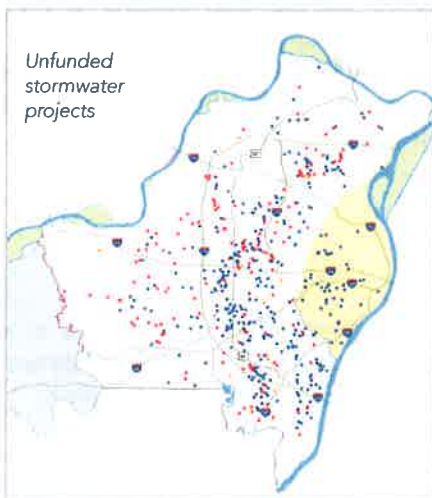
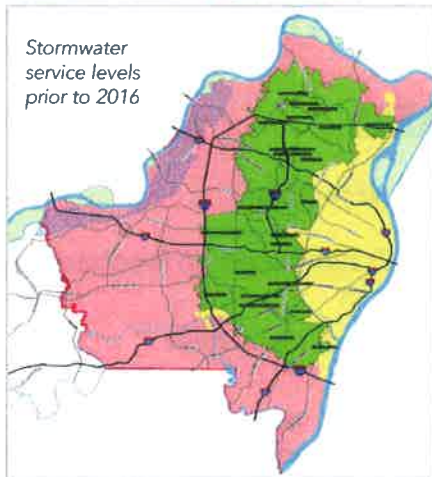
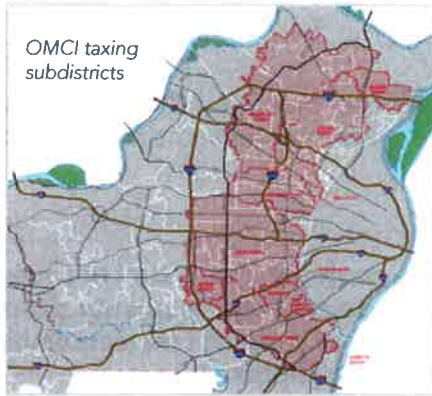


OMCI TAXING SUBDISTRICTS



Your municipality, or a portion of it, is located within one or more taxing districts shown in the red shaded area (map #1). These taxing subdistricts are formally called OMCI or Operation, Maintenance, and Construction Improvement Funds.

Each OMCI subdistrict is authorized to levy a tax up to \$.10 per \$100 of assessed property valuation. Historically, this funding has been used by MSD to fund stormwater-related activities within the boundaries of each taxing subdistrict.

In conjunction with voter approval of Proposition S in 2016 (operation and maintenance services), the tax rates in these subdistricts are now set to zero. However, the taxing subdistricts and their taxing authority remain. The subdistricts could generate revenue to be used for the construction of stormwater capital projects.

Although these taxing districts cannot fund comprehensive or extensive stormwater capital improvements, they can enable MSD to construct some high priority projects, similar to past investments we have made in these taxing district areas. These projects generally address erosion and flooding.

BACKGROUND

2016 | PROPOSITION S - Maintenance (map #2)

In April 2016, area voters approved MSD's Proposition S, which puts all customers – for the first time – under the same property tax rates to pay for stormwater services to operate and maintain existing stormwater infrastructure. In turn, all MSD customers now receive the same level of stormwater service.

2019 | PROPOSITION S - Capital Improvements (map #3)

While the passage of Proposition S was a significant milestone in terms of MSD's function as a stormwater utility, it did not address the full range of stormwater needs that exist throughout our St. Louis community. That is why in 2019, MSD proposed a second proposition S to address issues related to flooding and erosion district wide. Voters rejected the proposition by a margin of approximately 53% to 47%, but the problems still exist with no current funding source.

PLEASE DIRECT SPECIFIC QUESTIONS TO:

BRUCE LITZSINGER
Assistant Director of Engineering
(314) 768-6273 or blitzsin@stlmsd.com

RICH UNVERFERTH
Director of Engineering
(314) 768-6204 or rlnuve@stlmsd.com

TWO FUNDING OPTIONS

OPTION 1: ADMINISTERED BY MSD

Funding generated would be totally administered by MSD as MSD had managed these funds prior to April 2016. MSD would plan, design, and construct projects within each area based on 100% available funding and established priorities to address flooding and erosion.

OPTION 2: ADMINISTRATION SPLIT

Funding generated within each municipality or unincorporated area would be split 50/50 between MSD and the local agency. The municipality or county could use its funds to address its priority stormwater issues. MSD would use the remaining 50% of the funds to plan, design, and construct projects within each area based on established priorities to address flooding and erosion, as in Option 1.

UNFUNDED STORMWATER ISSUES:



LOCALIZED FLOODING



EROSION



REGIONAL FLOODING

MOVING FORWARD

Reestablishing OMCI taxes would require:

- A recommendation from MSD staff based on feedback from the municipalities in each subdistrict
- A positive vote by the MSD Board of Trustees

MSD is meeting with individual municipalities within each subdistrict to establish stormwater committees. MSD staff, based on input from these committees, will be responsible for making a recommendation to the MSD Board of Trustees regarding whether or not they would like MSD to begin levying the OMCI taxes to fund stormwater projects in their area. The ultimate decision will be made by the MSD Board of Trustees.

TIMELINE

JULY - SEPTEMBER 2019

MSD will help to establish stormwater committees in each subdistrict, which will hold planning meetings to determine their final recommendations on rate and administration.

OCTOBER - DECEMBER 2019

MSD staff will submit recommendations to the MSD Board of Trustees, and the Board of Trustees will vote on re-establishing subdistrict rates

**OMCI Data
by OMCI District**

OMCI Name:	Max OMCI Property Tax Rate (2018):	OMCI Revenue:
Gravois Creek (5571)	\$ 0.0760	\$ 1,425,391

<u>Municipality:</u>	<u>Residents:</u>	<u>% Residents:</u>	<u>Revenue</u>	<u>% Revenue</u>	<u>% ID Projects by \$</u>	<u>Annual Revenue if 50% Share</u>
BELLA VILLA	629	0.82%	\$ 5,153	0.36%	0.0%	2,576
CRESTWOOD	11,911	15.59%	\$ 214,924	15.08%	29.9%	107,462
GRANTWOOD VILLAGE	856	1.12%	\$ 18,563	1.30%	1.5%	9,282
GREEN PARK	2,622	3.43%	\$ 82,007	5.75%	0.2%	41,003
KIRKWOOD	7,807	10.22%	\$ 246,893	17.32%	26.7%	123,447
LAKESHIRE	1,432	1.87%	\$ 10,960	0.77%	0.9%	5,480
OAKLAND	1,371	1.79%	\$ 31,024	2.18%	6.4%	15,512
SUNSET HILLS	1,558	2.04%	\$ 127,635	8.95%	2.4%	63,817
UNINCORPORATED	45,522	59.58%	\$ 632,478	44.10%	28.8%	316,239
WEBSTER GROVES	2,695	3.53%	\$ 55,753	3.91%	3.1%	27,877
Totals:	76,403	100%	\$ 1,425,391	100%		712,695

Residents: calculated based on percentage of municipality area within the OMCI, multiplied by the average population density of the municipality

% Residents: calculated based on the estimated municipality population within the OMCI, divided by the total OMCI population

Revenue: calculated by applying the %Revenue times the annual anticipated total revenue from the OMCI

% Revenue: assessed valuation of the municipality area within the OMCI, divided by the assessed valuation of the total OMCI

Estimated Annual OMCI Tax by Average Residential Property Value

OMCI District	Gravois												
Property Tax Rate (2018)	\$0.076												
Average Appraised Value of Home	\$220,599.00	\$100,000.00	\$150,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	\$550,000.00	\$600,000.00	
Average Assessed Value of Home (19% of Appraised Value)	\$41,913.81	\$19,000.00	\$28,500.00	\$38,000.00	\$47,500.00	\$57,000.00	\$66,500.00	\$76,000.00	\$85,500.00	\$95,000.00	\$104,500.00	\$114,000.00	
	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax	Estimated Annual Average OMCI Tax
	\$31.85	\$14.44	\$21.66	\$28.88	\$36.10	\$43.32	\$50.54	\$57.76	\$64.98	\$72.20	\$79.42	\$86.64	