

# *The* CITY JOURNAL

Official Publication of THE CITY OF ST. LOUIS

FRANCIS G. SLAY  
Mayor

LEWIS E. REED  
President, Board of Aldermen

DARLENE GREEN  
Comptroller

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JOURNAL  
OF THE  
**Board of  
Aldermen**  
OF THE  
CITY OF ST. LOUIS  
REGULAR  
SESSION  
2014-2015

**PRELIMINARY**

The following is a preliminary  
draft of the minutes of the  
meeting of

**Friday, December 12, 2014.**

**These minutes are  
unofficial and subject to  
Aldermanic approval.**

City of St. Louis Board of Aldermen  
Chambers December 12, 2014.

The roll was called and the following  
Aldermen answered to their names: Tyus,  
Flowers, Bosley, Moore, Hubbard, Young,  
Conway, Ortmann, Vollmer, Villa, Arnowitz,  
Murphy, Green, Baringer, Roddy, Kennedy,  
Davis, Schmid, French, Boyd, Vaccaro,  
Ogilvie, Cohn, Williamson, Carter, Krewson  
and President Reed. 27

*"Almighty God, source of all authority,  
we humbly ask guidance in our deliberations  
and wisdom in our conclusions. Amen."*

**ANNOUNCEMENT OF ANY  
SPECIAL ORDER OF THE DAY**

None.

**INTRODUCTION OF  
HONORED GUESTS**

None.

**APPROVAL OF MINUTES  
OF PREVIOUS MEETING**

None.

**REPORT OF CITY OFFICIALS  
Report of the Clerk  
of the Board of Aldermen**

None.

**Office of the Mayor**

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for reappointment to the Euclid South Special Business District:

The appointment of Mr. John McElwain, a resident of the 17<sup>th</sup> Ward and whose term will expire on December 31, 2018.

On behalf of the Euclid South Special Business District I respectfully request your approval of this appointment.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Mr. Roddy moved to approve the following individual for reappointment to the Euclid South Special Business District: John McElwain.

Seconded by Mr. Boyd.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Tower Grove South Concerned Citizens Special Business District:

The appointment of Ms. Laura MacCaskey, a resident of the 15<sup>th</sup> Ward and whose term will expire on December 31, 2018.

The appointment of Mr. Travis Loux, a resident of the 15<sup>th</sup> Ward and whose term will expire on December 31, 2018.

On behalf of the Tower Grove South Concerned Citizens Special Business District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Green moved to approve the following individuals for appointment to the Tower Grove South Concerned Citizens

Special Business District: Laura MacCaskey and Travis Loux.

Seconded by Mr. Cohn.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for appointment to the Locust Central Business District:

The appointment of Mr. Samuel Coleman, a resident of the 27<sup>th</sup> Ward, and whose term will expire on December 31, 2015.

On behalf of the Locust Central Business District I respectfully request your approval of this appointment.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Young moved to approve the following individual for appointment to the Locust Central Business District: Samuel Coleman.

Seconded by Mr. Ortmann.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201

December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Riverfront Hotel Community Improvement District:

The appointment of Mr. Osby Tyson Warren, a resident of the 25<sup>th</sup> Ward, and whose term will expire on May 18, 2015.

The appointment of Ms. Lisa Sabin, a resident of St. Louis county, and whose term will expire on May 18, 2015.

The appointment of Mr. Timothy P.

Combs, a resident of St. Louis county, and whose term will expire on May 18, 2015.

The appointment of Mr. Richard Lee Creviston, a resident of St. Louis county, and whose term will expire on May 18, 2015.

On behalf of the Riverfront Hotel Community Improvement District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Young moved to approve the following individuals for appointment to the Riverfront Hotel Community Improvement District: Osby Tyson Warren, Lisa Sabin, Timothy P. Combs and Richard Lee Creviston.

Seconded by Mr. Ortmann.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Tax Increment Financing Board of Commissioners:

The appointment of Ms. Christina Bennett, a resident of the 28<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

The appointment of Mr. Phillip Klevorn, a resident of the 16<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

The appointment of Mr. Jemal Swoboda, a resident of the 9<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Mr. Roddy moved to approve the following individuals for appointment to the Tax Increment Financing Board of Commissioners: Christina Bennett, Phillip Klevorn and Jemal Swoboda.

Seconded by Mr. Ortmann.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Residence Inn Downtown Community Improvement District:

The appointment of Mr. Stephan Abbate, a resident of Ellisville Missouri, and whose term will expire on March 8, 2015.

The appointment of Ms. Elizabeth Hotz, a resident of St. Louis county, and whose term will expire on March 8, 2015.

The appointment of Ms. M. Renee Boudria, a resident of the 23<sup>rd</sup> Ward, and whose term will expire on March 8, 2017.

The appointment of Mr. Damion Parks-Weekly, a resident of St. Louis county, and whose term will expire on March 8, 2017.

I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Young moved to approve the following individuals for appointment to the Residence Inn Downtown Community Improvement District: Stephan Abbate, Elizabeth Hotz, M. Renee Bourdria, Damion Parks-Weekly.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Chouteau Crossing Community Improvement District:

The appointment of Mr. Robert Maltby, a resident of the 15<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

The appointment of Mr. Brian Pratt, a resident of St. Louis county, and whose term will expire on December 31, 2018.

The appointment of Mr. Phillip G. Hulse, a resident of St. Louis county, and whose term will expire on December 31, 2018.

The appointment of Ms. Tracey Coleman, a resident of Pevely Missouri, and whose term will expire on December 31, 2018.

The appointment of Mr. Chris Hulse, a resident of the 17<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

On behalf of the Chouteau Crossing Community Improvement District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Young moved to approve the following individuals for appointment to the Chouteau Crossing Community Improvement District: Robert Maltby, Brian Pratt, Phillip G. Hulse, Coleman and Chris Hulse.

Seconded by Mr. Cohn.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the 840 East Taylor Community Improvement District:

The appointment of Mr. Robert Maltby, a resident of the 15<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

The appointment of Mr. Brian Pratt, a resident of St. Louis county, and whose term will expire on December 31, 2018.

The appointment of Mr. Phillip G. Hulse, a resident of St. Louis county, and whose term will expire on December 31, 2018.

The appointment of Ms. Tracey

Coleman, a resident of Pevely Missouri, and whose term will expire on December 31, 2018.

The appointment of Mr. Chris Hulse, a resident of the 17<sup>th</sup> Ward, and whose term will expire on December 31, 2018.

On behalf of the 840 East Taylor Community Improvement District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Flowers moved to approve the following individuals for appointment to the 840 East Taylor Community Improvement District: Robert Maltby, Brian Pratt, Phillip G. Hulse, Tracey Coleman and Chris Hulse.

Seconded by Mr. Arnowitz.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individuals for appointment to the Loughborough Commons Community Improvement District:

The appointment of Mr. David Ramirez, a resident of St. Louis county, and whose term will expire on May 19, 2016.

The appointment of Mr. Franklin Sears, a resident of St. Louis county, and whose term will expire on May 19, 2016.

The appointment of Mr. Michael Anthon, a resident of St. Louis county, and whose term will expire on May 19, 2017.

The appointment of Ms. Jill Duchinsky, a resident of St. Louis county, and whose term will expire on May 19, 2017.

The appointment of Mr. Christopher Bertel, a resident of St. Peters Missouri, and whose term will expire on May 19, 2017.

On behalf of the Loughborough Commons Community Improvement District I respectfully request your approval of these appointments.

Sincerely,

FRANCIS G. SLAY  
Mayor

Mr. Villa moved to approve the following individuals for appointment to the Loughborough Commons Community Improvement District: David Ramirez, Franklin Sears, Michael Anthon, Jill Duchinsky and Christopher Bertel.

Seconded by Mr. Vaccaro.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Members of the Board:

I have the pleasure to submit the following individual for appointment to the Magnolia Community Improvement District:

The appointment of Mr. Matt Korsos, a resident of O'Fallon Missouri, and whose term will expire on March 17, 2016.

The appointment of Mr. Dan C. Ayres, a resident of St. Louis county, and whose term will expire on March 17, 2018.

The appointment of Ms. Christine Chamberlin, a resident of St. Louis county, and whose term will expire on March 17, 2016.

The appointment of Mr. KC Haman, a resident of O'Fallon Missouri, and whose term will expire on March 17, 2016.

The appointment of Mr. Quincy Johnson, a resident of St. Louis county, and whose term will expire on March 17, 2016.

On behalf of the Magnolia Community Improvement District I respectfully request your approval of these appointments.

Sincerely,  
FRANCIS G. SLAY  
Mayor

Ms. Young moved to approve the following individuals for appointment to the Magnolia Community Improvement District: Matt Korsos, Dan C. Ayres, Christine Chamberlin, KC Haman and Quincy Johnson.

Seconded by Ms. Baringer.

Carried unanimously by voice vote.

City of St. Louis  
Room 200 City Hall  
1200 Market Street  
St. Louis, MO 63103  
(314) 622-3201  
December 4, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Board Members:

I have the honor to return to you herewith, with my approval endorsed thereon, Board Bills No. 125, 169, 170 and 171.

Sincerely,  
FRANCIS G. SLAY  
Mayor

#### Office of the President

Board of Aldermen  
City of St. Louis  
Room 232 City Hall  
1200 Market Street  
St. Louis, MO 63103-2873  
(314) 622-4114  
December 12, 2014  
Honorable Board of Aldermen  
Room 230 City Hall  
St. Louis, Missouri 63103

Dear Board Members:

I have the pleasure to submit the following individual, a recommendation of the Poet Laureate Task, to serve the city of St. Louis as the inaugural Poet Laureate to a two-year term commencing on January 1, 2015.

The appointment of Mr. Michael Castro, a resident of University City, and whose term will expire on December 31, 2016.

Mr. Castro shall serve with the objective of 1) celebrating the written and spoken poetic voices of residents; 2) increasing access to poetry throughout all parts of the community; 3) encouraging both the reading and writing of literature; 4) commemorating the metropolitan St. Louis region through works that speak to, for and of our region; and 4) officiating special events throughout his term.

I respectfully request your approval of this appointment.

Sincerely,  
Lewis E. Reed  
President, Board of Aldermen

Mr. Kennedy moved to approve the following individual to serve as the inaugural Poet Laureate of the City of St. Louis: Michael Castro.

Seconded by Mr. Vaccaro.

Carried unanimously by voice vote.

#### PETITIONS & COMMUNICATIONS

None.

#### BOARD BILLS FOR PERFECTION - INFORMAL CALENDAR

None.

#### BOARD BILLS FOR THIRD READING - INFORMAL CALENDAR

None.

#### RESOLUTIONS - INFORMAL CALENDAR

None.

#### FIRST READING OF BOARD BILLS

**Board Members Young and Ingrassia** introduced by request:

#### Board Bill No. 217

An ordinance establishing the Lafayette Square Special Business District pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, setting its boundaries, tax rate, initial rate of levy subject to the approval of the qualified voters, bonding authority, and uses to which tax revenue may be put; creating a board of commissioners; and containing severability, effectiveness, and emergency clauses.

**Board Members Young and Ingrassia** introduced by request:

#### Board Bill No. 218

An ordinance submitting to the qualified voters residing in the Lafayette Square Special Business District as designated in Ordinance No. \_\_\_\_\_, approved \_\_\_\_\_, 2015 (Board Bill No. \_\_\_\_\_) a proposal to levy a tax on the real property located in said district; submitting said proposal to the voters of said district at an Election on April 7, 2015; and containing an emergency clause.

**Board Member Roddy** introduced by request:

#### Board Bill No. 219

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute a Quit Claim Deed to JARUBA CORP. for certain City-owned property located in City Block 5114, which property is known as 4213 Gibson Avenue, upon receipt of and in consideration of the sum of Three Hundred Seventy-Five Thousand Dollars (\$375,000.00), and containing an emergency clause.

**Board Member Green** introduced by request:

**Board Bill No. 220**

An ordinance confirming the prohibition of the issuance of any package liquor licenses for any premises within the boundaries of the Fifteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing an exception allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances; and containing an emergency clause.

**Board Member Vaccaro** introduced by request:

**Board Bill No. 221**

An ordinance pertaining to competitive bidding and composition of workforce and containing a severability clause.

**Board Member Vaccaro** introduced by request:

**Board Bill No. 222**

An ordinance pertaining to construction contracts and containing a severability clause.

**Board Member Moore** introduced by request:

**Board Bill No. 223**

An ordinance approving a Redevelopment Plan for the 2613-17 Marcus Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated November 18, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available

ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

**Board Member Ortmann** introduced by request:

**Board Bill No. 224**

An ordinance approving a blighting study and redevelopment plan dated November 18, 2014 for the 3318 Wisconsin Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

**Board Member Cohn** introduced by request:

**Board Bill No. 225**

An ordinance adopted to establish a Citizen Commission to be known as "The

Citizen Commission on the Reduction and Reformation of the Board of Aldermen" which Commission's purpose shall be to collect community input, gather information, conduct community outreach, study and provide advisory opinion/s to the Board of Aldermen on the implementation of Ordinance #69185, which measure was passed by the electorate of the City of St. Louis, and calls for a restructuring of the Board of Aldermen of the City of St. Louis from a body of twenty-eight aldermen representing twenty-eight wards to a body of fourteen aldermen representing fourteen wards, and provides for a transition schedule to implement the restructuring.

**Board Member Bosley** introduced by request:

**Board Bill No. 226**

An ordinance recommended by the Board of Public Service authorizing the 2015 St. Louis Works and the 50/50 Sidewalk Programs City Wide providing for the construction and reconstruction of gutters, streets, driveways, spot curbs, sidewalks, alleys, traffic controls, beautification, tree planting, resurfacing and related engineering adjustments listed herein, appropriating \$5,500,000.00 from the Street Improvement Fund; containing sections for description of the work, approval of plans and specifications, work and material guarantees, estimated costs from City funds and supplemental agreements and reversion authorizations, applicable state and federal wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, contract advertising statutes, and a public work emergency clause.

**Board Member Villa** introduced by request:

**Board Bill No. 227**

An Ordinance authorizing the execution of an Intergovernmental Cooperation Agreement between the City and The Carondelet Commons Community Improvement District prescribing the form and details of said agreement; making certain findings with respect thereto; authorizing certain other actions of City officials; and containing a severability clause.

**Board Member Young** introduced by request:

**Board Bill No. 228**

An Ordinance recommended by the Planning Commission on December 3, 2014, to change the zoning of property as indicated on the District Map, from "G" Local Commercial and Office District, "H" Area Commercial District, "J" Industrial District, dual zoning of "D" Multiple-Family Dwelling

District & “G” Local Commercial and Office District and Dual zoning of “D” Multiple-Family Dwelling District & “H” Area Commercial District to the “D” Multiple-Family Dwelling District only, in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03, so as to include the described parcels of land in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03; and containing an emergency clause.

**REFERENCE TO COMMITTEE OF BOARD BILLS**

**Convention and Tourism**

None.

**Engrossment, Rules and Resolutions**

None.

**Health and Human Services**

None.

**Housing, Urban Development & Zoning**

Board Bill No. 228.

**Intergovernmental Affairs**

None.

**Legislation**

Board Bill No. 225.

**Neighborhood Development**

Board Bills No. 223 and 224.

**Parks and Environmental Matters**

None.

**Personnel and Administration**

None.

**Public Employees**

None.

**Public Safety**

Board Bill No. 220.

**Public Utilities**

None.

**Streets, Traffic and Refuse**

Board Bill No. 226.

**Transportation and Commerce**

None.

**Ways and Means**

Board Bills No. 217, 218, 219, 221, 222 and 227.

**SECOND READING AND REPORT OF STANDING COMMITTEES**

Mr. Roddy of the Committee on Housing, Urban Development and Zoning submitted the following report which was read.

Board of Aldermen Committee report, December 12, 2014

To the President of the Board of Aldermen:

The Committee on Housing, Urban

Development and Zoning to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

**Board Bill No. 209**

An ordinance approving Addendum No. 6 dated \_\_\_\_\_, 2014 to the Development Plan of Laclede’s Landing Redevelopment Corporation, amending the Development Plan approved by Ordinance 57085, as amended, to clarify and restate the term of said Development Plan; authorizing the Mayor and the Comptroller to enter into an Amendment to Redevelopment Agreement on behalf of the City of St. Louis with Laclede’s Landing Redevelopment Corporation; setting forth the terms and conditions of said Amendment to Redevelopment Agreement; and containing a severability clause and an emergency clause.

Alderman Roddy  
Chairman of the Committee

Mr. Conway of the Committee on Transportation and Commerce submitted the following report which was read.

Board of Aldermen Committee report, December 12, 2014.

To the President of the Board of Aldermen:

The Committee on Transportation and Commerce to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

**Board Bill No. 204**

An ordinance recommended and approved by the Airport Commission, the Comptroller and the Board of Estimate and Apportionment, making certain findings with respect to the transfer of up to Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) of excess moneys that The City of St. Louis (the “City”), the owner and operator of Lambert-St. Louis International Airport® (the “Airport”), intends to transfer from the Debt Service Stabilization Fund (the “DSSF”) to the Airport Revenue Fund (the “Revenue Fund”) in accordance with Section 516.B of the Lambert-St. Louis International Airport® Indenture of Trust between the City, as Grantor, and UMB Bank, N.A., as Trustee, dated as of October 15, 1984, as amended and restated as of July 1, 2009, as amended and supplemented (the “Indenture”); authorizing a transfer in an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) from the DSSF into the

Revenue Fund during the fiscal year beginning July 1, 2014, to be used to make funds available to mitigate rates on an annual basis during the term of the Airport Use and Lease Agreement commencing July 1, 2011; containing a severability clause; and containing an emergency clause.

**Board Bill No. 205**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of The City of St. Louis (the “City”), to enter into and execute on behalf of the City, the Lambert-St. Louis International Airport® (the “Airport”), WiFi and Distributed Antenna System Operating Agreement, AL-263 (the “Operating Agreement”), between the City and Concourse Communications Group, LLC, a Limited Liability Corporation organized and existing under the laws of the State of Delaware; the Operating Agreement, which was recommended and approved by the City’s Selection Committee and the City’s Airport Commission, for the installation, operation, marketing, maintenance, and management of a Wireless Internet Access and Distributed Antenna System at the Airport, is attached hereto as ATTACHMENT “1” and is made a part hereof; containing a severability clause; and an emergency clause.

**Board Bill No. 206**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller of The City of St. Louis (the “City”) to enter into and execute on behalf of the City the Lambert-St. Louis International Airport® (the “Airport”) Lease Agreement AL-161 (the “Lease Agreement”), between the City, the owner and operator of the Airport and Union Electric Company d/b/a Ameren-Missouri (the “Lessee”), a Missouri public utility company, granting to the Lessee certain rights and privileges in connection with the occupancy and use of the Leased Premises, as more fully described in Section 201 of the Lease Agreement, for a period of ten (10) years, subject to and in accordance with the terms, covenants, and conditions of the Lease Agreement, which was approved by the Airport Commission and is attached hereto as ATTACHMENT “1” and made a part hereof; containing a severability clause and an emergency clause.

Alderman Conway  
Chairman of the Committee

Mr. Kennedy of the Committee on Ways

and Means submitted the following report which was read.

Board of Aldermen Committee report, December 12, 2014.

To the President of the Board of Aldermen:

The Committee on Ways and Means to whom was referred the following Board Bills, report that they have considered the same and recommend adoption.

#### **Board Bill No. 201**

An ordinance establishing the DeBaliviere Place Special Business District pursuant to Sections 71.790 through 71.808 of the Revised Statutes of Missouri, setting its boundaries, tax rate, initial rate of levy subject to the approval of the qualified voters, bonding authority, and uses to which tax revenue may be put; creating a board of commissioners; and containing severability, effectiveness, and emergency clauses.

#### **Board Bill No. 202**

An ordinance submitting to the qualified voters residing in the DeBaliviere Place Special Business District Special Business District as designated in Ordinance No. \_\_\_\_\_, approved DATE (Board Bill No. \_\_\_\_ ) a proposal to renew and continue the levy a tax on the real property located in said district; submitting said proposal to the voters of said district at an Election on April 7, 2015; and containing an emergency clause.

#### **Board Bill No. 203**

An ordinance recommended by the Parking Commission of the City of St. Louis and authorizing and directing the City, acting through the Treasurer of the City in her capacity as supervisor of parking meters, to issue subordinated parking revenue bonds, series 2014, in an aggregate principal amount not to exceed \$6,750,000; setting forth certain terms and conditions relative to such bonds; appointing a bond registrar and paying agent in connection with the bonds; approving and authorizing the execution of a supplemental trust indenture no. 4, a continuing disclosure agreement, and a tax compliance agreement; authorizing the negotiated sale of the bonds and the execution and delivery of a bond purchase agreement; the taking of other actions, and the execution and approval of other documents, as are necessary or desirable to carry out and comply with the intent hereof, and containing an emergency clause.

#### **Board Bill No. 215**

An Ordinance recommended by the Board of Estimate and Apportionment

authorizing and directing the St. Louis Municipal Finance Corporation (the "Corporation") to issue and sell its Forest Park Leasehold Revenue Refunding Bonds (City of St. Louis, Missouri, Lessee), Series 2015, in an aggregate principal amount not to exceed \$11,000,000 (the "Series 2015 Bonds") in order to refund all or a portion of its outstanding Leasehold Revenue Refunding Bonds (City of St. Louis, Missouri, Lessee), Series 2004 (the "Series 2004 Bonds"), all for the general welfare, safety and benefit of the citizens of The City of St. Louis, Missouri (the "City"); authorizing and directing the Corporation to execute and deliver the Fourth Supplemental Indenture of Trust, any necessary supplement or amendment to the Base Lease or the Lease Purchase Agreement relating to the Leased Property, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Escrow Agreement, if any, and the Credit Agreement, if any (all as defined herein); authorizing the City to execute any supplement or amendment to the Base Lease or the Lease Purchase Agreement, the Continuing Disclosure Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein); authorizing the Corporation to obtain credit enhancement for the Series 2015 Bonds from a Credit Provider (as defined herein); authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Comptroller, and any other appropriate City officials to execute the Credit Agreement and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing the Official Statement; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance of the Series 2015 Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

#### **Board Bill No. 216**

An ordinance recommended by the Board of Estimate and Apportionment pertaining to, and providing for the issuance of obligations payable under an annually renewable lease agreement, authorizing and directing the execution and delivery, in one or more series, of lease certificates of participation obligations of the City of St. Louis, Missouri (the "City"),

evidencing interests in the right to receive rentals to be made by the City pursuant to an annually renewable lease agreement (the "Series 2015 Obligations") in an aggregate principal amount of not to exceed \$5,500,000 in order to refinance and refund all or a portion of the St. Louis Municipal Finance Corporation Lease Certificates of Participation (City of St. Louis, Missouri, Lessee) Series 2008 (the "Series 2008 Obligations") outstanding in the principal amount of \$5,455,000 (the "Refunded Bonds"), funding a debt service reserve account and paying costs of issuance of the Series 2015 Obligations including credit enhancement fees, if any, all for the general welfare, safety and benefit of the citizens of the City; authorizing the creation of and continuation of a lien and security interest by the Corporation in a leasehold interest in the premises leased ("Leased Premises") under a Supplemental Lease Agreement between the City and the Corporation, to secure payment of the Series 2015 Obligations and/or to secure payment of obligations due to the Credit Provider (as hereafter defined), if any, authorizing and directing the officers of the Corporation to execute and deliver the Supplemental Indenture of Trust, the Supplemental Lease Agreement, the Official Statement, the Purchase Agreement, the Continuing Disclosure Agreement and the Escrow Agreement; authorizing the obtaining of credit enhancement, if any, for the Series 2015 Obligations from a Credit Provider (as defined below), authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Comptroller and any other appropriate City officials, if necessary, to execute any Credit Agreement, as defined below, or other documents related thereto; authorizing the execution of an annually renewable lease agreement between the City and the St. Louis Municipal Finance Corporation (the "Corporation"); authorizing participation of appropriate City officials in preparing the preliminary Official Statement and final Official Statement for the Series 2015 Obligations, and the acceptance of the terms of a Purchase Agreement for the Series 2015 Obligations and the taking of further actions with respect thereto; and authorizing and directing the taking of other actions, and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; and containing a severability clause.

Alderman Kennedy  
Chairman of the Committee

## REPORT OF SPECIAL COMMITTEES

None.

### PERFECTION CONSENT CALENDAR

Mr. Roddy moved that the following Board Bills before the Board for perfection, be perfected as reported out of Committee with its recommendation "Do Pass": Board Bills No. 153, 154, 155, 156, 157, 159, 180, 181, 182, 184, 185, 190 and 199.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

### BOARD BILLS FOR PERFECTION

None.

Mr. Boyd moved to suspend the rules for the purpose of moving the following Board Bills to the third reading calendar for final passage: Board Bills No. 153, 154, 155, 156, 157, 159, 180, 181, 182, 184, 185, 190 and 199.

Seconded by Mr. Schmid.

Carried by the following vote:

Ayes: Flowers, Bosley, Moore, Hubbard, Young, Conway, Ortmann, Vollmer, Villa, Arnowitz, Green, Baringer, Roddy, Kennedy, Davis, Schmid, Boyd, Vaccaro, Ogilvie, Cohn, Williamson, Carter, Krewson and President Reed. 24

Noes: 0

Present: Tyus. 1

### THIRD READING CONSENT CALENDAR

Ms. Young moved for third reading and final passage of Board Bills No. 197 (Committee Substitute), 195, 158, 162, 163, 172, 173 (Committee Substitute), 176, 179, 183, 194, 196, 177, 178, 153, 154, 155, 156, 157, 159, 180, 181, 182, 184, 185, 190 and 199.

Seconded by Mr. Boyd.

Carried by the following vote:

Ayes: Tyus, Flowers, Bosley, Moore, Hubbard, Young, Conway, Ortmann, Vollmer, Villa, Arnowitz, Murphy, Green, Baringer, Roddy, Kennedy, Davis, Schmid, Boyd, Vaccaro, Cohn, Williamson, Carter, Krewson and President Reed. 25

Noes: 0

Present: 0

### Board Bill No. 197 (Committee Substitute)

An Ordinance recommended by the Board of Estimate and Apportionment authorizing The City of St. Louis, Missouri (the "City") to establish green community program for the purpose of making low-interest loans for residential energy efficiency projects and public building energy conservation projects and to issue and sell, in one or more series, its Qualified Energy Conservation Bonds (Energy Efficiency Program), Series 2014 in an aggregate principal amount not to exceed \$3,900,000 (the "Series 2014 Bonds" or "Bonds") in order to finance public building energy conservation projects and the low-interest loan green community program, all for the general welfare, safety and benefit of the citizens of the City, authorizing and directing the City to execute and deliver the Indenture, the Tax Compliance Agreement, the Continuing Disclosure Agreement, the Offering Document, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein); authorizing the City to obtain credit enhancement for the Series 2014 Bonds from a Credit Provider (as defined herein); authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Comptroller and any other appropriate City officials to execute the Credit Agreement and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing a disclosure document in the form of either an Official Statement or Private Placement Memorandum (the "Offering Document"), if any; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance, green community program expenses and/or reimbursement of city general fund expenses in connection with the Series 2014 Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

### Board Bill No. 195

An ordinance recommended by the Board of Estimate and Apportionment of The City of St. Louis, Missouri (the "City") authorizing and directing the St. Louis Municipal Finance Corporation (the "Corporation") to issue and sell its Leasehold Revenue Refunding Bonds in order to refund all or a portion of its outstanding Refunded Bonds (as defined

herein) and its Leasehold Revenue Improvement Bonds to fund the construction, repair, improvement and renovation of the Cervantes Convention Center (as defined herein) (collectively, the "Leasehold Revenue Bonds") in an aggregate principal amount not to exceed \$25,000,000 for the general welfare, safety and benefit of the citizens of the City; authorizing and directing the officers of the Corporation to execute and deliver the Supplemental Indenture (as defined herein), the Supplemental Lease Purchase Agreement (as defined herein), the Supplemental Deed of Trust (as defined herein), the Official Statement (as defined herein), and the Bond Purchase Agreement (as defined herein); authorizing the City to execute and deliver, as necessary or desirable to facilitate the transactions contemplated hereby, the Supplemental Lease Purchase Agreement, the Tax Compliance Agreement (as defined herein), the Continuing Disclosure Agreement (as defined herein), the Official Statement, and the Bond Purchase Agreement; providing for a debt service reserve fund or funds, if any, and a capitalized interest fund or funds, if any, for the Leasehold Revenue Bonds (as defined herein); authorizing the Corporation and the City to obtain credit enhancement for all or any portion of the Leasehold Revenue Bonds from one or more Credit Providers (as defined herein); authorizing the payment of any obligations due to such Credit Provider or Credit Providers, if any; and authorizing the Comptroller and any other appropriate City officials to execute the Credit Agreement (as defined herein) and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing the Official Statement; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance of the Leasehold Revenue Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

### Board Bill No. 158

An ordinance approving a Redevelopment Plan for the 1011 Olive St. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis

("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated September 23, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 162**

An Ordinance recommended by the Planning Commission on October 1, 2014, to change the zoning of property as indicated on the District Map, from "C" Multiple-Family Dwelling District to the "B" Two-Family Dwelling District, in City Block 1426 (2842 Magnolia), so as to include the described parcels of land in City Block 1426; and containing an emergency clause.

#### **Board Bill No. 163**

An Ordinance recommended by the Planning Commission on October 1, 2014, to change the zoning of property as indicated on the District Map, from "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District, in City Block 4074 (a portion of 5213 Bischoff), so as to include the described parcel of land in City Block 4074; and containing an emergency clause.

#### **Board Bill No. 172**

An Ordinance amending Ordinance No. 68874 pertaining to the issuance and delivery of tax increment revenue notes for the Grand Center Redevelopment Project and authorizing a Sixth Supplemental Trust Indenture relating thereto; prescribing other matters relating thereto; and containing a severability clause.

#### **Board Bill No. 173 (Committee Substitute)**

An ordinance dissolving the special allocation funds for the Center for Emerging Technologies project area and for Automobile Row Redevelopment Project Area 1, terminating the designation of those portions of the City of St. Louis, Missouri, as redevelopment areas, and authorizing certain actions relating thereto.

#### **Board Bill No. 176**

Ordinance recommended by the Board of Estimate and Apportionment authorizing the City of St. Louis, Missouri, to assign tif revenues and municipal revenues attributable to the Southtown Redevelopment Area for the purpose of paying the principal of and interest on certain bonds to be issued by the industrial development authority of the City of St. Louis, Missouri; authorizing the city to execute certain documents related thereto; and authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof.

#### **Board Bill No. 179**

An ordinance determining that the Tax Increment Financing Plans listed in Exhibit "A" are making satisfactory progress under the proposed time schedule for completion of projects therein.

#### **Board Bill No. 183**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 1349 N. Garrison Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body

corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 194**

An ordinance recommended by the Board of Estimate and Apportionment authorizing the execution of a Third Amendment to redevelopment agreement between the City of St. Louis, Missouri, and St. Louis Innovation District, LLC; establishing the SSTIF account of the St. Louis Innovation District Special Allocation Fund; authorizing and directing the mayor and the comptroller to execute and deliver a second supplemental trust indenture, a financing agreement, a tax compliance agreement and a continuing disclosure agreement; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; authorizing certain actions by city officials; and containing a severability clause.

#### **Board Bill No. 196**

An ordinance, recommended and approved by the Board of Estimate and Apportionment, authorizing the Mayor of the City of St. Louis, on behalf of the City, to apply for funding under the United States Department of Housing and Urban Development (HUD) Office of Healthy Homes and Lead Hazard Control being offered pursuant to a Federal Fiscal Year 2014 Notice of Funding Availability (the "NOFA") for the Lead Hazard Reduction Demonstration Grant (LHRD) Program, authorizing the Mayor and the Comptroller on behalf of the City to enter into and execute agreements with HUD for the receipt of Fiscal Year 2014 Lead Hazard Reduction Demonstration, appropriating the sum of a maximum federal obligation of Two Million Five Hundred Thousand Dollars (\$2,500,000) awarded through the LHRD Grant Program, and directing the Director of Public Safety and the Building Commissioner,

the Health Commissioner and Director of the Community Development Administration (CDA) to contract with municipal agencies, non-profit corporations and other entities as necessary for the expenditure of LHRD funds for the purpose of expansion and continuation of the Mayor's Lead Safe St. Louis Comprehensive Action Plan which will include activities such as lead screening, testing, outreach, education, inspection services, clearance testing, lead hazard remediation, enforcement, temporary relocation, administration, and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing an emergency clause.

#### **Board Bill No. 177**

An Ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment authorizing a Ninth Supplemental Appropriation in the total amount of Two Million Eighty Nine Thousand Four Hundred Forty Dollars and Sixty Four Cents (\$2,089,440.64) from the Airport Construction Fund Sub-Account for the 2009 Series A-1 Bond Issue established under authority of Ordinance 68358 approved June 8, 2009, into the Airport Schedule F CIP Project Ordinance 67357, approved December 19, 2006, as amended by Ordinance 68650 approved June 2, 2010 and Ordinance 68852 approved February 14, 2011, for the payment of costs for work and services authorized therein; and containing an emergency clause.

#### **Board Bill No. 178**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller for The City of St. Louis (the "City") to enter into and execute on behalf of the City the Lambert-St. Louis International Airport® (the "Airport") First Amendment to Vending Concession Agreement (the "First Amendment") to the Airport Vending Concession Agreement No. AL-245 between the City and AVendCo, LLC, a limited liability corporation organized and existing under the laws of the State of Missouri, dated November 5, 2013, and authorized by City Ordinance No. 69541, approved October 11, 2013 (the "Agreement"); the First Amendment to the Agreement, which is attached hereto as ATTACHMENT "1" and made a part hereof, was approved by the City's Airport Commission, and its terms are more fully described in Section One of this Ordinance; containing a severability clause; and containing an emergency clause.

#### **Board Bill No. 153**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2804-08 and 2814-20 S. Compton Ave. 3151-53 Halliday Ave. and 3152 Magnolia Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 154**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2925 Lemp Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated

herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 155**

An ordinance approving a blighting study and redevelopment plan dated July 22, 2014 for the 3453 Wisconsin Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St.

Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 156**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2615 January Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement;

and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 157**

An ordinance approving an amended blighting study and redevelopment plan dated September 23, 2014 for the Amended Hyde Park Scattered Sites V Redevelopment Area (as further defined herein, the "Amended Plan") after finding that said blighting by Ordinance 69580 known as the Hyde Park Scattered Sites V Redevelopment Area ("Area") as described in Attachment "A-1" incorporated herein by reference, is a blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); and that all additional property contained in the amended Area as described in Attachment "A" ("Amended Area") is found to be blighted as defined in Section 99.320 RSMo, as amended, affirming and finding that redevelopment and rehabilitation of the Amended Area is in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis ("City"); approving the Amended Plan, incorporated herein by Attachment "B", pursuant to Section 99.430 RSMo, as amended for the Amended Area; affirming and finding that there is a feasible financial plan for the redevelopment of the Amended Area by private enterprise; finding that property in the Amended Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Amended Plan to any eligible occupants displaced as a result of implementation of the Amended Plan; finding that financial aid may be necessary to enable the Amended Area to be redeveloped in accordance with the Amended Plan; finding that there shall be available up to a fifteen (15) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Amended Plan; and containing a severability clause.

#### **Board Bill No. 159**

An ordinance approving a Redevelopment Plan for the 3828-30 Folsom & 3826-32 McRee Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated September 23, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it becomes occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 180**

An ordinance approving a Redevelopment Plan for the 6828 Oakland Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 181**

An ordinance approving a Redevelopment Plan for the 4108-10 Castleman Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 182**

An ordinance approving a Redevelopment Plan for the 4957-63 ARSENAL ST. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 184**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 1918 Edwards St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible

financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 185**

An ordinance approving a Redevelopment Plan for the 2106 Wyoming St. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available

five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **Board Bill No. 190**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 2021 Rutger St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 199**

An ordinance approving a Redevelopment Plan for the 3838 Flora Place ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715

inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

### **THIRD READING, REPORT OF THE ENGROSSMENT COMMITTEE AND FINAL PASSAGE OF BOARD BILLS**

Mr. Conway moved for third reading and final passage of Board Bill No. 177.

Seconded by Mr. Ortmann.

Carried by the following vote:

Ayes: Flowers, Bosley, Hubbard, Young, Conway, Ortmann, Vollmer, Villa, Arnowitz, Murphy, Green, Baringer, Roddy, Kennedy, Davis, Schmid, Boyd, Vaccaro, Cohn, Williamson, Carter, Krewson and President Reed. 23

Noes: Tyus. 1

Present: 0

### **Board Bill No. 177**

An Ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment authorizing a Ninth Supplemental Appropriation in the total amount of Two Million Eighty Nine Thousand Four Hundred Forty Dollars and Sixty Four Cents

(\$2,089,440.64) from the Airport Construction Fund Sub-Account for the 2009 Series A-1 Bond Issue established under authority of Ordinance 68358 approved June 8, 2009, into the Airport Schedule F CIP Project Ordinance 67357, approved December 19, 2006, as amended by Ordinance 68650 approved June 2, 2010 and Ordinance 68852 approved February 14, 2011, for the payment of costs for work and services authorized therein; and containing an emergency clause.

Mr. Conway moved for third reading and final passage of Board Bill No. 178.

Seconded by Mr. Ortmann.

Carried by the following vote:

Ayes: Flowers, Bosley, Hubbard, Young, Conway, Ortmann, Vollmer, Villa, Arnowitz, Murphy, Green, Baringer, Roddy, Kennedy, Davis, Schmid, Boyd, Vaccaro, Cohn, Williamson, Krewson and President Reed. 22

Noes: Tyus, Carter. 2

Present: Moore. 1

### **Board Bill No. 178**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller for The City of St. Louis (the "City") to enter into and execute on behalf of the City the Lambert-St. Louis International Airport® (the "Airport") First Amendment to Vending Concession Agreement (the "First Amendment") to the Airport Vending Concession Agreement No. AL-245 between the City and AVendCo, LLC, a limited liability corporation organized and existing under the laws of the State of Missouri, dated November 5, 2013, and authorized by City Ordinance No. 69541, approved October 11, 2013 (the "Agreement"); the First Amendment to the Agreement, which is attached hereto as ATTACHMENT "1" and made a part hereof, was approved by the City's Airport Commission, and its terms are more fully described in Section One of this Ordinance; containing a severability clause; and containing an emergency clause.

Alderman Boyd  
Chairman of the Committee

### **REPORT OF THE ENROLLMENT COMMITTEE**

Board of Aldermen, Committee Report,  
St. Louis, December 12, 2014.

To the President of the Board of Aldermen:

The Committee on Engrossed and Enrolled Bills to whom was referred the following Board Bills report that they have considered the same and they are truly enrolled.

**Board Bill No. 197  
(Committee Substitute)**

An Ordinance recommended by the Board of Estimate and Apportionment authorizing The City of St. Louis, Missouri (the "City") to establish green community program for the purpose of making low-interest loans for residential energy efficiency projects and public building energy conservation projects and to issue and sell, in one or more series, its Qualified Energy Conservation Bonds (Energy Efficiency Program), Series 2014 in an aggregate principal amount not to exceed \$3,900,000 (the "Series 2014 Bonds" or "Bonds") in order to finance public building energy conservation projects and the low-interest loan green community program, all for the general welfare, safety and benefit of the citizens of the City, authorizing and directing the City to execute and deliver the Indenture, the Tax Compliance Agreement, the Continuing Disclosure Agreement, the Offering Document, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein); authorizing the City to obtain credit enhancement for the Series 2014 Bonds from a Credit Provider (as defined herein); authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Comptroller and any other appropriate City officials to execute the Credit Agreement and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing a disclosure document in the form of either an Official Statement or Private Placement Memorandum (the "Offering Document"), if any; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance, green community program expenses and/or reimbursement of city general fund expenses in connection with the Series 2014 Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

**Board Bill No. 195**

An ordinance recommended by the Board of Estimate and Apportionment of The City

of St. Louis, Missouri (the "City") authorizing and directing the St. Louis Municipal Finance Corporation (the "Corporation") to issue and sell its Leasehold Revenue Refunding Bonds in order to refund all or a portion of its outstanding Refunded Bonds (as defined herein) and its Leasehold Revenue Improvement Bonds to fund the construction, repair, improvement and renovation of the Cervantes Convention Center (as defined herein) (collectively, the "Leasehold Revenue Bonds") in an aggregate principal amount not to exceed \$25,000,000 for the general welfare, safety and benefit of the citizens of the City; authorizing and directing the officers of the Corporation to execute and deliver the Supplemental Indenture (as defined herein), the Supplemental Lease Purchase Agreement (as defined herein), the Supplemental Deed of Trust (as defined herein), the Official Statement (as defined herein), and the Bond Purchase Agreement (as defined herein); authorizing the City to execute and deliver, as necessary or desirable to facilitate the transactions contemplated hereby, the Supplemental Lease Purchase Agreement, the Tax Compliance Agreement (as defined herein), the Continuing Disclosure Agreement (as defined herein), the Official Statement, and the Bond Purchase Agreement; providing for a debt service reserve fund or funds, if any, and a capitalized interest fund or funds, if any, for the Leasehold Revenue Bonds (as defined herein); authorizing the Corporation and the City to obtain credit enhancement for all or any portion of the Leasehold Revenue Bonds from one or more Credit Providers (as defined herein); authorizing the payment of any obligations due to such Credit Provider or Credit Providers, if any; and authorizing the Comptroller and any other appropriate City officials to execute the Credit Agreement (as defined herein) and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing the Official Statement; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance of the Leasehold Revenue Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

**Board Bill No. 158**

An ordinance approving a Redevelopment Plan for the 1011 Olive St.

("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated September 23, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

**Board Bill No. 162**

An Ordinance recommended by the Planning Commission on October 1, 2014, to change the zoning of property as indicated on the District Map, from "C" Multiple-Family Dwelling District to the "B" Two-Family Dwelling District, in City Block 1426 (2842 Magnolia), so as to include the described parcels of land in City Block 1426; and containing an emergency clause.

**Board Bill No. 163**

An Ordinance recommended by the Planning Commission on October 1, 2014, to change the zoning of property as indicated on the District Map, from "A" Single-Family Dwelling District to the "F" Neighborhood Commercial District, in City Block 4074 (a portion of 5213 Bischoff), so as to include the described parcel of land in City Block 4074; and containing an emergency clause.

**Board Bill No. 172**

An Ordinance amending Ordinance No. 68874 pertaining to the issuance and delivery

of tax increment revenue notes for the Grand Center Redevelopment Project and authorizing a Sixth Supplemental Trust Indenture relating thereto; prescribing other matters relating thereto; and containing a severability clause.

### **Board Bill No. 173 (Committee Substitute)**

An ordinance dissolving the special allocation funds for the Center for Emerging Technologies project area and for Automobile Row Redevelopment Project Area 1, terminating the designation of those portions of the City of St. Louis, Missouri, as redevelopment areas, and authorizing certain actions relating thereto.

### **Board Bill No. 176**

Ordinance recommended by the Board of Estimate and Apportionment authorizing the City of St. Louis, Missouri, to assign tif revenues and municipal revenues attributable to the Southtown Redevelopment Area for the purpose of paying the principal of and interest on certain bonds to be issued by the industrial development authority of the City of St. Louis, Missouri; authorizing the city to execute certain documents related thereto; and authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof.

### **Board Bill No. 179**

An ordinance determining that the Tax Increment Financing Plans listed in Exhibit "A" are making satisfactory progress under the proposed time schedule for completion of projects therein.

### **Board Bill No. 183**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 1349 N. Garrison Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum

opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 194**

An ordinance recommended by the Board of Estimate and Apportionment authorizing the execution of a Third Amendment to redevelopment agreement between the City of St. Louis, Missouri, and St. Louis Innovation District, LLC; establishing the SSTIF account of the St. Louis Innovation District Special Allocation Fund; authorizing and directing the mayor and the comptroller to execute and deliver a second supplemental trust indenture, a financing agreement, a tax compliance agreement and a continuing disclosure agreement; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; authorizing certain actions by city officials; and containing a severability clause.

### **Board Bill No. 196**

An ordinance, recommended and approved by the Board of Estimate and Apportionment, authorizing the Mayor of the City of St. Louis, on behalf of the City, to apply for funding under the United States Department of Housing and Urban Development (HUD) Office of Healthy Homes and Lead Hazard Control being offered pursuant to a Federal Fiscal Year 2014 Notice of Funding Availability (the "NOFA") for the Lead Hazard Reduction Demonstration Grant (LHRD) Program, authorizing the Mayor and the Comptroller on behalf of the City to enter into and execute agreements with HUD for the receipt of Fiscal Year 2014 Lead Hazard Reduction Demonstration, appropriating the

sum of a maximum federal obligation of Two Million Five Hundred Thousand Dollars (\$2,500,000) awarded through the LHRD Grant Program, and directing the Director of Public Safety and the Building Commissioner, the Health Commissioner and Director of the Community Development Administration (CDA) to contract with municipal agencies, non-profit corporations and other entities as necessary for the expenditure of LHRD funds for the purpose of expansion and continuation of the Mayor's Lead Safe St. Louis Comprehensive Action Plan which will include activities such as lead screening, testing, outreach, education, inspection services, clearance testing, lead hazard remediation, enforcement, temporary relocation, administration, and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing an emergency clause.

### **Board Bill No. 177**

An Ordinance recommended and approved by the Airport Commission and the Board of Estimate and Apportionment authorizing a Ninth Supplemental Appropriation in the total amount of Two Million Eighty Nine Thousand Four Hundred Forty Dollars and Sixty Four Cents (\$2,089,440.64) from the Airport Construction Fund Sub-Account for the 2009 Series A-1 Bond Issue established under authority of Ordinance 68358 approved June 8, 2009, into the Airport Schedule F CIP Project Ordinance 67357, approved December 19, 2006, as amended by Ordinance 68650 approved June 2, 2010 and Ordinance 68852 approved February 14, 2011, for the payment of costs for work and services authorized therein; and containing an emergency clause.

### **Board Bill No. 178**

An Ordinance recommended and approved by the Board of Estimate and Apportionment authorizing and directing the Director of Airports and the Comptroller for The City of St. Louis (the "City") to enter into and execute on behalf of the City the Lambert-St. Louis International Airport® (the "Airport") First Amendment to Vending Concession Agreement (the "First Amendment") to the Airport Vending Concession Agreement No. AL-245 between the City and AVendCo, LLC, a limited liability corporation organized and existing under the laws of the State of Missouri, dated November 5, 2013, and authorized by City Ordinance No. 69541, approved October 11, 2013 (the "Agreement"); the First Amendment to the Agreement, which is attached hereto as ATTACHMENT "1" and made a part hereof, was approved by the City's Airport

Commission, and its terms are more fully described in Section One of this Ordinance; containing a severability clause; and containing an emergency clause.

### **Board Bill No. 153**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2804-08 and 2814-20 S. Compton Ave. 3151-53 Halliday Ave. and 3152 Magnolia Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 154**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2925 Lemp Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri,

as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 155**

An ordinance approving a blighting study and redevelopment plan dated July 22, 2014 for the 3453 Wisconsin Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the

Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

### **Board Bill No. 156**

An ordinance approving a blighting study and redevelopment plan dated September 23, 2014 for the 2615 January Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of

implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”) and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 157**

An ordinance approving an amended blighting study and redevelopment plan dated September 23, 2014 for the Amended Hyde Park Scattered Sites V Redevelopment Area (as further defined herein, the “Amended Plan”) after finding that said blighting by Ordinance 69580 known as the Hyde Park Scattered Sites V Redevelopment Area (“Area”) as described in Attachment “A-1” incorporated herein by reference, is a blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the “Statute” being Sections 99.300 to 99.715 RSMo inclusive, as amended); and that all additional property contained in the amended Area as described in Attachment “A” (“Amended Area”) is found to be blighted as defined in Section 99.320 RSMo, as amended, affirming and finding that redevelopment and rehabilitation of the Amended Area is in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis (“City”); approving the Amended Plan, incorporated herein by Attachment “B”, pursuant to Section 99.430 RSMo, as amended for the Amended Area; affirming and finding that there is a feasible financial plan for the redevelopment of the Amended Area by private enterprise; finding that property in the Amended Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Amended Plan to any eligible occupants displaced as a result of implementation of the Amended Plan; finding that financial aid may be necessary to enable the Amended Area to be redeveloped in accordance with the Amended Plan; finding that there shall be available up to a fifteen (15) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen (“Board”)

and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Amended Plan; and containing a severability clause.

#### **Board Bill No. 159**

An ordinance approving a Redevelopment Plan for the 3828-30 Folsom & 3826-32 McRee Ave. (“Area”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the “Statute” being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Exhibit “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated September 23, 2014 for the Area (“Plan”), incorporated herein by attached Exhibit “B”, pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it becomes occupied, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 180**

An ordinance approving a Redevelopment Plan for the 6828 Oakland Ave. (“Area”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the “Statute” being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Exhibit “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October

28, 2014 for the Area (“Plan”), incorporated herein by attached Exhibit “B”, pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 181**

An ordinance approving a Redevelopment Plan for the 4108-10 Castleman Ave. (“Area”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the “Statute” being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis (“City”), attached hereto and incorporated herein as Exhibit “A”, finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area (“Plan”), incorporated herein by attached Exhibit “B”, pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of

Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 182**

An ordinance approving a Redevelopment Plan for the 4957-63 ARSENAL ST. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 184**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 1918 Edwards St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety,

morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 185**

An ordinance approving a Redevelopment Plan for the 2106 Wyoming St. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible

occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available five (5) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

#### **Board Bill No. 190**

An ordinance approving a blighting study and redevelopment plan dated October 28, 2014 for the 2021 Rutger St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

#### **Board Bill No. 199**

An ordinance approving a

Redevelopment Plan for the 3838 Flora Place ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 28, 2014 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; 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 property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is unoccupied, but if it should become occupied the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

Alderman Boyd  
Chairman of the Committee

Board Bills Numbered 197 (Committee Substitute), 195, 158, 162, 163, 172, 173 (Committee Substitute), 176, 179, 183, 194, 196, 177, 178, 153, 154, 155, 156, 157, 159, 180, 181, 182, 184, 185, 190 and 199 were read and all other business being suspended, Mr. Reed, in the presence of the Board and in open session, affixed his signature in accordance with the provisions of the Charter.

### **COURTESY RESOLUTIONS CONSENT CALENDAR**

President Reed introduced Resolutions No. 182 and 183 and the Clerk was instructed to read same.

#### **Resolution No. 182**

**WHEREAS**, we have been apprised of the upcoming retirement of Mr. Gary D. Bess; and

**WHEREAS**, Gary Bess has worked for

over 40 years with the City of St. Louis. He has served as the Director of Parks, Recreation and Forestry for the past 18 years; and

**WHEREAS**, Gary received a Bachelor of Science Degree in 1973 from Southern Illinois University. He worked as a permanent substitute teacher and coach for the St. Louis Board of Education. He taught at Roosevelt High School from 1973 until 1974; and

**WHEREAS**, Gary started his career with the City of St. Louis in 1974 as the recreation supervisor for the Department of Parks, Recreation and Forestry. He was responsible for administrating various recreation programs at Steinberg Rink and the Aquatic Program as well as budget development; and

**WHEREAS**, in 1978 Gary became the Recreation Program Manager, where he was responsible for the development and implementation of recreational activities on a city and metropolitan wide basis; and

**WHEREAS**, Gary served as Deputy Director for Operation Brightside from 1981 until 1982. He developed and implemented a multi-faceted program to clean up and beautify the City utilizing municipal resources, citizen volunteers and the private sector; and

**WHEREAS**, Gary became the Forestry Commissioner in 1982 until 1993. In April 1993 he became the Director of Parks, Recreation and Forestry. As Director he has been responsible for the care and maintenance of over 3,200 acres of park land and related facilities including two new recreation complexes and two municipal golf courses; 87,000 street trees, 30,000 park trees, 22,000 vacant lots and 9,000 vacant buildings; and

**WHEREAS**, during his tenure as Director, Gary has accomplished numerous improvements to the City's Parks, for example, he planned and directed one hundred million dollars of capital improvements to Forest Park. He negotiated the Art Museum lease insuring long term presence in the park and ten million dollars for park improvements. He commissioned and chaired the plans for the state of the art O'Fallon and Carondelet Recreation Centers. He completed the program which was started in 1982, to grade, seed and maintain the City's 22,000 vacant lots. He developed a preventive maintenance program to remove debris and provide monthly cutting to the City's 9,000 vacant buildings from May through September; and

**WHEREAS**, Gary has been the recipient of numerous awards and recognitions for his exemplary accomplishments with the City of St. Louis Parks Department.

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to thank and honor Mr. Gary D. Bess for his many years of service to the St. Louis region and we wish him well in retirement and we further direct the Clerk of this Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our honoree at a time and place deemed appropriate by the Sponsor.

Introduced on the 12th day of December, 2014 by:

Honorable Joseph Vaccaro, Alderman 23rd Ward  
Honorable Lewis E. Reed, President, Board of Aldermen  
Honorable Dionne Flowers, Alderwoman 2nd Ward  
Honorable Freeman Bosley, Sr., Alderman 3rd Ward  
Honorable Samuel L. Moore, Alderman 4th Ward  
Honorable Tammika Hubbard, Alderwoman 5th Ward  
Honorable Christine Ingrassia, Alderwoman 6th Ward  
Honorable Phyllis Young, Alderwoman 7th Ward  
Honorable Stephen J. Conway, Alderman 8th Ward  
Honorable Kenneth A. Ortman, Alderman 9th Ward  
Honorable Joseph Vollmer, Alderman 10th Ward  
Honorable Thomas Villa, Alderman 11th Ward  
Honorable Larry Arnowitz, Alderman 12th Ward  
Honorable Beth Murphy, Alderwoman 13th Ward  
Honorable Carol Howard, Alderwoman 14th Ward  
Honorable Megan E. Green, Alderwoman 15th Ward  
Honorable Donna Baringer, Alderwoman 16th Ward  
Honorable Joseph Roddy, Alderman 17th Ward  
Honorable Terry Kennedy, Alderman 18th Ward  
Honorable Marlene Davis, Alderwoman 19th Ward  
Honorable Craig Schmid, Alderman 20th Ward  
Honorable Antonio D. French, Alderman 21st Ward  
Honorable Jeffrey L. Boyd, Alderman 22nd Ward  
Honorable Shane Cohn, Alderman 25th Ward  
Honorable Frank Williamson, Alderman 26th Ward  
Honorable Chris Carter, Alderman 27th Ward  
Honorable Lyda Krewson, Alderwoman 28th Ward

#### **Resolution No. 183**

**Honorable Alderwoman Phyllis Young**

**WHEREAS**, Alderwoman Phyllis Young is resigning her position as the representative of the 7th Ward after almost 30 years of stellar service to the City of St. Louis; and

**WHEREAS**, Phyllis graduated from Roosevelt High School and then University of Missouri at Columbia. She stayed for a master's program in teaching children with behavioral issues. She returned to St. Louis and taught for Special School District of St. Louis County for 13 years; and

**WHEREAS**, she and her husband, Jim, moved into their house in Soulard in 1978. She became active in the neighborhood as well as local politics. She served as president of

the Soulard Restoration Group and as a board member for a number of years; as a member of Neighborhood Housing Services, as a board member and president for St. Agatha Daycare Center, and volunteered in many capacities throughout the neighborhood. She was also president of the 7th Ward Independent Democratic Organization and worked on many campaigns; and

**WHEREAS**, Phyllis was elected 7th Ward Alderman after a hard fought primary in 1985. She has served as Chairwoman of the Residential Development, Parks & Environmental Matters, Streets, Traffic and Refuse, Ways & Means, Legislation, Transportation & Commerce and Public Safety Committees; and

**WHEREAS**, Phyllis has played a very significant role in many amazing changes to the City of St. Louis - from downtown lofts filled with residents to reborn neighborhoods, from an expanded convention center to the Renaissance Hotel, the beautifully renovated downtown St. Louis Public Library, the Metropolitan Square building, the South Side Early Childhood Center, the new Busch Stadium and BallPark Village; and

**WHEREAS**, She was awarded the John H. Poelker Levee Stone Award that recognizes leadership, extraordinary vision and personal commitment in advancing the revitalization of downtown St. Louis.

**WHEREAS**, for the past 29 years, Alderwoman Young has been a guiding force in The Christmas Program - which is a cooperative effort by the agencies of Guardian Angel Settlement, Kingdom House, and St. Vincent's Church to provide assistance at the holidays for families and seniors who might otherwise have very little to celebrate; and

**WHEREAS**, Phyllis has always served with integrity and civility, always balancing the interests of residents and businesses. The Downtown, Soulard, Lafayette Square, LaSalle Park, King Heights, Benton Park, Compton Heights, Fox Park and surrounding neighborhoods have all benefitted and improved from her enlightened leadership; and

**WHEREAS**, Phyllis will enjoy in her retirement gardening, trying new restaurants, traveling, and spending time with her many friends and siblings and adorable nephew in Texas; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis that we pause in our deliberations to express our sincere appreciation to Alderwoman Phyllis Young

for her outstanding contributions to this Board, the residents of the Seventh Ward, and the City of St. Louis as a whole and we further wish Phyllis the best in her retirement and to say that her wisdom, charm and always pleasant demeanor will be missed at the Board, and we direct the Clerk of his Board to spread a copy of this Resolution across the minutes of these proceedings and to prepare a commemorative copy to the end that it may be presented to our distinguished honoree.

Introduced on the 12th day of December, 2014 by:

**Honorable Lyda Krewson, Alderwoman 28th Ward**  
**Honorable Lewis E. Reed, President, Board of Aldermen**  
**Honorable Dionne Flowers, Alderwoman 2nd Ward**  
**Honorable Freeman Bosley, Sr., Alderman 3rd Ward**  
**Honorable Samuel L. Moore, Alderman 4th Ward**  
**Honorable Tammika Hubbard, Alderwoman 5th Ward**  
**Honorable Christine Ingrassia, Alderwoman 6th Ward**  
**Honorable Phyllis Young, Alderwoman 7th Ward**  
**Honorable Stephen J. Conway, Alderman 8th Ward**  
**Honorable Kenneth A. Ortman, Alderman 9th Ward**  
**Honorable Joseph Vollmer, Alderman 10th Ward**  
**Honorable Thomas Villa, Alderman 11th Ward**  
**Honorable Larry Arnowitz, Alderman 12th Ward**  
**Honorable Beth Murphy, Alderwoman 13th Ward**  
**Honorable Carol Howard, Alderwoman 14th Ward**  
**Honorable Megan E. Green, Alderwoman 15th Ward**  
**Honorable Donna Baringer, Alderwoman 16th Ward**  
**Honorable Joseph Roddy, Alderman 17th Ward**  
**Honorable Terry Kennedy, Alderman 18th Ward**  
**Honorable Marlene Davis, Alderwoman 19th Ward**  
**Honorable Craig Schmid, Alderman 20th Ward**  
**Honorable Antonio D. French, Alderman 21st Ward**  
**Honorable Jeffrey L. Boyd, Alderman 22nd Ward**  
**Honorable Joseph Vaccaro, Alderman 23rd Ward**  
**Honorable Shane Cohn, Alderman 25th Ward**  
**Honorable Frank Williamson, Alderman 26th Ward**  
**Honorable Chris Carter, Alderman 27th Ward**

Unanimous consent having been obtained Resolutions No. 182 and 183 stood considered.

President Reed moved that Resolutions No. 182 and 183 be adopted at this meeting of the Board.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

### FIRST READING OF RESOLUTIONS

Ms. Young introduced Resolution No. 181 and the Clerk was instructed to read same.

#### Resolution No. 181

**WHEREAS**, this Honorable Board of Aldermen has received petitions from owners of real property on which is paid ad valorem real property taxes in the proposed Lafayette

Square Special Business District; and

**WHEREAS**, Sections 71.790 to 71.808 RSMo. require that the governing body of any City must adopt a Resolution of Intention to establish a special business district prior to such establishment;

**NOW THEREFORE BE IT RESOLVED** that this Honorable Board of Aldermen herewith states its intention to establish a special business district under the provisions of Sections 71.790-71.808 RSMo. to be known as the proposed Lafayette Square Special Business District, or such other name that it deems appropriate; and

#### BE IT FURTHER RESOLVED THAT:

1. This Honorable Board of Aldermen hereby directs the Ways & Means Committee to hold a public hearing to consider the establishment of the proposed district, on January 6, 2015 at 9:00 a.m. in the Kennedy Room (#208), City Hall, Tucker and Market Streets.

2. The maximum boundaries of the proposed district are commonly known as follows:

Beginning at the point of the intersection of the south line of Chouteau Avenue and the east line of Jefferson Avenue; thence eastwardly along said south line of Chouteau Avenue, to its point of intersection with the west line of Truman Parkway; thence southwardly along said west line of Truman Parkway to its point of intersection with the north line of Lafayette Avenue; thence westwardly along said north line of Lafayette Avenue to its intersection with 18th Street; thence southwardly along the extension of the east line of said 18th Street to its intersection with Interstate Forty-Four; thence westwardly along the north line of said Interstate Forty-Four to its intersection with Jefferson Avenue; thence northwardly along the east line of said Jefferson Avenue to the point of beginning.

3. The initial real estate tax rate to be levied shall not exceed eighty-five cents (\$.85) on one hundred dollars (\$100) assessed valuation which shall be payable on or before December 31.

4. All additional revenue shall be used to carry out any and all of the improvements allowed in Section 71.796, RSMo.

Introduced on the 12th day of December, 2014 by:

**Honorable Phyllis Young, Alderwoman 7th Ward**  
**Honorable Christine Ingrassia, Alderwoman 6th Ward**

Unanimous consent having been obtained Resolution No. 181 stood considered.

Ms. Young moved that Resolution No. 181 be adopted at this meeting of the Board.

Seconded by Mr. Kennedy.

Carried unanimously by voice vote.

Mr. Cohn introduced Resolution No. 184 and the Clerk was instructed to read same.

**Resolution No. 184**

**WHEREAS**, the President of the Board of Aldermen is authorized under Rule 17, of the St. Louis City Board of Aldermen Rules to appoint a special committee upon adoption of a Resolution by the Board; and

**WHEREAS**, over twenty-four percent (24%), or 77,908 persons living within the City of St. Louis are under the age of nineteen (19); and

**WHEREAS**, twenty-two percent (22%) of youth living within the City of St. Louis will struggle with Mental Health Disorders according to the St. Louis Mental Health Board's 2014 Health Needs Assessment; and

**WHEREAS**, the City of St. Louis has roughly 61,000 school-aged youth; and

**WHEREAS**, the City of St. Louis has a variety of education options available to families living within the City of St. Louis including public, charter, VICC, parochial, private and others; and

**WHEREAS**, the recent events in our region demonstrate that there is a need for a special committee to focus on Youth and Education issues that impact the future and vitality of our City; and

**WHEREAS**, a Youth and Education Special Committee shall consider all matters concerning the promotion of youth opportunities, recreation, pre-education/child care in the City, juvenile intervention efforts, youth employment, positive activities and environments, as well as the quality of education and the provision of education to youth, especially those youth at high risk or disadvantage; and

**WHEREAS**, a Youth and Education Special Committee will conclude its task at the end of this current session of the Board.

**NOW THEREFORE BE IT RESOLVED** the President of the Board of Aldermen is directed to and shall form a Youth and Education Special Committee of the Board of Aldermen to consider issues relevant to promoting educational opportunities,

removing barriers to educational opportunities, and educating and separating at-risk youth from behaviors which lead to negative consequences, including dropping out of school. This Committee will have the power to subpoena witnesses and order the production of books and papers. This Committee shall be formed to consider all such measures to improve the lives of young men and women of the City of St. Louis.

Introduced on the 12th day of December, 2014 by:

**Honorable Shane Cohn, Alderman 25th Ward**

Mr. Cohn moved that Resolution No. 184 be referred to the Engrossment, Rules and Resolutions Committee.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

Mr. Ortmann introduced Resolution No. 185 and the Clerk was instructed to read same.

**Resolution No. 185  
STC Warehouse Inc.  
in the City of St. Louis  
Enhanced Enterprise Zone**

**WHEREAS**, by Ordinance No. 67350 this St. Louis Board of Aldermen (the "Board") authorized the Mayor, on behalf of the City of St. Louis (the "City"), to request the designation of a certain area of the City, as more fully described in said ordinance approved December 11, 2006 as an Enhanced Enterprise Zone ("EEZ") eligible for the tax incentives provided in Sections 135.950 through 135.973, inclusive, R.S.MO. (2000) as amended (the "Statute"); and

**WHEREAS**, the Statute allows, in certain circumstances and subject to certain conditions, the ad valorem taxes which would otherwise be due on subsequent real estate improvements made in EEZ areas to be abated up to 100% for a period not to exceed 25 years from the date the original EEZ area was so designated; or until December 11, 2031; and

**WHEREAS**, Ordinance No. 67350 provides for a ten (10) year abatement of taxes on real property in the EEZ in accordance with the requirements of Section 135.963 of the Statute, as amended from time to time, subject to certain terms and conditions; and

**WHEREAS**, Ordinance No. 67350 provides for the Enhanced Enterprise Zone Board (the "EEZ Board") to review plans for subsequent improvements on real property in the EEZ (the "Subsequent Improvements") and to recommend to this Board the extent to

which tax abatement should be granted therefor; and

**WHEREAS**, STC Warehouse Inc.. ("Developer") is greatly enhancing its property located at 2r Sidney Street., resulting in Subsequent Improvements; and

**WHEREAS**, it is estimated that the Subsequent Improvements will cost approximately \$2,400,000; and will result in adding 2 more jobs; and

**WHEREAS**, EEZ Board has reviewed plans for Developer's Subsequent Improvements and recommends that the ad valorem taxes that would otherwise be imposed on Subsequent Improvements be abated fully for a period of ten (10) years; and

**WHEREAS**, "Developer" began the Subsequent Improvements after January 11, 2007, the effective date of Ordinance No. 67350; and

**WHEREAS**, Section 135.963 of the Statute provides that no abatement shall be granted except upon approval of an authorizing resolution by the governing authority having jurisdiction over the Enhanced Enterprise Zone area following a public hearing held by said governing authority for the purpose of obtaining the opinions and suggestions of residents of political subdivision in the area affected and published in a newspaper of general circulation in the area to be affected by the exemption at least twenty (20) days prior to the hearing but not more than thirty (30) days prior to the hearing, stating the time, location, date and purpose of the hearing; and

**WHEREAS**, such public hearing was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, notice of which was given in accordance with the requirements of the Statutes as described above, and all interested parties had the opportunity to be heard at said public hearing.

**NOW, THEREFORE**, be it resolved by the St. Louis Board of Aldermen as follows:

1. The Subsequent Improvements for property at 2r Sidney Street. shall be fully exempt from the ad valorem taxes, which would otherwise be imposed thereon for a period of ten (10) years.
2. For purposes of calculating the tax liability for the Subsequent Improvements, any increase in the assessment of any improvements, from the assessment in effect for such improvements as of January 1, 2015,

shall be deemed attributable to the Subsequent Improvements.

- In accordance with Section **135.963.2** of the Statute, a copy of this resolution shall be forwarded to the Director of Missouri Department of Economic Development within thirty (30) days of its approval.

Introduced this 12th day of December, 2014 by:

**Honorable Kenneth Ortmann, Alderwoman 9th Ward**

Mr. Ortmann moved that Resolution No. 185 be referred to the Housing, Urban Development and Zoning Committee.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

### SECOND READING OF RESOLUTIONS

None.

### MISCELLANEOUS AND UNFINISHED BUSINESS

None.

### ANNOUNCEMENTS

None.

### EXCUSED ALDERMEN

Mr. Roddy moved to excuse the following aldermen due to their necessary absence: Ms. Ingrassia and Ms. Howard.

Seconded by Mr. Cohn.

Carried by voice vote.

### ADJOURNMENT

Mr. Roddy moved to adjourn under rules to return January 9, 2015.

Seconded by Mr. Schmid.

Carried unanimously by voice vote.

Respectfully submitted,  
David W. Sweeney  
Clerk, Board of Aldermen

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## BOARD OF PUBLIC SERVICE

### REGULAR MEETING

**St. Louis, MO - December 16, 2014**

The Board met at 1:45 p.m.

Present: Directors Bess, Rice-Walker, Gray and President Bradley.

Absent: Directors Waelterman and Skouby. (excused)

Requests of the Directors of Streets and Public Utilities to be excused from the Regular Meeting of December 16, 2014 was read and leaves of absence granted.

Minutes of the Regular Meeting of December 9, 2014 were unanimously approved.

Communications, reports, recommendations and documents were submitted by Board Members and action thereon taken as follows:

### COMMUNICATIONS BOARD ORDER NO. 794

**WHEREAS**, the Charter of the City of St. Louis grants the Board of Public Service a number of duties and responsibilities including regulation, investigation and approval of a variety of important City transactions; and

**WHEREAS**, Gary Bess has been employed in the St. Louis Department of Parks, Recreation and Forestry for over thirty years; and

**WHEREAS**, he was appointed by the Mayor to serve as Director of Parks, Recreation and Forestry July 23, 1993; and

**WHEREAS**, he is responsible for the care and maintenance of over 3,000 acres of park land throughout the City, the operation of 13 year-round and 35 seasonal recreation facilities; and

**WHEREAS**, Gary has played an instrumental role in planning and funding the construction of two State of the Art Recreation Centers in O'Fallon and Carondelet Parks; and

**WHEREAS**, he has developed and implemented City-wide programs in the areas of tree care and planting, lot maintenance, composting, and snow removal; and

**WHEREAS**, he serves on several Municipal, State, and National Boards and among his many Awards is the prestigious Keeper of the Park, and Leffingwell Award presented by Forest Park Forever; and

**WHEREAS**, Gary planned and directed One Hundred Million Dollars of Capital Improvements to Forest Park; and

**WHEREAS**, he negotiated and executed several contracts with Barnes and Forest Park Forever, which resulted in \$3.8 Million additional annual income; and

**WHEREAS**, Gary has determined to bring his service to the City to closure by retiring on December 31, 2014.

Now therefore, It is hereby ordered by this Honorable Board of Public Service, that

Gary Bess be recognized for his years of guidance and direction to the Business of this Board and that a copy of this Board Order become permanent record of this public body.

### BY ORDER OF THE BOARD OF PUBLIC SERVICE, DECEMBER 16, 2014.

Richard T. Bradley, P.E., President  
Curtis Skouby, P.E., Director of Public Utilities  
Todd Waelterman, Director of Streets  
Pamela Rice-Walker, M.D.,  
Director of Health and Hospitals  
Richard Gray, Director of Public Safety  
Cherise D. Thomas, Secretary

### PRESIDENT

Preliminary approval given and 10 days granted in which to sign same:

Letting No. 8555 - Laclede Avenue Decorative Lighting, Meyer Electric Company Inc., 3513 North Ten Mile Drive, Jefferson City, MO 65109, Amount: \$353,812.00

Letting No. 8559 - Concrete and Brick Removal/Replacement and Complete Sidewalk Installation, Project No. SP-94, Gershenson Construction Co., Inc., 2 Truitt Drive, Eureka, MO 63025, Amount: \$742,682.50

Letting No. 8561 - Concrete and Brick Removal/Replacement and Complete Sidewalk Installation, Project No. SP-95, SBC Contracting Inc., 6800 Langley Ave., St. Louis, MO 63139, Amount: \$728,297.00

Proposed contract and bond ordered approved as follows:

Letting No. 8562 - Roadway Improvements, Skinker Boulevard and Oakland Avenue, Gershenson Construction Co. Inc., 2 Truitt Drive, Eureka, MO 63025, Contract No. 19892

Addendum No. 2 to Letting No. 8560 - Security Upgrades at the Justice Center, Project No. 2014-61-060 approved and made part of the original plans.

Addendum No. 3 to Letting No. 8565 - Kingshighway Bridge Construction over Union Pacific Railroad approved and made part of the original plans.

PSA No. 1159 - Construction Supervision and Material Testing of the Reconstruction of Taxiway Echo from Taxiway Sierra to Taxiway Papa; the Removal of Taxiway Echo from Runway 6/24 to Taxiway Sierra; and the Reconstruction of the North Apron (Lima Pad), Lambert-St. Louis International Airport®, approved and President authorized to execute same.

## DIRECTOR OF PUBLIC UTILITIES

The Board declared as an emergency action to make all necessary repairs to Varion Gas Chromatograph with Mass Spectroscopy (GC/MS) at Chain of Rocks Laboratory ordered approved.

## DIRECTORS OF PUBLIC UTILITIES AND STREETS

Application No. 121015, AT and T, bore and place a fiber optic cable from existing manhole at front of 1641 So. Kingshighway, 95' east to the front of 1640 So. Kingshighway. Also cut and restore a 2'x5' slot outside of manhole ordered approved.

## DIRECTORS OF PUBLIC UTILITIES, STREETS AND PARKS, RECREATION AND FORESTRY

Application No. 121006, Forest Park Forever, landscape and irrigate 3.7 acres of Forest Park located along DeBaliviere between Forest Park and Lindell and a new 10' wide concrete path along the eastern parcel to connect St. Vincent's Greenway to Forest Park ordered approved, subject to certain conditions.

## DIRECTORS OF PUBLIC UTILITIES AND PUBLIC SAFETY

5 permits ordered approved, subject to certain conditions as follows: 121056, L.R.A., subdivide land at 1722 Preston Place in C.B. 133N, 121059, David and Mary L. Hester, consolidate land at 2935-37 St. Vincent in C.B. 2153, 121072, Glen Stallings, consolidate land at 1724 Preston Place in C.B. 1331.05, 121073, Brian Masek and Fern Rosen, consolidate land at 1720 Preston Place in C.B. 1331.05, 121077, Diversified Development and Construction LLC, subdivide land at 4401 -39 Clayton in C.B. 3970.

Application No. 121069, Crown Development and Construction, consolidate land at 4964, 4964R and 4960 Fountain in C.B. 3765N ordered denied, per Board Order 720.

## DIRECTOR OF PUBLIC SAFETY

Two Special Events for festival zones ordered approved as follows: 121079, Hilton 360 New Year Eve Fireworks, Kiener Plaza and surrounding streets December 31, 2014; 121080, Commitment Day 5K Run/Walk, streets and parks near and around Soldiers Memorial January 1, 2015.

7 Conditional Use Permits ordered approved as recommended by the Hearing Officer, per Board Order No. 766.

### 7 approved with conditions:

121060, 5409 Cabanne, non-medical

transportation business (office use only) home occupancy wavier,

121061, 4018 McRee, janitorial services (office use only) home occupancy wavier,

121062, 4427 Morganford, office, inside storage, tool and supply business,

121063, 4478 Natural Bridge, convenience store with cooking (no liquor),

121064, 2800 No. 14th St., Ste B, sit-down, carry-out restaurant with full drink and sidewalk seating,

121065, 3027 Locust, interior and exterior alterations (per plans) for bath house,

121066, 4981 Thrush, addition to existing building (per plans) for daycare.

Agenda Items for December 16, 2014 ordered approved.

The Board adjourned to meet Tuesday, December 23, 2014.

Richard T. Bradley, P.E.  
President

ATTEST:

Cherise D. Thomas  
Secretary

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## Office of the Board of Public Service City of St. Louis

**SEALED PROPOSALS** will be received for the Public Work hereinafter mentioned by the Board of Public Service, 1200 Market Street, Room 208 City Hall, until 1:45 P.M., St. Louis, Missouri time on **January 13, 2015** at which time they will be publicly opened and read, viz:

**LETTING NUMBER: 8566**

**JOB TITLE: NORTH DOCK REPAIRS PROJECT NO. FRE15000051**

**DEPOSIT: 5% of the total base bid amount**

Drawings and Specifications may be examined on the Board of Public Service website <http://www.stl-bps.org/planroom.aspx> (BPS On Line Plan Room) and may be purchased directly through the BPS website from INDOX Services at cost plus shipping.

Purchased sets become the property of the prospective bidder and **no refunds** will be made.

Proposals must be made on blank forms to be furnished by the President of the Board of Public Service, and must be submitted to Room 208 City Hall.

**A mandatory pre-bid conference will be held December 22, 2014, 10:00 a.m. at the North Dock (enter off N. Market), St.**

## Louis, MO.

Each bidder shall specify in his proposal in figures, without interlineations, alterations, or erasures, a unit price for each of those items where so called for in the proposal, and shall show the products of the respective unit prices and estimated quantities. He shall also show in figures bid proposals for all items on which Lump Sum figures are requested, and, in addition thereto, at the end of the bid the Lump Sum for which he will perform all of the estimated work, as requested by the general requirements and covenants, specifications, and plans.

In case of a discrepancy between the gross sum shown in the proposal and that obtained by the addition of the bid prices as applied to the basic items, the latter shall prevail.

Each bid must be accompanied by a Cashier's or Treasurer's Check of a Bank or Trust Company in the City of Saint Louis, payable to the Order of the City Treasurer, or a Surety Bond approved by the Comptroller, for the amount of Deposit required, as heretofore stated.

All work under this contract will be paid for in cash, based on monthly estimates of the work completed, less a retained amount of ten percent (10%). Final payment, including all retained percentages, will be made within ten (10) days after completion of all work and final acceptance by the City.

The City of St. Louis will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award. The M/WBE goal for this project is 25% and 5%.

The Contract shall provide that not less than the prevailing hourly rate of wages in the City of St. Louis as determined by the Department of Labor and Industrial Relations of the State of Missouri for each craft or type of workmen needed in the actual construction work on the site of the construction job herein authorized, as well as the general prevailing rate for legal holiday and overtime work shall be paid to all workmen.

All labor to be performed under this contract shall be subject to the provisions of Section 290.210 to 290.340, inclusive, of the Revised Statutes of Missouri.

All bidders must regard Federal

**Executive Order 11246, “Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity”**, the “Equal Opportunity Clause” and the “Standard Federal Equal Employment Specifications” set forth within and referenced at [www.stl-bps.org](http://www.stl-bps.org) (Announcements).

The right of the Board of Public Service to reject any or all bids is expressly reserved.

By Order of the Board of Public Service,  
**December 9, 2014.**

Richard T. Bradley, P.E.  
President

ATTEST:

Cherise D. Thomas  
Secretary

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## ADVERTISEMENT

### Bridge Replacement/ Public Works Project Kingshighway Bridge Over UPRR Letting 8565

Sealed bids for Kingshighway Bridge Reconstruction Over UPRR, Federal Project No. BRM-STP-5425(612) will be received at: St. Louis City Hall, 1200 Market, Room 208 until 1:45 o'clock p.m. (Prevailing Local Time) on the **6th day of January, 2015** and at that time will be publicly opened and read.

All bids shall be submitted on blank forms to be furnished by the President of the Board of Public Service and must be submitted to Room 208, City Hall.

The proposed work includes removal and replacement of Kingshighway Blvd. from Bischoff to Shaw, including the removal of the existing viaduct and the construction of new bridges over UPRR and over Daggett, plus the re-alignment of Shaw Blvd., east from Kingshighway to the UPRR tracks.

Plans and specifications may be examined on the Board of Public Service website <http://www.stl-bps.org/planroom.aspx> (BPS On-Line Plan Room) and may be purchased directly through the BPS website from INDOX Services at cost plus shipping, if applicable.

**A pre-bid conference will be held at 10:00 A.M. on the 8th day of December, 2014, in Room 208 in St. Louis City Hall, 1200 Market Street. All bidders are encouraged to attend the pre-bid meeting.**

All labor used in the construction of this public improvement shall be paid a wage no less than the prevailing hourly rate of wages

of work of a similar character in this locality as established by the Department of Labor and Industrial Relations (Federal Wage Rate), or state wage rate, whichever is higher.

The Board of Public Service hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, businesses owned and controlled by socially and economically disadvantaged individuals will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, or national origin in consideration for an award.”

All bidders must be on MoDOT’s Qualified Contractor List per Section 102.2 of the Missouri Standard Specifications for Highway Construction, 2011 Edition including all revisions. The contractor questionnaire must be on file 7 days prior to bid opening.

Contractors and sub-contractors who sign a contract to work on public works project provide a 10-Hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project.

A certified or cashier’s check or a bid bond in the amount of **5%** shall be submitted with each proposal.

The Board of Public Service reserves the right to reject any or all bids.

The DBE Goal for this project is **12%**.

No 2<sup>nd</sup> tier subcontracting will be allowed on this project.

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## PUBLIC NOTICE

The Board of Public Service will hold a public hearing on **Tuesday, January 13, 2015** in Room 208 at 1:45 p.m., City Hall to consider the following:

**Hearing No. 8172** – Joan Maxey, to appeal the decision of the Commissioner of Forestry to service the dead/hazardous tree at 4712 Newberry Terrace pursuant to Ordinance Number 68607.

Richard T. Bradley, P.E.  
President

ATTEST:

Cherise D. Thomas  
Secretary

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## PUBLIC NOTICE

There **will not** be a public hearing held by the Board of Adjustment at 1:30 p.m. on **Wednesday, December 31, 2014** in Room 208 City Hall.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment.

S. Cunningham, Chairman

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## AGENDA

### BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS

**Regular Meeting  
January 7, 2015**

**1:30 p.m.**

**Room 208, City Hall**

1. Call to order.
2. A public hearing to consider each of the following;

**APPEAL #10518** – Appeal filed by Turner Inc, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an office with inside and outside storage of heavy equipment (trucks & tools) at 1915 North Market. **WARD 5 #AO517735-14 ZONE: “A” – Single Family Dwelling District**

**APPEAL #10519** – Appeal filed by East West Trading LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a warehouse for a distribution business of plastic with inside storage at 1200 Switzer. **WARD 2 #AO517265-14 ZONE: “J” – Industrial District**

**APPEAL #10520** - Appeal filed by All 100% Auto Sales LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto sales and repair business, no body work at 8630 N. Broadway. **WARD 2 #AO518325-14 ZONE: “F” – Neighborhood Commercial District**

**APPEAL #10521** – Appeal filed by The York House, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install two illuminated ground signs, per plans, at 4931 Lindell. **WARD 28 #AB517216-14 ZONE: “CWE-FBD- Neighborhood Core (NC) District**

**APPEAL #10522** – Appeal filed by CSTK Termoking, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install two wall signs (one illuminated and one non-illuminated) and two illuminated ground signs, per plans, at 420 Carrie. **WARD 2 #AB517922-14 ZONE: “K” – Unrestricted District**

**APPEAL #10523** – Appeal filed by Central West End City Apts, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to erect one illuminated monument sign, per plans, at 245 Union. **WARD 28 #AB517501-14 ZONE: “E” – Multiple Family Dwelling Industrial District**

**APPEAL #10524** – Appeal filed by John & Laurie Livingston, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to renovate an existing garage for inside storage and maintenance of vintage race cars for personal use, per plans, at 4100 Folsom. **WARD 17 #AB518218-14 ZONE: “D” – Multiple Family Dwelling District**

3. Deliberations on the above hearings
4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on December 17, 2014.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

S. Cunningham, Chairman

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## PUBLIC NOTICE

No Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on Thursday **January 1, 2015** because of the holiday.

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## PUBLIC NOTICE

A Conditional Use Hearing will be held in Room 208 City Hall at 8:30 a.m. on Thursday **January 8, 2015** on the following conditional uses:

**8514 Drury** - Home Occupancy Waiver-Pick & Pull Tires (Haul Tires/Office Use Only) “A”-Single Family Dwelling District. Mv **Ward 2**

**6636 Neosho** - Home Occupancy Waiver-Nucraft, LLC (Contracting/Office Use Only) “A” Single Family Dwelling District. Mv **Ward 16**

**3409 Roger** - #AO-518684-14-BTB Imaging, LLC (Photography Studio) “F” Neighborhood Commercial District. Bl **Ward 15**

**5116 Natural Br.** - #AO-518261-14-To.Do.Lou (Retail/Resale/New & Used Clothes/Accessories) “F”-Neighborhood Commercial District. Bl **Ward 1**

**3504 Hampton** - #AO-518791-14-Panache Plus Consignment, LLC (Resale Boutique/Clothing/Accessories)“F” Neighborhood Commercial District. Mv **Ward 23**

**5852 Hampton** - #AO-518795-14-Southside Senior Activity Center (Adult Daycare/10 Adults/Mon to Sat/7am to 6pm/No Cooking) “F” Neighborhood Commercial District. Bl **Ward 12**

**4217 N. Grand** - #AO-518304-14-The Learning Experience Development Center Daycare/42 Children/8 Infants/34 2 ½ to 12 yrs./M-F/6am to 12 midn./No Cooking) “G” Local Commercial and Office District. Bl **Ward 3**

**5514 Lillian** - #AO-518182-14-Image Counts 2 Market (Confectionary/No Liquor/No Cooking/Change of Ownership) “F” Neighborhood Commercial District. Bl **Ward 27**

**4101 S. Grand** - #AO-511072-13-Palacios Mexican Restaurant Sitdown/ Carryout Restaurant/Full Drink/No Outside Seating/Change of Ownership) “F” Neighborhood Commercial District. Bl **Ward 25**

**2700-20 N. Florissant** - #AB-515660-14-Family Dollar (Construct Commercial Retail Building/Zoning Only) “G” Local Commercial and Office District. Te **Ward 5**

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### REQUEST FOR PROPOSALS CITY OF ST. LOUIS PARKS, RECREATION & FORESTRY

The City of St. Louis is seeking qualified organizations to submit Proposals to provide week long summer camp instruction for St. Louis City youth ages 8-15. Examples of programs includes, but are not limited to, baseball, softball, basketball, football, golf, tennis, soccer, track, theater.

The Request for Proposals may be obtained at the Department of Parks, Recreation and Forestry, 5600 Clayton in Forest Park, St. Louis, MO 63110, **commencing December 11, 2014.**

**Sealed proposals will be received until 4:00 P.M. on Tuesday, January 20,**

**2015 at the Department of Parks.**

The City of St. Louis is an Equal opportunity Employer, and Respondents shall comply with the Mayor’s Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this bid in part or in its entirety.

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### REQUEST FOR PROPOSALS CITY OF ST. LOUIS PARKS, RECREATION & FORESTRY

The City of St. Louis is seeking qualified not-for-profit organizations to submit Proposals to administer payment schedules to employees in an adult basketball league for up to four (4) sessions of league play per year and to coordinate a life skills class schedule for up to 36 hours of instruction per league.

Requests for Proposals may be obtained at the Department of Parks, Recreation and Forestry, 5600 Clayton in Forest Park, St. Louis, MO 63110 **commencing December 11, 2014.**

**Sealed Responses will be received until 4:00 P.M. on Tuesday, January 20, 2015 at the Department of Parks.**

The City of St. Louis is an Equal Opportunity Employer, and Respondents shall comply with Mayor’s Executive Order #28, as amended.

The City of St. Louis reserves the right to accept or reject any or all responses or to cancel this bid in part or in its entirety.

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## PUBLIC NOTICE

The Housing, Urban Development and Zoning Committee of the St. Louis Board of Aldermen will hold a Public Hearing on **January 14, 2015** at 8:30 A.M. in the Kennedy Room (208) in City Hall:

### BOARD BILL NO. 228

**Introduced By  
Alderman Phyllis Young**

An Ordinance recommended by the Planning Commission on December 3, 2014, to change the zoning of property as indicated on the District Map, from “G” Local Commercial and Office District, “H” Area Commercial District, “J” Industrial District, dual zoning of “D” Multiple-Family Dwelling District & “G” Local Commercial and Office District and Dual zoning of “D” Multiple-Family Dwelling District & “H” Area Commercial District to the “D” Multiple-

Family Dwelling District only, in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03, so as to include the described parcels of land in City Blocks 389, 390, 401, 402, 464.04, 465.03, 465.04, 472.03 473.03 and 474.03; and containing an emergency clause.

Any person wishing to speak for or against the above cited board bills should be present.

Sincerely,  
Donna Evans-Booker  
Assistant Clerk, Board of Aldermen

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## DEPARTMENT OF PERSONNEL

### NOTICE OF EXAMINATIONS

The City of St. Louis, Department of Personnel, 1114 Market Street, Room 700, announces competitive Civil Service examinations to fill vacancies in the Municipal Service.

The last date for filing an application for the following examinations is **JANUARY 2, 2015.**

#### MEDICAL SERVICE COORDINATOR

Prom./O.C. 2231

\$41,730 to \$63,336 (Annual Salary Range)

#### WATER MAINTENANCE FOREMAN

Prom. 2091

(OPEN TO PERMANENT CITY EMPLOYEES ONLY)

\$36,400 to \$55,224 (Annual Salary Range)

Vacation, Holidays, Medical Leave, Social Security, and Employee Retirement System Benefits privileges are provided in addition to salary.

Application forms and further information concerning duties of positions, desirable and necessary qualifications, relative weights of examination components, and duration of eligible lists may be secured at the office of the Department of Personnel, 1114 Market Street, Room 700, St. Louis MO 63101. Applications can be submitted on the Internet. Visit the City web site at <http://stlouis-mo.gov>

Richard R. Frank,  
Director

December 17, 2014

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## ST. LOUIS LIVING WAGE ORDINANCE LIVING WAGE ADJUSTMENT BULLETIN

### NOTICE OF ST. LOUIS LIVING WAGE RATES

**EFFECTIVE APRIL 1, 2014**

In accordance with Ordinance No. 65597, the St. Louis Living Wage Ordinance ("Ordinance") and the Regulations associated therewith, the City Compliance Official for the City of St. Louis has determined that the following living wage rates are now in effect for employees of covered contracts:

- 1) Where health benefits as defined in the Ordinance are provided to the employee, the living wage rate is **\$12.37** per hour (130% of the federal poverty level income guideline for a family of three); and
- 2) Where health benefits as defined in the Ordinance are **not** provided to the employee, the living wage rate is **\$16.18** per hour (130% of the federal poverty level income guideline for a family of three, plus fringe benefit rates as defined in the Ordinance).
- 3) Wages required under Chapter 6.20 of the Revised Code of the City of St. Louis: **\$3.81** per hour.

These rates are based upon federal poverty level income guidelines as defined in the Ordinance and these rates are effective as of **April 1, 2014**. These rates will be further adjusted periodically when the federal poverty level income guideline is adjusted by the U.S. Department of Health and Human Services or pursuant to Chapter 6.20 of the Revised Code of the City of St. Louis.

The Ordinance applies to employers who are covered by the Ordinance as defined in the Ordinance, where the contract or grant is entered into or renewed after the effective date of the Ordinance, which is November 3, 2002. A copy of the Ordinance may be viewed online at <http://www.mwdbe.org/livingwage> or obtained from:

City Compliance Official  
Lambert-St. Louis International Airport®  
Certification and Compliance Office  
P.O. Box 10212  
St. Louis, Mo 63145  
(314) 426-8111

Dated: March 11, 2014

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## NOTICE TO ALL BIDDERS

CITY ORDINANCE requires that any individual or company who performs work within the City limits must obtain a Business License. This would also apply to businesses who employ sales or delivery personnel to come into the City. Contracts requiring work to be performed in the City will **NOT** be awarded to unlicensed businesses.

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## ST. LOUIS LIVING WAGE ORDINANCE LIVING WAGE REQUIREMENTS

Bidders [Proponents] are hereby advised that the St. Louis Living Wage Ordinance #65597 and associated Regulations apply to the service [concession] [lease] [City Financial Assistance] for which [bids] [proposals] are being sought herein. This Ordinance requires that, unless specific exemptions apply, all individuals who perform work pursuant to a contract executed between the successful [bidder] [proponent] and the City [Agency] must be paid a minimum of the applicable Living Wage rates set forth in the attached Living Wage Bulletin, and, if the rates are adjusted during the term of the contract pursuant to the Ordinance, applicable rates after such adjustment is made. Each bidder [proponent] must submit the attached "Living Wage Acknowledgment and Acceptance Declaration" with the bid [proposal]. Failure to submit this Declaration with the bid [proposal] will result in rejection of the bid [proposal]. A successful bidder's [proponent's] failure to comply with contract provisions related to the Living Wage Ordinance may result in termination of the contract and the imposition of additional penalties as set forth in the Ordinance and Regulations.

Copies of the Ordinance and Regulations are available upon request from [La Queta Russell-Taylor](mailto:LaQueta.Russell-Taylor@stlouis-mo.gov), at (314) 426-8185, or can be accessed at <http://www.mwdbe.org/livingwage>.

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## SUPPLY COMMISSIONER

Office of the Supply Commissioner, Room 324, City Hall, 1200 Market Street, St. Louis, Missouri 63103, Tuesday, **DECEMBER 23, 2014** - INFORMAL and ADVERTISED BIDS will be received by the undersigned to be opened at the office at 12:00

o'clock noon, for the items listed below on the dates specified.

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## NO ADVERTISED BIDS THIS WEEK.

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### Notice to All Suppliers

It is the policy of the City of St. Louis that all firms desiring to do business with the City of St. Louis must comply with employment practices that are in accordance with the ordinances of the City of St. Louis and the Mayor's Executive Order promulgated there-under to the end that all Contractors and suppliers of materials and services will offer equal opportunity for employment and job advancement to blacks and other minority groups in the St. Louis Metropolitan area.

#### Obtaining Bids

To download bids log on to: <http://stlouis-mo.gov/supply/bid-notice.cfm> then, search available bids.

You may also contact the Supply Commissioner's office at (314) 622-4580 or e-mail [supplydivisionbidrequests.com](mailto:supplydivisionbidrequests.com).

Bidders are invited to be present at the opening of bids. Bid results may be available 30 days following the date of bid opening. If you desire bid results, please include a self-address, stamped envelope with your bid.

#### Recycled Products

The City of St. Louis desires to purchase recycled products whenever possible, especially items containing post consumer waste materials. If your company can supply recycled products, please provide information to this office.

#### Surplus Property

Notice is hereby given that the City of St. Louis may have surplus property for sale during the course of the year. The property may be listed at [www.govdeals.com](http://www.govdeals.com) or in the City Journal.

### Local Preference

#### ORDINANCE #69431

#### Board Bill No. 295

#### Committee Substitute As Amended

An Ordinance repealing Section One, part 86.040 of Ordinance 56716, pertaining to the opening of bids, codified as Section 5.58.040 of the Revised Code of the City of St. Louis, and enacting a new provision on the same subject matter which allows a local bidder to match the lowest bid when the lowest bid

is from a non-local bidder; enacting a new provision on the same subject matter; containing severability clause.

**WHEREAS**, local businesses which seek to enter into contracts with the City of St. Louis are at a competitive disadvantage with businesses from other areas because of the higher administrative costs of doing business in the City;

**WHEREAS**, the City of St. Louis desires to encourage businesses to remain in the City and to relocate to the City;

**WHEREAS**, by enacting a local preference law that allows a local firm to match the lowest bid when its bid is within 2% percent of the lowest bid, the City hopes to encourage and stimulate local business.

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

**SECTION ONE.** Section One, part 86.040, Ordinance 56716 is hereby repealed.

**SECTION TWO.** Enacted in lieu thereof is the following new section.

#### 5.58.040 - Opening of bids.

**A.** Proposals shall be opened at the time and place fixed by the advertisement, in the presence of such bidders as desire to be present, and shall be open to the inspection of bidders.

**B.** The bids shall not be materially modified or amended as to price, specification or otherwise, nor substitutions placed thereon, after opening except when the lowest bid is from a non-local bidder. When the lowest bid is from a non-local bidder, any local bidder within two percent of the lowest bid may match the lowest bid. If a local bidder matches the lowest bid, then the Supply Commissioner may select the bid from the local bidder. If more than one local bidder is within two percent of the lowest bid, then only the lowest local bidder may match the bid. In all other circumstances, modification, supplementation or amendment shall cause rejection of the bid. For purposes of this chapter, local bidder means a bidder whose principal place of business is within the City of St. Louis, has had a valid business license for at least one year, and is current in payment of local taxes. Principal place of business shall be defined as the business's physical office, plant, or site where a majority (51%) of the full-time employees, chief officer, and managers of the business regularly work and conduct business, or where the plant or office and equipment required for the furnishing of the goods or performance of the services provided to the

City, as required by the contract, are physically located in the City of St. Louis for at least one taxable year immediately prior to the date of the bid.

**C.** Bids may be for one or more or all the articles advertised for, but there shall be a specific bid on each article. The award may be made to the lowest bidder for any article, or to the lowest bidder for the entire requisition or any part thereof, but the Board of Standardization may reject any or all bids or any part of any bid.

#### SECTION THREE. Severability.

The provisions of this section are severable. If any provision of this ordinance is declared invalid, that invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision.

**Approved: April 29, 2013**

The right to reject any and all bids is reserved

Carol L. Shepard, CPA  
Supply Commissioner  
(314) 622-4580  
[www.stlouis-mo.gov](http://www.stlouis-mo.gov)

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