

ORDINANCE 71082

1 **BOARD BILL NO. 87 INTRODUCED BY: ALDERMAN BRET NARAYAN**

2 An ordinance approving a blighting study and Redevelopment Plan for the 7202-7220
3 Arsenal St. Redevelopment Area ("Area") after finding that the Area is blighted as defined in
4 Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being
5 Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in
6 the City of St. Louis ("City"), attached hereto and incorporated herein as **Attachment "A"**,
7 finding that redevelopment and rehabilitation of the Area is in the interest of the public health,
8 safety, morals and general welfare of the people of the City; approving the Plan dated June 25,
9 2019 for the Area ("Plan"), incorporated herein by attached **Attachment "B"**, pursuant to
10 Section 99.430; finding that there is a feasible financial plan for the development of the Area
11 which affords maximum opportunity for development of the Area by private enterprise; finding
12 that no property in the Area may be acquired by the Land Clearance for Redevelopment
13 Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding
14 that the property within the Area is unoccupied, but if it should become occupied the Redeveloper
15 shall be responsible for relocating any eligible occupants displaced as a result of implementation
16 of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in
17 accordance with the Plan; finding that there shall be available up to 10 years of tax abatement
18 based on 80% of the assessed value of the incremental improvements; and pledging cooperation
19 of the Board of Aldermen and requesting various officials, departments, boards and agencies of
20 the City to cooperate and to exercise their respective powers in a manner consistent with the
21 Plan.

22 **WHEREAS**, the predominance of defective or inadequate street layout, insanitary or
23 unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,

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1 inadequate or outmoded design and conditions which endanger life or property by fire or other
2 causes, or any combination of such factors, retards the provision of housing accommodations
3 and constitutes an economic and social liability and a menace to the public health, safety, morals
4 or welfare in the present condition and use of the Area, said Area being more fully described in
5 **Attachment "A"**; and

6 **WHEREAS**, such conditions are beyond remedy and control solely by regulatory
7 process in the exercise of the police power and cannot be dealt with effectively by ordinary
8 private enterprise without the aids provided in the Statute; and

9 **WHEREAS**, this Board (as hereinafter defined) has considered the “Blighting Study
10 and Redevelopment Plan for the 7202-7220 Arsenal St. Redevelopment Area” dated June 25,
11 2019 consisting of a Title Page, a Table of Contents Page, twenty (20) numbered pages including
12 **Exhibits “A” – “G”** attached hereto and incorporated herein as **Attachment “B”** (the “Plan”);
13 and based on the information in the Plan, specifically the Blighting Report in **Exhibit “F”** to the
14 Plan, considered each parcel of property in the Area and found the preponderance of the Area to
15 be blighted as defined in Section 99.320 RSMo and the Area to be a blighted area as defined in
16 Chapter 353.020 RSMo; and

17 **WHEREAS**, there is a need for the LCRA, a public body corporate and politic created
18 under Missouri law, to undertake the redevelopment of the above described Area as a land
19 clearance project under Statute, pursuant to plans by or presented to the LCRA under Section
20 99.430.1 (4); and

21 **WHEREAS**, the LCRA has, after considering each individual parcel of property in the
22 Area and finding the Area to be blighted pursuant to Section 99.320 and a blighted area as defined
23 in Section 353.020 RSMo, approved the Plan and recommended the Plan to the Planning

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1 Commission of the City of St. Louis (“Planning Commission”) and to this St. Louis Board of
2 Aldermen ("Board"); and

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

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

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

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

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

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

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

21 **WHEREAS**, this Board is cognizant of the conditions which are imposed on the
22 undertaking and carrying out of the Project, including those relating to prohibitions against

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1 discrimination because of race, color, familial status, national origin or ancestry, sex, marital
2 status, age, sexual orientation, gender identity or expression, religion or disability; and

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

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

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

12 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
13 defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"
14 being Sections 99.300 to 99.715 inclusive, as amended) and as defined in Section 353.020 of the
15 Revised Statutes of Missouri, as amended, described in **Attachment "A"**, attached hereto and
16 incorporated herein, known as the 7202-7220 Arsenal St. Area. The existence of deteriorated
17 property and other conditions constitutes an economic and social liability to the City and presents
18 a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area
19 as blighted within the meaning of Section 99.320(3) RSMo, as amended, and Section 353.020
20 RSMo, as amended, and are evidenced by the Blighting Report attached as **Exhibit "F"** to the
21 Plan

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

4 **SECTION THREE.** The Area qualifies as a redevelopment area in need of
5 redevelopment under the provision of the Statute, and the Area is blighted as defined in Section
6 99.320 of the Statute and Section 353.020 RSMo, as amended.

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

11 **SECTION FIVE.** The Plan for the Area is feasible and conforms to the general plan for
12 the City.

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

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

19 **SECTION EIGHT.** The Plan for the Area provides that the Land Clearance for
20 Redevelopment Authority of the City of St. Louis ("LCRA") may not acquire any property in
21 the Area by the exercise of eminent domain.

22 **SECTION NINE.** The property within the Area is currently unoccupied. If it should
23 become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being

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1 defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its
2 expense, in accordance with all applicable federal, state and local laws, ordinances, regulations
3 and policies.

4 **SECTION TEN.** The Plan for the Area gives due consideration to the provision of
5 adequate public facilities.

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

9 (a) Pledges its cooperation in helping to carry out the Plan;

10 (b) Requests the various officials, departments, boards and agencies of the City,
11 which have administrative responsibilities, likewise to cooperate to such end and to execute their
12 respective functions and powers in a manner consistent with the Plan; and

13 (c) Stands ready to consider and take appropriate action upon proposals and
14 measures designed to effectuate the Plan.

15 **SECTION TWELVE.** All parties participating as owners or purchasers of property in
16 the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs,
17 successors and assigns that they shall not discriminate on the basis of race, color, familial status,
18 national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or
19 expression, religion or disability in the sale, lease, or rental of any property or improvements
20 erected or to be erected in the Area or any part thereof and those covenants shall run with the
21 land, shall remain in effect without limitation of time, shall be made part of every contract for
22 sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the
23 LCRA, the City and the United States of America.

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1 **SECTION THIRTEEN.** In all contracts with private and public parties for
2 redevelopment of any portion of the Area, all Redevelopers shall agree:

3 (a) To use the property in accordance with the provisions of the Plan, and be bound
4 by the conditions and procedures set forth therein and in this Ordinance;

5 (b) That in undertaking construction under the agreement with the LCRA and the
6 Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises
7 ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

8 (c) To be bound by the conditions and procedures regarding the utilization of MBE's
9 and WBE's established by the City;

10 (d) To adhere to the requirements of Ordinance #70767 and the Executive Orders
11 #28 and #47, as may be amended and supplemented.

12 (e) To comply with the requirements of Ordinance #60275 of the City;

13 (f) To cooperate with those programs and methods supplied by the City with the
14 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and
15 material supplier participation in the construction pursuant to the Plan. The Redeveloper will
16 report semi-annually during the construction period the results of its endeavors under this
17 paragraph, to the Office of the Assistant Director of Certification and Compliance of the City
18 and the President of this Board; and

19 (g) That the language of this Section Thirteen shall be included in its general
20 construction contract and other construction contracts entered into directly by Redeveloper.

21 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
22 profit organization owned, operated and controlled by minority group members who have at least
23 fifty-one percent (51%) ownership. The minority group member(s) must have operational and

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

12 The term "Redeveloper" as used in this Section shall include its successors in interest and
13 assigns.

14 **SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year ad valorem real estate
15 tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as
16 amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a
17 Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any
18 redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor
19 within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor
20 shall, promptly after receipt of the certificate, provide a written certification of the current
21 assessed value of the then-existing applicable real property or portion thereof (the "Base
22 Assessed Value") to the Redeveloper(s).

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1 During the Tax Abatement Period, and subject to continued compliance with the Plan and any
2 redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real
3 property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional
4 payments in lieu of taxes (“PILOTs”) as follows:

- 5 • During each year of the Tax Abatement Period, unabated ad valorem real estate
6 taxes will be imposed based on the then-current tax levy rates and the Base
7 Assessed Value of the applicable real property or portion thereof pursuant to
8 Section 99.710, RSMo; and

- 9 • During each year of the Tax Abatement Period, PILOTs shall equal:

- 10 ○ In each of years one through ten of the Tax Abatement Period, an
11 amount equal to twenty percent (20%) of the difference between the ad
12 valorem real estate taxes that would be due if there were no abatement
13 and the amount of taxes actually due (as described above); and

14 The tax abatement described above shall not apply to special assessments and shall not serve to
15 reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction
16 with respect to the applicable real property or portion thereof, except as expressly described
17 above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor
18 from increasing or decreasing the assessed value of the any real property or portion thereof that is
19 not subject to a Certificate of Qualification of Tax Abatement properly filed with the City
20 Assessor.

21 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
22 Revenue in the same manner as regular ad valorem real estate taxes.

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1 **SECTION FIFTEEN.** Any proposed modification which will substantially change the
2 Plan must be approved by this Board in the same manner as the Plan was first approved.
3 Modifications which will substantially change the Plan include, but are not necessarily limited to,
4 modifications on the use of eminent domain, to the length of tax abatement, or to the boundaries
5 of the Area. The Plan may be otherwise modified (e.g. urban design regulations, development
6 schedule) by the LCRA in accordance with its July 24, 2018 policy governing time extensions as
7 may be amended.

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

ATTACHMENT "A"

**7202-7220 ARSENAL ST.
LEGAL DESCRIPTION**

**C.B.4857 ARSENAL
225 FT X 150 FT
ELLENDALE SUBDN
LOTS 48-49-50**

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

7202-7220 Arsenal St. Redevelopment Area

PROJECT # 2326

JUNE 25, 2019

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
LYDA KREWSON

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
7202-7220 ARSENAL ST.
REDEVELOPMENT AREA**

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 7202-7220 Arsenal St. Redevelopment Area ("Area") encompasses approximately .85 acres in the Ellendale neighborhood of the City of St. Louis ("City").

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 a portion of City Block 4857.00. The Area is in fair 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 3.5% unemployment rate for the City as of April, 2019. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes an unoccupied school 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 3.03 persons per acre in the Ellendale neighborhood.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

Most of the property within the Area is unoccupied and in the conditions outlined in Exhibit "F". The existence of deteriorated property constitutes an economic and 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) and Section 353.020 of the Revised Statutes of Missouri, 2016, as amended, as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. 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 and commercial uses.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential and commercial uses permitted in zones designated “A” Single-Family Residential District by the City of St. Louis Zoning Code and variances may be required. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall not be permitted to use the property within the Area only for residential and commercial uses.

This Area is in the Market Type “D” category of the January 2014 St. Louis Market Value (MVA). This type has owner occupancy above the citywide average.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2016) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The zoning for the Area can remain “A” Single-Family Residential District and variances may be required. 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” (2016). 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

Approximately eight new jobs are proposed for the Area.

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 assurance.

8. URBAN DESIGN

a. 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 are 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 with the existing buildings in the Area 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. Any awnings shall comply with the Zoning Code. 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 and Sidewalk Maintenance

The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 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.

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaved/replaced to insure safe walkability in the City.

9. **PARKING REGULATIONS**

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

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, this Plan and agreements between the LCRA and the Redeveloper(s).

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 DEVELOPMENT

It is estimated that the implementation of this Plan shall take place in multiple phases with the first phase initiated within approximately one (1) years of approval of this Plan by City ordinance and all phases completed within approximately five (5) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

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 Project Area Plan-Acquisition Map, Exhibit “D” attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

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. (2016) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None of the property within the Area is currently occupied. If it should become occupied, 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 ASSURANCE

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the “Tax Abatement Period”) pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein. LCRA shall provide the Redeveloper(s) with a Certificate of Qualification of Tax Abatement as provided in Section 99.700, RSMo, and any redevelopment agreement, and the Redeveloper shall file such certificate with the City Assessor within thirty (30) days receipt thereof as required by Section 99.705, RSMo. The City Assessor shall, promptly after receipt of the certificate, provide a written certification of the current assessed value of the then-existing applicable real property or portion thereof (the “Base Assessed Value”) to the Redeveloper(s).

During the Tax Abatement Period, and subject to continued compliance with the Plan and any redevelopment agreement, the Redeveloper(s) (or subsequent owners of the applicable real property or portion thereof) shall pay unabated ad valorem real estate taxes and make additional payments in lieu of taxes (“PILOTs”) as follows:

- During each year of the Tax Abatement Period, unabated ad valorem real estate taxes will be imposed based on the then-current tax levy rates and the Base Assessed Value of the applicable real property or portion thereof pursuant to Section 99.710, RSMo; and
- During each year of the Tax Abatement Period, PILOTs shall equal:
 - In each of years one through ten of the Tax Abatement Period, an amount equal to twenty percent (20%) of the difference between the ad valorem real estate taxes that would be due if there were no abatement and the amount of taxes actually due (as described above); and

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above. Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

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, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability 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, familial status, national origin, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability 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 assurance, or to the boundaries of the Area.

This Plan may be otherwise modified by LCRA (e.g. urban design regulations, development schedule) in accordance with its July 24, 2018 policy governing time extensions, as may be amended.

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. Notwithstanding anything to the contrary contained herein, in the event this Plan is terminated, it shall not impact or terminate any tax assurance that has already been approved or is currently in effect pursuant to 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"

**7202-7220 ARSENAL ST.
LEGAL DESCRIPTION**

**C.B.4857 ARSENAL
225 FT X 150 FT
ELLENDALE SUBDN
LOTS 48-49-50**

Exhibit B
Project Area Plan- Existing Use and Conditions of Property



-  Vacant School/ Fair
-  Buildings

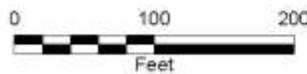
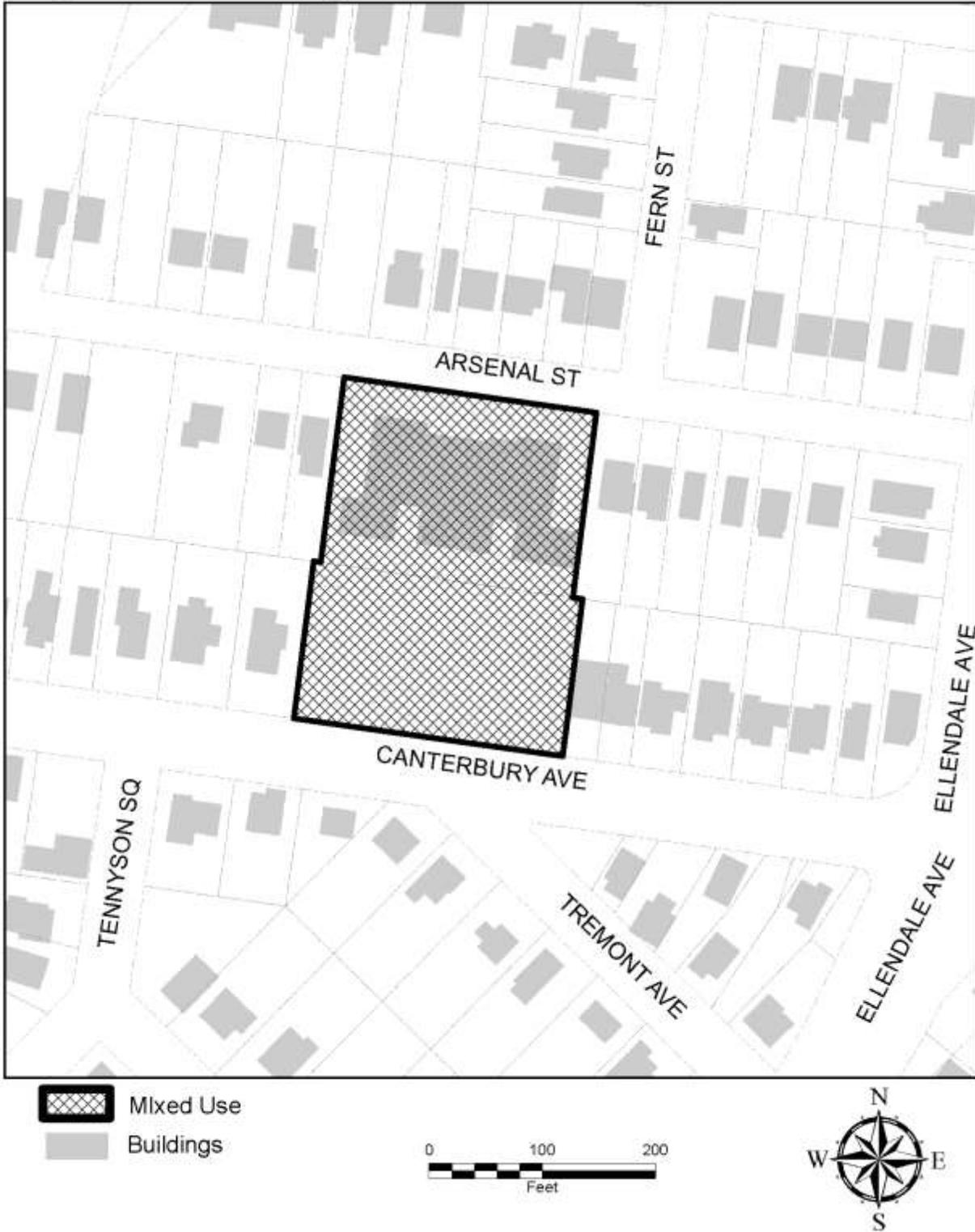
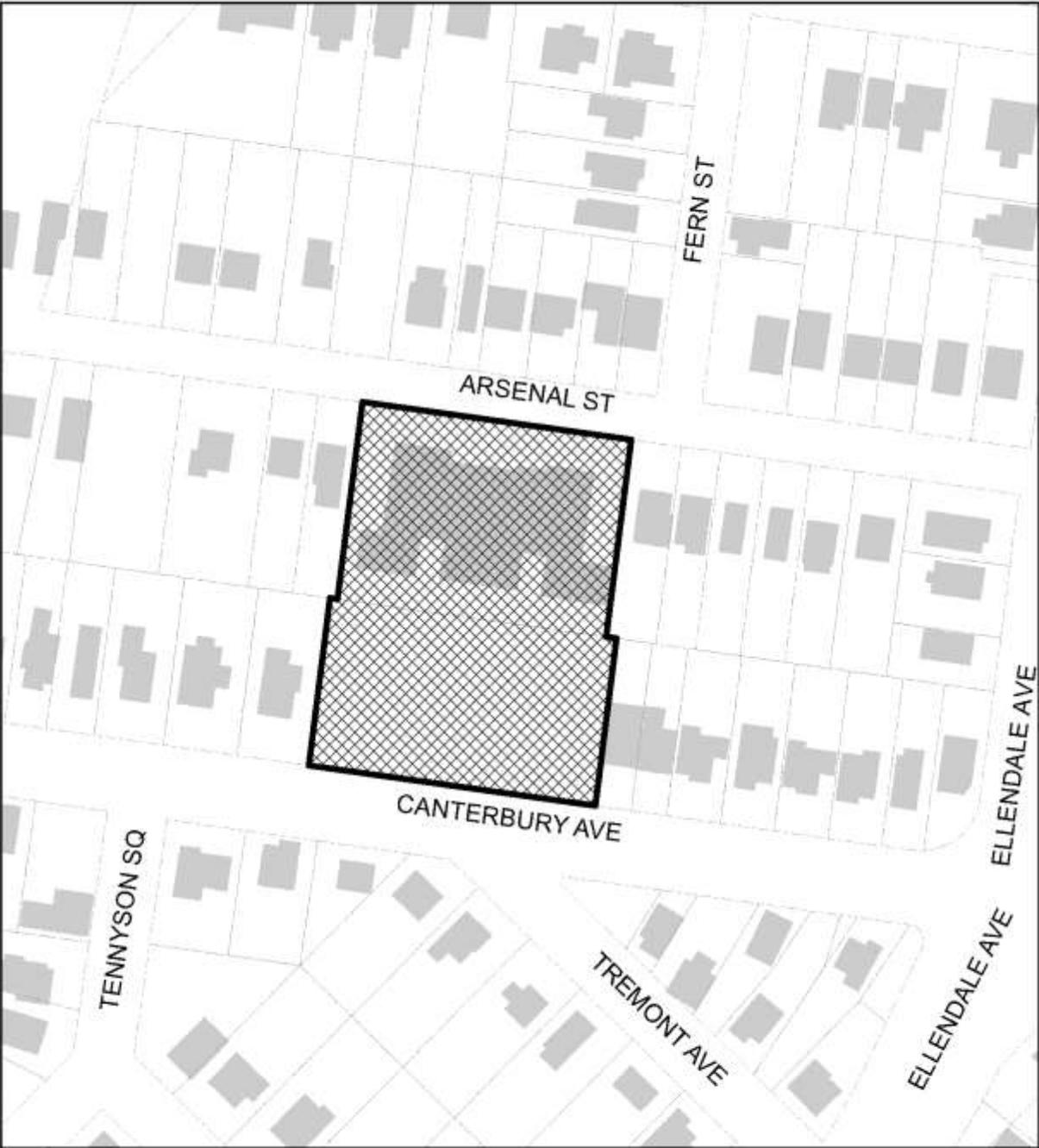


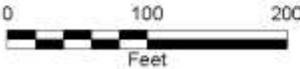
Exhibit C
Project Area Plan- Proposed Land Use



**Exhibit D
Project Area Plan- Project Acquisitions Map**



-  No Eminent Domain Planned
-  Buildings



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, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

The Redeveloper(s) and its contractors 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 Ordinance #70767 and the Executive Orders #28 and #47, as may be amended and supplemented.

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, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability 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.

The Redeveloper(s) of non-residential properties 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.

The subject property X does _____ does not constitute an economic liability
If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

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

The subject property X is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

The subject property X is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

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

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

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

The subject property X has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency.
If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy		X
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		X
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X

G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		X
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning		X
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X

SAA14	End chronic Homelessness		X
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub		
A2	Encourage transit oriented development		X
SAA18	Increase bike racks by 150%		X
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA26	Require a sustainability impact statement for all new City development		X
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
C3	Focus on small and local businesses as a key part of the City economy		
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
D5	Market and encourage living in the City to recent college graduates	X	
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		X
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
G3	Foster innovation		X
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment	X	

SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		
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SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

Applicable Objective Numbers	Summary of Applicability
I. - A1	The project reinforces the City's Central Corridor.
I. - F4	The property has been vacant for some time.
III. - F1	The development will address blighting and environmental health hazards.
IV. - A5	The building will be a safe environment and its new construction will improve neighborhood safety.
VI. - SAA26	This document serves as the SIS for the development.
VI. - B2	The development will benefit from a 10 year tax assurance.
VI. - D1	The project is near a major bus node.
VI. - D5	The project will appeal to recent college graduates.
VI. - SAA28	The project remediates a vacant property.

BOARD BILL FISCAL NOTE

Preparer's Name Aminah Wright

Phone Number or Email Address (will be available publicly) wrighta@stlouis-mo.gov

Bill Sponsor 24th Ward Alderman Bret Narayan

Bill Synopsis:	authorizes a five (10) year tax abatement based on 80% of the assessed value of the incremental improvements, for the property at 7202-20 Arsenal Ave.
Type of Impact:	None
Agencies Affected:	None

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ___Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes __X__No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes __X__No.