

## *St. Louis City Ordinance 64743*

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 74

INTRODUCED BY ALDERMAN PARRIE L. MAY

An ordinance affirming that a blighted insanitary, undeveloped industrial area, as defined in Section 100.310(2), (11), (18) of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 100.300 to 100.620 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Hamilton-St. Louis Ave. Area ("Area"); affirming that industrial development and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Amended Plan dated August 11, 1998, for the Area ("Amended Plan"), incorporated herein by attached Exhibit "B"; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that certain property in the Area may be acquired by the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") through the exercise of eminent domain or otherwise; finding that the property in the Area is partially occupied. Any occupants displaced by the Developer shall be relocated in accordance with the Amended Plan; finding that there shall be ten (10) year tax abatement; and pledging cooperation of the Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Amended Plan.

WHEREAS, by Ordinance 58417, this Board found the Area to be blighted, insanitary, undeveloped industrial area as defined in Section 100.310(2). (11), (18) of the Revised Statutes of Missouri, 1994, as amended; and

WHEREAS, by Ordinance 58417, this Board approved a Redevelopment Plan for the Area, dated August 27, 1981; and

WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan approved by Ordinance 58417; and

WHEREAS, there is a need for the PIEA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a "Project", as described in said Statute, pursuant to plans by

or presented to the PIEA in accordance with Section 100.440.1(4) of the Statute; and

WHEREAS, the PIEA has recommended such a plan to the Community Development Commission ("CDC") and to this St. Louis Board of Aldermen ("Board"), titled "Amended Blighting Study and Plan for Hamilton-St. Louis Area", dated August 11, 1998, consisting of a Title Page, a Table of Contents Page, twenty-one (21) numbered pages attached hereto and incorporated here in Exhibit "B" ("Amended Plan"); and

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

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

WHEREAS, the PIEA and CDC have made and presented to this Board the studies and statements required to be made and submitted by Section 100.400 of the Statute, and this Board had been fully apprised by the PIEA and CDC of the facts and is fully aware of the conditions of the Area; and

WHEREAS, the Amended Plan has been presented and recommended by the PIEA and CDC to this Board for review and approval; and

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

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the PIEA and CDC; and

WHEREAS, the Amended Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public right of way, the establishment of new street and sidewalk patterns or other public actions; and and

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

WHEREAS, in accordance with the requirements of Section 100.400 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted, insanitary, or undeveloped industrial area, as defined by Section 100.310(2), (11). and (18) of the Revised Statutes of Missouri, 1988, as amended, (the "Statute" being Sections 100.300 to 100.620 inclusive) described in Exhibit "A", attached hereto and incorporated herein, known as the Hamilton-St. Louis Ave. Area ("Area").

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

SECTION THREE. The Area qualifies as an industrial development area in need of industrial development under the provision of the Statute, and the Area is blighted as defined in Section 100.310(2), (11), (18) of the Statute.

SECTION FOUR. The amended Plan for the Area, dated August 11, 1998, ("Amended Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

SECTION EIGHT. The Amended Plan for the Area provides that the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") may acquire any property in the Area by negotiation, but is authorized to acquire parcels 1, 5-9, 11 and 12 as shown in Exhibit 9 of the Plan by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially unoccupied. All eligible occupants displaced by the Developer ("Developer" being defined in Section Twelve, below) shall be given relocation assistance by the Developer at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies. In addition, the Developer shall provide timely notice of development activities to all occupants.

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

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

(a) Pledges its cooperation in helping to carry out the Amended Plan; Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Amended Plan; and

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

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for development ("Developer") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, religion, national origin, sex, marital status, sexual orientation, age or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation

of time, shall be made part of every contract for sale, lease, or rental of property to which Developer is a party, and shall be enforceable by the PIEA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for development of any portion of the Area, all Developers shall agree:

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

(b) That in undertaking construction under the agreement with the PIEA and the Plan, bona fide minority and women subcontractors and material suppliers will be solicited and fairly considered for subcontracts and purchase orders by the general contractor and other subcontractors under the general construction contracts let directly by the Developer;

(c) To be bound by the conditions and procedures regarding the utilization of minority and women business enterprises established by the Community Development Commission of the City of St. Louis ("CDC");

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997;

(e) To comply with the requirements of Ordinance No. 60275 of the City;

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

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

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The

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

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

**SECTION FOURTEEN.** A Developer, which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if such a corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the PIEA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, land and improvements during the calendar year preceding the calendar year in which such corporation shall lease such property. All payments in lieu of taxes shall be a lien upon the property, and when paid to the Collector of Revenue of the City, shall be distributed as all other property taxes. Said partial tax relief and payments in lieu of taxes provisions during said ten (10) year period shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the PIEA; however, in no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property. For the ensuing period up to fifteen (15) years following the original period stated above, any such

corporation shall pay taxes and payments in lieu of taxes as provided above, in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the property, and when paid to the Collector of Revenue of the City of St. Louis, shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the PIEA. In no event shall such benefits extend beyond twenty-five (25) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Amended 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 the Amended Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or any other items which alter the nature or intent of the Amended Plan.

The Amended Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the PIEA provided that such revisions shall be effective only upon the consent of the CDC. Changes which are not substantial are those that do not go to the crux of the Amended Plan.

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

HAMILTON-ST. LOUIS AVENUE  
INDUSTRIAL/COMMERCIAL AREA  
INDUSTRIAL/COMMERCIAL DEVELOPMENT PLAN

PROJECT #23

AUGUST 27, 1981

Amended August 11, 1998

THE PLANNED INDUSTRIAL EXPANSION AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR

CLARENCE HARMON

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**A. DESCRIPTION**

**1. Boundaries**

The general boundaries of the Project Area are as follows: Hamilton Avenue the East; Terminal Railroad right-of-way on the North; the City Limits line on the West; and the north side of Kennerly Avenue on the South (excluding the

homes). The Project Area encompasses the area blighted by City Ordinance 58108. The area of the Project Area is approximately 35 Acres.(See Plate 1) The legal description of the Hamilton-St. Louis Avenue Industrial/Commercial Development Area is as follows:

A tract of land being part of Lot 5 and all of Lots 6 through 17 of **Mount Auburn** in City Block 4994 and part of Lot 9 of **Chouteau**s Subdivision in Out Lot 101 of the City of St. Louis, Missouri, and described as follows:

Beginning at the intersection of the Northwestern line of Hamilton Avenue, 60 feet wide and the Northeastern line of Kennerly Avenue, 50 feet wide, said point being the Southernmost corner of said City Block 4994; thence Northwestwardly along the Northeastern line of Kennerly Avenue to a point being distant 9 feet Southeastwardly from the Westernmost corner of Lot 5 of **Mount Auburn**; thence Northeastwardly along a line parallel with the Northwest line of said Lot 5 to a point in the line dividing City Block 4004 and Out Lot 101; thence Northwestwardly along said dividing line to the Westernmost corner of Out Lot 101, said point being located in the St. Louis City Limits line, as established in 1876; thence Northeastwardly along said City Limits line to its intersection with the Southern line of the Terminal Railroad Association right-of-way, 100 feet wide; thence Eastwardly along said right-of-way-line to a point on the direct Northeastward prolongation of the Northwestern line of Barrett Brother Memorial Park; thence Southwestwardly along said prolongation and along said Northwestern Park line to the Westernmost corner thereof, said point being located in the Northeastern line of St. Louis Avenue, 80 feet wide; thence Northwestwardly along said street line to its intersection with the Northwestern line of Hamilton Avenue, as aforementioned; thence Southwestwardly along said street line to the point of beginning.

## 2. Types of Proposed Development Activities

It is anticipated that development activities within the Hamilton-St. Louis Avenue Industrial/Commercial Area (**Project Area**) will be concentrated upon institutional development and the retention and expansion of the businesses presently located within the Project Area. It is anticipated that the retention and expansion of businesses will be accomplished through the following:

1. The availability of industrial revenue bond financing to expanding businesses;
2. The availability of property tax abatement to expanding businesses;
3. The construction of public improvements within the Project Area;
4. The availability of vacant parcels, acquired by PIEA, for the expansion of businesses;
5. The improvement of traffic circulation; and
6. The provision of other services to businesses as the need arises.

It is further anticipated that the development activities will include assisting with the location of new businesses in buildings which are currently vacant. Development activities will also include efforts to locate new businesses on vacant parcels of land.

Any person, corporation or firm selected or approved as a Developer for any portion of this Project Area shall be obligated to engage only in industrial and/or commercial development, as the terms are defined in Section 100.310 (9) R.S. MO (1994), as amended and as the same may be amended, from time to time.

There are currently approximately 100 permanent jobs within the Project Area. It is anticipated that most of these jobs will be retained. Furthermore, there will be a bona fide attempt to create 45-60 new jobs. It is anticipated that most of these jobs will be the result of expansions by existing businesses and the location of new businesses into the Project Area.

It is anticipated that a substantial proportion of the employment created by firms in the Project Area will be reflective of the skill level of the nearby population and a reasonable opportunity will be present in the overall employment structure of firms locating in the Project Area for upward mobility and skill training of the low-skilled employees initially hired by the firm.

## B. LAND USE PLAN

### 1. Land Use Map

a. Current location of public and private uses, streets, and rights-of-way and physical condition of all real property are delineated on the attached Existing Land Use Map (Plate 2) and Structural Conditions Map (Plate 3).

b. Changes in the street and circulation patterns are proposed and are discussed in Section E-1.

## 2. Land Use Provisions and Building Requirements

### a. Statement of Uses to be Permitted

Proposed land uses in the Project Area pursuant to this Development Plan shall be limited to institutional, industrial, and commercial uses (and such uses related thereto as permitted by law) within the meaning of Section 100.310 (9) R.S. MO.

### b. Regulations and Controls

All applicable municipal ordinances relating to building, properties, and development shall apply within the Project Area. Present zoning is illustrated in Plate 8.

## C. DESCRIPTION OF THE PROJECT AREA AND VICINITY

A significant portion of the Project Area was formerly a rope and wire manufacturing complex. It has since been subdivided and is occupied by a number of light manufacturing and warehousing firms. Other portions of the Project Area consist of similar manufacturing and warehousing firms; approximately 8 acres of vacant property and a former Army Reserve Center which is to be converted into a community center.

Railroad service is provided to most of the Project Area by the Terminal Railroad Association. Road access to the Project Area is poor. It is necessary for trucks servicing the Project Area to travel through a predominantly residential area, on streets unsuitable for truck traffic. Also, the internal circulation within the Project Area, provided mainly by a private street, is poor.

The buildings within the Project Area are predominantly of concrete block or brick construction. Most of the buildings are in sound condition. However, some buildings were found to be deficient (See Plate 3). Approximately 30% of

the Project Area is currently under roof. Upon completion of development, it is anticipated that 50% of the Project will be under roof.

There are no residences within the Project Area.

Land use surrounding the Project Area is as follows:

- a. To the immediate north of the Project Area the headquarters of the J. S. Alberici Construction Co. is located.
- b. The area to the east of the Project Area includes Barrett Brothers Memorial Park and mainly residential units.
- c. The land use south of the Project Area is comprised of mainly residential structures, as well as school and churches.
- d. To the west of the Project Area, the land use is mixed. It consists of commercial and retail uses, as well as some residential units.
- e. Unemployment figures computed by the Missouri State Employment Service indicate a 5.3% unemployment rate for the City of St. Louis as of March, 1999. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area..
- f. The Project Area is part of the Community Development Agency Program Area 65. The population density for this area is 15,907 persons/square mile. There are no residences within the Project Area.

## D. PROJECT PROPOSALS

### 1. Type of Development

One objective of the industrial and commercial development of the Hamilton-St. Louis Avenue Industrial/Commercial Area is the retention and expansion of the industries currently located within the Project Area.

A second objective of the industrial development of the Project Area is the attraction of new industry to the area. It is anticipated that the new industry will locate in building that currently are partially or completely vacant or will locate on selected vacant parcels.

A third objective is the development of institutional uses within the Area.

Land acquired pursuant to this plan may be acquired through negotiations with individual public and private property owners or, in the case of negotiation failure or unclear title, by use of eminent domain. It is anticipated that some property will be disposed of by direct sale, or lease of land, buildings, equipment, and machinery pursuant to industrial revenue bond financing.

Architectural plans and landscaping for all development will be approved pursuant to Chapter 100.300 - 100.620 R.S. MO., (1994), and as it may be amended from time to time, and other appropriate requirements. Proposed Land Use is shown in Plate 7.

## 2. Development Financing

### a. Project Costs

Anticipated project costs include property acquisition and public improvements. It is possible, although it cannot be determined at this time, that relocation, demolition and site improvements may be necessary depending upon the nature of individual development projects.

Sources of funds for the project costs include: Industrial Land Acquisition Bond Program; Private developer/investor/industrial or commercial firms; and Future Federal Funds (including Community Development Block Grant; other HUD Funds, EDA, SBA). The Planned Industrial Expansion Authority (PIEA) recognizes that this recitation of sources of funds does not in any way obligate the City of St. Louis and the St. Louis Board of Aldermen to appropriate future CDBG funds or any other City of St. Louis Funds. It is important to note that all project cost estimates are based upon the generalized and conceptual nature of this plan. Therefore, they are subject to revision at such times as the specific projects are determined and particular site requirements are identified.

### b. Individual Project Development Financing

It is contemplated that some industrial and/or commercial projects within the Project Area will be privately financed. Some projects may be financed through the sale of industrial revenue bonds according to the provisions of Chapter 100.300 - 100.620 R.S. MO (1994) as amended. Such bonds may be secured by land, improvements, and in some cases, machinery and equipment, and other security interests as necessary, including, but not limited to assignments of lease payments. Also, individual projects may be financed through the St. Louis Local Development Co.

### 3. Land Acquisition Costs

The current estimate of land acquisition cost is \$560,500. This includes parcels 1, 5-9, 11 and 12. Land acquisition estimates were provided by Real Estate Analysts Limited (See Plate 9 for property ownership and parcel numbers).

### 4. Tax Abatement

A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to twenty-five (25) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

If property in the Area is sold by the PIEA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the PIEA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

For the ensuing period of up to fifteen (15) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the PIEA. In no event shall such benefits extend beyond twenty-five (25) years after the redevelopment corporation shall have acquired title to the property.

#### 5. Developer's Obligation

Any company or industry which proposes to lease or sublease facilities constructed pursuant to this development plan or to purchase land for redevelopment shall submit two copies of final plans and specifications to the PIEA for approval prior to starting work. The PIEA will submit one copy of the final plans and specifications to the CDA upon receipt of these documents from the developer. A building permit shall not be issued without approval by the PIEA, and CDA prior to starting construction. Said company or industry shall agree to keep all buildings, structures, improvements, fences, fixtures, signs, equipment, machinery, walkways, other paved areas and landscaped areas, that are constructed, erected, installed or located on this property in good and safe order and condition and in full and complete repair, both inside and outside, structurally and otherwise, including the necessary and proper painting. The PIEA and the CDA will review all plans to determine their conformity with the PIEA statute and the terms of the economic and physical development program and policies of the City of St. Louis.

#### 6. Relocation

At this time, no relocation is contemplated. If, however, at a later date, an individual development project necessitates relocation, such relocation by the Authority shall be subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

#### 7. Harmonious Purpose

The proposed land uses and building requirements contained herein are designed with the general purpose of accomplishing, in conformance with this general plan, a coordinated, adjusted and harmonious development of the City and its environs which, in accordance with the present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general



welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, employment opportunities, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the prevention of the occurrence of insanitary areas, conditions of blight or deterioration or undeveloped industrial and commercial uses.

## E. PROPOSED STREET AND ZONING CHANGES

### 1. Street and Circulation Plans

There are two basic improvements proposed for the street and circulation patterns. The primary proposed change involves the improvement of the section of St. Louis Ave. west of Hamilton Ave. and the construction of an extension of St. Louis Ave. providing for a link to Idadale Ave.

The other improvement would entail the improving of the private road, which has access off of Hamilton Ave. and the subsequent dedication of the road to the City of St. Louis for maintenance by the Street Dept. Cost estimates for these improvements were provided by Campbell and Weiland, Inc. (See Plates 6 and 10 and Exhibit B).

### 2. Zoning Plan

A change in zoning from **◆K◆** Unrestricted to **◆J◆** Industrial is proposed for two parcels within the Project Area. These parcels are #170 and #180 of O. L. 101 (See Plate 8a).

## F. PUBLIC FACILITIES AND UTILITIES

### 1. Facilities

The construction of new facilities is proposed by PIEA. This construction of new facilities is discussed in Section E1 and outlined in Exhibit B. Cost estimates for the construction of the public facilities are provided by Campbell and Weiland, Inc. (See Plate 10 and Exhibit B).

### 2. Utilities

The construction of new utilities will be necessitated by the street improvements. Existing utilities are illustrated in Plates 4 and 5.

#### G. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities, and utility plans are consistent with local objectives as defined by the General Plan of the City of St. Louis (1948) and the Economic Development Strategy (1978). The proposed development is consistent with neighborhood objectives. Any specific development proposal approved by PIEA for the Hamilton-St. Louis Ave. Industrial/Commercial Area will contain, among other things, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

#### H. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

This plan may be modified at any time by PIEA; provided that, if modified after the lease or sale of real estate in the Project Area, the modification must be consented to by the lessee or purchaser of the real property or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the plan as previously approved by the Board of Aldermen, the PIEA, and the CDC, the modification must similarly be approved by the Board of Aldermen, the PIEA, and the CDC.

Any approved development proposal for any project in the Project Area may be modified at any time by PIEA provided that, if modified after the lease or sale of real property in the Project Area, the modification must be consented to by lessee or purchaser of real property or its successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the development proposal as previously approved by the PIEA, the modification must similarly be approved by the PIEA.

#### I. DURATION OF REGULATIONS AND CONTROLS

This development plan shall remain in full force and effect and shall be binding on any lessee or purchaser from the Authority, from the effective date of the ordinance approving this plan to date twenty-five (25) years thereafter. This section, however, shall not be construed as a limitation on the period of tax abatement under Chapter 353, R.S. MO (1994), and Chapter 100.570 R.S. MO (1994), nor as a limitation on the power of the PIEA to issue bonds pursuant to this plan at any time during or subsequent to said period, which bonds would not be fully amortized until a point in time subsequent to the expiration of said twenty-five (25) year period.

**J. EMINENT DOMAIN**

The PIEA may acquire any property in the Area through negotiation, but is authorized to acquire parcels 1, 5-9, 11 and 12 as shown on Exhibit 9 of this Plan by the exercise of eminent domain..

**K. CIVIL RIGHTS AND EQUAL OPPORTUNITY COMPLIANCE**

The development of the Hamilton-St. Louis Ave. Industrial/Commercial Area shall be subject to all Federal, State, and municipal statutes and ordinances with respect to Civil Rights and equal employment opportunity. All lessees or purchasers of property within the Project Area are hereby made specifically subject to all pertinent statutes and ordinances.

**L. PLATES AND EXHIBITS**

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

<b>Legislative History</b>				
<b>1ST READING</b>	<b>REF TO COMM</b>	<b>COMMITTEE</b>	<b>COMM SUB</b>	<b>COMM AMEND</b>
<b>06/11/99</b>	<b>06/11/99</b>	<b>HUDZ</b>		
<b>2ND READING</b>	<b>FLOOR AMEND</b>	<b>FLOOR SUB</b>	<b>PERFECTN</b>	<b>PASSAGE</b>
<b>07/16/99</b>			<b>07/23/99</b>	<b>07/23/99</b>
<b>ORDINANCE</b>	<b>VETOED</b>		<b>VETO OVR</b>	
<b>64743</b>				