

## **Summary**

**Board Bill Number 213**

**Sponsored by Alderman Brandon Bosley**

**Date: February 7, 2020**

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4101 North Grand Blvd. Redevelopment Area. This Board Bill will allow 4101 North Grand Blvd. to have 10-year tax abatement based on 95% of the assessed value of the incremental improvements.

The project consists of the renovation of two partially occupied commercial buildings in the Fairground neighborhood. The prospective redeveloper plans on renovating the buildings for the approximate cost of \$990,000. The redeveloper plans to utilize private funds for this project. The two buildings will have a total of 35,000 square feet of commercial space.

**BOARD BILL NUMBER 213 INTRODUCED BY ALDERMAN BRANDON BOSLEY**

1 An ordinance approving a Redevelopment Plan dated January 21, 2020 (“Plan”) for the 4101 North  
2 Grand Blvd. Area ("Area") in the City of St. Louis (“City”) after finding that the Area is blighted as  
3 defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute"  
4 being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax  
5 abatement based on 95% of the assessed value of the incremental improvements for 4101 North  
6 Grand Blvd.; and pledging cooperation of the Board of Aldermen.

7 **WHEREAS**, by reason of predominance of defective or inadequate street layout, unsanitary  
8 or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,  
9 there exist conditions which endanger life or property by fire or other causes and constitute an  
10 economic or social liability or a menace to the public health, safety, morals or welfare in the present  
11 condition and use of the Area, said Area being more fully described in **Attachment "A"**; and

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

15 **WHEREAS**, there is a need for the Land Clearance for Redevelopment Authority of the  
16 City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, to  
17 undertake the development of the above described Area as a land clearance project (“Project”)  
18 under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

19 **WHEREAS**, the LCRA has recommended such a plan to the Planning Commission of the  
20 City of St. Louis (“Planning Commission”) and to this St. Louis Board of Aldermen ("Board"),  
21 titled "Blighting Study and Plan for the 4101 North Grand Blvd.," dated January 21, 2020

1 consisting of a Title Page, Table of Contents Pages, and eight (8) numbered pages, and **Exhibits A-**  
2 **G** attached hereto and incorporated herein as **Attachment "B"** ("Plan"); and

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

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

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

11 **WHEREAS**, the Plan has been presented and recommended by LCRA to this Board for  
12 review and approval; and

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

1 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,  
2 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 advertised that a public hearing would be held by this Board on the Plan, and said hearing  
5 was held at the time and place designated in said advertising and all those who were interested in  
6 being heard were given a reasonable opportunity to express their views; and

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

9 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

10 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as defined by  
11 Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections  
12 99.300 to 99.715 inclusive, as amended) described in **Attachment "A"**, attached hereto and  
13 incorporated herein, known as the 4101 North Grand Blvd. Area.

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

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

20 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated January 21, 2020,  
21 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by

1 reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby  
2 directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

14 **SECTION NINE.** The property within the Area is currently occupied. All eligible  
15 occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below)  
16 shall be given relocation assistance by the Redeveloper at its expense, in accordance with all  
17 applicable federal, state and local laws, ordinances, regulations and policies.

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

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

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

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

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

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

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

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

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

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

3 (d) To adhere to the requirements of Ordinance #70767 as may be amended and  
4 supplemented.

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

6 (f) To cooperate with those programs and methods supplied by the City with the  
7 purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and  
8 material supplier participation in the construction under this Agreement. The Redeveloper will  
9 report semi-annually during the construction period the results of its endeavors under this  
10 paragraph, to the Office of the Mayor and the President of this Board; and

11 (g) That the language of this Section Thirteen shall be included in its general  
12 construction contract and other construction contracts let directly by Redeveloper.

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

1 organization owned, operated and controlled by a woman or women who have at least fifty-one  
2 percent (51%) ownership. The woman or women must have operational and managerial control,  
3 interest in capital and earnings commensurate with their percentage of ownership.

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

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

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

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



1 During each year of the Tax Abatement Period, PILOTs shall equal: In each of years one through  
2 ten of the Tax Abatement Period, an amount equal to five percent (5%) of the difference between  
3 the ad valorem real estate taxes that would be due if there were no abatement and the amount of  
4 taxes actually due (as described above); and

5 Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from  
6 increasing or decreasing the assessed value of the any real property or portion thereof that is not  
7 subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

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

10 **SECTION FIFTEEN.** Any proposed modification which will substantially change the  
11 Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first  
12 approved. Modifications which will substantially change the Plan include, but are not necessarily  
13 limited to, modifications on the use of eminent domain, to the length of tax abatement, or to the  
14 boundaries of the Area. The Plan may be otherwise modified (e.g. development schedule) by the  
15 LCRA in accordance with its July 24, 2018 policy governing time extensions as may be amended.

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

**ATTACHMENT "A"**

**4101 NORTH GRAND BLVD.  
LEGAL DESCRIPTION**

**CB 1928 GRAND BLVD  
427FT 3 3/4IN / IRREG X 274FT 6IN / 224  
FT 6IN HULLS ADDN BLOCK 1  
LOT 1 TO 9 INC 26 TO 39 INC E PT 17 TO 2  
5 INC NE 16 NW 40 & VAC ALLEY & E PT 10**

**Parcel: 192800030**

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

**4101 North Grand Blvd.  
Redevelopment Area**

PROJECT # 2363

January 21, 2020

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR  
LYDA KREWSON

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
4101 NORTH GRAND BLVD.  
REDEVELOPMENT AREA**

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"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY REPORT

## A. **EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

### 1. DELINEATION OF BOUNDARIES

The 4101 North Grand Blvd. Redevelopment Area ("Area") encompasses approximately 2.50 acres in the Fairground 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 Blocks 1928. The area includes 4101-4137 North Grand Blvd. 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 November 2019. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently over 2 jobs within the Area.

### 3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include commercial.

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 and commercial along North Grand Blvd.

Residential density for the surrounding neighborhoods is approximately 8.80 persons per acre in the Fairground neighborhood.

### 5. CURRENT ZONING

The Area is currently zoned "G" Local Commercial and Office pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

### 6. FINDING OF BLIGHT

The property within the Area is used as commercial and 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 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 commercial use.

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. 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 commercial uses. 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 be permitted to use the property within the Area only for a commercial use.

**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 2019) designates it as a Neighborhood Commercial Area.

### 3. PROPOSED ZONING

Use will comply with "G" Local Commercial and Office. 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" (2019). 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 6 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.

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 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 of the structures in the Area 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 the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) New Exterior Materials on facades of structures in the Area 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 building permit approval.

4.) Architectural Details on existing structures in the Area 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 that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.

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 a single phase initiated within approximately two (2) years of approval of this Plan by City ordinance and 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

The property within the Area is currently 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**

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 five percent (5%) 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 abatement, 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 fifteen years commencing with the effective date of approval of this Plan by ordinance.

**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"**


**4101 NORTH GRAND BLVD.  
LEGAL DESCRIPTION**

**CB 1928 GRAND BLVD  
427FT 3 3/4IN / IRREG X 274FT 6IN / 224  
FT 6IN HULLS ADDN BLOCK 1  
LOT 1 TO 9 INC 26 TO 39 INC E PT 17 TO 2  
5 INC NE 16 NW 40 & VAC ALLEY & E PT 10**

**Parcel: 192800030**

**Exhibit B**  
**Project Area Plan-**  
**Existing Uses & Conditions 4101 North Grand Blvd.**



 Commercial/ Fair Condition



# Exhibit C Project Area Plan- Proposed Land Use

4101 North Grand Blvd.



 Commercial

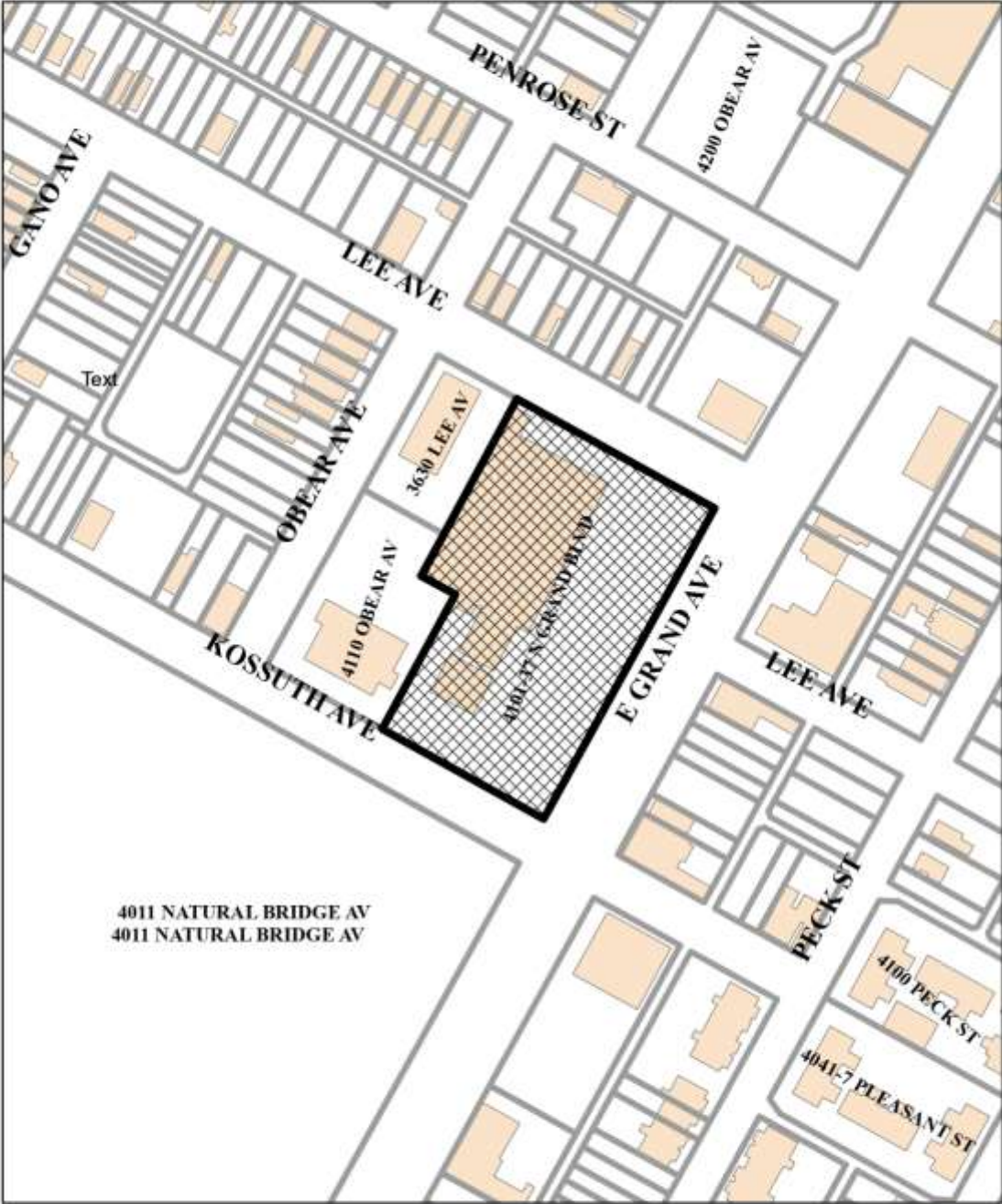
0 0.01 0.02 0.04 0.06 0.08 Miles

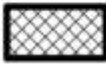




**Exhibit D**  
**Project Area Plan-**  
**Project Acquisition**

**4101 North Grand Blvd.**



 **No Eminent Domain**



**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, 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.

**Blighting Report for the  
4101 North Grand Blvd.  
Redevelopment Area**

As outlined below, the Area suffers from economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deteriorating or inadequate site improvements, improper subdivision or obsolete platting.

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 public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Sections 99.320(3) and 353.020 (2) of the Missouri Revised Statute (2000) as amended.

**Subject Property is:** \_\_\_\_\_ vacant land \_\_\_\_\_ occupied residential  
\_\_\_\_\_ X occupied/unoccupied commercial

**Subject Property is:** X secured

The subject property \_\_\_\_\_ has X has not a predominance of defective or inadequate streets

If answer is yes, explain: \_\_\_\_\_

The subject property X has \_\_\_\_\_ has not unsanitary or unsafe conditions

If answer is yes, explain: Vacant buildings provide unsafe conditions

The subject property X has \_\_\_\_\_ has not deterioration of site conditions

If answer is yes, explain: Vacant buildings are deteriorated

The subject property \_\_\_\_\_ has X has not improper subdivision or obsolete platting

If answer is yes, explain:

The subject property X has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: Vacant buildings endanger life and are fire hazards

The subject property \_\_\_\_\_ does X does not retard the provision of housing accommodations

If answer is yes, explain: \_\_\_\_\_

The subject property X does \_\_\_\_\_ does not constitute an economic liability\_\_\_\_

If answer is yes, explain: The properties are substandard compared with other properties in the city. The value of the property is much lower than the surrounding properties thus causing an economic blight of the area.

The subject property \_\_\_\_\_ does X does not constitute a social liability

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ is X is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: \_\_\_\_\_

The subject property X is \_\_\_\_\_ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: Vacant buildings are dilapidated

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 \_\_\_\_\_ has X 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: \_\_\_\_\_

**SUSTAINABILITY IMPACT STATEMENT -**

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
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
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		
F5	Promote the redevelopment of historic homes and commercial properties		
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	X	
J8	Incorporate sustainability in economic development programs		X
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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		
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
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	
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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

Exhibit G-2

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

Exhibit G-3

**BOARD BILL NUMBER 213**  
**FISCAL NOTE**

Preparer's Name Zachary Wilson

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

Bill Sponsor Alderman Bosley

<b>Bill Synopsis:</b>	This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4101 North Grand Blvd. Redevelopment Area. This Board Bill will allow 4101 North Grand Blvd. to have 10-year tax abatement based on 95% of the assessed value of the incremental improvements.
<b>Type of Impact:</b>	None this year. Attached is an estimate on future years.
<b>Agencies Affected:</b>	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  No.

<b>Estimated Fiscal Impact of Tax Abatement on Affected Taxing Jurisdictions in 2020 + 4101 North Grand Blvd.</b>			
% Of Tax Abatement		95%	
Residential rate=\$8.3818/\$100** Commercial rate=\$10.0218**	Est. Annual Share of Property Tax Fractions	Est. Annual Revenue (Yr)	Est. Annual Revenue (Yr)
		1 to 10	11 +
State - Blind Pension	0.0300	\$34	\$124
School District - General Fund	5.1211	\$5,727	\$21,140
St. Louis Community College	0.2185	\$244	\$902
Metropolitan Sewer District (MSD)	0.1196	\$134	\$494
Library District	0.5600	\$626	\$2,312
Zoo, Museum, & Botanical Garden	0.2795	\$313	\$1,154
Community Mental Health	0.0900	\$101	\$372
Sheltered Workshop	0.1500	\$168	\$619
Community Children Service Fund	0.1900	\$212	\$784
City of St. Louis		\$0	
Municipal Operation	1.4900	\$1,666	\$6,151
Interest and Public Debt	0.1331	\$149	\$549
M & M Surtax (Commercial Only)	1.6400	\$1,834	\$6,770
<b>Total Annual Revenues</b>	<b>10.0218</b>	<b>\$11,208</b>	<b>\$41,370</b>
<b>Total Value of the Tax Abatement</b>		<b>\$301,616</b>	
<i>ASSUMPTIONS:</i>			
<i>No change in property tax; No inflation; Property will be taxed at full assessment after expiration of abatement period; Assessment based on original cost of project; Assessment will remain constant due to project's current characterization; Investment assumed to result in an assessed value after end of tax abatement period</i>			
<i>of \$412,800</i>			
<i>**Tax rates are subject to change</i>			