

**June 29, 2017**

**ANNUAL DISCLOSURE REPORT  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016**

**OF THE**

**CITY OF SHREWSBURY, MISSOURI**

**IN CONNECTION WITH**

**CERTIFICATES OF PARTICIPATION  
(CITY OF SHREWSBURY, MISSOURI, LESSEE), SERIES 2015  
BASE CUSIP: 825513**

**CITY OF SHREWSBURY, MISSOURI, IMPROVEMENT CORPORATION  
LEASEHOLD REFUNDING REVENUE BONDS,  
SERIES 2008  
(CITY OF SHREWSBURY, MISSOURI, LESSEE)  
BASE CUSIP: 825515**

**and**

**GENERAL OBLIGATION BONDS,  
SERIES 2007  
BASE CUSIP: 825510**

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## TABLE OF CONTENTS

INTRODUCTION .....	1
THE CITY OF SHREWSBURY .....	2
THE CITY'S FINANCES .....	8
REVENUE SOURCES .....	10
PROPERTY TAXATION .....	11
DEBT OF THE CITY .....	14

**CITY OF SHREWSBURY**

**MAYOR**  
Felicity Buckley

**ALDERMEN**

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Sam Scherer  
Chris Gorman

Ed Kopff  
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Mike Travaglini

**DIRECTOR OF ADMINISTRATION**  
Jonathan Greever

**FINANCE DIRECTOR**  
Danielle Oettle

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**FINANCIAL ADVISOR**  
WM Financial Strategies  
St. Louis, Missouri

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**ANNUAL DISCLOSURE REPORT  
OF THE  
CITY OF SHREWSBURY  
Relating to**

**CERTIFICATES OF PARTICIPATION  
(CITY OF SHREWSBURY, MISSOURI, LESSEE), SERIES 2015**

**CITY OF SHREWSBURY, MISSOURI, IMPROVEMENT CORPORATION  
LEASEHOLD REFUNDING REVENUE BONDS  
SERIES 2008  
(CITY OF SHREWSBURY, MISSOURI, LESSEE)**

**And**

**GENERAL OBLIGATION BONDS, SERIES 2007**

**INTRODUCTION**

This Annual Disclosure Report is provided by the City of Shrewsbury, Missouri (the “City”) to furnish information in connection with its outstanding Certificates of Participation (City of Shrewsbury, Missouri, Lessee), Series 2015 (the “Series 2015 Certificates), City of Shrewsbury, Missouri, Improvement Corporation, Leasehold Refunding Revenue Bonds, Series 2008, (City of Shrewsbury, Missouri, Lessee) (the “Series 2008 Bonds”) and General Obligation Bonds, Series 2007 (the “Series 2007 Bonds”). The Series 2007 Bonds and Series 2008 Bonds are referred to collectively here as the “Bonds.”

At the time of issuance of the Series 2015 Certificates and the Bonds the City agreed, in accordance with the requirements of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission, to provide information generally consistent with information contained in the Official Statement for the Bonds in the tables shown under the captions “THE CITY OF SHREWSBURY,” “THE CITY’S FINANCES,” “REVENUE SOURCES,” “TAXATION,” and “DEBT OF THE CITY,” and information with respect to litigation if, in the judgment of the City, such litigation would have a material adverse affect on the financial condition of the City.

## **THE CITY OF SHREWSBURY**

### **General**

Shrewsbury is located in south-east St. Louis County. With its eastern boundary adjacent to the City of St. Louis, Shrewsbury is proximate to St. Louis both geographically and culturally. The City covers approximately 1.5 square miles and is within a Metropolitan Statistical Area (“MSA”).

Interstate 44 intersects the City near its northern edge. This highway provides excellent access to the St. Louis metropolitan area.

Shrewsbury’s origin dates back to 1889 when it was platted on land originally part of a Spanish land grant. Shrewsbury was incorporated as a Village in 1913 and reincorporated as a fourth class city in 1920.

The City is an attractive suburban residential community with an economic base represented by a mixture of numerous small specialty shops, support services and a few industrial enterprises.

### **Government**

The City is a fourth class city. The legislative body of the City is the Board of Aldermen which is comprised of six aldermen and a mayor. Two aldermen are elected from each of the City’s three wards to serve two year terms, one half of which expire annually.

The Mayor, elected at large to serve a four-year term, is the presiding officer of the Board of Aldermen. The Mayor may only vote in the event of a tie vote by the Board of Aldermen. Additionally, the Mayor has veto power.

Appointed officials in the City include the Director of Administration who is responsible for the day-to-day management of the City and the Director of Finance who is responsible for managing the City’s finances including preparation of the budget.

City services and functions are divided into six departments which are the departments of Administration, Police, Fire, Parks and Recreations, Public Works and Finance.

The Mayor, with the approval of the Board of Aldermen, appoints citizens to boards and commissions with responsibility for certain governmental functions including development, zoning and zoning changes. The boards and commissions are the Park and Recreation Commission, Board of Adjustment, Public Safety Advisory Commission, Planning Commission and Traffic Commission.

### **Employees**

The City has 55 full-time and 5 regular part-time employees. Additionally, the City employs approximately 60 seasonal part-time employees throughout the year. City firefighters are members of the International Association of Firefighters Local 2665. The City has no record of any work stoppages. The only labor dispute experienced by the City was in 1976 at which time the firefighters joined the union.

### **Pension Plan**

The City participates in the Missouri Local Government Employees Retirement System (“LAGERS”) which is administered by a seven-member independent board of trustees pursuant to Missouri statutes. The plan is a defined benefit plan, which provides for normal, early and disability retirement benefits to participants meeting certain eligibility requirements. The plan covers substantially all full-time employees of the City.

Information regarding the pension plan is included in the financial statements that accompany this Annual Disclosure Report.

## **Community Services**

### *Utilities*

Stormwater drainage and sewage collection and disposal for Shrewsbury are provided by the Metropolitan St. Louis Sewer District, a separate taxing authority established under Section 30 of Article VI of the Constitution of Missouri and financed by ad valorem taxes and user fees. All other utilities in the City are provided by privately owned companies. Water service is provided by Missouri American Water Company, gas is provided by Laclede Gas Company, and electricity is provided by Ameren Missouri (formerly AmerenUE).

### *Communications*

Telecommunication services are provided by AT&T and Charter Communications. The City receives all St. Louis radio stations and television channels. Local newspapers include The St. Louis Post-Dispatch, The West County Journal, a biweekly paper, and The Webster-Kirkwood Times, a weekly local newsletter. The City receives cable television and related services from Charter Communications and AT&T U-Verse.

### *Fire Protection*

The Shrewsbury Fire Department (the “Department”) provides fire protection throughout the corporate limits of the City. Services are provided from one fire station manned by 18 full-time firefighters of which 15 are also licensed paramedics. The Department is rated “4” by the Insurance Services Organization, among ratings ranging from 1 to 10 with 1 as the highest. This rating is based on several factors including the number of firefighters and their training, response time, firefighting equipment, the City’s water systems, and fire prevention programs of the Department. The Department sponsors fire prevention and safety programs including blood pressure testing, providing free smoke detectors and installing smoke detectors. All departments in the St. Louis metropolitan area are part of a mutual aid program in which assistance and equipment is provided by a fire department of another community in the event an emergency warrants such aid.

### *Police Protection*

The Shrewsbury Police Department provides police protection throughout the corporate limits of the City. Services are provided by 20 full-time officers. The Police Department offers public community service programs including the Building Check Program, in which police check the security of a building and leave a notice advising the owner regarding their findings, the S.N.A.P. Program (Safe Neighborhood Active Patrol), in which the police leave a notice advising that they patrolled the neighborhood, Child Indent, and Neighborhood Watch.

### *Recreation Activities*

The City owns and operates four parks covering 43.0 acres, a festival site and the City Center located on 16 acres. Facilities are available at City parks for tennis, baseball, basketball, softball, soccer, volleyball and picnicking. The City also owns and operates an aquatic center. The City’s aquatic center has two bodies of water, one is a competition pool with diving and the other is a zero-depth entry leisure pool with a slide and a lazy river among other features.

In 1992, the City acquired a building which was renovated for use as a community center/municipal complex (the "City Center") in 1993 and includes the Board of Aldermen chambers, offices for the parks and recreation department and administration department, a kitchen, a gymnasium, a ballroom, an exercise room, and several meeting rooms.

Residents also enjoy the many attractions located throughout the St. Louis Metropolitan area that are within an easy commuting distance including the St. Louis Zoological Park, the Missouri Botanical Gardens, St. Louis Art Museum, Six Flags St. Louis, the St. Louis Symphony and professional sports teams.

#### *Solid Waste Collection*

The State of Missouri Solid Waste Management Law requires cities with a population over 500 to develop, adopt and implement a solid waste management plan to ensure that all solid wastes in a community are stored, collected, transported and disposed of properly. Shrewsbury contracts for this service with private collectors through competitive bidding. Solid waste collection services are paid for by residents.

#### *Medical*

Residents are within short commuting distance of the numerous hospitals located in the St. Louis metropolitan area including the highly regarded Barnes Jewish Hospital complex of Washington University and Saint Louis University Hospital, both of which are located in the City of St. Louis and are known for their fine medical schools and quality of research.

St. Anthony's at Southwest Medical Center is located in Shrewsbury, specializes in health care needs for the entire family. In addition, there is a small dental clinic and medical center in the City.

#### *Education*

The public school system within the City is operated under the administration and control of the Webster Groves School District, the Affton School District, the Special School District of St. Louis County, and The Community College District of St. Louis, St. Louis County, Missouri. These districts are independent of the City, having their own elected or appointed officials, budgets and administrators. The districts are authorized to levy taxes, separate and distinct from those levied by the City.

The Webster Groves School District and the Affton School District (the "Districts") collectively own and operate 7 elementary schools, 3 junior high schools and 2 senior high schools serving residents of the City. The Community College District of St. Louis operates four campuses in the St. Louis area.

The City is the home of Cardinal Glennon College, a pastoral college owned by the St. Louis Archdiocese. The College is the only institution of its kind in the St. Louis metropolitan area.

In addition, numerous institutions of higher education located in the St. Louis metropolitan area are easily accessible to City residents, including Webster University, located approximately 1 mile from Shrewsbury, Saint Louis University, Washington University and the University of Missouri-St. Louis.

## Economic and Demographic Data

### *Transportation*

Interstate 44 intersects the City near its northern edge. Running east and west, Interstate 44 intersects Interstate 270 approximately 6 miles west of the City, thus providing excellent access to all of the St. Louis metropolitan area.

Regularly scheduled air passenger and freight service is available at Lambert St. Louis International Airport (the “Airport”) located approximately 10 miles northwest of the City.

Metro, the commuter railroad that serves the St. Louis area, completed an extension in 2006 which included a station near Shrewsbury that connects the City with the City of St. Louis, the Airport and other prominent locations in the St. Louis metropolitan area.

### *Population*

The following table sets forth historical population statistics for the City:

<u>Year</u>	<u>Population</u>
1980	5,077
1990	6,416
2000	6,644
2010	6,254

*Source: United States Department of Commerce, Bureau of Census.*

### *Economy and Economic Development*

The City is primarily a suburban residential community with an economic base represented by a mixture of commercial enterprises, numerous small specialty shops, support services and a few industrial enterprises. The City does not have a central business district. Commercial enterprises include numerous small specialty stores and several small strip shopping centers located mostly along Watson Road, a major thoroughfare bordering the City. There are currently approximately 186 business establishments, including retail, manufacturing, and warehouse enterprises located in the City.

The City is a developed community that is surrounded by other incorporated areas. New development opportunities are limited to scattered vacant parcels and to redevelopment of existing properties. New housing is also principally limited to small vacant parcels.

In 2012, Kenrick Developers, L.L.C., a developer headquartered in St. Louis (the “Developer”), purchased the property previously occupied by a shopping center known as Kenrick Plaza. This project, known as the Kenrick Plaza Redevelopment Project (the “Redevelopment Project”), has resulted in the expansion of the City’s sales tax base. The development includes a 131,865 square foot Walmart that opened in the fall of 2015.

The Redevelopment Project is within a tax increment financing district (“TIF”) established pursuant to the Real Property Tax Increment Allocation Redevelopment Act (the “Act”). Tax increment financing provides a source of funds by which a city may pay for Redevelopment Project Costs (as defined by the Act) over a period not longer than twenty-three years from the date on which Tax Increment Financing was adopted. Pursuant to a redevelopment agreement, the City issued \$15,050,785 of TIF Notes for infrastructure improvements such as utilities and roadways at the Redevelopment Project site. The TIF notes were refinanced with TIF Bonds that were sold in September 2016.



During the time in which tax increment financing is in effect, the City will not realize any increase in ad valorem taxes attributable to any increases in assessed valuation in the Redevelopment Project area. Also, 50% of the increase in economic activity taxes are allocated to payment of redevelopment project costs. Accordingly, the City will realize only 50% of any new sales tax revenues attributable to the Redevelopment Project.

The Kenrick Redevelopment Project has spurred additional interest in nearby vacant commercial properties and a couple of new businesses have recently opened in the nearby retail/office spaces. The property that is situated on the lower lot below the Walmart property, and to the east, now contains an Aldi (a specialty discount grocery store), which opened in 2016 and a new trampoline jump park that is set to open in the summer of 2017.

*Major Employers*

The largest employer in the City is Laclede Gas Company (“Laclede”). Laclede is a regulated public utility engaged in the distribution of natural gas. Laclede serves an area in eastern Missouri, with a population of approximately 2.0 million, including the City of St. Louis, St. Louis County, and parts of eight other counties. As an adjunct to its gas distribution business, Laclede operates underground natural gas storage fields, is engaged in the transportation and storage of liquid propane, and has made investments in some non-utility businesses as part of a diversification program. Its corporate headquarters are located in St. Louis, Missouri. Within the City of Shrewsbury is a regional office. Laclede’s stock is traded on the New York Stock Exchange. Additional information regarding Laclede is contained in its annual registration statement with the Securities and Exchange Commission. A copy of such statement may be obtained from the Securities and Exchange Commission and is available on the Internet at <http://www.sec.gov/edgar.shtml>.

The majority of commercial employers in the City employ fewer than 30 people. The following is a list of the largest commercial employers located within the City:

<u>Name</u>	<u>Product or Service</u>	<u>Number of Employees</u>
Laclede Gas Company	Natural Gas Distribution	300
Cardinal Regali Center	Seminary	200
Walmart	Grocery and Discount Supercenter	175
Dierbergs	Grocery Store	160
Carr Lane Manufacturing	Machine Part Manufacturer	150
Shop N Save	Grocery Store	92
St. Anthony’s at Southwest Medical Center	Medical Services	92
Da-com	Business Machines	79
Canterbury Enterprises	Printing Services	70
City of Shrewsbury	Government	60

*Source: Office of the Director of Administration.*

*Employment*

According to US Bureau of Census, 2011-2015 American Community Survey, 5-Year Estimates, the City had a civilian labor force of 3,110 people. 170 people were unemployed which represented an unemployment rate of 5.5%.

*Building and Construction Data*

The City of Shrewsbury is an established community surrounded by other incorporated municipalities. There are no significant parcels of property available for new residential construction, however there is approximately 50 acres of land suitable for commercial development. The following table sets forth the number and value of building permits issued by the City for the past five years for new construction and for tenant finishes, renovations and additions valued in excess of \$20,000.

<u>Year</u>	<u>Residential</u>		<u>Commercial</u>		<u>Total<sup>(1)</sup></u>	
	<u>Number</u>	<u>Value</u>	<u>Number</u>	<u>Value</u>	<u>Number</u>	<u>Value</u>
2012	12	\$ 532,518	13	\$ 1,745,284	25	\$ 2,277,802
2013	18	951,728	13	4,767,984	31	5,719,712
2014	13	895,758	11	10,212,996	24	11,108,754
2015	24	1,262,459	20	7,491,595	44	8,754,054
2016	18	2,066,889	16	2,517,613	34	4,584,502

(1) Excludes tenant finishes, additions and improvements valued at less than \$20,000.

Source: Office of the Director of Administration/City Clerk.

*Housing*

The following table sets forth statistics relating to housing for the City and, for comparative purposes, St. Louis County, St. Louis MSA, and the State of Missouri:

	<u>Median Value of Owner Occupied Housing</u>	<u>% Built in 2000 or Later</u>	<u>Units Built Before 1940</u>
The City	\$167,700	2.5%	12.3%
Other Entities:			
St. Louis County	173,400	6.5	10.0
St. Louis MSA	157,100	13.3	16.7
State of Missouri	138,400	15.6	14.1

Source: U.S. Bureau of Census, 2011-2015 American Community Survey, 5 year estimates.

*Income*

The following table sets forth certain income statistics for the City and, for comparative purposes, St. Louis County, St. Louis MSA, and the State of Missouri:

	<u>Per Capita Income</u>	<u>Median Family Income</u>	<u>% People Below Poverty Level</u>
The City	\$32,132	\$89,628	9.5%
Other Entities:			
St. Louis County	35,570	77,399	10.9
St. Louis MSA	30,327	70,718	13.1
State of Missouri	26,259	60,809	15.6

Source: U.S. Bureau of Census, 2011-2015 American Community Survey, 5 year estimates.

## THE CITY'S FINANCES

### Accounting and Reporting Practices

The City operates on a fiscal year which corresponds with a calendar year (the "Fiscal Year").

The accounts of the City are organized on the basis of funds and account groups in conformance with generally accepted accounting principles applicable to governmental units.

The government-wide financial statements report using the economic resources measurement focus and the accrual basis of accounting. Government fund financial statements report using the current financial resource measurement focus and the modified accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Board of Aldermen annually engages an independent certified public accountant for the purpose of performing an audit of the books of account, financial records, and transactions of the City.

### The General Fund

In accordance with established accounting procedures for governmental units, the City records its financial transactions under various funds. The largest is the General Fund, from which all general operating expenses are paid and to which taxes and all other revenues not specifically allocated by law or contractual agreement to other funds are deposited.

The following table indicates the City's General Fund revenues, expenditures and changes in fund balances for the 2013 through 2016 Fiscal Years:

**SUMMARY OF OPERATIONS  
GENERAL FUND  
(\$ in thousands)<sup>(1)</sup>**

	Fiscal Year Ended December 31			
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
REVENUES				
Taxes	\$4,167	\$ 3,965	\$ 4,447	\$ 4,719
Licenses, Permits and Fee	382	531	426	430
Fines	509	421	224	286
Earnings on Investments	(7)	21	12	19
Charges for Services	884	852	835	924
Other Revenues	<u>62</u>	<u>61</u>	<u>27</u>	<u>27</u>
Total Revenues	<u>5,997</u>	<u>5,851</u>	<u>5,971</u>	<u>6,405</u>
EXPENDITURES	<u>7,481<sup>(2)</sup></u>	<u>12,059<sup>(2)</sup></u>	<u>8,011</u>	<u>6,393</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,483)	(6,206)	(2,039)	12
OTHER FINANCING SOURCES				
Certificates of Participation	—	—	1,925	—
Tax Increment Finance Notes	1,686 <sup>(2)</sup>	5,811 <sup>(2)</sup>	—	—
Transfers out	—	—	—	(164)
Total Other Financing Sources (Uses)	<u>1,686</u>	<u>5,811</u>	<u>1,925</u>	<u>(164)</u>
NET CHANGE IN FUND BALANCE	203	(395)	(114)	(152)
FUND BALANCE BEGINNING OF YEAR	<u>2,595</u>	<u>2,797</u>	<u>2,402</u>	<u>2,288</u>
FUND BALANCE END OF YEAR	<u>\$2,797</u>	<u>\$2,402</u>	<u>\$2,288</u>	<u>\$2,136</u>

(1) Totals may not match audited financial statements due to rounding.

(2) As noted above, the City issued Tax Increment Finance Notes during the 2013 and 2014 Fiscal Year. The funds were used to pay for public works projects including acquisition and demolition costs, and associated consulting fees for the Kenrick Redevelopment Project.

## REVENUE SOURCES

### General Fund

The City derives its revenues from a variety of sources. The following list sets forth the primary sources of the City's General Fund revenue for the 2016 Fiscal Year:

	<u>Revenue</u>	<u>Percentage of Total Receipts</u>
TAXES:		
Property	\$ 553,169	8.64%
Utility	1,017,273	15.88
General Sales Tax	1,567,542	24.47
Park Sales Tax	739,471	11.55
Fire Protection Sales Tax	369,748	5.77
Motor Vehicle Sales Tax	80,126	1.25
Gasoline Tax	168,064	2.62
Other	<u>222,927</u>	<u>3.48</u>
Total	<u>4,718,320</u>	<u>73.67</u>
LICENSES AND PERMITS	429,976	6.71
FINES AND COURT COSTS	285,828	4.46
INTEREST INCOME	19,083	0.30
CHARGES FOR SERVICES	924,171	14.43
MISCELLANEOUS	<u>27,459</u>	<u>0.43</u>
	<u>\$6,404,837</u>	<u>100.00%</u>

*Source: Audited Financial Statements and the Office of the Finance Director.*

The following is a summary of some of the more significant revenue sources of the City:

#### *Utility Franchise Tax*

The City charges a 7.25% utilities franchise tax on gross receipts of the gas, water, electric, and telephone companies. The companies pay the tax monthly.

#### *Sales Taxes*

In St. Louis County (the "County"), municipal sales taxes are collected and distributed by the County. Some sales taxes are dedicated and distributed directly to the city responsible for generating the tax. Other sales taxes, specifically the general sales tax and the capital improvements sales tax, are collected by the County and distributed according to each city's status as a "point of sale" or "pool" city. "Point of sale" cities receive approximately 85% of tax revenues generated within their borders, with the remaining 15% being allocated to the "pool". The tax revenues generated within "pool" cities are also allocated to the "pool" and each pool city receives a portion of the total pool revenues on a per capita basis. The City is a "point of sales" city for purposes of its sales taxes.

**General Sales Taxes:** During the 2016 Fiscal Year the City's general sales tax was the largest source of City receipts, accounting for approximately 24.47% of total general fund receipts. The sales tax receipts are from a 1¼% City sales tax used for general City purposes. 1% of the general corporate sales tax was authorized by special election in 1970. The remaining ¼% City sales tax was authorized by special election in 1994.

The following table sets forth the total general sales tax revenue of the City for the Fiscal Years 2012 through 2016:

<u>Fiscal Year</u>	<u>Amount</u>
2012	\$1,288,107
2013	1,271,435
2014	1,146,541
2015	1,476,828
2016	1,567,542

*Source: Office of the Finance Director.*

**Capital Improvement Sales Tax:** In February 1994, voters approved a ½% sales tax for capital improvements (the “Capital Improvement Sales Tax”) that included a fifteen-year sunset provision. In 1997 voters reauthorized the sales tax without a sunset provision. The tax is a point-of-sale tax with a portion of the tax contributed to the County sales tax pool. By statute, this tax may be used solely for funding capital improvements and for the cost of operating such improvements. The tax is accounted for in the City’s Capital Projects fund.

The City intends to use the revenues from the Capital Improvement Sales Tax for the following purposes and in the following order of priority: (i) to pay the debt service on the Series 2008 Bonds and the Series 2015 Certificates and (ii) for capital expenditures.

**Park and Storm Water Control Sales Tax:** In August 1996, voters approved a ½% sales tax for parks and storm water control (the “Park and Storm Water Control Sales Tax”). The tax is a point-of-sale tax with 100% distributed to the City other than collection fees. The City intends to use the revenues from the Park and Storm Water Control Sales Tax to finance the cost of capital projects for parks and to pay the costs of operating and maintaining parks. The tax is accounted for in the City’s general fund, however, it is restricted as to the uses set forth in the prior sentence and for projects relating to storm water control.

**Fire Protection Sales Tax:** In April 2004, voters approved a ¼% sales tax for fire protection. For the 2016 Fiscal Year, the City received \$369,748. By statute, this tax may be used solely for funding expenses related to the fire department.

## PROPERTY TAXATION

### General

Not later than September 30 of each year, the Board of Aldermen sets the rate of tax for the City and files the tax rate with St. Louis County (the “County”) by October 1. The Missouri State Auditor’s office is responsible for reviewing the rate of tax to insure that it does not exceed constitutional rate limits.

Taxes are levied on all taxable real and personal property owned as of January 1 in each year. Certain properties, such as those used for charitable, education, and religious purposes, are excluded from ad valorem taxes for both real and personal property.

Real property within the City is assessed by the County Assessor. The County Assessor is responsible for preparing the tax rolls each year and for submitting tax rolls to the County Board of Equalization. The Board of Equalization has the authority to question and determine the proper value of property and then adjust and equalize individual properties appearing on the tax rolls. By statute, tax bills are to be mailed in October; however, the volume of assessment complaints required to be reviewed by the County Board of Equalization can affect the date on which bills are actually mailed.

Payment of tax on real and personal property is due by December 31 after which date the tax bill is considered delinquent and accrues a penalty of one percent per month. The County Collector of Revenue deducts a commission equal to 1.5% of the taxes collected for his services. After such collections and deductions of commission, taxes are distributed to the City.

**The Hancock Amendment-Revenue Limitation**

The Hancock Amendment also requires political subdivisions of the State of Missouri to obtain voter approval in order to increase any “tax, license or fee.” The precise meaning and application of the phrase “tax, license or fee” is unclear and has been the subject of numerous Missouri appellate court cases. In 1991, the Missouri Supreme Court, in Keller v. Marion County Ambulance District, 820 S.W. 2d 301 (Mo. en banc 1991) (the “Keller Case”), set forth the specific factors to be used in interpreting this phrase.

The amendment also limits the rate of increase and the total amount of taxes on property which may be imposed in any year without voter approval. If the assessed valuation of property, excluding the value of new construction and improvements, increases by a larger percentage than the increase in the general price level from the previous year, the maximum authorized current levy applied thereto in each political subdivision must be reduced to yield the same gross revenue from existing property, adjusted for changes in the general price level, as could have been collected at the existing authorized levy on the prior assessed value.

The Hancock Amendment does not apply to taxes imposed for the payment of principal and interest on general obligation bonds or other indebtedness authorized by referendum.

**Assessed Valuation**

Under the Missouri Constitution, real property is classified for assessment purposes in subclasses consisting of agricultural, residential, or commercial, permits the assignment of different assessment ratios for each subclass, and requires uniformity in taxation of real property within each subclass. Pursuant to the Constitution, agricultural property is assessed at 12% of its productivity value, residential property is assessed at 19% of true value, and commercial property is assessed at 32% of true value. Personal property is assessed according to book value. In 1986, the State Legislature passed a bill requiring reassessment of all real properties every two years, beginning in 1987.

The following table indicates the assessed valuation for the City for the tax years 2012 through 2016:

<u>Year</u>	<u>Assessed Valuation</u>
2012	\$115,646,810
2013	111,045,869
2014	110,139,929
2015	114,278,413
2016	117,741,375

*Source: St. Louis County Collector and St. Louis County year-end assessment reports for 2012 through 2016.*

The following table sets forth the estimated market value of taxable property for 2016 based on the 2016 assessed valuation and the assessment ratios described hereinbefore:

<u>Subclass</u>	<u>Assessed Valuation</u>	<u>Assessment Ratio</u>	<u>Estimated Market Value</u>
Residential Property	\$ 69,681,860	19.0%	\$366,746,632
Commercial Property	27,227,854	32.0	85,087,044
Personal Property	18,915,051	33.3	56,745,153
Agricultural Property	—	12.0	—
Subtotal	<u>115,824,765</u>		<u>508,578,829</u>
Incremental Value of Property In TIF Area	<u>1,916,610</u>	32.0	<u>5,989,406</u>
Total	<u>\$117,741,375</u>		<u>\$514,568,235</u>

Source: *St. Louis County Report "2016 Assessment Roll Dec. 31, 2016."*

### Tax Rates

The following table sets forth the City's tax rates per \$100 of assessed valuation for the years 2012 through 2016

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
General Fund	\$ .4860	\$ .4850	\$ .4830	\$ .4690	\$ .4790
Debt Service Fund	<u>.5000</u>	<u>.4640</u>	<u>.5160</u>	<u>.5160</u>	<u>.4900</u>
Total	<u>\$.9860</u>	<u>\$.9490</u>	<u>\$.9990</u>	<u>\$.9850</u>	<u>\$.9690</u>

Note: Taxes for debt service were levied at the rates shown above and for the General Fund at the rates shown below. The General Fund rates are estimated blended rates.

Source: *Office of the Finance Director.*

In 2002, the Missouri General Assembly passed legislation which requires that political subdivisions in the County must establish separate tax rates for residential, commercial, agricultural and personal property, except for the tax rate for payment of general obligation bonds. The purpose of the law is to help reduce the property tax burden on homeowners in areas where residential assessments were increasing at a faster rate than commercial assessments. The following table sets forth the General Fund tax rate for 2016 for each assessment category:

<u>General Fund Subclass</u>	
Residential Property	\$0.479
Commercial Property	0.481
Personal Property	0.577
Agricultural	—



**Tax Levies and Collection**

The following table sets forth information regarding tax collections for the City:

Levy Year	Total Taxes Levied	Current Taxes			Current & Back Taxes	
		Paid by Due Date	% Collected	Paid in Protest <sup>(1)</sup>	Collected	% Collected
2012	\$1,152,300	\$1,026,183	89.06%	\$68,236	\$1,198,685	104.03%
2013	1,063,300	864,713	81.32	89,646	1,178,596	110.84
2014	1,132,565	978,460	86.39	86,527	1,121,955	99.06
2015	1,135,285	970,028	85.44	110,817	1,104,919	97.33
2016	1,143,104	962,285	84.18	92,104	1,091,563	95.49

(1) Taxes paid in protest are paid in the year due as shown in the table above but are not treated as collected until settlement and are then accounted for as back taxes.

Source: Office of the St. Louis County Collector.

*Major Taxpayers*

The following table sets forth information regarding the top ten taxpayers in the City based on 2016 locally assessed real and personal property tax assessment:

Taxpayer	Assessed Valuation	% of Total Assessed Valuation
Georgetown Apt. Associates LLC	\$ 6,336,500	5.38%
Kenrick Developers LLC	4,305,790	3.66
Laclede Gas Company	4,645,160	3.95
Caplaco Twentytwo, Inc.	4,666,340	3.96
Moorlands Holding LLC	1,569,280	1.33
Chippewa Center LLC	1,539,260	1.31
Industrial Industry	1,002,910	0.85
MO American Water Co.	893,060	0.76
Walmart/Sams Club	845,290	0.72
Midwest Players Investment Fund II LLC	824,000	0.70

Source: St. Louis County Assessor’s Report “Top 100 Assessments by Taxing Authority”.

**DEBT OF THE CITY**

**General**

On August 2, 1988, an amendment to the Missouri Constitution was approved which decreased the vote required to pass a proposition to issue general obligation bonds payable from unlimited ad valorem taxes from two-thirds (2/3) to four-sevenths (4/7) of the qualified voters voting thereon for elections held at the general municipal, primary or general elections. A vote of two-thirds (2/3) of the qualified voters voting on the specific general obligation bond proposition is required at all other elections.

The Missouri Constitution provides that the amount of bonds a city may issue payable out of tax receipts may not exceed 10% of the total assessed valuation of the taxable property. The Missouri Constitution permits cities to become indebted for an additional 10% of the value of taxable, tangible property for the purpose of acquiring rights-of-way, constructing, extending, and improving streets and avenues; and constructing, extending and improving a sanitary or storm sewer system.

### Outstanding General Obligation Bonds

The following is a list of the City's outstanding general obligation bonds as of the date of this Annual Disclosure Report:

<u>Issue</u>	<u>Amount Outstanding</u>
General Obligation Refunding Bonds, Series 2006	\$ 590,000
General Obligation Bonds, Series 2007 <sup>(1)</sup>	<u>1,341,134</u>
	<u>\$1,931,134</u>

(1) Represents the original principal amount of outstanding capital appreciation bonds.

### Lease Obligations

The following is a list of the City's outstanding lease obligations as of the date of this Annual Disclosure Report:

<u>Issue</u>	<u>Issue Date</u>	<u>Outstanding</u>
Leasehold Refunding Revenue Bonds, Series 2008 Certificates of Participation (City of Shrewsbury, Missouri, Lessee), Series 2015	March 1, 2008	\$ 590,000
	June 9, 2015	<u>1,920,000</u>
		<u>\$2,510,000</u>

Obligations secured by annually appropriated funds do not constitute an indebtedness for purposes of any Missouri statutory or constitutional debt limit. Such obligations are payable solely from annually appropriated funds of a governmental body and neither taxes nor a specific source of revenues can be pledged to make payments on such obligations. Any increase in taxes required to generate additional funds with which to make payments on such obligations are subject to voter approval.

Although the City may make payments from any available funds, the City expects to pay the principal and interest on the above referenced lease obligations from the Capital Improvement Sales Tax.

### Legal Debt Limit and Debt Margin

The following table sets forth the City's debt limit and debt margin:

	<u>City Purposes Basic Limit</u>	<u>Street and Sewer Additional Limit</u>
2016 Assessed Value	<u>\$117,741,375</u>	<u>\$117,741,375</u>
Debt Limit - 10% of Assessed Value	\$11,774,137	\$11,774,137
Less: General Obligation Bonds	<u>911,971</u>	<u>1,019,163<sup>(1)</sup></u>
Legal Debt Margin	<u>\$10,862,166</u>	<u>\$10,754,974</u>

(1) The \$1,019,163 of bonds includes \$590,000 of the General Obligation Refunding Bonds, Series 2006 and that portion of the Series 2007 Bonds, totaling \$429,163, authorized for streets.

## Direct and Overlapping Debt

The following table sets forth information relating to the direct and overlapping general obligation debt of the City as of the end of the 2016 Fiscal Year except as noted below:

	Outstanding Bonds <sup>(1)</sup>	Percent Applicable to The City <sup>(2)</sup>	City's Direct and Overlapping Debt
City of Shrewsbury	\$ 1,931,134	100.00%	\$1,931,134
St. Louis County <sup>(3)</sup>	101,310,000	.52	526,812
Affton School District <sup>(4)</sup>	21,920,000	18.63	4,081,504
Webster Groves School District	55,609,000	6.20	3,447,758
Total	<u>\$180,770,134</u>		<u>\$9,987,208</u>

(1) Excludes lease obligations and annual appropriation obligations of the City and overlapping taxing districts.

(2) Estimate based on real and personal property assessed valuation for 2016.

(3) Excludes \$360,000 of St. Louis County's Neighborhood Improvement District Bonds that are a general obligation of St. Louis County, but are expected to be paid from special assessments and for which St. Louis County may not levy a general property tax.

(4) Represents general obligation bonds issued in January 2017.

Source: Bond amounts and assessed valuations were provided by the respective taxing districts or were derived from public records.

## Debt Service Requirements

### General Obligation Bonds

The following is a list of the City's debt service requirements on its General Obligation Bonds as of the date of this Official Statement:

<u>Year</u>	<u>Principal<sup>(1)</sup></u>	<u>Interest</u>	<u>Total Debt Service</u>
2017	\$ 530,000	\$15,931	\$ 545,931
2018	540,000	5,370	545,370
2019	540,000	—	540,000
2020	540,000	—	540,000
2021	540,000	—	540,000
2022	145,000	—	145,000
Total	<u>\$2,835,000</u>	<u>\$21,301</u>	<u>\$2,856,301</u>

(1) Includes the principal at maturity for the General Obligation Bonds, Series 2007 that are capital appreciation bonds.

*Lease Obligations*

The following is a list of the City's debt service requirements on its lease obligations as of the end of the 2016 Fiscal Year:

<u>Year</u>	<u>Series 2008 Bonds</u>		<u>Series 2015 Certificates</u>		<u>Total Debt Service</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2017	\$ 185,000	\$19,808		\$ 53,875	\$ 258,683
2018	405,000	8,100		53,875	466,975 <sup>(1)</sup>
2019	—	—	\$ 140,000	52,475	192,475
2020	—	—	140,000	49,675	189,675
2021	—	—	145,000	46,753	191,753
2022	—	—	150,000	43,505	193,505
2023	—	—	150,000	39,905	189,905
2024	—	—	155,000	35,976	190,976
2025	—	—	160,000	31,523	191,523
2026	—	—	165,000	26,648	191,648
2027	—	—	170,000	21,495	191,495
2028	—	—	175,000	15,886	190,886
2029	—	—	180,000	9,850	189,850
2030	—	—	190,000	3,373	193,373
<b>Total</b>	<u>\$590,000</u>	<u>\$27,908</u>	<u>\$1,920,000</u>	<u>\$484,814</u>	<u>\$3,022,722</u>

(1) A portion of the debt service is expected to be paid with the reserve fund established for the Series 2008 Bonds in the amount of \$258,000.

**Future Debt**

The City has no present plans to issue additional general obligation bonds or lease obligations.