

ORDINANCE #68421
Board Bill No. 86

An ordinance approving a blighting study and redevelopment plan dated May 26, 2009 for the 4709-11 Newport Avenue Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that the property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain or otherwise; finding that none of the property within the Area is occupied, but if it should become occupied, the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

WHEREAS, the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, inadequate or outmoded design and conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area and such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, this Board has considered the "Blighting Study and Redevelopment Plan for the 4709-11 Newport Avenue Redevelopment Area" dated May 26, 2009, consisting of a Title Page; a Table of Contents Page, nine (9) numbered pages and Exhibits "A" – "F" attached hereto and incorporated herein as Attachment "B" ("Plan"); and based on the information in the Plan, specifically the Blighting Report in Exhibit "F" to the Plan, considered each parcel of property in the Area and found the preponderance of the Area to be blighted, and

WHEREAS, there is a need for the LCRA to undertake the redevelopment of the Area as a land clearance project under the Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4) RSMo, as amended; and

WHEREAS, the LCRA has, after considering each individual parcel of property in the Area and finding the Area to be blighted, approved the Plan and recommended approval of the Plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this Board; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 RSMo, as amended, and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to that general plan; and

WHEREAS, under the provisions of the Statute, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan prescribes land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 RSMo, as amended, this Board placed public notices in a newspaper of general circulation in the City that a public hearing would be held by this Board on the Plan, and a hearing was held at the time and place designated in those notices and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and incorporated herein, known as the 4709-11 Newport Avenue Area ("Area"). The existence of deteriorated property and other conditions constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report") to the Blighting Study and Redevelopment Plan for the Area dated May 26, 2009 which is attached hereto, and labeled Attachment "B" and incorporated herein by reference ("Plan").

SECTION TWO. The redevelopment of the Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Plan (including the Blighting Report) having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of the Plan with the Minutes of this meeting.

SECTION FIVE. The Plan is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private redevelopments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire the property in the Area by the exercise of eminent domain or otherwise.

SECTION NINE. None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced by the Redeveloper(s)(as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved, it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper(s)") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper(s) is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, Redeveloper(s) shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997, as has been extended.
- (e) To comply with applicable requirements of Ordinance No. 60275 of the City (First Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction pursuant to the Plan. The Redeveloper(s) will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts entered into directly by Redeveloper(s).

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by Minority Group Member(s) (as defined below) who have at least fifty-one percent (51%) ownership therein. The Minority Group Member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women having at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper(s)" as used in this Section shall include heirs, successors in interest, and assigns.

SECTION FOURTEEN. A Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special

Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the five (5) years after the date the redevelopment corporation shall acquire title to property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year two years preceding the calendar year during which the corporation shall have acquired title to that property. In addition to such taxes, any such corporation shall for up to the same five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year two years preceding the calendar year during which such corporation shall have acquired title to that property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the five (5) years of the lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year two years preceding the calendar year during which such corporation shall lease that property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by this Board in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan.

The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

**THE 4709-11 NEWPORT AVENUE AREA
LEGAL DESCRIPTION**

CB 5455 NEWPORT
77 FT 4 1/2 IN X 59 FT
DELOR ST ADDN
BLOCK 1 LOT 27 S 28 S29

5455-00-01800
4709-11 Newport Avenue

**ATTACHMENT "B"
Form: 05/08/09**

**BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
4709-11 NEWPORT AVENUE**

PROJECT # 1417
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
May 26, 2009

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
4709-11 NEWPORT AVENUE AREA**

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EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN
- "C" PROPOSED LAND USE
- "D" ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 4709-11 Newport Avenue Redevelopment Area ("Area") encompasses approximately 0.10 acres in the Bevo Mill Neighborhood of the City of St. Louis ("City") and is located on the west side of Newport Ave. with Taft Avenue to the north and Delor St. to the south.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises one parcel of City Block 5455. The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 10.0% unemployment rate for the City as of March, 2009. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently **no** jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied four family residential building.

The land use, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential purposes.

Residential density for the surrounding neighborhoods is approximately 15.14 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "A" Single Family Dwelling District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

None of the property within the Area is occupied and it is in the conditions outlined in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "A" Single Family Dwelling District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use said property only for the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The Strategic Land Use Plan as amended 2009 designated it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The zoning for the Area may need to be changed, depending on future uses. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (2009). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

No new jobs will be created in this Area because the proposed redevelopment is residential.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged except for the vacation of the alley in the block.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGNa. **Urban Design Objectives**

The property shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on their lot so that any existing recurrent building masses and spaces is continued as well as the pattern of setback from the street.
- 3.) **Exterior Materials** All new building materials on facades visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to approval.
- 4.) **Architectural Details** on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes.** When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping**

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center as determined by the Parks Department of the City, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Where feasible, parking shall be limited to the rear of the property off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper(s).

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) year(s) of approval of this Plan by ordinance and completed within approximately three (3) year(s) of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of

Missouri.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for five (5) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year two years prior to the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year two years prior to the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for five (5) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year two years prior to the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title

to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper(s), which Agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper(s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the PDA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid

by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

**THE 4709-11 NEWPORT AVENUE AREA
LEGAL DESCRIPTION**

CB 5455 NEWPORT
77 FT 4 ½ IN X 59 FT
DELOR ST ADDN
BLOCK 1 LOT 27 S 28 S29

5455-00-01800
4709-11 Newport Avenue

See attached Exhibits B, C & D

**EXHIBIT "E"
FORM: 02/08/08**

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractor will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

**Blighting Report for the
4709-11 Newport Avenue Redevelopment Area**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deterioration or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a sound, health safety liability. It, therefore, qualifies as a "blighted area" as such term is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

Subject Property is: _____ vacant land unoccupied residential
_____ unoccupied/occupied commercial

Subject Property is: _____ secured unsecured

The subject property _____ has has not a predominance of defective or inadequate streets
If answer is yes, explain: _____

The subject property has _____ has not insanitary or unsafe conditions
If answer is yes, explain: CSB has been called for weeds (14 calls), raw garbage (4 calls) as well as vicious dogs on the property

The subject property has _____ has not deterioration of site conditions
If answer is yes, explain: Property has not been maintained and is in need of repairs.

The subject property _____ has has not improper subdivision or absolute platting
If answer is yes, explain: _____

The subject property has _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The property has had illegal occupants and may be a fire risk.

The subject property does _____ does not retard the provision of housing accommodations
If answer is yes, explain: Property is uninhabitable at this time

The subject property does _____ does not constitute an economic liability
If answer is yes, explain: The building cannot be income producing without renovations

The subject property _____ does does not constitute a social liability
If answer is yes, explain: _____

The subject property is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use.
If answer is yes, explain: Property has been reported for raw garbage on the site and illegal storage uses

The subject property is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The outside stairs are crumbling and the porch is need of repair

The subject property _____ is is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property _____ is is not detrimental because of high density of population.
If answer is yes, explain: _____

The subject property _____ is is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property has _____ has not conditions which endanger life or property by fire and other causes.
If answer is yes, explain: The building has had illegal occupants and was not maintained when there were legal occupants

The subject property has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency.
If answer is yes, explain: the site has been used for dumping of raw garbage as well as derelict cars.

CITY OF ST. LOUIS - Citizens' Service Bureau - Work Order Summary Report
Work Orders Since: 111 196
ComplaintDate: WorkOrderNum: CdCSBDept.Desc:
4709 NEWPORT

Comment: Resolution:

711 511 997 248800 Refuse Division Hinge broken on roll cart. 7-21-97 rep. lid
 1/23/1998 297322 Refuse Division roll out cart is broken, just one strap there 2-6-98 replaced hinge
 612611 998 340507 Refuse Division Hinge on lid of roll cart is broken. 7-7-98 repaired lid
 7/20/2000 543424 Forestry Division High weeds and debris front and rear 07/24/00 Abated
 8/4/2000 548824 Forestry Division tall weeds 9/25 abated
 8/4/2000 548823 Building Division check for violations 8/10/00 notice to be sent
 2/21/2001 599135 Refuse Division needs lid for roll out cart 2-26-01 replaced lid
 8/6/2001 652374 Forestry Division please check hazardous trees in rear owner sent trim notice
 8/6/2001 652373 Building Division PMC, please inspect, need of tuckpointing 8/8/01 notice to be sent (id #461)
 2/6/2002 700537 Tow Lot derelict expired Oct 99 plates, front gray Toyota Pickup truck 2-26-02 car gone with camper
 3/1/2002 705403 Tow Lot 3rd request----derelict gray toyota pickup--expired plates from police will tow 3/4/02 1999 it also has a camper on it's bed
 5/1/2002 722016 Forestry Division THE GRASS IS VERY TALL AND THE WEEDS NEED 513 abated TRIMMING
 5/8/2002 724592 Forestry Division THIS IS THE SECOND REQUESTthis grass has never been 5/10 abated abated per previous work- order number
 7/24/2002 753261 Forestry Division high grass and weeds 916 abated
 9/27/2002 776905 Forestry Division tall weeds 1 1 1612 abated
 5/6/2003 823340 Forestry Division high grass and weeds at this location abated 5/8/03
 Work Orders Since: 1/1/96
 ComplaintDate: WorkOrderNum: CdCSBDept.Desc:
 6/23/2003 839663 Building Division bricks are falling off of blg.
 6/23/2003 839664 Forestry Division tall weeds
 Comment: Resolution:
 6/25/03 notice to be sent
 08/01 abated
 6/23/2003 839684 Refuse Division please leave instruction about residents at this address sharing 6-23-03 left instructions roll cart in this two family
 6/23/2003 839686 Health-Environmen please inspect and treat for rats Inspected premise and 3 others. Found no signs of rats out.
 6/26/2003 841635 Traffic & Lighting D Light dims and goes off for 15 minutes. 6/29 COMPLETED
 2/23/2004 901 395 Building Division please check for coilpeople are living in the garage house in 2/27/04 no garage with this addr the rear. csbemail/candle~lite~man@yahoo.com (461)
 5/5/2004 921408 Forestry Division weeds and grass to be cut 06/02 abated
 5/5/2004 921409 Forestry Division debris in rear yard 06/02 abated
 511 912004 926460 Building Division please inspesct exterior of this property.
 511 212005 30961 Forestry Division Tall grass
 511 212005 30960 Forestry Division Car battery on front lawn near bush
 6/1/04 notice to be sent (414)
 abated
 abated
 40319 Refuse Division states that there is only 1 cart at this 4-family pls place another two carts at this address one there emptied when checked
 7/27/2005 56032 Refuse Division please clean container smells dosenfected
 7/27/2005 56034 Refuse Division need another container in this alley proper amount of containers
 10/17/2005 83717 CSB Information C public drinking, loud noise, and firecrakers
 1011 712005 83740 Forestry Division grass needs cutting in the front and rear of address
 1 o 11 712005 83741 Refuse Division dumpsters are overflowing
 abated
 containers have been collected
 Work Orders Since: 111 196
 ComplaintDate: WorkOrderNum: CdCSBDept.Desc: Comment:
 10/17/2005 83743 Building Division check for occupancy and cite for open storage
 10/17/2005 83745 CSB Information C kids outside w/o supervision and public drinking
 11/21/2005 92452 Health-Environmen trash and debris at given address

1/6/2006 100634 Forestry Division lots of debris around property
 3/1/2006 11 1934 Building Division pmc and erosion
 Resolution:
 under court action; application
 notice sent
 Confirmed refuse accumulation
 & sent notice w/cb 1211 3.
 a bated
 notice to be sent (414)
 4/27/2006 125876 Health-Environmen THERE IS TRASH IN THE FRONT AND ON THE SIDE OF CONFIRMED NOTICE TO HOUSE WHERE DOG IS OWNER CB 5/16/06
 6/26/2006 143759 Forestry Division high weeds in the front abated
 4/30/2007 227921 Forestry Division very high grass in the front not sure about the backyard abated by inspector
 511 212008 340673 Forestry Division very tall grass abated by inspector 612
 511 212008 340674 Forestry Division trash debris on property abated by inspector 612
 611 912008 353972 Forestry Division please add this property to the vacant mow list. It is a vacant abated building.
 471 0 NEWPORT
 11/6/1997 283370 Trash Investigators New 4 family flat owners cleaned out 10-20 items in rear 4710- 1116 complainant cancelled 12 work order
 1 1/6/1997 283368 Refuse Division New apartment owners have set appx. 10-20 items behind this 1116 complainant cancelled apt work order
 462085 Building Division Please inspect for any violations, note no visible address. 9/13/99 does not warrant notice
 9/25/2001 670065 Building Division please check for outside storage of building supplies, windows, 9/27/01 no windows or supplies and etc. at addr (id #461)
 511 912004 926435 Building Division this unit does not have a H.C. certificate. New people moved in 6/2/04 valid occupancy (414) last week. the unit is 4710 newport on the second floor.
 471 1 NEWPORT
 611 011 996 40181 Traffic & Lighting D Street light out 611 1/96 Found OK
 Work Orders Since: 111196
 ComplaintDate: WorkOrderNum: CdCSBDept.Desc: Comment: Resolution:
 4/21/1998 318677 Refuse Division Last Tuesday was the last time his trash was collected for this 4-21-98 all carts were emptied 4-family bldg. Please collect.
 9/22/1999 466218 Traffic & Lighting D light out
 7/20/2000 543497 Forestry Division High weeds front and rear
 7/20/2000 543496 Forestry Division High weeds front and rear
 8/4/2000 548826 Forestry Division tall weeds
 8/4/2000 548825 Building Division check for violations
 5/22/2003 829091 Forestry Division high grass and weeds at this location
 6/23/2003 839682 Building Division brick falling from this building
 9/23 completed
 07/24/00 Abated
 07/24/00 Abated
 9/21 abated
 8/10/00 notice to be sent
 on vac bldg sch 611 1
 6/25/03 notice to be sent
 6/23/2003 839680 Forestry Division tall weeds and grass needs trimming also pile of tree limbs in 713 abated rear of property
 8/6/2003 855723 Animal Care & Con please check on the welfare of dog in the rear of address No response.
 11/19/2003 884352 Traffic & Lighting D LIGHT OUT 11.20.03 complete
 12/19/2005 97457 Forestry Division large pile of tree branches piled here ABATED
 5/4/2006 128215 Animal Care & Con confined vicious stray dog/STLPD referral ARC call in left 24hr notice,met landlord on 515 to remove 1 abandoned dog
 711 912006 151086 Forestry Division weeds and grass need cutting abated
 9/5/2006 167821 Forestry Division LARGE PILE OF LIMBS IN THE STREET IN FRONT OF APT illegally dumped ABATED
 3/1/2007 210080 Health-Environmen trash in front yard

5/20/2008 343352 Forestry Division tall grass and weeds in front. maybe rear notice mailed to

owner,c/b3/19/07 confirmed abated by inspector 616

Work Orders Since: 111 196

ComplaintDate: WorkOrderNum: CdCSBDept.Desc:

611 812008 353464 Building Division please secure this property

Comment: Resolution:

secure notice sent #814

611 812008 353465 Forestry Division add this to the cutting list DUPLICATE

611 812008 353617 Forestry Division please add to cut schedule; previously abated; high grass and ADDING TO ROTATION weeds in front SCHEDULE

712912008 368006 Forestry Division "refer to foreman" tall grass and weeds in front and rear abated

Forestry Billing History by Address

Year AcctNum AddrNum AddrSuf StOi StName StTy Desc BalanceDue OwnerName Collect CollectDate CollectAmt

2009 43461 4709 -11 NEWPORT AV Vacant Building 31.9 MENGESHA, MAIKELE 413012009 31.9

2008 43461 4711 NEWPORT AV Vacant Building 117.72 MENGESHA, MAIKELE 212812009 1 17.72

Thursday, May 21,2009 Page 1 of 1

Original Letter Date May 13, 2009

Reinspection July 13, 2009

Mengesha, Maikele H Re: 4709-11 NEWPORT AV

c/o Jamie Hutson Property Manager City Block: 5455.00

15519 45th P1 W District: 2 Sub-District: 51

Lynnwood WA 98087 IMPACT 86 Ward: 14 Precinct: 10

Date Complied:

Date Abated: TONY ROLF1

Refer to Court: Building Inspector

Date Appeal:

Conserv Area: 0

Violation Codes

.....

19 wi

EAST, WEST

Replace broken or missing window pane(s) .

24 wi

EAST

Repair or replace broken or missing storm windows(s).

30 d

WEST

Repair/restore door to weather tight condition.

35 c

NORTH AS NEEDED

Tuckpoint chimney where mortar is missing, loose or deeply eroded.

35 PO

EAST

Tuckpoint porch where mortar is missing, loose or deeply eroded.

35 wa

NORTH SOUTH & WEST - AS NEEDED

Tuckpoint missing, loose or deeply eroded mortar joints on exterior wall(s) .

PM-304.6

Violation Codes

4709-11 NEWPORT AV

125 wi

EAST SOUTH & WEST - AS NEEDED

Repair or replace torn, loose and/or missing window insect screens.

6/20/95 Letter sent. #619

8/3/95, abate for cause, 619
 8/16/00 letter sent #461
 9/18/00 Ext. 30 days. #461 md
 10/24/00 abate this letter #461 per HCD insp.
 8/14/01 Ltr. sent. #461 md
 6/30/03 Ltr. sent. #461 md
 8-6-03 extend 30 days owner needs more time #414 ta
 6/4/04 Ltr. sent. #414 md
 7/22/04 extend 30 days spoke w/~ospheh Salman 583-2921 owners req 414
 9-13-05 ltr sent #414 km
 3-9-06 ltr sent #414 km
 4-14-06 ltr resent w/add. viol. #414 km
 6-28-06 fee ltr sent
 7-19-06 fee pd \$75 (ck 1086)/retld to inspector Id
 V i o l a t i o n Codes
 4709-11 NEWPORT AV
 7-27-06 f e e ltr complied #414 km
 8-3-06 ltr sent #414 km
 9/25/06 ext. f o r 30 days per J a m i e Hutson Manager #761 js
 03/18/2008 l e t t e r sent #814 nh
 5-19-08 LDH no contact 814 l w l
 5-27-08 ext 30 days 814 l w l
 07/09/2008 f e e ltr sent #814 rl
 10/15/2008 letter sent #814 rl
 12-18-08 ext 30 days f o r contact 12-29-08 #814 gam
 02/09/2009 f e e ltr sent #814 lwl
 05/13/2009 letter sent #814 nh
 05/21/09 Building Division Court Section
 Case File

.....
 4709-11 NEWPORT AV Date Received: 09/22/04
 Charge Date: 09/21/04 ID Code: 86 407 Inspector: 414 Property Type: 0
 Owner :
 Block: 5455.00 District: 2
 Salman, Joseph Ward : 14 Sub.Dist: 51
 5610 McIlroy Ct. C Area: 0 Court Insp. 414
 St. Louis MO 63128 Owner Occ : N Corp Rpt . N
 Personal Cont: Y Date: How : Comm: 583-2921
 Assessor Date: 09/21/04 Conveyance: 08/07/00 Daily: 121
 Total Inspections: 1 Companion Cases: 1
 Witnesses: P COLEMAN 622-3465
 407 Recharge: ~bate/Comply: Date: Court Inspector:

.....
 Case#: H 94177 Clerk#: 679 Case Type: ES Filed: 04/18/05 State Code: 84300990
 Defendant:
 Salman, Joseph
 Home: 5610 McIlroy Ct St Louis MO 63128 Phone: 583-2921
 Work : Phone :
 Race: Sex: Age: 0 Birthdate: Height: Weight : 0
 Driver Licence: SS#:
 Charge Date: 09/21/04 Nolle Prose: N Total Settings: 1

.....
 First Court: 06/30/05 3 0100 P Plea: CHOU Letter:
 Next Court: 0 Stat: PAID War: Bond Amt: 0 Fine: 9

.....
WEST

(fail to) repair or replace spalled and broken concrete porch steps.

In Violation of Section:PM-304.10 of Ordinance:66787

Subject to penalty clause set forth in:106.4

NORTH, EAST, SOUTH, WEST

(fail to) tuckpoint foundation wall mortar joints which are deeply eroded or in which mortar is loose and/or missing.

In Violation of Section:PM-304.5 of Ordinance:66787

Subject to penalty clause set forth in:106.4

WEST

(fail to) repair or replace defective screen or storm door.

In Violation of Section:PM-304.15 of Ordinance:66787

Subject to penalty clause set forth in:106.4

WEST

(fail to) relay or replace missing and/or loose chimney bricks.

Permit may be required.

In Violation of Section:PM-304.11 of Ordinance:66787

Subject to penalty clause set forth in:106.4

Court Date: 0 6 / 3 0 / 0 5

Paid very little progress,new owner.jww

05/21/09 Building Division Court Section

Case File

.....
4709-11 NEWPORT AV Date Received: 10/21/05

Charge Date: 10/20/05 ID Code: 86 407 Inspector: 414 Property Type: 0

Owner :

Block: 5455.00 District: 2

Mengesha, Maikele H Ward : 14 Sub-Dist: 51

4709 Newport Ave C Area: 0 Court Insp. 414

St. Louis MO 63116 Owner Occ: Y Corp Rpt. N

Personal Cont: N Date: How: Comm :

Assessor Date: 10/21/05 Conveyance: 05/24/05 Daily: 160

Total Inspections: 1 Companion Cases: 1

Witnesses: P. COLEMAN 622-3465

407 Recharge: ~bate/~omply: Date: Court Inspector:
.....

.....
Case#: H 100150 Clerk#: 8858 Case Type: ES Filed: 10/24/05 State Code: 84300990

Defendant:

Mengesha, Maikele H.

Home: 4709 Newport Avenue Saint Louis MO 63116 Phone:

Work : Phone :

Race: Sex: Age: 0 Birthdate: Height : Weight : 0

Driver Licence: SS#:

Charge Date: 10/20/05 Nolle Prosse: N Total Settings: 1
.....

First Court: 01/17/06 6 0300 P Plea: CHOU Letter:

Next Court: 0 Stat: BWAR War: 01/17/06 Bond Amt: 0 Fine:

SIDE

fail to maintain driveway and/or parking area in good repair.

In Violation of Section:PM-302.3 of Ordinance:66787

Subject to penalty clause set forth in:106.4

SIDE

(fail to) remove unregistered/unlicensed/derelict or abandoned motor vehicle(s) from property.

In Violation of Section:PM-302.8 of Ordinance:66787

Subject to penalty clause set forth in:106.4

Court Date: 01/17/06

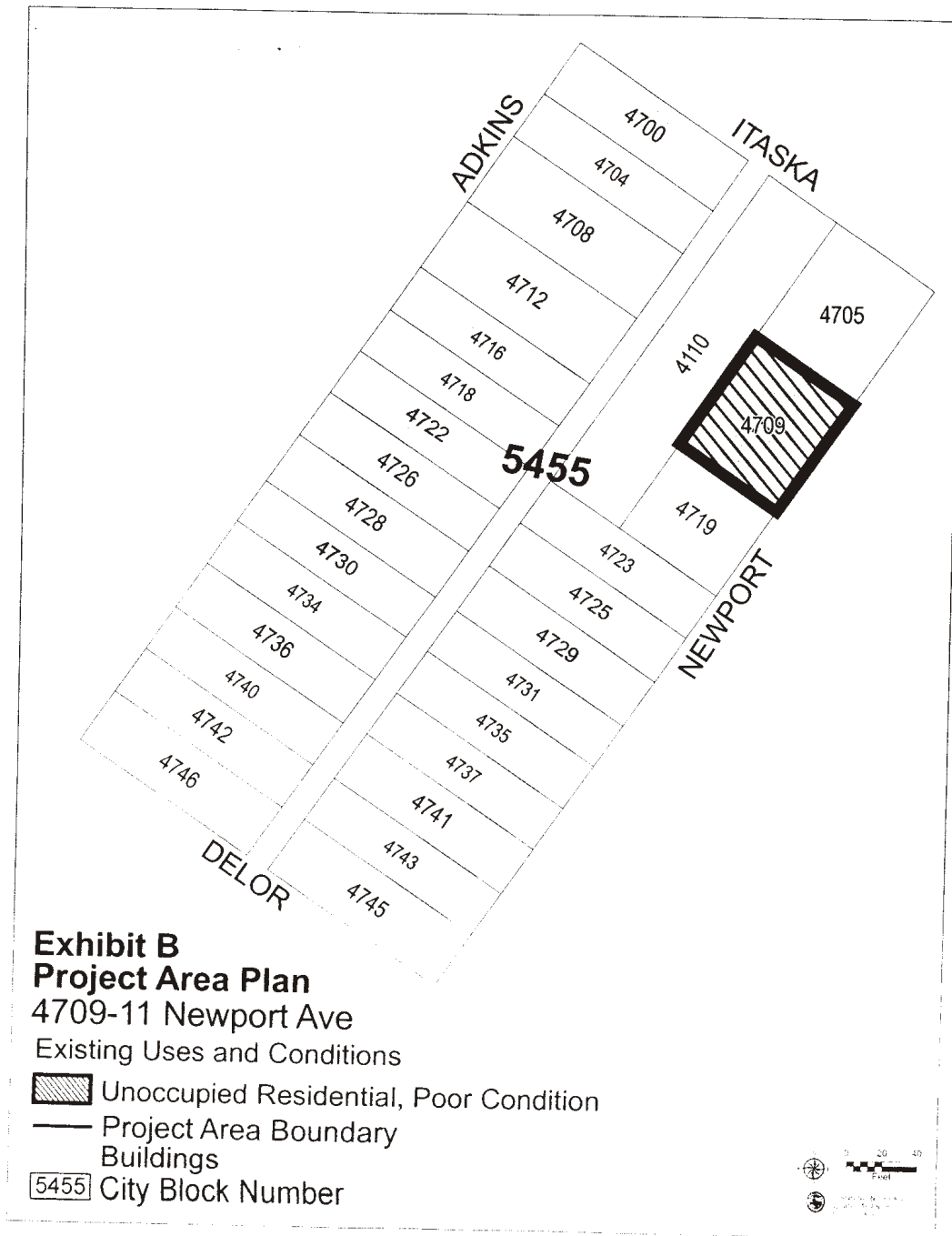
Board Bill No. 86

ORDINANCE NO. 68421

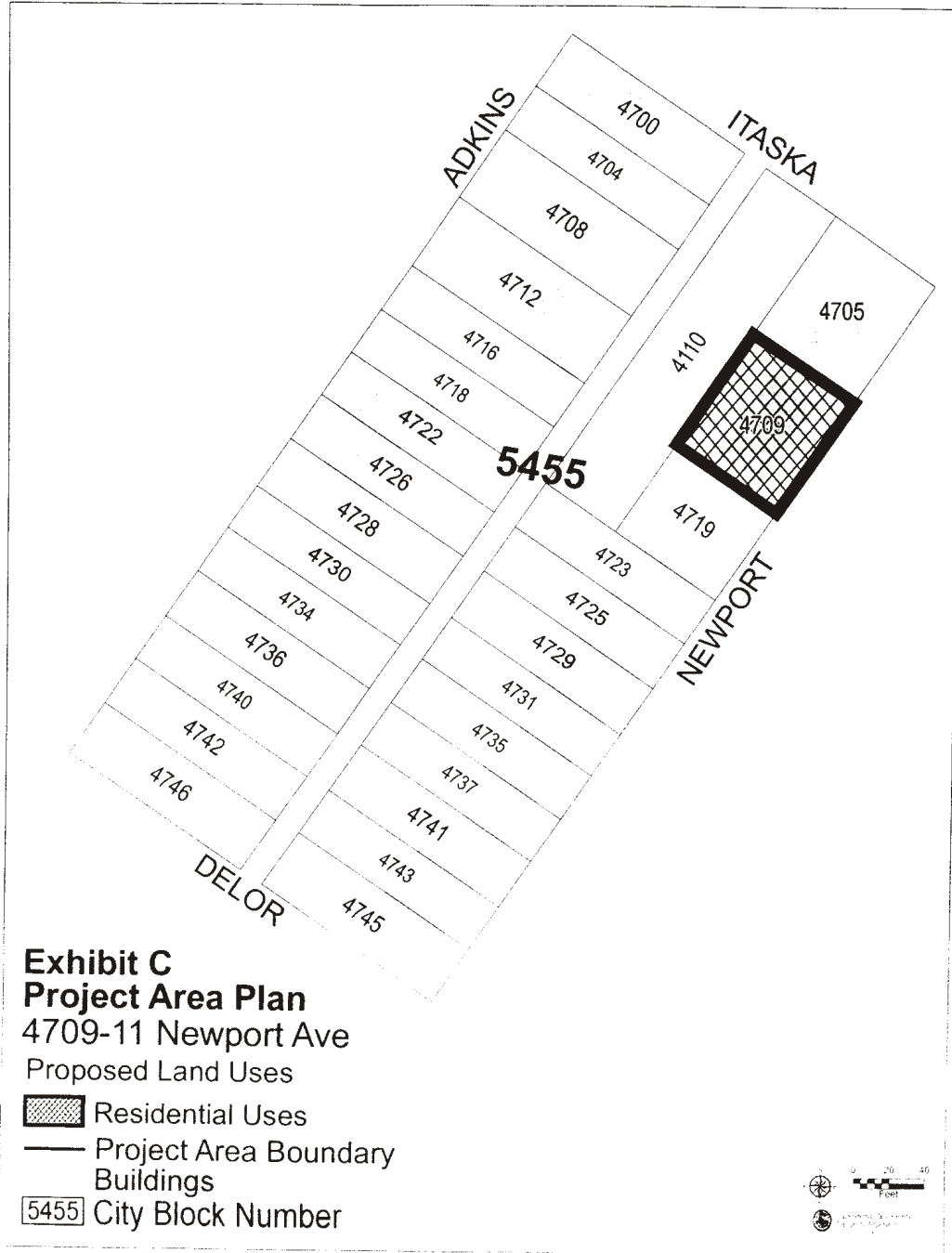
BENCH WARRANT. COMPLIED. LO

Approved: July 27, 2009

ORDINANCE NO. 68421 – EXHIBITS B



ORDINANCE NO. 68421 – EXHIBITS C



ORDINANCE NO. 68421 – EXHIBITS D

