



SAINT LOUIS  
UNIVERSITY  
— EST. 1818 —

October 31, 2025

St. Louis Development Corporation  
Tax Increment Financing Commission  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

OFFICE OF THE  
PRESIDENT

One North Grand Blvd.  
DuBourg Hall  
Suite 206  
St. Louis, MO 63103

P 314-977-7777  
F 314-977-7105  
president@slu.edu

www.slu.edu

To Whom it May Concern,

I am writing to express my support for the Midtown TIF District (the “District”) proposed to support the public infrastructure projects located in the Midtown, Covenant-Blu, Jeff Vanderlou, and Downtown West neighborhoods of St. Louis, MO. The District, led by the Kranzberg Arts Foundation (“KAF”) and advised by many non-profit and neighborhood stakeholders, will lead to greater private development thanks to this investment into streetscaping, landscaping, and other public infrastructure. The area serves as the hub for arts and culture in St. Louis, and the District will build on the momentum found in the surrounding areas and the existing arts community to preserve its future. I expect this project to serve as a catalyst to steer and bridge investment into the area between Grand Center and Downtown.

KAF, with a history of private investment in arts-focused development, has long sought to address longstanding disinvestment in this area while also creating high-impact placemaking, job creation, and equitable neighborhood revitalization. Their thoughtful approach to engaging residents, public agencies, and civic stakeholders is a model of community-centered development, and the Midtown TIF District, while a new avenue, is another example of their arts-based community development.

Our organization is confident in their ability to execute this vision effectively. We are encouraged by the recognition and identification of the infrastructure needs of this area and the proposal to address them with a public infrastructure TIF. We believe the public-private partnership in the form of the TIF will generate a meaningful return on investment not only in this area, but also for the City of St. Louis. By investing the revenue from the TIF into infrastructure rather than into private development, these funds will benefit the public and our efforts in meaningful ways.

Thank you for your consideration and for your ongoing commitment to fostering economic growth and revitalization in our City.

Sincerely,

Edward Feser, Ph.D.  
President

Higher purpose. Greater good.



BOARD OF ALDERMEN  
CITY OF SAINT LOUIS  
MISSOURI

**LAURA M. KEYS**  
**Alderswoman - 11<sup>TH</sup> Ward**

October 15, 2025

St. Louis Development Corporation  
Tax Increment Financing Commission  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

To Whom it May Concern,

I am writing to express my support for the Midtown TIF District (the "District") proposed to support the public infrastructure projects located primarily in the 11<sup>th</sup> Ward of St. Louis, MO. The District, led by the Kranzberg Arts Foundation ("KAF") and advised by many non-profit and neighborhood stakeholders, will lead to greater private development thanks to this investment into streetscaping, landscaping, and other public infrastructure. The area serves as the hub for arts and culture in St. Louis, and the District will build on the momentum found in the surrounding areas and the existing arts community to preserve its future. I expect this project to serve as a catalyst to steer and bridge investment into the area between Grand Center and Downtown.

KAF, with a history of private investment in arts-focused development, has long sought to address longstanding disinvestment in this area while also creating high-impact placemaking, job creation, and equitable neighborhood revitalization. Their thoughtful approach to engaging residents, public agencies, and civic stakeholders is a model of community-centered development, and the Midtown TIF District, while a new avenue, is another example of their arts-based community development.

As Alderswoman of the 11<sup>th</sup> Ward, I am confident in their ability to execute this vision effectively. I am encouraged by the project's use of tax increment financing to address these public infrastructure needs, and I believe it will free ward capital to be spent on the needs elsewhere in the 11<sup>th</sup> Ward. Using the revenue to support public infrastructure, with no support going to private development, will benefit the public and visitors. I offer my whole support of this public-private partnership that will generate a meaningful return on investment for the City of St. Louis in a revitalized District.

Thank you for your consideration and for your ongoing commitment to fostering economic growth and revitalization in our City.

Sincerely,

A handwritten signature in blue ink that reads "Laura Keys".

Laura Keys  
Alderswoman  
The Elevated 11<sup>th</sup> Ward  
City of St. Louis  
C: 314-441-0375





# GRAND CENTER INC.

3526 Washington Ave. | St. Louis, MO 63103  
314.289.1500 | grandcenterinc.org

## ABOUT GRAND CENTER INC.

Since our beginnings in 1981, Grand Center Inc. works to connect Grand Center Arts District's great organizations with one another in a beautiful urban setting that invites people to come and discover new cultural experiences.

## GRAND CENTER INC. BOARD OF DIRECTORS

Kim Bakker  
Lisa Baudendistel-Suntrup  
Marie-Hélène Bernard  
Arjun Bhat  
Audrey Ellerman  
Brendon Gallagher  
Jerry Gennaria  
Jeffery Kelley  
Kenneth S. Kranzberg  
Michael Lewis  
Mike Martin  
Lisa Melandri  
Margaret Onken  
Peter Palermo  
Emily Rauh Pulitzer  
Angel Recci  
Evans Richardson  
Ross Rotherham  
Matt Sartori  
Chris Schmidt  
Amy Shaw  
Tommy Simons  
Ed Skapinok  
Cara Starke  
Robert Steward  
Donald M. Suggs  
Milton Wilkins  
Richard L. Winter  
John Wolf

## BOARD CHAIR

Jeffery Kelley

## VICE-CHAIR & TREASURER

Ross Rotherham

## SECRETARY

Matt McBride

## PRESIDENT & CEO

Peg Weathers

St. Louis Development Corporation  
Tax Increment Financing Commission  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

To Whom it May Concern,

I am writing to express my support for the Midtown TIF District (the "District") proposed to support the public infrastructure projects located in the Midtown, Covenant-Blu Grand Center, Jeff Vanderlou, and Downtown West neighborhoods of St. Louis, MO. The District, led by the Kranzberg Arts Foundation ("KAF") and advised by many non-profit and neighborhood stakeholders, will lead to greater private development thanks to this investment into streetscaping, landscaping, and other public infrastructure. The area serves as the hub for arts and culture in St. Louis, and the District will build on the momentum found in the surrounding areas and the existing arts community to preserve its future. I expect this project to serve as a catalyst to spark further investment in the area between Grand Center and Downtown.

KAF, with a history of private investment in arts-focused development, has long sought to address longstanding disinvestment in this area while also creating high-impact placemaking, job creation, and equitable neighborhood revitalization. Their thoughtful approach to engaging residents, public agencies, and civic stakeholders is a model of community-centered development, and the Midtown TIF District, while a new avenue, is another example of their arts-based community development.

Grand Center, Inc. is confident in KAF's ability to execute this vision effectively. We are encouraged by the recognition and identification of the infrastructure needs of this area and the proposal to address them with a public infrastructure TIF. We believe the public-private partnership in the form of the TIF will generate a meaningful return on investment for the District as well as the City of St. Louis. By investing the revenue from the TIF into infrastructure rather than into private development, these funds will benefit the public and further our efforts in meaningful ways.

Thank you for your consideration and for your ongoing commitment to fostering economic growth and revitalization in our city.

Sincerely,

Peg Weathers  
President & CEO  
Grand Center, Inc.



October 7, 2025

St. Louis Development Corporation  
Tax Increment Financing Commission  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

To Whom It May Concern,

On behalf of the Midtown Alley Business Alliance, we are writing to express our support for the Midtown Public Infrastructure Redevelopment Area and the proposed TIF application to fund public infrastructure improvements across Grand Center, Midtown, Covenant Blu, Jeff-Vander-Lou, and Downtown West.

We appreciate the thoughtful engagement with Kranzberg Arts Foundation leadership to date, and the emphasis on bringing safety, lighting, streetscape, landscape, and mobility improvements to the City that will unlock private investment. We believe this public infrastructure TIF can catalyze inclusive growth, strengthen the arts and small business ecosystem, and help drive much-needed momentum between Grand Center and Downtown.

As part of our support, we want to underscore several priorities important to the Midtown Alley corridor:

- **Meaningful inclusion of the Midtown Alley neighborhood** in scope and early project planning, recognizing our potential as a primary boulevard and small business-driven neighborhood.
- **Clear, transparent governance and opportunities** for neighborhood associations and small businesses to participate in the TIF's advisory/committee structures.
- **Near-term, high-impact projects** in the first five years that improve safety, walkability, and streetscape continuity on Locust, Olive, and Washington, and adjacent connectors.

We are confident in the Kranzberg Arts Foundation's ability to steward this effort in close, working partnership with neighborhood and civic stakeholders. Investing TIF revenue into public infrastructure will generate durable public benefit and advance the City's economic vitality.

Thank you for your consideration and for your commitment to equitable revitalization in the City of St. Louis.

Sincerely,

Board Members, Midtown Alley Business Alliance

Keaton Christensen  
Danni Eickenhorst  
Marcus Eickenhorst  
Ricky Fowler  
Scott Pohlman  
Chris Ryan  
Eric Thoelke  
Mary Thoelke

LOCUST CENTRAL BUSINESS DISTRICT  
2223 Locust St.  
St. Louis, MO 63103

October 7, 2025

St. Louis Development Corporation  
Tax Increment Financing Commission  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

To Whom it May Concern,

I am writing to express my support for the Midtown TIF District (the "District") proposed to support public infrastructure projects located in the Midtown, Covenant-Blu, Jeff-Vander-Lou, and Downtown West neighborhoods of St. Louis, MO. The District, led by the Kranzberg Arts Foundation ("KAF") and advised by many non-profit and neighborhood stakeholders, will lead to greater private development thanks to this investment into streetscaping, landscaping, and other public infrastructure. The area serves as the hub for arts and culture in St. Louis, and the District will build on the momentum found in the surrounding areas and the existing arts community to preserve its future. I expect this project to serve as a catalyst to steer and bridge investment into the area between Grand Center and Downtown.

KAF, with a history of private investment in arts-focused development, has long sought to address disinvestment in this area while also creating high-impact placemaking, job creation, and equitable neighborhood revitalization. Their thoughtful approach to engaging residents, public agencies, and civic stakeholders is a model of community-centered development, and the Midtown TIF District, while a new avenue, is another example of their arts-based community development.

The Locust Central Business District includes much of the TIF's target area and I have been pleased by Chris Hanson's inclusion of our Board, businesses, nonprofit and faith organizations, and residents in the structural leadership plan to help guide decision making as the plan moves forward. We are excited for this partnership and the long-needed public infrastructure improvements to come.

Our organization is confident in their ability to execute this vision effectively. We are encouraged by the recognition and identification of the infrastructure needs of this area and the proposal to address them with a public infrastructure TIF. We believe the public-private partnership in the form of the TIF will generate a meaningful return on investment not only in this area, but also for the City of St. Louis. By investing the revenue from the TIF into infrastructure rather than into private development, these funds will benefit the public and our efforts in meaningful ways.

Thank you for your consideration and for your ongoing commitment to fostering economic growth and revitalization in our City.

Sincerely,

Ann Kittlaus  
Executive Director  
Locust Central Business District