



Defense & Aerospace



Manufacturing



Healthcare



Logistics/Distribution



Technology



City of SAINT CHARLES, MO

www.GrowStCharles.com

Site Selector Information

2019

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INTERNATIONAL ECONOMIC
DEVELOPMENT COUNCIL



Accredited Economic Development Organization

STRATEGIC LOCATION



Centrally located in the Midwest

Less than 350 miles from major markets in the Midwest:

- Chicago (258 miles)
- Indianapolis (244 miles)
- Louisville (261 miles)
- Nashville (275 miles)
- Tulsa (350 miles)
- Kansas City (218 miles)
- Omaha (338 miles)
- Des Moines (254 miles)

St. Charles is one of the largest cities in the St. Louis region

AIR

- 10 minutes from St. Louis Lambert International Airport
- 4 hours or less flight distance from nearly everywhere in the US

INTERSTATE

- 1-day truck drive of 30% of US population
- On or near major highways including I-70; I-64/40; I-44; I-55; I-270; Hwy 370; Hwy 370

RAIL

- Served by Norfolk Southern (NS)
- St. Louis is ranked third largest rail transportation center in the US

WATERWAY

- Boardered by the Mississippi and Missouri Rivers
- 20 minutes from America's Central Port which offers barge, rail and truck commodity transfers



COMPETITIVE BUSINESS CLIMATE

TAX: Missouri ranks 3rd lowest in corporate income taxes (IA-49th, IL-36th, KY-29th, TN-18th, AR-42nd) *Tax Foundation, 2016*

COST OF LIVING: The cost of living for the St. Louis region is 90.4, below both the state (91.0) and national averages (100.0) *MERIC & C2ER, Q12016*

INCENTIVES: A variety of valuable state and local incentive programs exist to benefit new and expanding companies in St. Charles County.

EXEMPTIONS: Manufacturers benefit from sales/use tax exemptions on machinery and equipment used to establish a new or expand existing facility, property tax exemptions for inventories and state sales tax and local use tax exemption on energy purchases.

ENERGY: Industrial rates of Ameren are 18% lower than the national averages.



Historic Main Street

Walk the brick-lined streets as you shop and dine. Or enjoy one of the many festivals. www.HistoricStCharles.com



Ameristar Casino

Rests quietly on the Missouri River at the south end of Historic Main Street. Ameristar Casino is the most popular gaming and entertainment destination in Greater St. Louis. www.Ameristar.com/St_Charles.aspx



Lindenwood University

Nestled amid the beautiful Linden trees, Lindenwood University is a historic 500-acre campus situated in the heart of St. Charles. www.Lindenwood.edu



St. Charles Parks

With 22 parks offering elaborate aquatic facilities, playgrounds, stately gardens, tennis courts, organized sports, and hiking and biking along the Katy Trail. www.StCharlesParks.com



St. Charles Convention Center

The St. Charles Convention Center is just a few minutes from St. Charles famed Historic Main Street, Ameristar Casino, Bass Pro Shop, Family Arena, and just 20 minutes from downtown St. Louis. www.StCharlesConventionCenter.com



The Streets of St. Charles

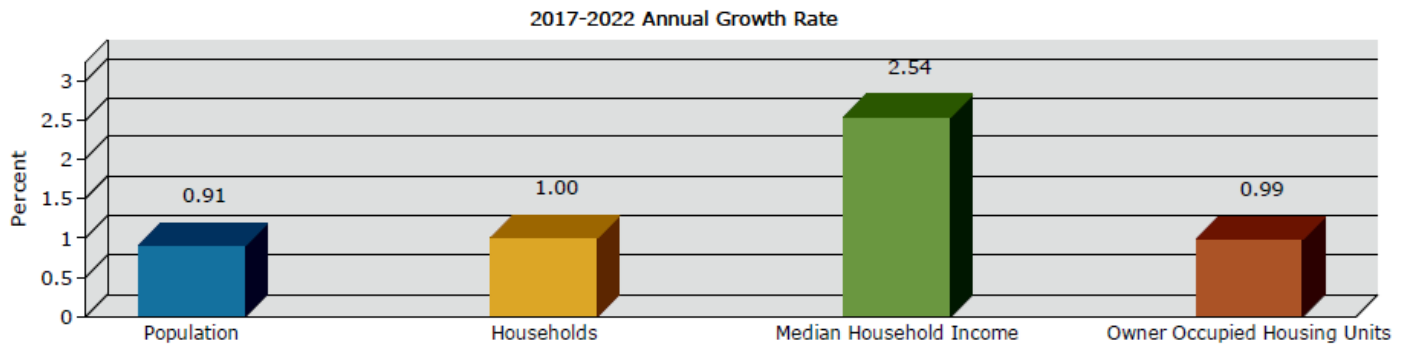
Live, Work, Play, Dine. It's all happening in one place. Come see for yourself why Streets of St. Charles has become a St. Louis area favorite among local residents and visitors! www.Thestreetsofstcharles.com



Quality of Life

DEMOGRAPHIC COMPARISON

*An educated and trainable workforce of
218,000 in St. Charles County
(1.48 million in St. Louis MSA^{***})*

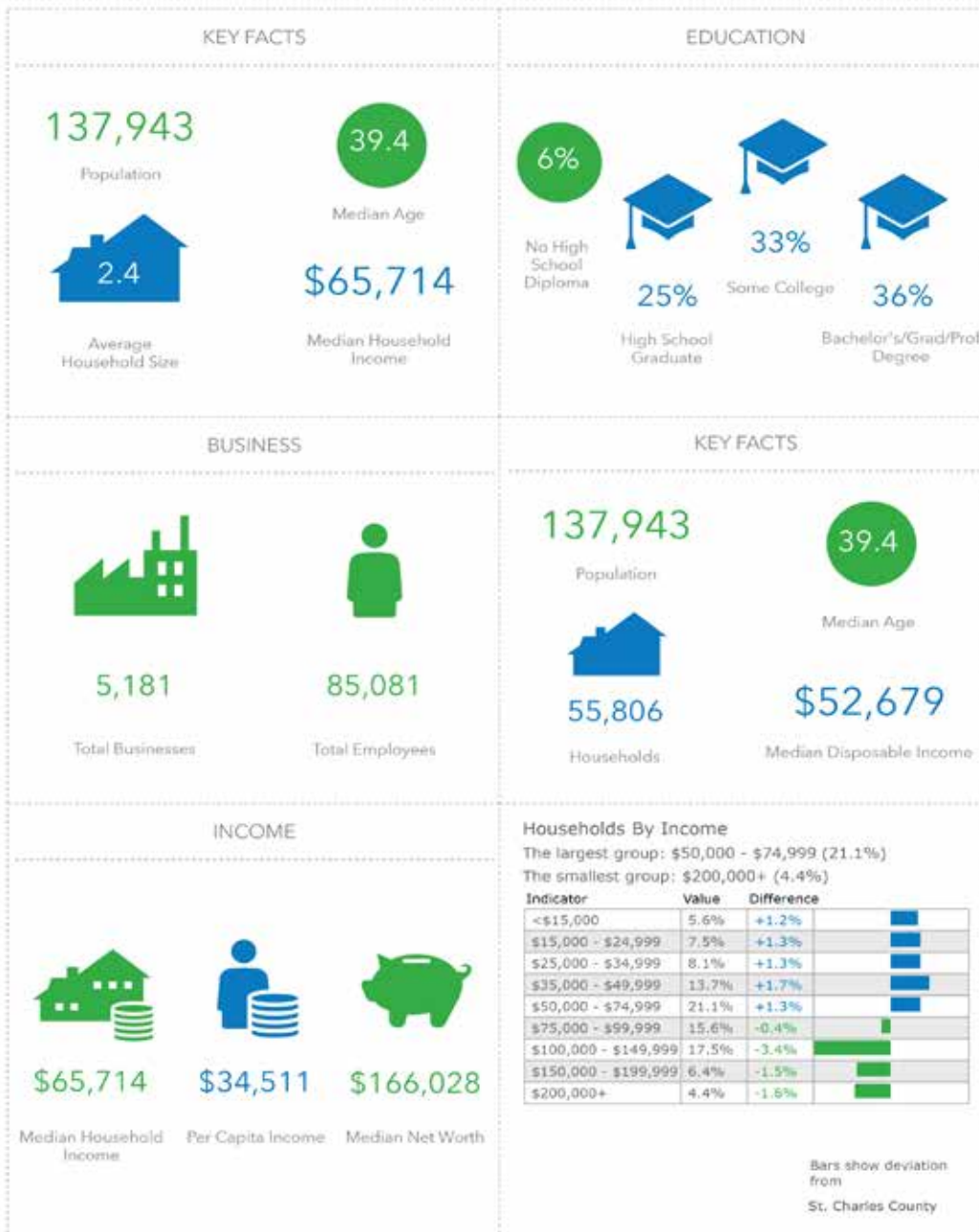


Demographics (2017)	St. Charles City	St. Charles County	Metro St. Louis	Missouri
Total Population	69,188	396,448	2,559,176	6,191,231
Total Households	28,259	148,110	1,044,103	2,448,209
Housing Units	30,267	154,943	1,157,350	2,807,671
Median Age	38.3	38	39.2	38.9
Male Population	34,041	194,679	1,266,457	3,039,902
Household Income	35,149	201,769	1,292,719	3,151,329
Household Income				
Median Household Income	\$57,882	\$75,939	\$58,044	\$51,113
Average Household Income	\$77,704	\$93,397	\$81,506	\$70,118
Per Capita Income	\$33,186	\$35,160	\$32,906	\$28,143
Educational Attainment				
Less than 9th Grade	1,406	4,284	not available	146,918
9-12th Grade/No Diploma	2,135	10,415	not available	313,134
Some College/No Degree	10,524	61,061	not available	940,924
Associate's Degree	4,498	25,854	not available	333,440
Bachelor's Degree	10,486	64,065	not available	737,858
Graduate/Professional Degree	6,102	34,399	not available	456,523

DEMOGRAPHIC DETAIL



Demographic Snapshot of 5-Mile Radius of St. Charles City



ASSISTANCE TO START OR GROW YOUR BUSINESS



Startup Assistance

- Business Counseling
- Startup Office Space



Small Business Financing

- 504 Loan Program
- Revolving Loan Funds
- Industrial Revenue Bonds

“The business growth experts”

Financing & Incentives www.ded.mo.gov

Missouri Works Program — The program helps business access capital through withholdings or tax credits to embark on facility expansions and create jobs. This program can also help businesses purchase equipment.



Chapter 100 Tax Abatement — Provides a sales tax exemption on tangible personal property purchased through Chapter 100 bonds for non-manufacturing purchases. Companies eligible for Chapter 100 bond financing include manufacturing, warehousing, distribution, office, research and development, agricultural processing and services in interstate commerce.

Chapter 353 Tax Abatement — Tax abatement is available to for-profit “urban redevelopment corporations” organized pursuant to the Urban Redevelopment Corporation Law. Tax abatement under the Urban Redevelopment Corporations Law is extended to real property that has been found to be a “blighted area” by the city.

Missouri Works Training — The program helps business with a wide range of recruitment and training resources through a single access point. <https://openforbiz.mo.gov>



Adult and Community Education
ph: 636-443-4020
www.stcharlesae.org
CGraber@stcharlesae.com



St. Charles County Workforce Development
Missouri Career Center
ph: 636-255-6060
<http://work.sccmo.org/workforce>
SDrachnik@sccmo.org



EDUCATION STATISTICS

City of St. Charles School District

400 N. Sixth Street
 St. Charles, MO 63301
 Ph: 636-443-4000
www.stcharlessd.org



Student Enrollment	4,979	
Graduation	86.5 %	
Drop Out Rate	2.1 %	
Composit ACT Score	20.4	
Student to All Teachers		12 to 1
Students to Classroom Teachers		15 to 1
Students to School Administrator		186 to 1

St. Charles High School

Two-Four Year College University	65.1 %
Non College Post Secondary	2.9 %

St. Charles West High School

Two-Four Year College University	67.0 %
Non College Post Secondary	1.6 %

Francis Howell School District

4545 Central School Road
 St. Charles, MO 63304
 Ph: 636-851-4000
www.fhsdschools.org



Student Enrollment	17,914
Graduation	95.8 %
Drop Out Rate	0.7 %
Composit ACT Score	22.0
Certified Staff	1,279

Francis Howell Central High School

Two-Four Year College University	76.9 %
Non College Post Secondary	19.6 %

Francis Howell High School

Two-Four Year College University	83.5 %
Non College Post Secondary	13.3 %

Francis Howell North High School

Two-Four Year College University	78.9 %
Non College Post Secondary	13.1 %

Orchard Farm R-V School District

3489 Boschertown Rd
 St. Charles, MO 63301
 Ph: 636-925-5400
www.ofsd.k12.mo.us



Student Enrollment	1,889	
Graduation	92.6 %	
Drop Out Rate	3.5 %	
Composit ACT Score	20.20	
Student to All Teachers		15 to 1
Students to Classroom Teachers		20 to 1
Students to School Administrator		178 to 1
Two-Four Year College University	66.7 %	
Non College Post Secondary	0 %	

Duchesne Catholic High School

2250 Elm Street
 St. Charles, MO 63301
 Ph: 636-946-6767
www.duchesne-hs.org



Student Enrollment	316	
Graduation	100 %	
Drop Out Rate	0.0 %	
Composit ACT Score	23.0	
Honors Students Avg ACT Score	30.0	
Student to All Teachers		10 to 1
Two-Four Year College University	99.0 %	
Non College Post Secondary	1.0 %	

Lutheran High School

5100 Mexico Road
 St. Peters, MO 63376
 Ph: 636-928-5100
<https://lutheranhighstcharles.com>



Student Enrollment	345	
Graduation	100 %	
Drop Out Rate	0 %	
Composit ACT Score	25.2	
Student to All Teachers		13 to 1
Students to School Administrator		86 to 1
Two-Four Year College University	95.7 %	
Non College Post Secondary	4.3 %	

Source: All data provided by schools

TAX RATE COMPARISON

St. Charles County

2019



City (School District)	City Property Tax	Common Tax	Fire District ²	Real Estate Tax ³	School District Tax ⁴	Total Property Tax
St. Charles (St. Charles / Orchard Farm / F. Howell)	.9507	1.0889	0.00	.53	5.3412 / 4.5695 / 4.8575	7.9108 / 7.1391 / 7.4271
St. Peters (F. Zumwalt/F. Howell)	.7700	1.0889	1.1235	.53	5.0517 / 4.8575	8.5641 / 8.3699
O'Fallon (F. Zumwalt/F. Howell)	.5959	1.0889	.9144	.53	5.0517 / 4.8575	8.1809 / 7.9867
Lake Saint Louis (Wentzville District)	1.0121	1.0889	.9083	.53	4.9836	8.5229
Wentzville (Wentzville District)	.7095	1.0889	.8317	.53	4.9836	8.1437

¹ Common Tax	
State	.0300
County	.0000
Road & Bridge	.1879
Library	.2106
Ambulance	.2716
Dev. Disability	.1350
Dispatch & Alarm	.0422
Jr. College Tax	.2116
TOTAL TAX	1.0889

² The City of St. Charles provides a full service fire department without additional taxation. For example, St. Charles' fire service is included in .9507 / \$100 assessed valuation (AV); whereas, Lake Saint Louis city taxes and fire district have a tax burden of 1.9204 / \$100 AV, and Wentzville is 1.5412 / \$100 A.V.

³ A county-wide real estate surtax is applied to commercial and industrial real estate in lieu of inventory tax. The surtax does not apply to personal property, e.g., machinery and equipment. The surtax in St. Charles County (.53 / \$100 AV) is the lowest in the area including St. Louis County (1.70 / \$100 AV), St. Louis City (1.64 / \$100 AV) and Warren County (0.70 / \$100 AV). Commercial and industrial real property are assessed at 32% of market value, and personal property is assessed at 33.3% of market value.

⁴ St. Charles has three (3) school districts with all or portions within the corporate limits.

Residential property is assessed at 19% of market value. Agriculture is assessed at 12% of market value.

St. Charles School District 5.3412 / \$100 AV		Orchard Farm School District 4.5695 / \$100 AV		Francis Howell School District 4.8575 / \$100 AV	
Total Commercial Tax Rate	7.9108	Total Commercial Tax Rate	7.1391	Total Commercial Tax Rate	7.4271
Total Residential Tax Rate	7.3808	Total Residential Tax Rate	6.6091	Total Residential Tax Rate	6.8971



St. Charles offers full-service fire protection with NO additional taxation

COMMERCIAL TAX RATES St. Charles / St. Louis County Comparison

City (School District)	City Property Tax	Common Tax ¹	Real Estate Surtax	Fire District	Water and/or Sewer District	School District Tax ²	Total Property Tax
St. Charles (St. Charles District)	.9507	1.0889	.53	.00	.00	5.3412	7.9108
Chesterfield (Parkway)	.0000	2.5573	1.70	.9400	.1170	5.2247	10.5390
Hazelwood (Hazelwood)	.9920	2.5573	1.70	.00	.1170	6.6677	12.0340
Earth City (Hazelwood)	.00	2.5573	1.70	2.2030	.0190	6.6677	13.1470
Bridgeton (Hazelwood)	.2500	2.5573	1.70	2.7250	.1170	6.6677	14.0170

¹ Common Tax	
State	.0300
County General	.1980
Road & Bridge	.0990
Library	.2590
Co. Health Fund	.1330
Sheltered Workshop	.0890
Co. Bond Retire	.0190
Comm. College Tax	.2129
Metro Zoo	.2724
Co. Park Maintenance	.0470
Special School District	1.1980
TOTAL TAX	2.5573

² St. Louis County imposes an additional Special School District tax of 1.1980 / \$100 AV (reflected in the St. Louis County Common Tax).

The Special School District tax is included in the School District Tax in St. Charles. Residents do not pay extra for Special School District services.



Tax Dollars at Work



If It's Happening...It's **Happening** in St. Charles!



The Streets of St. Charles
Mixed use development, located near Ameristar, St. Charles Family Arena, St. Charles Convention Center and Historic Main Street.
www.TheStreetsofStCharles.com



University Commons
Mixed use development, located directly across from Lindenwood University. Anchored by Schnucks grocery store.
www.DescoGroup.com



Fountain Lakes Commerce Center
Industrial and Commercial zoning.
Sites for Sale or Build-to-Suit from 1.58 to 29 Acres.
www.Lee-Associates.com



For more information on these or other sites, contact:
Mike Klinghammer - Mike.Klinghammer@stcharlescitemo.gov
Susie King - Susie.King@stcharlescitemo.gov
Department of Economic Development
200 North Second Street, Ste 300
St. Charles, MO 63301
636.949.3231

