



**PARK
CENTRAL
DEVELOPMENT**

**ANNUAL REPORT
2021**



@pcdstl



@parkcentraldevelopment



@ParkCentralSTL

www.parkcentraldevelopment.org

ABOUT US

Park Central Development is a 501c3 community development corporation that works to strengthen and attract investment that creates and maintains equitable, vibrant urban neighborhoods and commercial districts where people live, work and play.

Park Central provides and facilitates full-service neighborhoods with amenities that the City of St. Louis is unable and unwilling to provide. Park Central coordinates and facilitates safety and security, housing, parking, entertainment districts, and other services to create vibrant neighborhoods that stakeholders benefit from.

These unique districts and neighborhoods provide a competitive advantage when trying to attract top talent. Park Central provides place-based community development as well as coordination of initiatives & priorities on a neighborhood level to advance activity that impacts the local area to gain community support.

Our Board of Directors

Aminah Wright
Brian Davies
Brian Phillips
Brian Pratt
Chauncey Nelson
Gerald Kirk
Guy Slay
Hank Webber
Leslie Gill
Mike Sullivan
Patrick Brown
Peggy Lents
Phil Minden
Yusef Scoggin

OUR STORY

Formed in 2009, Park Central Development is a consolidation of the former Central West End Midtown Development Corporation and the Forest Park Southeast Development Corporation. In 2017, PCD redefined its mission and core service area, and stabilization efforts in order to meet the greater community need of Bridging the Delmar Divide. We now serve as a Community Development Corporation (CDC) an estimated 35,000 residents in our core neighborhoods. We serve an additional 25,000 residents in our legacy neighborhoods through contract services and technical assistance to community stakeholders.

Over the past 15 years, PCD has worked to fulfill our mission which is to work to strengthen and attract investment that creates and maintains equitable vibrant urban neighborhoods and commercial districts where people want to live, work and play.

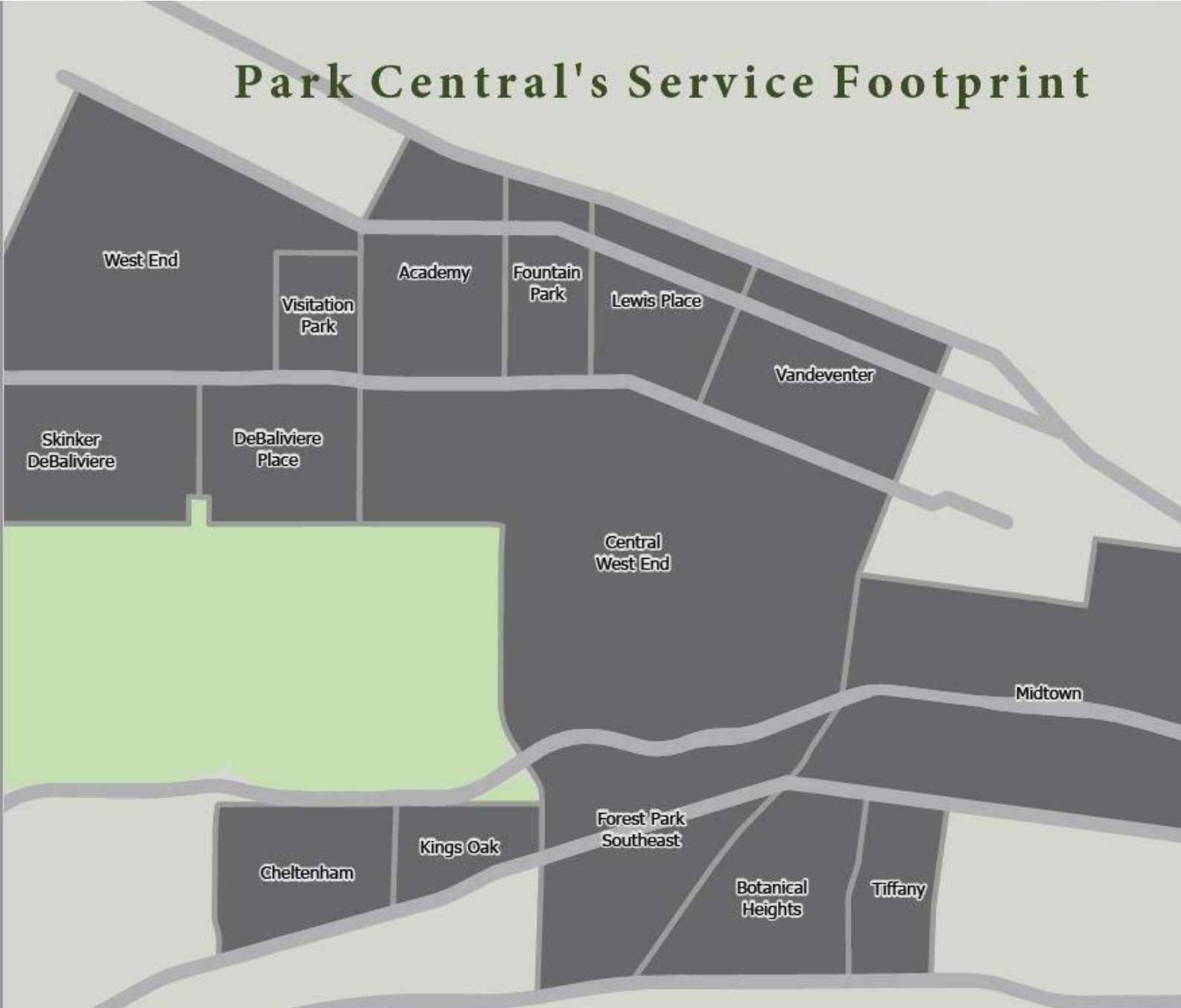
We do this through:

- Neighborhood Planning & Services
 - Major Infrastructure Projects & Improvements
 - Administration of Commercial, Business and Special Taxing Districts
 - Technical Assistance to the Investment Community to Facilitate Private Investment in the Community
-

OUR NEIGHBORHOODS

We strive to connect the neighborhoods of St. Louis

Park Central's Service Footprint





Our Impact

Neighborhood Planning

Neighborhood planning on a comprehensive level helps residents and business owners identify community priorities, plan for the long term, and build consistency around the community's goals. We strive to create cohesive neighborhoods through participatory community engagement and neighborhood planning processes. We have provided 209 hours in planning and community development efforts to neighborhoods north of Delmar. We understand that our neighborhoods are the building blocks that help shape St. Louis, and we are committed to building neighborhoods where people will want to live, work and play.



2021 ACHIEVEMENTS

66,000

Residents served through our services and special events

\$520K

Provided in direct anti-displacement assistance

209

Hours of community engagement and development to neighborhood groups north of Delmar

\$203K

Provided in minor home repairs to **143** homes

1751

Residents serviced through direct services

\$125K

Provided in direct grants and assistance to **31** businesses, 88% of which being MWBE.

200+

Businesses provided with technical assistance and support

\$200M

Facilitated for new development

\$66M

Economic impact in sales tax generated in Commercial Districts administered

\$75K

Raised for Real Estate Tax Assistance Fund program

2021 DEVELOPMENT

\$200 Million Dollars Facilitated

Hue @ The Grove

\$25 Million Project

111 apartments with 750 square feet of commercial space.



Terra @ The Grove

\$75 Million Project

307 apartments within four stories and 1,400 square feet of commercial space.

Union @ The Grove

\$40 Million Project

Six buildings on Hunt, Vista, and Norfolk between Newstead and Taylor with a total of 168 Units.



Green Street HQ & Bar-K

\$20 Million Project

Narwhals Groves

\$1.5 Million Project



2021 FINANCIALS

