

CITY OF SUNSET HILLS, MISSOURI

THE NORTHWEST CORNER OF LINDBERGH AND WATSON REDEVELOPMENT AREA (ALSO KNOWN AS THE VIKING)

INFORMATION REGARDING THE REQUEST FOR REDEVELOPMENT PROPOSALS

The proposed Northwest Corner of Lindbergh and Watson Redevelopment Area is dominated primarily by the Viking Hotel, which sits at the northwest corner of Lindbergh and Watson, and also includes vacant and undeveloped land. Built in 1972, the Hotel is a 212-room, four-story hotel with conference service capabilities that, by modern hotel standards, is functionally obsolete. The Hotel's declining economic and physical condition has compelled its owners to market the property for sale. Similarly motivated by the Hotel's declining economic performance, and in an effort to spur reuse of the property that is economically beneficial to the City and the other affected taxing districts, the City of Sunset Hills has engaged developers in discussions concerning the potential redevelopment of the Area. The City is taking the proactive approach of issuing this RFP in an effort to encourage redevelopment of the Area before it falls into more advanced stages of disuse and disrepair.

The Area is generally bounded by Sunset Office Drive on the north and west; Missouri State Highway 67 on the east, and Watson Road on the south. The total area that could be redeveloped within the boundaries as described above is approximately 8.18 acres. The current zoning of the Area is of the Planned Development-Business Commercial zoning designation.

In order to encourage redevelopment of the Area described above, the City has decided to consider designation of the area as a "redevelopment area" as defined by the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act") Sections 99.800 to 99.865 R.S.Mo., as amended.

Before the City initiates the various tasks associated with the designation of a TIF redevelopment area, including a determination as to whether or not the Area will qualify for such designation, the City has decided to solicit redevelopment proposals. The proposals are due by October 15th 5 pm.

The first TIF Commission meeting will be held on Wednesday, October 10, 2007 at 6:30 pm in the Assembly Room of City Hall at 3939 S. Lindbergh Blvd.

Further information on the Request for Proposals is available at City Hall for viewing during normal business hours 8 am to 5 pm Monday thru Friday.