Addendum to
Request for Proposals

BELLEFONTAINE CORRIDOR SPECIAL TAXING DISTRICT COST-BENEIFT ANALYSIS & IMPLENTATION STRATEGY

Date: October 28, 2026

- **If separate firms are selected, how would the Partnership coordinate those responsibilities and the integrated final report?**
    - A: Planning on hiring a single firm that may have subcontractors.

- **Has a budget been established for the engagement and implementation components or should respondents recommend a scope and fee?**
    - A: Respondents should submit a recommended scope and fee.

- **What stakeholder research and findings from the Spanish Lake Small Area Study will be available to selected consultants?**
    - A: The full Spanish Lake Small Area Study will be available.

- **Would the Partnership consider a proposal focused exclusively on economic & financial analysis, rather than the full scope of services?**
    - A: The Partnership will consider proposals from firms able to provide expertise in some or all of the service areas identified above, and the Partnership reserves the right to select multiple firms. As a result, all interested firms are encouraged to submit proposals, even if a particular firm is not able or interested to provide the entire scope of services.

- **Is there an anticipated budget for the project, particularly the financial analysis tasks?**
    - A: There is no budget breakout.

- **Is the Partnership seeking a traditional economic cost-benefit analysis or primarily a fiscal feasibility analysis focused on district revenues and expenditures?**
    - A: Fiscal Feasibility

- **What property assessment, sales, and geographic data would be available to the selected consultant?**
    - A: Publicly available data from the County or State of MO.

- **Does the Bellefontaine Road corridor between Spanish Pond Road and Trampe Avenue lie within the St. Louis County Port Authority's port district, so that a Port Improvement District can be evaluated as an option?**
    - A: A PID is an option, and the area does lie within the PA's district.

- **Will the County provide parcel-level assessment and land use data, assessment history, levy rates by tax code, and registered-voter counts for the corridor, or should the consultant request these directly from the County and the Board of Election Commissioners?**
    - A: Partnership may assist, but the request will need to be made.

- **Is the $250,00 to $500,000 annual revenue range gross district revenue or revenue net of administration and collection costs?**
    - A: Gross, though a net analysis would be helpful.

- **Should TIF be evaluated as a stand-alone option, as a pairing with a CID or TDD, or both?**
    - A: We are looking for the most feasible options for successful implementation and impactful revenue generation and an understanding of how it would impact local residents. We are open to the best options for a single investment district or for layering districts.

- **Is there a target start date for the work, and a preferred date for the final presentation?**
    - A: Port grant deadline.

- **Will STL Partnership or the County furnish data – assessor parcel/AV data, business inventory, any sales tax estimates?**
    - A: Partnership may assist, but specified data requests will need to be made.

- **Engagement expectations: one public meeting confirmed? Survey and focus groups or either?**
    - A: Either

- **What is the expected duration for the services?**
    - A: Dependent upon grant deadline.

- **Must legal analysis come from licensed Missouri counsel on the team, or can it be a planning-level statutory review?**

- A: The Partnership is willing to consider either approach.

- **Will the Partnership accept a limited fixed-fee review of a provided economic model—using supplied inputs and data—or will the selected consultant be required to build the projections from scratch?**
  - A: We do not have a provided economic model to offer.

- **Will the Partnership consider proposals that include some of the scope?**
  - A: Interested firms are encouraged to submit proposals, even if it's not the full scope.
- **What is the approximate timeframe within which the sponsor is expecting the entire list of "services" to be completed?**
  - A: Port grant deadline.

- **Is there a specific order in which the sponsor prefers the individual services to be completed, and/or does the sponsor expect work to be ongoing simultaneously on multiple services?**
  - A: No specific order.

- **Is the sponsor open to a fixed-price contract, or a time and materials with a not to exceed, or either, as the preferred contract arrangement?**
  - A: Prefer fixed price.

- **Does the sponsor have a preference for either having one firm completing the entire project, or having multiple separate firms working together on the separate services?**
  - A: No preference.

- **Does the sponsor envision having multiple firms working on the same "Service", or is work on a given "Service" to be awarded to only one firm?**
  - A: No preference.

- **Is there one or more incumbent firm that has been providing similar services for the sponsor with respect to the Bellefontaine Corridor?**
  - A: No.

- **If the answer to the previous question is yes, what is/are the name(s) of the firm(s)?**
  - A: N/A

- **What is the estimated start date for the project? And when do you anticipate notifying potential awardees of your funding decisions?**
    - A: November notice, December kick off.

- **Is there a preference for having one or more Missouri firms to undertake this project for some or all of the "Services", or is the sponsor equally open to considering out of state firms?**
    - A: No preference.

- **Are there any specific services for which the sponsor prefers Missouri-based firms?**
    - A: No preference.

- **Will the final "Presentation" be in person, virtual, or hybrid?**
    - A: Flexible to any option.