



**TAX INCREMENT FINANCING COMMISSION
OF THE CITY OF WEBSTER GROVES, MISSOURI**

NOTICE OF PUBLIC HEARING

The Tax Increment Financing Commission of the City of Webster Groves, Missouri, will hold a public hearing at 6:00 p.m. on October 27, 2021, at the Webster Groves Rec Center, 33. E. Glendale Road in Webster Groves, and online via Zoom. The agenda for the public hearing will be posted on the City's website (www.webstergroves.org/agendacenter) at least 24 hours prior to the start of the public hearing and will include instructions for online participation in the public hearing.

This hearing is being held pursuant to the requirements of Sections 99.800 to 99.865 of the Revised Statutes of Missouri to consider the approval of the Douglass Hill Tax Increment Financing (TIF) Redevelopment Plan, the designation of the redevelopment area described therein and the approval of the redevelopment projects described therein.

The proposed redevelopment area contains approximately 18.8 acres (including rights-of-way). It is generally bounded by Kirkham Road to the north, Gore Avenue to the east, Pacific Avenue to the south, and Rock Hill Road to the west. The redevelopment area consists of three redevelopment project areas: Redevelopment Project Area 1 contains approximately 13.75 acres (including rights-of-way) and generally consists of the entire redevelopment area other than the southeast quadrant (other than a small strip south of Sherman Place. Redevelopment Project Area 2 contains approximately 1.70 acres north of Sherman Place and extending east to Gore Avenue. Redevelopment Project Area 3 contains approximately 3.39 acres in the southeast quadrant fronting Pacific Avenue and Gore Avenue.

The proposed redevelopment plan envisions demolition and clearance of most structures within the redevelopment area other than the Old Community Baptist Church and the construction of residential, retail, dining and office uses along with public and community activity areas. The proposed redevelopment plan is intended to eliminate or mitigate the conditions that qualify the area as a "blighted area."

A draft of the proposed redevelopment plan (including maps that more definitively depict the boundaries of the redevelopment area) is available for review by any interested party during regular business hours at the office of the City Clerk, 4 E. Lockwood Avenue, Webster Groves, Missouri 63119 and on the City's website.

The public and representatives of all taxing districts affected by the proposed redevelopment plan are invited to submit comments to the Commission until 4 p.m. on the date of the hearing at the address listed below and via email at tifcommission@webstergroves.org. All interested persons will be given an opportunity to be heard at the public hearing.

Tax Increment Financing Commission
of the City of Webster Groves, Missouri
c/o Webster Groves City Clerk
4 E. Lockwood Avenue
Webster Groves, Missouri 63119