Scott Fitzpatrick
Missouri State Auditor

CITIZENS SUMMARY

Findings in the audit of the Southtown Transportation Development District

Background

Located in the City of St. Louis, the Southtown Transportation Development District (TDD) was formed in April 2024 with a primary project to construct a 468 car parking lot to service a multi-store retail development located at Chippewa Street and South Kingshighway Boulevard, the associated roadwork and signalization, and the accompanying site acquisition, design, demolition, earthwork, excavation, shoring, topsoil, soils testing, structural excavation, finish grading, general conditions, asphalt, striping, concrete curbs, road widening, traffic signal additions and rework, and related improvements.

The TDD is also associated with the Southtown Redevelopment Project created by the St. Louis Tax Increment Financing Commission. The TDD's sales tax revenues were used to satisfy TDD-specific portions of debt incurred by the Southtown Redevelopment Project.

The City of St. Louis is the public entity with jurisdiction over the local portion of the project and serves as the Local Transportation Authority. The project was deemed substantially completed in March 2005, and the City of St. Louis subsequently accepted ownership of the project. The estimated cost for the project was $7,500,000.

In May 2004, the Board of Directors passed a resolution formally approving the submission of the proposed sales tax rate to the qualified voters of the district and establishing a sales tax rate of 1 percent on all taxable transactions within the TDD's boundaries. The sales tax was effective December 31, 2005. In March 2005, the TDD issued revenue bonds to finance project costs. The district refinanced its bond debt in November 2006 and again in March 2015 before satisfying its project debt in its entirety in January 2025. In September 2025, the Board of Directors approved a resolution to repeal the sales tax collections, and subsequently the Department of Revenue was notified in April 2026, of the resolution. The sales tax was repealed on April 30, 2026.

Based on the audit, the cash balance of the Southtown TDD as of December 31, 2025, was $142,838. Per the district, their cash balance has since increased to approximately $225,000 as of July 22, 2026. According to the district, remaining estimated liabilities total approximately $28,000 which include legal expenses and other administrative expenses. Based on these representations, the district has sufficient cash to pay any remaining costs and obligations. After the district's final costs are paid, the remaining balance of approximately $197,000 will be transferred to the City of St. Louis in accordance with state law.

Financial Status

The audit of the Southtown Transportation Development District indicates the financial condition of the district is such that it may be abolished.

Because of the nature of this audit, no rating is provided.