Summary
Board Bill Number 118
Introduce by Alderwoman Norma Walker
November 10, 2022

The proposed bill will repeal **Ordinance Number 71451**, which approved a Chapter 99 Redevelopment Plan and Bighting Study for the 4201 R Geraldine Redevelopment Area allowing up to a ten-year tax abatement at ninety-five percent.
An ordinance repealing Ordinance Number 71451, which approved a Chapter 99 Redevelopment Plan and Bighting Study for the 4201 R Geraldine Redevelopment Area allowing up to a ten-year tax abatement at ninety-five percent.

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

SECTION ONE. City of St. Louis Ordinance Number 71451 is hereby repealed.
BOARD BILL NUMBER 143 INTRODUCED BY: ALDERMAN JEFFREY BOYD

An ordinance approving a Redevelopment Plan dated November 16, 2021 (“Plan”) for the 4201 R Geraldine Ave. Area ("Area") in the City of St. Louis ("City") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available up to a 10-year tax abatement based on 95 percent of the assessed value of the incremental improvements.; and pledging cooperation of the Board of Aldermen.

WHEREAS, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use of the Area, said Area being more fully described in Attachment "A";

and

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 4201 R Geraldine Ave.," dated November 16, 2021 consisting of...
a Title Page, Table of Contents Pages, and nine (9) numbered pages, and Exhibits A-G attached hereto and incorporated herein as Attachment "B" ("Plan"); and

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

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

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

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

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

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

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

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of the Project, including those relating to prohibitions against discrimination
ORDINANCE 71451

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

WHEREAS, in accordance with the requirements of Section 99.430 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 Plan.

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

SECTION ONE. There exists within the City a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and incorporated herein, known as the 4201 R Geraldine Ave. Area.

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated November 16, 2021, having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this Board is hereby directed to file a copy of said Plan with the Minutes of this meeting.
SECTION FIVE. The 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 redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

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

SECTION EIGHT. The Plan for the Area provides that the LCRA may not acquire any property in the Area by the exercise of eminent domain.

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

SECTION TEN. The 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 Plan;

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

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

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

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

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

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

(d) To adhere to the requirements of Ordinance Nos. 69427, 70767 and 71094, as may
be amended or supplemented, pertaining to minority-owned and women-owned business
ordination 71451

participation, workforce development, and prevailing wage compliance, to the extent the provisions
of those ordinances apply to the Project

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

(f) To cooperate with those programs and methods supplied by the City with the purpose
of accomplishing, pursuant to this paragraph, minority and women subcontractors and material
supplier participation in the construction under this Agreement. The Redeveloper 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; and

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

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
(51) percent 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 (51) percent ownership. The woman
or women must have operational and managerial control, interest in capital and earnings
commensurate with their percentage of ownership.
The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

**SECTION FOURTEEN.** 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 (5) percent 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
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.

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

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.
BOARD BILL NUMBER 143
FISCAL NOTE

Preparer’s Name Zachary Wilson

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

Bill Sponsor Alderman Boyd

<table>
<thead>
<tr>
<th>Bill Synopsis:</th>
<th>This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4201 R Geraldine Ave. Redevelopment Area. This Board Bill will allow a 10-year tax abatement at 95 percent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Impact:</td>
<td>None this year.</td>
</tr>
<tr>
<td>Agencies Affected:</td>
<td>None</td>
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</table>

SECTION A
Does this resolution 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.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

SECTION B

• Does the bill require the construction of any new physical facilities?  ____Yes  ____No.
  ○ If yes, describe the facilities and provide the estimated cost:
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________

• Is the bill estimated to have a direct fiscal impact on any city department or office?  ___Yes  ___No.
  ○ If yes, explain the impact and the estimated cost:
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________

• Does the bill create a program or administrative subdivision?  ____Yes  ____No.
  ○ If yes, then is there a similar existing program or administrative subdivision?  ____Yes  ____No.
  ○ If yes, explain how the proposed programs or administrative subdivisions may overlap:
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________

• Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:
    ________________________________________________________________
    ________________________________________________________________
    ________________________________________________________________
Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

<table>
<thead>
<tr>
<th>Fiscal Impact</th>
<th>Year 1 (current)</th>
<th>Year 2</th>
<th>Year 3</th>
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</thead>
<tbody>
<tr>
<td>Additional Expenditures</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Additional Revenue</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Net</td>
<td>NA</td>
<td>NA</td>
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**Financial Estimate of Impact on Special Funds**

<table>
<thead>
<tr>
<th>Fiscal Impact</th>
<th>Year 1 (current)</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Expenditures</td>
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</tr>
<tr>
<td>Additional Revenue</td>
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<td>NA</td>
</tr>
<tr>
<td>Net</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

- Describe any assumptions used in preparing this fiscal note:
  
  NA- No expenditures will occur with this bill

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:
  
  SLDC

- Have the financial estimates of this bill been verified by the City Budget Division?
  
  Yes  No. X

  If yes, by whom? 

  3
4201 R GERALDINE AVE.
LEGAL DESCRIPTION

C B 4376 UNION BLVD
1.700 ACS
BROWN BREN'T SUBDN
LOT 2

PARCEL # 437600070
BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

4201 R GERALDINE AVE.
Redevelopment Area

PROJECT # 2427

November 18, 2021

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

MAYOR
TISHAURA O. JONES
BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
4201 R GERALDINE AVE.
REDEVELOPMENT AREA

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<td>&quot;B&quot;</td>
<td>PROJECT AREA PLAN</td>
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<td>&quot;C&quot;</td>
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<td>“G”</td>
<td>SUSTAINABILITY REPORT</td>
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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 4201 R Geraldine Ave. Redevelopment Area ("Area") encompasses approximately 1.7 acres in the Mark Twain/ I-70 Industrial 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 4376 and includes 4201 R Geraldine Ave. The Area consists of an unoccupied industrial building. 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 4.1% unemployment rate for the City as of September 2021. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area includes an unoccupied industrial 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 industrial purposes.

Residential density for the surrounding neighborhoods is approximately 1.68 persons per acre in the Mark Twain/ I-70 Industrial neighborhood.

5. CURRENT ZONING

The Area is currently zoned “K” Unrestricted District 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 unoccupied 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/industrial uses pursuant to plans by or presented to the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) (the “Project”).

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 permitted in zones designated “K” Unrestricted District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the 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 use.

3. PROPOSED ZONING

The zoning for the Area can remain “K” Unrestricted District. 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" (as amended 2021). 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**

At least 10 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 in the Area shall be redeveloped such that it is an attractive commercial 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.
c. **Landscaping and Sidewalk Maintenance**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, 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 repaired/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, including PDA standards. 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, PDA stipulations, 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 recommendation 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 redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

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 development 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.

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 unoccupied. If it becomes 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

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

Redeveloper(s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination, affirmative action, workforce development, and prevailing wage compliance, 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 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 twenty-five years commencing with the effective date of approval of this Plan by City 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 at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby and shall remain in full force and effect.
EXHIBIT “A”

4201 R GERALDINE AVE.
LEGAL DESCRIPTION

C B 4376 UNION BLVD
1.700 ACS
BROWN BRENT SUBDN
LOT 2

PARCEL # 437600070
Exhibit D
Project Area Plan-Project Acquisition

4201 R Geraldine Ave.

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 Nos. 69427, 70767 and 71094, as may be amended or supplemented, pertaining to minority-owned and women-owned business participation, workforce development, and prevailing wage compliance, to the extent the provisions of those ordinances apply to the Project.

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 No. 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
4201 R GERALDINE AVE.
Redevelopment Area

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

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a 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 _____ unoccupied residential

X unoccupied/occupied commercial

Subject Property is: _____ X _____ secured _______ unsecured

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

The subject property ______ has _____ X _____ has not unsanitary or unsafe conditions
If answer is yes, explain: ______________________________________________________________________

The subject property ______ X ______ has _______ has not deterioration of site conditions
If answer is yes, explain: The property needs improvements to its structure and systems
____________________________________________________________________________________

The subject property ______ has _____ X _____ has not improper subdivision or obsolete platting
If answer is yes, explain: ______________________________________________________________________

The subject property ______ has _____ X _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: ______________________________________________________________________

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 property needs improvements to its structure and systems. It drags down the value of surrounding properties.
____________________________________________________________________________________

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 is X is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The properties are deteriorated, with the deteriorated site conditions listed above.

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, juvenile delinquency, and . If answer is yes, explain:
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.

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

Exhibit G-1
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>G2</td>
<td>Encourage mixed-use affordable housing in high amenity neighborhoods</td>
<td>X</td>
</tr>
<tr>
<td>G4</td>
<td>Integrate low income housing into market-rate and mixed-use development</td>
<td>X</td>
</tr>
<tr>
<td>G6</td>
<td>Experiment with new ways to create partnerships to build sustainable and affordable housing</td>
<td>X</td>
</tr>
<tr>
<td>G8</td>
<td>Offer housing that is energy efficient and environmentally sustainable</td>
<td>X</td>
</tr>
<tr>
<td>H4</td>
<td>Continue to remove site contamination and promote brownfields redevelopment</td>
<td>X</td>
</tr>
<tr>
<td>I4</td>
<td>Ensure urban agriculture is a profitable, viable enterprise</td>
<td></td>
</tr>
<tr>
<td>J4</td>
<td>Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors</td>
<td></td>
</tr>
<tr>
<td>J5</td>
<td>Increase the effectiveness of major commercial corridors</td>
<td></td>
</tr>
<tr>
<td>J8</td>
<td>Incorporate sustainability in economic development programs</td>
<td>X</td>
</tr>
</tbody>
</table>

**II. ARTS, CULTURE AND INNOVATION**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A4</td>
<td>Encourage the development of affordable artist housing, studios and ventures</td>
<td>X</td>
</tr>
<tr>
<td>A5</td>
<td>Diversify the City’s range of arts, creative and innovative industries</td>
<td>X</td>
</tr>
<tr>
<td>SAA6</td>
<td>Build Phase II of CORTEX bioscience and technology research district</td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>Facilitate development of arts, culture and innovative TODs</td>
<td></td>
</tr>
<tr>
<td>C5</td>
<td>Target developing arts and cultural districts for streetscape and public space improvements</td>
<td></td>
</tr>
<tr>
<td>E1</td>
<td>Use distinctive public art, architecture, landscape to build City and neighborhood identity</td>
<td>X</td>
</tr>
<tr>
<td>F1</td>
<td>Revitalize existing and develop new arts and cultural facilities</td>
<td></td>
</tr>
</tbody>
</table>

**III. EMPOWERMENT, DIVERSITY AND EQUITY**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E4</td>
<td>Expand the capacity to create additional affordable housing units</td>
<td>X</td>
</tr>
<tr>
<td>E5</td>
<td>Create pathways for qualified low-income families to become homeowners</td>
<td>X</td>
</tr>
<tr>
<td>SAA10</td>
<td>Implement ordinance #71094 pertaining to workforce inclusion</td>
<td>X</td>
</tr>
<tr>
<td>F1</td>
<td>Address blighting and environmental health hazards</td>
<td>X</td>
</tr>
<tr>
<td>F6</td>
<td>Ensure the application of universal design and accessibility codes</td>
<td>X</td>
</tr>
</tbody>
</table>

**IV. HEALTH, WELL-BEING AND SAFETY**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A5</td>
<td>Plan and design buildings, spaces and environments for safety</td>
<td></td>
</tr>
<tr>
<td>B5</td>
<td>Reduce exposure of lead-paint poisoning</td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>Eliminate food deserts and improve access to fresh produce</td>
<td></td>
</tr>
<tr>
<td>C3</td>
<td>Support urban agriculture opportunities in the City</td>
<td>X</td>
</tr>
</tbody>
</table>

Exhibit G-2
### V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION

<table>
<thead>
<tr>
<th>Task</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>End chronic Homelessness</td>
<td></td>
</tr>
<tr>
<td>Design buildings to encourage physical activity</td>
<td>X</td>
</tr>
<tr>
<td><strong>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</strong></td>
<td></td>
</tr>
<tr>
<td>Advance the City as a transportation hub</td>
<td></td>
</tr>
<tr>
<td>Encourage transit oriented development</td>
<td></td>
</tr>
<tr>
<td>Increase bike racks by 150%</td>
<td>X</td>
</tr>
<tr>
<td>Use pilot projects to explore ways to achieve net zero storm water discharge</td>
<td>X</td>
</tr>
<tr>
<td>Strive for the highest levels of energy efficiency and maximize clean energy in buildings</td>
<td>X</td>
</tr>
<tr>
<td>Ensure building and site development integrated with natural site ecology</td>
<td>X</td>
</tr>
<tr>
<td>Advance the use of high-efficiency building related water systems and technologies</td>
<td>X</td>
</tr>
<tr>
<td>Encourage re-use of materials and divert waste from land-fills</td>
<td>X</td>
</tr>
<tr>
<td>Provide healthy interior environments in commercial buildings</td>
<td></td>
</tr>
</tbody>
</table>

### VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT

<table>
<thead>
<tr>
<th>Task</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require a sustainability impact statement for all new City development</td>
<td></td>
</tr>
<tr>
<td>Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly</td>
<td></td>
</tr>
<tr>
<td>Encourage small scale redevelopment with economic incentives</td>
<td>X</td>
</tr>
<tr>
<td>Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource</td>
<td></td>
</tr>
<tr>
<td>Focus on small and local businesses as a key part of the City economy</td>
<td>X</td>
</tr>
<tr>
<td>Re-use existing buildings for inexpensive incubation of entrepreneurial ideas</td>
<td>X</td>
</tr>
<tr>
<td>Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions</td>
<td>X</td>
</tr>
<tr>
<td>Market and encourage living in the City to recent college graduates</td>
<td>X</td>
</tr>
<tr>
<td>Promote flexible development approaches by developers, land owners and business firms</td>
<td>X</td>
</tr>
<tr>
<td>Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support</td>
<td>X</td>
</tr>
<tr>
<td>Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront</td>
<td>X</td>
</tr>
<tr>
<td>Foster innovation</td>
<td>X</td>
</tr>
<tr>
<td>Remediate and prepare at least 40 vacant properties for redevelopment</td>
<td>X</td>
</tr>
</tbody>
</table>

*Please comment in what ways you believe the Mayor’s Sustainability Action Agenda overlaps with your successes on your project.*