Economic Activity Outside City	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*
Net Present Value @						
Economic Activity in City						
Economic Activity in State						
Economic Activity Outside City						
Additional Household Income Generated						
Incomeof City of St. Louis Households	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000
Income of Missouri Households (incl. City)	726,900,000	726,900,000	726,900,000	726,900,000	726,900,000	726,900,000
Income of Households Outside City	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*
Net Present Value @						
Household Income in City						
Household Income in State						
Household Income Outside City						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2020	2021	2022	2023	2024
Economic Activity Generated					
Economic Activity in City	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000	$ 296,600,000
Economic Activity in State	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000	1,023,800,000
Economic Activity Outside City	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*	*727,200,000*
Net Present Value @					
Economic Activity in City					
Economic Activity in State					
Economic Activity Outside City					
Additional Household Income Generated					
Incomeof City of St. Louis Households	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000	$ 157,200,000
Income of Missouri Households (incl. City)	726,900,000	726,900,000	726,900,000	726,900,000	726,900,000
Income of Households Outside City	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*	*569,700,000*
Net Present Value @					
Household Income in City					
Household Income in State					
Household Income Outside City					

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

TOTAL ECONOMIC IMPACT

		1999	2000	2001	2002
City of St. Louis					
Economic Activity/Output		$ 90,193,000	$ 281,196,000	$ 349,888,000	$ 400,291,000
Net present value @	*6%*	*6,406,800,000*			
Household Income		$ 47,800,000	$ 149,033,000	$ 185,443,000	$ 212,154,000
Net present value @	*6%*	*3,395,600,000*			
Jobs in the City of St. Louis		1,740	5,253	7,104	7,996
Average annual jobs		*10,845*			
State of Missouri					
Economic Activity/Output		$ 170,449,000	$ 520,927,000	$ 720,809,000	$ 843,369,000
Net present value @	*6%*	*15,125,100,000*			
Household Income		$ 121,020,000	$ 369,861,000	$ 511,776,000	$ 598,800,000
Net present value @	*6%*	*10,738,900,000*			
Jobs in the State of Missouri	1.63 x city	2,836	8,562	11,580	13,033
Average annual jobs		*17,677*			
Missouri, Outside the City					
Economic Activity/Output		$ 80,256,000	$ 239,731,000	$ 370,921,000	$ 443,078,000
Net present value @	*6%*	*8,718,200,000*			
Household Income Outside City		$ 73,220,000	$ 220,828,000	$ 326,333,000	$ 386,646,000
Net present value @	*6%*	*7,343,200,000*			
Jobs in Missouri Outside the City		1,096	3,309	4,476	5,037
Average annual jobs		*6,832*			

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

TOTAL ECONOMIC IMPACT	2003	2004	2005	2006	2007
City of St. Louis					
Economic Activity/Output	$ 582,489,000	$ 686,611,000	$ 547,700,000	$ 555,200,000	$ 563,600,000
Net present value @					
Household Income	$ 308,718,000	$ 363,906,000	$ 290,280,000	$ 294,260,000	$ 298,710,000
Net present value @					
Jobs in the City of St. Louis	13,399	15,651	11,541	11,541	11,541
Average annual jobs					
State of Missouri					
Economic Activity/Output	$ 1,364,242,000	$ 1,640,128,000	$ 1,349,000,000	$ 1,358,600,000	$ 1,369,300,000
Net present value @					
Household Income	$ 968,615,000	$ 1,164,499,000	$ 957,800,000	$ 964,610,000	$ 972,210,000
Net present value @					
Jobs in the State of Missouri	21,840	25,511	18,812	18,812	18,812
Average annual jobs					
Missouri, Outside the City					
Economic Activity/Output	$ 781,753,000	$ 953,517,000	$ 801,300,000	$ 803,400,000	$ 805,700,000
Net present value @					
Household Income Outside City	$ 659,897,000	$ 800,593,000	$ 667,520,000	$ 670,350,000	$ 673,500,000
Net present value @					
Jobs in Missouri Outside the City	8,441	9,860	7,271	7,271	7,271
Average annual jobs					

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

TOTAL ECONOMIC IMPACT	2008	2009	2010	2011	2012	2013
City of St. Louis						
Economic Activity/Output	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000
Net present value @						
Household Income	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000
Net present value @						
Jobs in the City of St. Louis	11,541	11,541	11,541	11,541	11,541	11,541
Average annual jobs						
State of Missouri						
Economic Activity/Output	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000
Net present value @						
Household Income	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000
Net present value @						
Jobs in the State of Missouri	18,812	18,812	18,812	18,812	18,812	18,812
Average annual jobs						
Missouri, Outside the City						
Economic Activity/Output	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000
Net present value @						
Household Income Outside City	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000
Net present value @						
Jobs in Missouri Outside the City	7,271	7,271	7,271	7,271	7,271	7,271
Average annual jobs						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

TOTAL ECONOMIC IMPACT	2014	2015	2016	2017	2018	2019
City of St. Louis						
Economic Activity/Output	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000
Net present value @						
Household Income	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000
Net present value @						
Jobs in the City of St. Louis	11,541	11,541	11,541	11,541	11,541	11,541
Average annual jobs						
State of Missouri						
Economic Activity/Output	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000
Net present value @						
Household Income	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000
Net present value @						
Jobs in the State of Missouri	18,812	18,812	18,812	18,812	18,812	18,812
Average annual jobs						
Missouri, Outside the City						
Economic Activity/Output	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000
Net present value @						
Household Income Outside City	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000
Net present value @						
Jobs in Missouri Outside the City	7,271	7,271	7,271	7,271	7,271	7,271
Average annual jobs						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

TOTAL ECONOMIC IMPACT	2020	2021	2022	2023	2024
City of St. Louis					
Economic Activity/Output	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000	$ 563,600,000
Net present value @					
Household Income	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000	$ 298,710,000
Net present value @					
Jobs in the City of St. Louis	11,541	11,541	11,541	11,541	11,541
Average annual jobs					
State of Missouri					
Economic Activity/Output	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000	$ 1,369,300,000
Net present value @					
Household Income	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000	$ 972,210,000
Net present value @					
Jobs in the State of Missouri	18,812	18,812	18,812	18,812	18,812
Average annual jobs					
Missouri, Outside the City					
Economic Activity/Output	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000	$ 805,700,000
Net present value @					
Household Income Outside City	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000	$ 673,500,000
Net present value @					
Jobs in Missouri Outside the City	7,271	7,271	7,271	7,271	7,271
Average annual jobs					

DOWNTOWN NOW!

Economic and Fiscal Impact Analysis, Phase I PLUS Cupples Station and Convention Headquarters Hotel

City of Saint Louis Downtown Development Action Plan

			1999	2000	2001	2002
TAXES GENERATED AS PERCENT OF ECONOMIC ACTIVITY						
For City of St. Louis						
Earnings Tax (including corporate)	1.2% of City Job Payrolls	$	901,000	$ 2,756,000	$ 3,513,000	$ 3,924,000
Property Tax	32.0% of Earnings Tax		288,000	882,000	1,124,000	1,256,000
Sales Tax	40.0% of Earnings Tax		360,000	1,102,000	1,405,000	1,570,000
Hotel and Motel Sales Tax	3.5% of Earnings Tax		32,000	96,000	123,000	137,000
Payroll Tax	25.0% of Earnings Tax		225,000	689,000	878,000	981,000
Franchise Utilities Tax	38.0% of Earnings Tax		342,000	1,047,000	1,335,000	1,491,000
Other Taxes	1.5% of Earnings Tax		14,000	41,000	53,000	59,000
License Fees	10.0% of Earnings Tax		90,000	276,000	351,000	392,000
TOTAL TAX COLLECTIONS FOR St. Louis		$	2,252,000	$ 6,889,000	$ 8,782,000	$ 9,810,000
Net Present Value @	6.0%					
Earnings Tax (including corporate)		$	61,427,000			
Property Tax			24,520,000			
Sales Tax			24,570,000			
Hotel and Motel Sales Tax			2,150,000			
Payroll Tax			15,358,000			
Franchise Utilities Tax			23,343,000			
Other Taxes			923,000			
License Fees			6,146,000			
Tax Revenues for City of St. Louis		**$**	**158,437,000**			
For State of Missouri						
Personal Income Taxes	3.0% of MO Payrolls		$2,043,000	$6,367,000	$10,898,000	$13,775,000
Corporate Income Taxes	13.5% of Pers Inc Tax		276,000	860,000	1,471,000	1,860,000
Sales and Gross Receipts Taxes	85.0% of Pers Inc Tax		1,737,000	5,412,000	9,263,000	11,709,000
All Other Taxes	25.0% of above		1,014,000	3,160,000	5,408,000	6,836,000
TOTAL TAX COLLECTIONS FOR MISSOURI			$5,070,000	$15,799,000	$27,040,000	$34,180,000
Net Present Value @	6.0%					
Personal Income Taxes		$	303,000,000			
Corporate Income Taxes			40,900,000			
Sales and Gross Receipts Taxes			257,500,000			
All Other Taxes			150,400,000			
Tax Revenues for State of Missouri		**$**	**751,800,000**			

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2003	2004	2005	2006	2007
TAXES GENERATED AS PERCENT OF ECO					
For City of St. Louis					
Earnings Tax (including corporate)	$ 6,158,000	$ 7,127,000	$ 5,204,000	$ 5,228,000	$ 5,255,000
Property Tax	1,971,000	2,281,000	2,281,000	2,281,000	2,281,000
Sales Tax	2,463,000	2,851,000	2,082,000	2,091,000	2,102,000
Hotel and Motel Sales Tax	216,000	249,000	182,000	183,000	184,000
Payroll Tax	1,540,000	1,782,000	1,301,000	1,307,000	1,314,000
Franchise Utilities Tax	2,340,000	2,708,000	1,978,000	1,987,000	1,997,000
Other Taxes	92,000	107,000	78,000	78,000	79,000
License Fees	616,000	713,000	520,000	523,000	526,000
TOTAL TAX COLLECTIONS FOR St	$ 15,396,000	$ 17,818,000	$ 13,626,000	$ 13,678,000	$ 13,738,000
Net Present Value @					
Earnings Tax (including corporate)					
Property Tax					
Sales Tax					
Hotel and Motel Sales Tax					
Payroll Tax					
Franchise Utilities Tax					
Other Taxes					
License Fees					
Tax Revenues for City of St. Louis					
For State of Missouri					
Personal Income Taxes	$24,281,000	$30,913,000	$28,734,000	$28,938,000	$29,166,000
Corporate Income Taxes	3,278,000	4,173,000	3,879,000	3,907,000	3,937,000
Sales and Gross Receipts Taxes	20,639,000	26,276,000	24,424,000	24,597,000	24,791,000
All Other Taxes	12,050,000	15,341,000	14,259,000	14,361,000	14,474,000
TOTAL TAX COLLECTIONS FOR M	$60,248,000	$76,703,000	$71,296,000	$71,803,000	$72,368,000
Net Present Value @					
Personal Income Taxes					
Corporate Income Taxes					
Sales and Gross Receipts Taxes					
All Other Taxes					
Tax Revenues for State of Missouri					

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

	2008	2009	2010	2011	2012	2013
TAXES GENERATED AS PERCENT OF ECO						
For City of St. Louis						
Earnings Tax (including corporate)	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000
Property Tax	2,281,000	2,281,000	2,281,000	2,281,000	2,281,000	2,281,000
Sales Tax	2,102,000	2,102,000	2,102,000	2,102,000	2,102,000	2,102,000
Hotel and Motel Sales Tax	184,000	184,000	184,000	184,000	184,000	184,000
Payroll Tax	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000
Franchise Utilities Tax	1,997,000	1,997,000	1,997,000	1,997,000	1,997,000	1,997,000
Other Taxes	79,000	79,000	79,000	79,000	79,000	79,000
License Fees	526,000	526,000	526,000	526,000	526,000	526,000
TOTAL TAX COLLECTIONS FOR St	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000
Net Present Value @						
Earnings Tax (including corporate)						
Property Tax						
Sales Tax						
Hotel and Motel Sales Tax						
Payroll Tax						
Franchise Utilities Tax						
Other Taxes						
License Fees						
Tax Revenues for City of St. Louis						
For State of Missouri						
Personal Income Taxes	$29,166,000	$29,166,000	$29,166,000	$29,166,000	$29,166,000	$29,166,000
Corporate Income Taxes	3,937,000	3,937,000	3,937,000	3,937,000	3,937,000	3,937,000
Sales and Gross Receipts Taxes	24,791,000	24,791,000	24,791,000	24,791,000	24,791,000	24,791,000
All Other Taxes	14,474,000	14,474,000	14,474,000	14,474,000	14,474,000	14,474,000
TOTAL TAX COLLECTIONS FOR M	$72,368,000	$72,368,000	$72,368,000	$72,368,000	$72,368,000	$72,368,000
Net Present Value @						
Personal Income Taxes						
Corporate Income Taxes						
Sales and Gross Receipts Taxes						
All Other Taxes						
Tax Revenues for State of Missouri						

DOWNTOWN NOW!
Economic and Fiscal Impact Analysis,
City of Saint Louis Downtown Develop

TAXES GENERATED AS PERCENT OF ECO!	2014	2015	2016	2017	2018	2019
For City of St. Louis						
Earnings Tax (including corporate)	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000	$ 5,255,000
Property Tax	2,281,000	2,281,000	2,281,000	2,281,000	2,281,000	2,281,000
Sales Tax	2,102,000	2,102,000	2,102,000	2,102,000	2,102,000	2,102,000
Hotel and Motel Sales Tax	184,000	184,000	184,000	184,000	184,000	184,000
Payroll Tax	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000
Franchise Utilities Tax	1,997,000	1,997,000	1,997,000	1,997,000	1,997,000	1,997,000
Other Taxes	79,000	79,000	79,000	79,000	79,000	79,000
License Fees	526,000	526,000	526,000	526,000	526,000	526,000
TOTAL TAX COLLECTIONS FOR St	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000	$ 13,738,000
Net Present Value @						
Earnings Tax (including corporate)						
Property Tax						
Sales Tax						
Hotel and Motel Sales Tax						
Payroll Tax						
Franchise Utilities Tax						
Other Taxes						
License Fees						
Tax Revenues for City of St. Louis						
For State of Missouri						
Personal Income Taxes	$29,166,000	$29,166,000	$29,166,000	$29,166,000	$29,166,000	$29,166,000
Corporate Income Taxes	3,937,000	3,937,000	3,937,000	3,937,000	3,937,000	3,937,000
Sales and Gross Receipts Taxes	24,791,000	24,791,000	24,791,000	24,791,000	24,791,000	24,791,000
All Other Taxes	14,474,000	14,474,000	14,474,000	14,474,000	14,474,000	14,474,000
TOTAL TAX COLLECTIONS FOR M	$72,368,000	$72,368,000	$72,368,000	$72,368,000	$72,368,000	$72,368,000
Net Present Value @						
Personal Income Taxes						
Corporate Income Taxes						
Sales and Gross Receipts Taxes						
All Other Taxes						
Tax Revenues for State of Missouri						