

ORDINANCE #69385
Board Bill No. 276

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® Lease Agreement AL-230 (the "Lease Agreement"), between the City and Laclede Venture Corp. ("Lessee"), a Missouri corporation, granting to the Lessee, subject to and in accordance with the terms, covenants, and conditions of the Lease Agreement, certain rights and privileges in connection with the occupancy and use of the Leased Premises, which is defined and more fully described in Section 201 of the Lease Agreement that was approved by the Airport Commission and is attached hereto as **ATTACHMENT "1"** and made a part hereof; containing a severability clause; and containing an emergency clause.

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

SECTION ONE. The Director of Airports and the Comptroller for the City of St. Louis (the "City") are hereby authorized and directed to enter into and execute on behalf of the City the Lambert–St. Louis International Airport® Lease Agreement AL-230 (the "Lease Agreement"), between the City and Laclede Venture Corp. ("Lessee"), a Missouri corporation, granting to the Lessee, subject to and in accordance with the terms, covenants, and conditions of the Lease Agreement, certain rights and privileges in connection with the occupancy and use of the Leased Premises, which is defined and more fully described in Section 201 of the Lease Agreement that was approved by the Airport Commission and is to read in words and figures substantially as set out in **ATTACHMENT "1"**, which is attached hereto and made a part hereof.

SECTION TWO. The sections or provisions of this Ordinance or portions thereof shall be severable. In the event that any section or provision of this Ordinance or portion thereof is held invalid by a court of competent jurisdiction, such holding shall not invalidate the remaining sections or provisions of this Ordinance unless the court finds the valid sections or provisions of this Ordinance are so essentially and inseparably connected with, and so dependent upon, the illegal, unconstitutional or ineffective section or provision that it cannot be presumed that the Board of Aldermen would have enacted the valid sections or provisions without the illegal, unconstitutional or ineffective sections or provisions; or unless the court finds that the valid sections or provisions, standing alone, are incomplete and incapable of being executed in accordance with the legislative intent.

SECTION THREE. This being an ordinance for the preservation of public peace, health, or safety, it is hereby declared an emergency measure as defined in Article IV, Section 20, of the City's Charter and shall become effective immediately upon its approval by the Mayor of the City.

Attachment "1"
Laclede Venture Corp. Lease Agreement
(Is on file in the Register's Office.)

Approved: February 6, 2013

ORDINANCE #69386
Board Bill No. 277

An Ordinance recommended 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 Modification NO. 4 (Supplemental Agreement NO.4) (the "Fourth Amendment") to the Lambert-St. Louis International Airport® Land Lease (DACA41-5-72-135) between the City and The United States of America (the "Government"), dated July 1, 1972, as previously amended; the Fourth Amendment, 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.

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

SECTION ONE. The Director of Airports and the Comptroller of The City of St. Louis (the "City") are hereby authorized and directed to enter into and execute on behalf of the City Modification NO. 4 (Supplemental Agreement NO.4) (the "Fourth Amendment") to the Lambert-St. Louis International Airport® Land Lease (DACA41-5-72-135) between the City and The United States of America (the "Government"), dated July 1, 1972, as previously amended; the Fourth Amendment, was approved by the City's Airport Commission, and is to read in words and figures substantially as set out in **ATTACHMENT "1"**, which is attached hereto and made a part hereof.

SECTION TWO. The sections or provisions of this Ordinance or portions thereof shall be severable. In the event that any section or provision of this Ordinance or portion thereof is held invalid by a court of competent jurisdiction, such holding shall not invalidate the remaining sections or provisions of this Ordinance unless the court finds the valid sections or provisions of this Ordinance are so essentially and inseparably connected with, and so dependent upon, the illegal, unconstitutional or ineffective section or provision that it cannot be presumed that the Board of Aldermen would have enacted the valid sections or provisions without the illegal, unconstitutional or ineffective sections or provisions; or unless the court finds that the valid sections or provisions, standing alone, are incomplete and incapable of being executed in accordance with the legislative intent.

SECTION THREE. This being an Ordinance for the preservation of public peace, health, or safety, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City's Charter and shall become effective immediately upon its approval by the Mayor of the City.

Lease DACA41-5-72-135

MODIFICATION NO. 4
SUPPLEMENTAL AGREEMENT NO. 4

THIS SUPPLEMENTAL AGREEMENT, made and entered into this _____ day of 2013, by and between THE CITY OF ST. LOUIS, MISSOURI, for itself, its heirs, administrators, successors, and assigns, hereinafter called the Lessor, and THE UNITED STATES OF AMERICA, hereinafter called the Government; WITNESSETH:

WHEREAS, Lease DACA41-5-72-135 was entered into on the 1st day of July 1972, covering use of the premises described in said lease; and

WHEREAS, by Modification No. 1 to the Lease deleted an 0.563 acre area from the leased area; and

WHEREAS, by Modification No. 2 to the Lease deleted a 2.221 acre area from the leased area; and

WHEREAS, by Modification No. 3 to the Lease added a Control Tower structure to the lease; and

WHEREAS, the Lessor now desires the return of 7.340 acres; and

WHEREAS, the Government will retain a Right of Entry to monitor and/or remediation of any sites sited and referenced in the attached Exhibit B; and

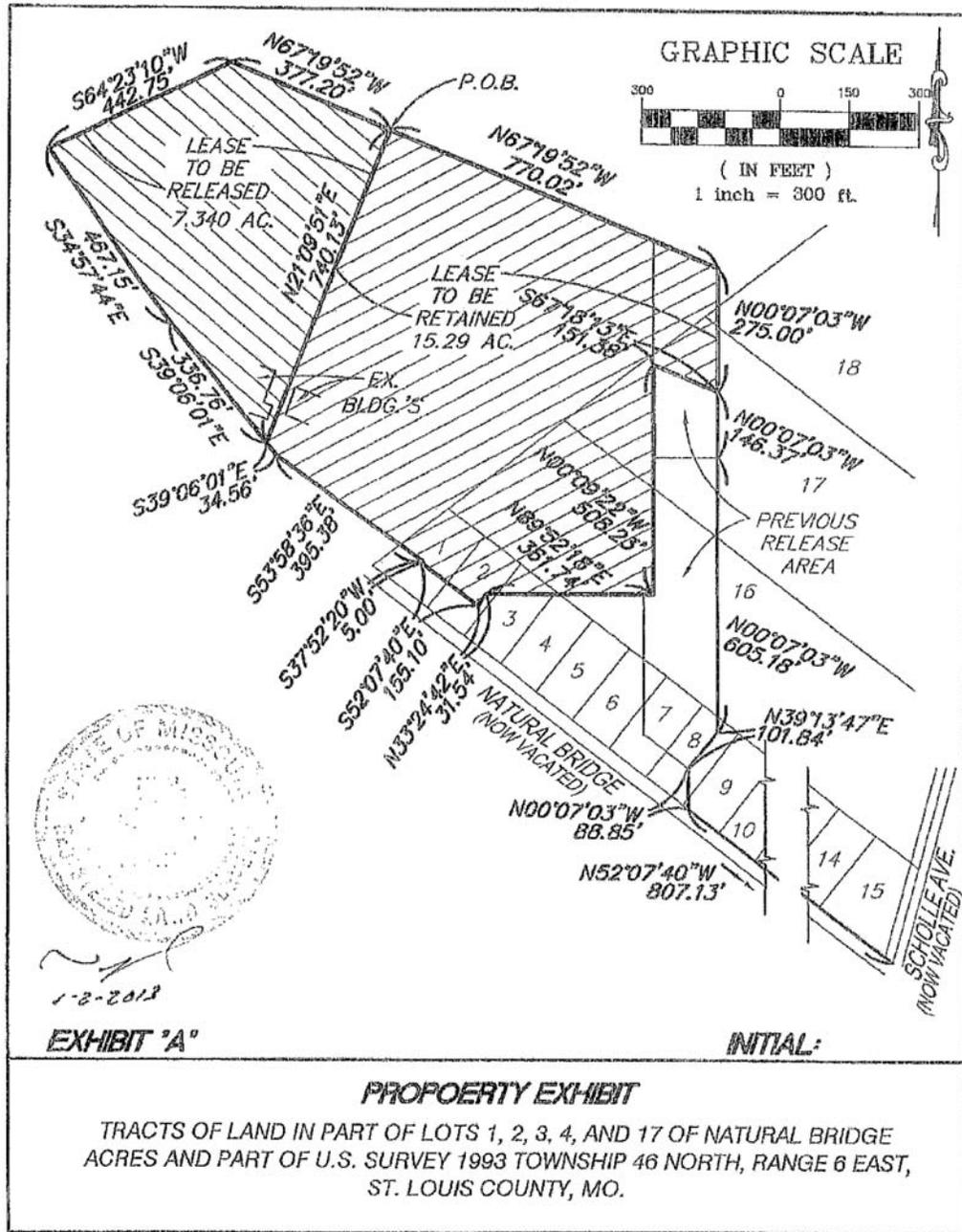
WHEREAS, it is advantageous and in the best interest of the Government to modify Lease DACA41-5-72-135 for the purposes stated above.

NOW, THEREFORE, and in consideration of the premises and of the covenants, premises and agreements herein contained and setforth to be kept and performed by the respective parties hereto, it is hereby agreed that Lease DACA41-5-72-135 shall be and the same is hereby amended in the following particulars, but in no others, effective on _____, a date mutually agreed to by the Director of Airports, on behalf of the Lessor, and the Government, to-wit:

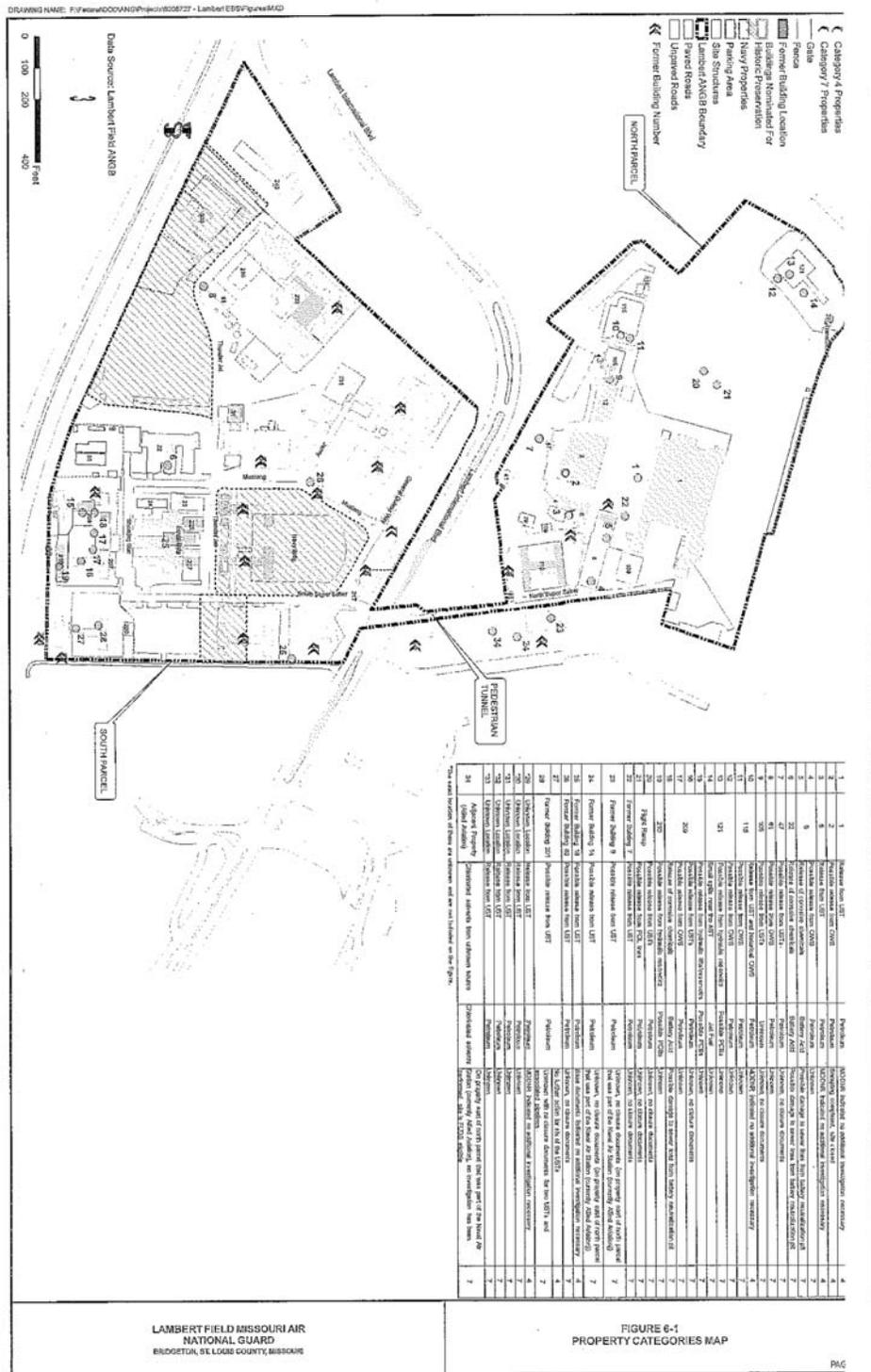
Paragraph 2 is amended to read as follows:

A tract of land being part of U.S. Survey 1993, Township 46 North, Range 6 East of the Fifth Principal Meridian, St. Louis County, Missouri, said tract being more particularly described as follows:

Commencing at the point of intersection of the centerline of Scholle Ave, (now vacated) and the Northern right of way of Natural Bridge Road, (now vacated) thence along said right of way line of Natural Bridge Road, North 52 degrees 07 minutes 40 seconds West 807.13 feet, thence



4/30/12 1/02/13



Approved: February 6, 2013

ORDINANCE #69387
Board Bill No. 294

An ordinance authorizing the Board of Public Service, on behalf of the City of St. Louis (hereinafter, "City"), to enter into a Cost Apportionment Agreement with the Missouri Highways and Transportation Commission (hereinafter, "Commission") for the City to contribute funding to the Commission for the installation of aesthetic lighting on the New Mississippi River Bridge (hereinafter, "Project"); appropriating the City's contribution of Twenty Thousand Dollars (\$20,000.00) towards the cost of the Project; and authorizing the Comptroller of the City to draw warrants from time to time and disburse funds for the Project; and containing an emergency clause.

WHEREAS, the Commission owns and maintains Route I-70 in the City of St. Louis as part of the State Highway System; and

WHEREAS, the City and Commission desire the addition of aesthetic lighting on the New Mississippi River Bridge; and

WHEREAS, the Commission will be responsible for the preparation of detailed plans and specifications, letting the Project, and construction of the Project; and

WHEREAS, the Commission will operate and maintain the aesthetic lighting system on the New Mississippi River Bridge; and

WHEREAS, the City is willing to contribute Twenty Thousand Dollars (\$20,000.00) toward the aesthetic lighting for the New Mississippi River Bridge; and

WHEREAS, the City and Commission desire to enter into a cost apportionment agreement, attached hereto and made a part hereof as Exhibit 1, wherein the Commission will be responsible for the Project and operation and maintenance of the aesthetic lighting system and the City will provide certain partial funding for the Project.

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

SECTION ONE. The Board of Public Service of the City of Saint Louis is hereby authorized and directed to enter into a Cost Apportionment Agreement with the Commission to contribute City funding toward the construction of aesthetic lighting for the New Mississippi River Bridge in substantially the form attached hereto and incorporated by reference herein as Exhibit 1.

SECTION TWO. The estimated cost of adding aesthetic lighting to the New Mississippi River Bridge is Two Million Dollars (\$2,000,000.00). The City shall contribute Twenty Thousand Dollars (\$20,000.00) from an account established for this Project (1220-68882). The remaining funds shall come from a variety of funding sources including the Federal Highway Administration Moving Ahead for Progress in the 21st Century (MAP-21), the State of Illinois, and other private donations.

SECTION THREE. The Comptroller of the City is hereby authorized and directed to draw warrants from time to time and disburse funds appropriated by this ordinance.

SECTION FOUR. Emergency Clause. This being an Ordinance for the immediate preservation of public peace, health and safety, it is hereby declared to be an emergency within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 8, 2013

ORDINANCE #69388
Board Bill No. 262

An ordinance authorizing and directing the issuance by The City of St. Louis, Missouri, of its Airport Revenue Refunding Bonds, Series 2013 (Non-AMT), Lambert-St. Louis International Airport, in an aggregate principal amount not to exceed Thirty-Seven Million Five Hundred Thousand Dollars (\$37,500,000) (the "Series 2013 Bonds") in one or more series to effect the refunding of all or a portion of the City's outstanding Airport Revenue Refunding Bonds, Series 2003A (Non-AMT), Lambert-St. Louis International Airport (the "Series 2003A Bonds"); providing for the funding of any required reserve funds and for the payment of costs of issuance and other related transaction costs with respect to the issuance of the Series 2013 Bonds; setting forth terms and conditions for the issuance of the Series 2013 Bonds; appointing a trustee, a bond registrar and a paying agent in connection with the Series 2013 Bonds; appointing an escrow agent in connection with the outstanding Series 2003A Bonds to be

refunded with the proceeds of the Series 2013 Bonds; approving the form and authorizing the execution and delivery of the Nineteenth Supplemental Indenture of Trust with respect to the issuance of the Series 2013 Bonds including any conforming or clarifying amendments to the Amended and Restated Indenture of Trust, as amended and supplemented, of the City; authorizing the negotiated sale of the Series 2013 Bonds and the execution and delivery of a Bond Purchase Agreement, an Escrow Agreement, if any, and other matters with respect thereto; authorizing the preparation, execution and distribution of the Preliminary Official Statement and the Official Statement and the preparation, execution and delivery of the Continuing Disclosure Agreement; authorizing the negotiation and purchase of credit enhancement (including bond insurance, credit facilities, and sureties), if any, and any necessary related documents; authorizing the proper officials, agents and employees of the City to execute such documents and to take such actions as are necessary or appropriate in connection with the foregoing matters; repealing ordinances of the City to the extent inconsistent with the terms hereof; and containing a severability clause.

WHEREAS, The City of St. Louis, Missouri (the “City”), owns an airport known as Lambert-St. Louis International Airport (the “Airport”) which is operated by the Airport Authority of the City;

WHEREAS, pursuant to Article VI, Section 27 of the Constitution of the State of Missouri, as amended, and ordinances of the City numbered 51342, 54813, 55647, 57110, 57613, 58328 and 58761, the City issued from time to time prior to the adoption of the Original Indenture (defined below) an aggregate of \$178,000,000 of its Airport Revenue Bonds to finance the purchase, construction, extension and improvement of the Airport, which bonds are no longer outstanding;

WHEREAS, the City entered into an Indenture of Trust, dated as of October 15, 1984 (the “Original Indenture”), with Mercantile Trust Company National Association, a predecessor of State Street Bank & Trust Company of Missouri, N.A., a predecessor of UMB Bank, N.A. (formerly known as UMB Bank of St. Louis, N.A.) (the “Trustee”), providing for the issuance of Airport Revenue Bonds of the City, which Original Indenture has been amended, supplemented and restated from time to time, including by the Amended and Restated Indenture of Trust, dated as of September 10, 1997 (which Original Indenture, as so amended, supplemented and restated and in effect from time to time is referred to herein as the “Revised Indenture”), which Revised Indenture has been amended, supplemented and restated from time to time, including by the Amended and Restated Indenture of Trust dated as of July 1, 2009 (which Revised Indenture, as so amended, supplemented and restated and in effect from time to time is referred to herein as the “Restated Indenture”);

WHEREAS, on November 29, 1984, the City issued \$167,095,000 aggregate principal amount of its Airport Revenue Bonds, Series 1984 (the “Series 1984 Bonds”) pursuant to the Original Indenture for the purpose, among other things, of economically defeasing the bonds referred to in the second Whereas clause hereof;

WHEREAS, on August 4, 1987, the City issued \$52,000,000 of Airport Revenue Bonds (the “Series 1987 Bonds”) pursuant to a First Supplemental Indenture of Trust, dated as of July 1, 1987, between the City and the Trustee for the purpose of financing the construction, improvement, expansion and equipping of the Airport;

WHEREAS, on November 5, 1991, the qualified electors of the City approved the issuance by the City of Airport Revenue Bonds in the amount of \$1,500,000,000 for the purpose of paying the costs of purchasing, constructing, extending and improving airports to be owned by the City (the “1991 Voter Approval”); on April 8, 2003, the qualified electors of the City approved the issuance by the City of Airport Revenue Bonds in the amount of \$2,000,000,000 for the purpose of paying the costs of purchasing, constructing, extending and improving airports to be owned by the City (the “2003 Voter Approval” and, together with the 1991 Voter Approval, the “Voter Approval”); and pursuant to Missouri law and Section 3 of Article XVII of the St. Louis City Charter, refunding bonds do not require voter approval and therefore do not count against the amount of bonds available to be issued pursuant to Voter Approval;

WHEREAS, on November 25, 1992, the City issued \$109,125,000 of Airport Revenue Bonds (the “Series 1992 Bonds”) pursuant to a Second Supplemental Indenture of Trust, dated as of November 15, 1992, between the City and the Trustee for the purpose of providing funds (i) to refund the Lambert-St. Louis International Airport Corporation’s Lease Revenue Bonds (Noise Mitigation Project) Series 1990 which provided funds for the acquisition of land in connection with the Airport noise abatement program and (ii) for further Airport land acquisition, airfield improvements, expansion of the terminal facility and related improvements;

WHEREAS, on September 9, 1993, the City issued \$121,720,000 of Taxable Airport Revenue Refunding Bonds (the “Taxable Series 1993 Refunding Bonds”) pursuant to a Third Supplemental Indenture of Trust, dated as of August 1, 1993, between the City and the Trustee for the purpose of refunding all of the outstanding Series 1984 Bonds;

WHEREAS, on December 14, 1993, the City issued \$65,405,000 of Taxable Airport Revenue Bonds (the “Taxable Series 1993A Bonds”) pursuant to a Fourth Supplemental Indenture of Trust, dated as of December 1, 1993, between the City and the

Trustee for the purpose of financing the cost of purchasing the leasehold interests and certain property of Trans World Airlines, Inc.;

WHEREAS, on April 10, 1996, the City issued \$37,760,000 of Airport Revenue Bonds (the "Series 1996 Bonds") pursuant to a Fifth Supplemental Indenture of Trust, dated as of April 1, 1996, between the City and the Trustee for the purpose of refunding all the outstanding Series 1987 Bonds;

WHEREAS, on September 10, 1997, the City issued \$40,420,000 of Airport Revenue Bonds, Series 1997A (the "Series 1997A Bonds") and \$159,185,000 of Airport Revenue Bonds, Series 1997B (the "Series 1997B Bonds") pursuant to a Sixth Supplemental Indenture of Trust, dated as of August 1, 1997, between the City and the Trustee for the purpose of funding certain capital improvements at the Airport;

WHEREAS, on December 17, 1998, the City issued \$69,260,000 of Airport Revenue Bonds, Series 1998 (the "Series 1998 Bonds") pursuant to a Seventh Supplemental Indenture of Trust, dated as of December 1, 1998, between the City and the Trustee for the purpose of refunding a portion of the Series 1992 Bonds;

WHEREAS, on August 2, 2000, the City issued \$87,165,000 of its Letter of Intent Double Barrel Revenue Bonds, Series 2000 (Lambert-St. Louis International Airport Project) (the "LOI Bonds") pursuant to a Trust Indenture, dated as of July 15, 2000, between the City and the Trustee for the purpose of financing the acquisition of certain land located adjacent to the Airport and funding the construction of certain improvements thereon;

WHEREAS, on May 15, 2001, the City issued \$435,185,000 of Airport Revenue Bonds, Series 2001A (Airport Development Program) (the "Series 2001A ADP Bonds") pursuant to an Eighth Supplemental Indenture of Trust, dated as of May 1, 2001, between the City and the Trustee for the purpose of financing the acquisition of certain land located adjacent to the Airport and funding certain capital improvements at the Airport;

WHEREAS, on December 19, 2002, the City issued \$69,195,000 of Airport Revenue Bonds (Capital Improvement Program) (Non-AMT) Series 2002A (the "Series 2002A Bonds"), \$31,755,000 Airport Revenue Bonds (Capital Improvement Program) (AMT) Series 2002B (the "Series 2002B Bonds"), and \$17,035,000 Airport Revenue Refunding Bonds (AMT) Series 2002C (the "Series 2002C Bonds") pursuant to a Ninth Supplemental Indenture of Trust, dated as of December 1, 2002, between the City and the Trustee for the purpose of funding certain capital improvements at the Airport and refunding all of the outstanding Series 1992 Bonds;

WHEREAS, on February 25, 2003, the City issued \$70,340,000 of Airport Revenue Refunding Bonds, Series 2003A (Non-AMT) (the "Series 2003A Bonds"), pursuant to a Tenth Supplemental Indenture of Trust, dated as of February 1, 2003, between the City and the Trustee for the purpose of refunding all of the outstanding LOI Bonds;

WHEREAS, on May 29, 2003, the City issued \$29,520,000 of Taxable Airport Revenue Refunding Bonds, Series 2003B (the "Series 2003B Bonds"), pursuant to an Eleventh Supplemental Indenture of Trust, dated as of May 1, 2003, between the City and the Trustee for the purpose of refunding all of the outstanding Taxable Series 1993 Refunding Bonds and all of the outstanding Taxable Series 1993A Bonds;

WHEREAS, on May 26, 2004, the City authorized the issuance of its Airport Revenue Commercial Paper Notes, 2004 Program, Series A (Non-AMT), Series B (AMT) and Series C (Taxable) in the aggregate principal amount of up to \$125,000,000 outstanding at any one time (the "CP Notes"), pursuant to a Commercial Paper Subordinate Indenture of Trust, dated as of May 1, 2004 (the "CP Indenture"), between the City and UMB Bank, N.A., as trustee, to provide interim funds to finance and refinance Airport improvements; and in connection with the issuance of the CP Notes, certain amendments were made to the Revised Indenture pursuant to a Twelfth Supplemental Indenture of Trust, dated as of May 1, 2004, between the City and the Trustee;

WHEREAS, on July 7, 2005, the City issued \$263,695,000 of Airport Revenue Bonds, Series 2005 (Non-AMT) (the "Series 2005 Bonds") pursuant to a Thirteenth Supplemental Indenture of Trust, dated as of June 1, 2005, between the City and the Trustee for the purpose of refunding and restructuring a portion of the Series 1997A Bonds, the Series 2001A ADP Bonds and the Series 2002A Bonds;

WHEREAS, on January 23, 2007, the City issued \$231,275,000 of Airport Revenue Refunding Bonds, Series 2007A (Non-AMT) (the "Series 2007A Bonds") pursuant to a Fourteenth Supplemental Indenture of Trust, dated as of January 1, 2007, between the City and the Trustee for the purpose of refunding a portion of the Series 2001A ADP Bonds and a portion of the Series 2002A Bonds;

WHEREAS, on April 3, 2007, the City issued \$104,735,000 of Airport Revenue Refunding Bonds, Series 2007B (AMT)

(the "Series 2007B Bonds") pursuant to a Fifteenth Supplemental Indenture of Trust, dated as of January 1, 2007 and effective as of April 3, 2007, between the City and the Trustee for the purpose of refunding a portion of the Series 1997B Bonds;

WHEREAS, on July 14, 2009, the City issued \$107,240,000 of Airport Revenue Bonds, Series 2009A-1 (the "Series 2009A-1 Bonds") and \$22,730,000 of Airport Revenue Bonds, Series 2009A-2 (the "Series 2009A-2 Bonds" and, together with the Series 2009A-1 Bonds, the "Series 2009 Bonds") pursuant to a Sixteenth Supplemental Indenture of Trust, dated as of July 1, 2009, between the City and the Trustee for the purpose of constructing and improving the Airport;

WHEREAS, on June 27, 2011, the City issued \$5,910,000 of Airport Revenue Refunding Bonds, Series 2011A (Exempt Facility, Non-AMT) (the "Series 2011A Bonds") and \$23,625,000 Airport Revenue Refunding Bonds, Series 2011 B (Non-AMT) (the "Series 2011B Bonds" and, together with the Series 2011A Bonds, the "Series 2011 Bonds") pursuant to the Seventeenth Supplemental Indenture of Trust, dated as of June 1, 2011 between the City and the Trustee for the purpose of refunding the Series 1998 Bonds and Series 2009A-2 Bonds;

WHEREAS, on June 28, 2012, the City issued \$31,395,000 of Airport Revenue Refunding Bonds, Series 2012 (AMT) (the "Series 2012 Bonds") pursuant to the Eighteenth Supplemental Indenture of Trust, dated as of June 1, 2012, between the City and the Trustee for the purpose of refunding the Series 2002B Bonds and Series 2002C Bonds (the Series 2012 Bonds, together with the outstanding Series 1997B Bonds, Series 2002A Bonds, Series 2003A Bonds, Series 2005 Bonds, Series 2007A Bonds, Series 2007B Bonds, Series 2009A-1 Bonds and Series 2011 Bonds are hereinafter referred to as the "Outstanding Bonds").

WHEREAS, the City is authorized under the Constitution and laws of the State of Missouri, the Voter Approval and its ordinances to issue, sell and negotiate its interest-bearing revenue bonds for the purpose of financing or refinancing all or a part of the costs of purchasing, constructing, extending or improving airports;

WHEREAS, the City, acting through its duly authorized officers and in order to achieve debt service savings with respect to the financing of the Airport, may determine to issue and sell, pursuant to an Nineteenth Supplemental Indenture of Trust between the City and the Trustee (the "Nineteenth Supplemental Indenture"), its Airport Revenue Refunding Bonds, Series 2013 (Non-AMT), Lambert-St. Louis International Airport (the "Series 2013 Bonds") to refund all or a portion (including, but not limited to, principal plus interest, principal-only and/or interest-only portions) of the outstanding Series 2003A Bonds, in an aggregate principal amount not to exceed Thirty-Seven Million Five Hundred Thousand Dollars (\$37,500,000) in one or more series, the proceeds of which, together with other available funds, if any, that may be transferred for such purposes, shall be used for the purposes described herein, and the issuance and sale of the Series 2013 Bonds pursuant to any such determination and the application of the proceeds thereof will serve a public purpose and is in the best interest of the City;

WHEREAS, in connection with the issuance of the Series 2013 Bonds, it is necessary for the City to enter into the Nineteenth Supplemental Indenture, the Bond Purchase Agreement (as hereinafter defined), the Tax Certificate (as hereinafter defined), the Escrow Agreement (as hereinafter defined), if any, the Continuing Disclosure Agreement (as hereinafter defined) and certain other agreements; and

WHEREAS, the Series 2013 Bonds shall state that the Series 2013 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation and the taxing power of the City is not pledged to the payment of the principal of, premium, if any, or interest on the Series 2013 Bonds;

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

SECTION ONE. Authorization of the Series 2013 Bonds.

The City does hereby authorize and direct the issuance of the Series 2013 Bonds to refund all or a portion of the outstanding Series 2003A Bonds to provide for debt service savings for the Airport. The City does hereby find and declare that this Ordinance is being enacted pursuant to the laws of the State of Missouri, including particularly Chapter 108, Missouri Revised Statutes, 2000, as amended, and that the issuance of the Series 2013 Bonds is for the public purposes set forth in this Ordinance.

SECTION TWO. Maximum Principal Amount, Purpose and Terms and Provisions of the Series 2013 Bonds.

The Board of Aldermen does hereby authorize the City, if deemed desirable as provided below, to issue the Series 2013 Bonds in one or more series in an aggregate principal amount not to exceed Thirty-Seven Million Five Hundred Thousand Dollars (\$37,500,000). The proceeds of the Series 2013 Bonds shall, together with other available funds, if any, be used to refund all or a portion of the outstanding Series 2003A Bonds (determined as described below), to provide for the funding of any required reserve funds, to pay certain costs of issuance of the Series 2013 Bonds and to pay other related transaction costs with respect to such Bonds. Subject to the terms of this Ordinance, the City hereby authorizes and directs the Mayor of the City (the "Mayor") and the

Comptroller of the City (the "Comptroller"), in the exercise of their sole discretion, and taking into account the outstanding Series 2003A Bonds to be refunded, (a) to determine and establish the aggregate principal amount of the Series 2013 Bonds and (b) to determine and establish the other terms and provisions of the Series 2013 Bonds. The outstanding Series 2003A Bonds to be refunded by the Series 2013 Bonds (the "Refunded Bonds") shall be selected by the Comptroller in consultation with the City Counselor and the City's financial advisors.

SECTION THREE. Source of Repayment; Security; Pledge.

The Series 2013 Bonds shall be secured and payable, as to principal, premium, if any, and interest, solely from the sources and funds pledged under the Restated Indenture, including the Revenues derived from the operation of the Airport (the "Revenues"). The Series 2013 Bonds shall be limited obligations of the City payable solely from Revenues and other funds as provided in the Restated Indenture and shall not be deemed to be an indebtedness of the State of Missouri, the City or of any political subdivision thereof, and shall not be deemed to be an indebtedness within the meaning of any constitutional or statutory limitation upon the incurring of indebtedness.

The Series 2013 Bonds shall be issued in one or more series, bear such date or dates, mature at such time or times (not exceeding thirty (30) years from their date of issuance), bear interest at such rate or rates (not exceeding limitations set forth herein) and be subject to redemption at such time or times as shall be approved by the Mayor and the Comptroller and provided for in the Nineteenth Supplemental Indenture as executed and delivered by the City.

The Series 2013 Bonds shall be issuable in such denominations, be in fully registered form without coupons, carry such registration and exchange privileges, and be payable in such medium of payment and at such place or places as the Restated Indenture may provide.

SECTION FOUR. Appointment of Trustee, Bond Registrar, Paying Agent and Escrow Agent, if any.

UMB Bank, N.A. is hereby appointed Trustee, Bond Registrar and Paying Agent for the Series 2013 Bonds under the Restated Indenture and as Escrow Agent, if any, for the Refunded Bonds pursuant to the Restated Indenture. Such appointments will be effective immediately upon the execution and filing of the Nineteenth Supplemental Indenture with the Trustee.

SECTION FIVE. Authority to Prepare, Execute, Acknowledge and Deliver the Nineteenth Supplemental Indenture.

The Mayor and the Comptroller are hereby authorized and directed to prepare, execute, acknowledge and deliver the Nineteenth Supplemental Indenture, in substantially the form attached hereto as Exhibit 1, with terms that may include, but not be limited to, all provisions and terms as may be necessary or desirable to provide for the issuance of the Series 2013 Bonds, the payment terms of the Series 2013 Bonds, the interest rate or rates on the Series 2013 Bonds, the creation of various funds and/or accounts relating to the Series 2013 Bonds, the security for the Series 2013 Bonds and the refunding of the Refunded Bonds, and any necessary, conforming or clarifying amendments to the Restated Indenture, the same to be attested by the Register of the City, with such changes therein as shall be approved by such persons executing such document, all as determined by the Mayor and the Comptroller, such persons' execution to constitute conclusive evidence of such approval, and the Register is hereby authorized to affix to the Nineteenth Supplemental Indenture the corporate seal of the City. The Nineteenth Supplemental Indenture shall be effective immediately upon the filing of the Nineteenth Supplemental Indenture with the Trustee.

SECTION SIX. Execution of Series 2013 Bonds.

The Series 2013 Bonds (subject to the determinations set forth in Section Two hereof) shall be executed on behalf of the City in the manner provided in the Nineteenth Supplemental Indenture. If any officer of the City who shall have signed or sealed any of the Series 2013 Bonds shall cease to be such officer before the Series 2013 Bonds so signed and sealed shall have been actually authenticated by the Trustee, or delivered by the City, such Series 2013 Bonds nevertheless may be authenticated, issued and delivered with the same force and effect as though the person who signed or sealed such Series 2013 Bonds had not ceased to be such officer of the City; and also any such Series 2013 Bonds may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such Series 2013 Bonds, shall be the proper officers of the City, although at the dated date of such Series 2013 Bonds any such person shall not have been such officer of the City.

SECTION SEVEN. Manner of Sale of the Series 2013 Bonds; Application of Proceeds of the Series 2013 Bonds.

The Series 2013 Bonds may be sold at the best price obtainable at a negotiated sale as the Comptroller shall determine in her sole discretion, subject to the terms of this Ordinance and to the interest rate and par value limitations set forth in Chapter 108.170, Missouri Revised Statutes, 2004, as amended. The proceeds from the sale of the Series 2013 Bonds shall be applied by the

City simultaneously with the delivery of the Series 2013 Bonds in accordance with the provisions of the Nineteenth Supplemental Indenture and the Escrow Agreement, if any.

SECTION EIGHT. Bond Purchase Agreement.

In connection with a negotiated sale of the Series 2013 Bonds, the City hereby authorizes and directs the Mayor and the Comptroller to enter into a Bond Purchase Agreement (the "Bond Purchase Agreement") with the purchaser or purchasers of the Series 2013 Bonds (the "Underwriters"), which purchaser or purchasers will be led by a senior managing underwriter (the "Managing Underwriter") to be selected by the Comptroller, such Bond Purchase Agreement to set forth the terms of sale and to contain such other customary terms and provisions as the Mayor and the Comptroller shall approve, the Mayor's and the Comptroller's execution of the Bond Purchase Agreement to constitute conclusive evidence of such approval. The Series 2013 Bonds are hereby authorized to be sold to the Underwriters pursuant to the Bond Purchase Agreement.

SECTION NINE. Investment of Series 2013 Bond Proceeds; Investment Agreements and Escrow Agreement, if any.

In connection with the refunding of the Refunded Bonds, the Treasurer of the City (the "Treasurer") is hereby authorized to purchase U.S. Treasury securities or other securities permitted by the Restated Indenture or to enter into such investment agreements, as the Treasurer shall deem necessary and appropriate to provide for the investment of the proceeds of any Series 2013 Bonds. In connection with the application of such proceeds of such Series 2013 Bonds toward the refunding of the Refunded Bonds, the City hereby authorizes and directs the Mayor, the Comptroller and the Treasurer to enter into one or more escrow agreements (the "Escrow Agreement") with the Escrow Agent, such Escrow Agreement to provide for the investment of the proceeds of the Series 2013 Bonds and the application of such amounts to the payment of any Refunded Bonds.

SECTION TEN. Official Statement and Continuing Disclosure Agreement.

The Mayor and the Comptroller, with the advice and concurrence of the City Counselor, in connection with the public offering of the Series 2013 Bonds, are hereby authorized to prepare a Preliminary Official Statement for and on behalf of the City containing such disclosure and other matters deemed material, necessary or appropriate, as the Mayor and the Comptroller shall deem advisable. The Mayor and the Comptroller are hereby authorized to deliver certifications to the effect that the Preliminary Official Statement and the final Official Statement, together with such other documents, if any, described in such certificates, were deemed final as of their respective dates for the purposes of Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12"). The Mayor and the Comptroller are each hereby authorized to make public and to permit the Underwriters and the City's financial advisors to use and distribute the Preliminary Official Statement in connection with the sale of the Series 2013 Bonds. The Mayor and the Comptroller, with the advice and concurrence of the City Counselor, in connection with the public offering of the Series 2013 Bonds, are each hereby authorized and directed to prepare, execute and deliver a final Official Statement for and on behalf of the City, and the Mayor and the Comptroller are hereby authorized and directed to execute and deliver a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") between the City and the Trustee, as dissemination agent, in a form necessary for the Underwriters to comply with Rule 15c2-12.

SECTION ELEVEN. Credit Enhancement or Surety.

Upon the recommendation of the Managing Underwriter and the City's financial advisors with respect to the Series 2013 Bonds, based upon a cost-benefit analysis, the Comptroller is hereby authorized to negotiate and approve the terms of any agreement for credit enhancement (which credit enhancement includes, without limitation, bond insurance and sureties, including for the purpose of funding any reserve fund with respect to the Series 2013 Bonds) and to purchase credit enhancement with respect to the Series 2013 Bonds and related obligations from one or more recognized providers of credit enhancement with respect to all or a portion of the Series 2013 Bonds and to execute any agreement for credit enhancement with respect to the Series 2013 Bonds and related obligations and other documents in connection therewith as necessary to obtain such credit enhancement with respect to the Series 2013 Bonds and related obligations. The fees payable with respect to any credit enhancement acquired for the Series 2013 Bonds and related obligations shall be payable out of the proceeds thereof as a cost of issuance.

SECTION TWELVE. Authorized Officials; Further Authority.

The Mayor, the Comptroller, the Treasurer, the Register and other appropriate officers, agents and employees of the City, with the advice and concurrence of the City Counselor, are hereby authorized and empowered to execute and deliver the Series 2013 Bonds, the Nineteenth Supplemental Indenture, a Tax Certificate with respect to the Series 2013 Bonds (the "Tax Certificate"), the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Escrow Agreement, if any, any Interest Rate Exchange Agreement (as defined in the Restated Indenture), any investment or related agreements and any agreements for credit enhancement (collectively, the "Bond Documents"), and all documents and other instruments which may be required under the terms of the

Restated Indenture, the Bond Documents and this Ordinance, including, without limitation, applications, notices and other forms required to qualify the Series 2013 Bonds for sale under state securities or "Blue Sky" laws, provided, however, the City shall not be required to consent to service of process. The Mayor, the Comptroller, the Treasurer, the Register and other appropriate officers, agents and employees of the City, with the advice and concurrence of the City Counselor, are hereby further authorized and empowered to execute such documents and to take such actions as are necessary or appropriate in connection with the issuance and sale of the Series 2013 Bonds and the consummation of the transactions contemplated hereby, including, but not limited to the transfer, amendment or termination of existing forward delivery agreements, reserve fund agreements and investment contracts, as the Mayor and the Comptroller may deem necessary or desirable; provided, however, that any forward delivery agreements, reserve fund agreements and investment contracts shall be authorized, negotiated and approved by the Treasurer.

SECTION THIRTEEN. Repeal of Conflicting Ordinances.

All provisions of other Ordinances of the City which are in conflict with this Ordinance, the Nineteenth Supplemental Indenture approved hereby (as executed and delivered) or the Restated Indenture shall be of no further force or effect on the City upon issuance and sale of the Series 2013 Bonds.

SECTION FOURTEEN. Severability.

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

Exhibit 1

NINETEENTH SUPPLEMENTAL INDENTURE OF TRUST

**between
THE CITY OF ST. LOUIS, MISSOURI,
as Grantor
and
UMB BANK, N.A.,
as Trustee**

\$ _____

THE CITY OF ST. LOUIS, MISSOURI

**AIRPORT REVENUE REFUNDING BONDS,
SERIES 2013 (NON-AMT)
(LAMBERT— ST. LOUIS INTERNATIONAL AIRPORT)**

Dated as of _____, 2013

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NINETEENTH SUPPLEMENTAL INDENTURE OF TRUST

THIS NINETEENTH SUPPLEMENTAL INDENTURE OF TRUST (this “Nineteenth Supplemental Indenture”), dated as of _____, 2013, is made by and between the City of St. Louis, Missouri, a constitutional charter city and political subdivision of the State of Missouri (the “City”), and UMB Bank, N.A., a national banking association organized and existing under the laws of the United States of America, having a place of business in the City and duly authorized to exercise corporate trust powers, as trustee (in such capacity herein, and as successor in interest to Mercantile Trust Company National Association and State Street Bank and Trust Company of Missouri, N.A., together with any successor in such capacity, referred to herein as the “Trustee”):

WITNESSETH:

WHEREAS, Lambert-St. Louis International Airport (the “Airport”) is owned by the City and operated by the Airport Authority of the City (the “Airport Authority”);

WHEREAS, pursuant to Article VI, Section 27 of the Constitution of the State of Missouri, as amended, and various ordinances of the City, the City executed and delivered to the Trustee an Indenture of Trust dated as of October 15, 1984 (the “Original Indenture”) between the City and the Trustee providing for the issuance from time to time of series of airport revenue bonds of the City, unlimited in aggregate principal amount, except as in the Original Indenture provided or as limited by law, which Original Indenture, as previously amended, supplemented and restated, was amended, restated and superseded by that certain Amended and Restated Indenture of Trust dated as of July 1, 2009 (the “Restated Indenture”) (the Original Indenture, as amended and restated by the Restated Indenture, and as amended and supplemented by the Seventeenth Supplemental Indenture of Trust dated as of June 1, 2011 and by the the Eighteenth Supplemental Indenture of Trust dated as of June 1, 2012, and hereby, is referred to herein as the “Indenture”);

WHEREAS, pursuant to a special election held on November 5, 1991, the qualified voters of the City approved the issuance by the City of airport revenue bonds in the aggregate principal amount of One Billion Five Hundred Million Dollars (\$1,500,000,000) for the purpose of paying the costs of purchasing, constructing, extending and improving the airports of the City (the “1991 Voter Approval”); and pursuant to a special election held on April 8, 2003, the qualified voters of the City approved the issuance by the City of airport revenue bonds in the aggregate principal amount of Two Billion Dollars (\$2,000,000,000) for the purpose of paying the costs of purchasing, constructing, extending and improving the airports of the City (the “2003 Voter Approval”;

and together with the 1991 Voter Approval, the "Voter Approval"), thereby establishing a total Voter Approval of Three Billion Five Hundred Million Dollars (\$3,500,000,000);

WHEREAS, pursuant to the Indenture and the Voter Approval, the City has previously issued various series of airport revenue bonds ("Bonds"), consisting of the Bonds described in Schedule I of the Indenture, currently outstanding in the aggregate principal amount of \$_____;

WHEREAS, the City desires to issue its Series 2013 Bonds (hereinafter defined) to refund certain of the City's outstanding Bonds, as hereinafter specified, and in connection therewith to provide for the funding of a Debt Service Reserve Account for the Series 2013 Bonds, and to make certain transfers of funds and to pay certain costs of issuing the Series 2013 Bonds;

WHEREAS, pursuant to Ordinance Number _____, adopted by the Board of Aldermen on _____, 201_, and signed by the Mayor on _____, 201_ (the "Ordinance"), the City is authorized to issue its Airport Revenue Refunding Bonds, Series 2013 (Non-AMT) (the "Series 2013 Bonds"), and to amend the Indenture in connection therewith, under authority of Article VI, Sections 27(a) and 28, of the Missouri Constitution (the "Constitution"), the statutes of the State of Missouri and the Voter Approval;

WHEREAS, pursuant to Sections 1101(5) and (9) of the Indenture, a Supplemental Indenture may be executed to provide for the issuance of a Series of Bonds and to make certain amendments to the Indenture;

WHEREAS, the Series 2013 Bonds and any Additional Bonds issued pursuant to the Indenture shall state that the principal of, premium, if any, and interest thereon are payable solely from the Revenues to be derived by the City from the operation of the Airport and certain funds pledged therefor under the Indenture and that such Bonds shall not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the taxing power of the City is not pledged to the payment thereof, either as to principal, premium or interest;

WHEREAS, this Nineteenth Supplemental Indenture provides for the issuance of the Series 2013 Bonds in the form, having the characteristics and being secured and entitled to the benefits as provided in the Indenture, including certain related transfers of funds;

WHEREAS, the Trustee agrees to accept and administer the trusts created hereby; and

WHEREAS, all things necessary to make the Series 2013 Bonds, when issued, executed and delivered by the City and authenticated by the Trustee, to the extent required pursuant to the Indenture, the valid, binding and legal limited obligations of the City and to constitute this Nineteenth Supplemental Indenture as a valid assignment and pledge of the Revenues herein pledged to the payment of the principal, Redemption Price and interest on the Series 2013 Bonds, as described herein, and a valid assignment and pledge of certain rights of the City, have been done and performed; and the creation, execution and delivery of this Nineteenth Supplemental Indenture, and the execution, issuance and delivery of the Series 2013 Bonds, subject to the terms hereof, have in all respects been duly authorized,

NOW, THEREFORE, THIS NINETEENTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH:

That as security for payment of the principal, Redemption Price of and interest on the Bonds, including the Series 2013 Bonds, and any Additional Bonds issued from time to time under the Indenture and any additional Supplemental Indentures authorized and executed pursuant to the Indenture, and for any funds which may be advanced by the Trustee pursuant hereto, the City does hereby pledge to the Trustee a security interest in and to all the property described in the granting clauses of the Indenture and all proceeds of any of the foregoing (collectively, the "Trust Estate") and does hereby by these presents pledge, assign, grant, bargain and sell, convey and confirm to the Trustee a security interest in and to the same.

TO HAVE AND TO HOLD all the same with all privileges and appurtenances hereby conveyed and assigned or agreed or intended to be conveyed and assigned to the Trustee and its successors in such trust and their assigns forever.

IN TRUST, however, for the equal and proportionate benefit and security of the Owners from time to time of the Bonds issued under and secured by the Indenture, without privilege, priority or distinction as to the lien or otherwise of any of the Bonds over any of the others upon the terms and conditions hereinafter stated and except as otherwise herein expressly provided or provided in the Indenture.

SUBJECT TO the application of the proceeds of sale of the Series 2013 Bonds and the Revenues to the purposes and on the conditions permitted by the Indenture.

The City hereby covenants and agrees with the Trustee and with the Owners of the Series 2013 Bonds, as follows:

**ARTICLE I
DEFINITIONS AND INTERPRETATIONS**

Section 1.01 Definitions. Capitalized terms used and not defined herein or in the above Recitals shall have the following meanings, unless a different meaning clearly appears from the context, and terms not defined herein shall retain the meanings given to such terms in the Indenture:

“*2013 Debt Service Reserve Requirement*” means, as of any date of calculation for the then Outstanding Series 2013 Bonds, an amount equal to the least of (i) 10% of the proceeds of the Series 2013 Bonds, (ii) the maximum annual debt service on the Series 2013 Bonds or (iii) 125% of the average annual debt service on the Series 2013 Bonds.

“*Airport Authority*” means the entity that was created by the City’s Board of Aldermen pursuant to an ordinance in 1968 and that operates the Airport and consists of the Airport Commission, the Airport Authority’s Chief Executive Officer and other managers and personnel required to operate the Airport, or any subsequent entity created by the City’s Board of Aldermen to operate the Airport.

“*Beneficial Owner*” means, for any Bond which is held by a nominee, the beneficial owner of such Bond.

“*Bond*” or “*Bonds*” means the Series 2013 Bonds and any other bond or bonds, as the case may be, authenticated and delivered under and pursuant to the Indenture.

“*Bond Counsel*” means Edwards Wildman & Palmer LLP, and Saulsberry & Associates, LLC, St. Louis, Missouri, as co-Bond Counsel or any other attorney or firm of attorneys nationally recognized on the subject of municipal bonds selected by the City and acceptable to the Trustee.

“*Bondholder*,” “*Bondowner*,” “*Holders of the Series 2013 Bonds*” or “*Owner*” or any similar term means any person who shall be the registered owner of any Bond or Bonds.

“*Business Day*” means any day of the year other than (a) a Saturday or Sunday or (b) any day on which banks located in New York, New York, St. Louis, Missouri or Kansas City, Missouri are required or authorized by law to remain closed.

“*Continuing Disclosure Agreement*” means that certain Continuing Disclosure Agreement executed and delivered by the City and the Dissemination Agent with respect to the Series 2013 Bonds.

“*Dissemination Agent*” means UMB Bank, N.A., and any successor dissemination agent under the Continuing Disclosure Agreement.

“*DTC*” means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the New York Banking Law, as amended, a “banking organization” within the meaning of the New York Banking Law, as amended, a member of the Federal Reserve System, a “clearing corporation,” within the meaning of the New York Commercial Code, as amended, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities and Exchange Act of 1934, as amended, and its successors and assigns.

“*Interest Payment Date*” means _____ 1 and _____ 1 of each year beginning _____ 1, 2013.

“*Paying Agent*” means UMB Bank, N.A., as Paying Agent with respect to the Refunded Bonds.

“*Principal Payment Date*” means _____ 1 of each year beginning _____ 1, 2013.

“*Record Date*” means the 15th day of the month preceding an Interest Payment Date.

“*Redemption Price*” means, with respect to any Series 2013 Bond, the amount payable upon redemption thereof pursuant to Article II of this Nineteenth Supplemental Indenture.

“*Refunded Bonds*” means the Bonds being refunded pursuant to this Nineteenth Supplemental Indenture as described on Exhibit B hereto.

“Series 2013 Bonds” means the \$_____ “Airport Revenue Refunding Bonds, Series 2013 (Non-AMT) (Lambert-St. Louis International Airport).”

“*Tax Certificate*” means the Tax Certificate to be delivered by the City to evidence compliance with the provisions of Sections 103 and 141-150 of the Code.

“*Trustee*” means UMB Bank, N.A., a national banking association, and any successor trustee under the Indenture, acting in its trust capacity.

“*Underwriters*” means those underwriters identified in the Bond Purchase Agreement relating to the sale, purchase and delivery of the Series 2013 Bonds.

Section 1.02 Rules of Interpretation. For purposes of this Nineteenth Supplemental Indenture, except as otherwise expressly provided or unless the context otherwise requires:

(a) The words “herein,” “hereof” and “hereunder” and other similar words refer to the Indenture as a whole and not to any particular Article, Section or other subdivision.

(b) The definitions in this Article are applicable whether the terms defined are used in the singular or the plural and words importing a person shall include firms, partnerships, limited liability companies, associations and corporations, including public bodies, as well as natural persons.

(c) All accounting terms which are not defined in the Indenture have the meanings assigned to them in accordance with then applicable generally accepted accounting principles.

(d) Any pronouns used in this Nineteenth Supplemental Indenture include both the singular and the plural and cover both genders and the neuter.

(e) Any terms defined in this Nineteenth Supplemental Indenture have the meanings attributed to them where defined. Any capitalized terms used herein and not defined shall have the same meaning ascribed to such terms as in the Indenture.

(f) Words referring to the redemption or calling for redemption of Series 2013 Bonds shall not be deemed to refer to the payment of Series 2013 Bonds at their stated maturity.

(g) The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent, or control or affect the meaning or construction, of any provisions or sections hereof.

(h) The Section numbers are those of this Nineteenth Supplemental Indenture unless stated otherwise.

(i) Whenever an item or items are listed after the word “including,” such listing is not intended to be a listing that excludes items not listed.

ARTICLE II AUTHORIZATION OF SERIES 2013 BONDS

Section 2.01 Authorization and Purpose. The City hereby authorizes the issuance of an additional Series of Bonds pursuant to the Indenture, consisting of the Series 2013 Bonds. The purpose for which the Series 2013 Bonds are being issued is to refund the Refunded Bonds and to pay certain of the costs of issuing the Series 2013 Bonds and, in connection therewith, to provide for the funding of a Debt Service Reserve Account [and to make certain transfers of funds].

Section 2.02 Principal Amount, Designation and Series. The Series 2013 Bonds are entitled to the benefit, protection and security of the Indenture. The Series 2013 Bonds are hereby authorized to be issued in the aggregate principal amount of \$_____. The Series 2013 Bonds shall be designated and distinguished from the Bonds of all other Series by the title “Airport Revenue Refunding Bonds, Series 2013 (Non-AMT) (Lambert-St. Louis International Airport)” The Series 2013 Bonds are being issued as the \$_____ The City of St. Louis, Missouri Airport Revenue Refunding Bonds, Series 2013 (Non-AMT) (Lambert–St. Louis International Airport).

Section 2.03 Date, Maturities and Interest. The Series 2013 Bonds shall be issued, transferred and exchanged only in fully registered form and shall be dated the date of their original issuance and delivery. The Series 2013 Bonds shall mature on

___ 1 in the years and in the principal amounts and shall bear interest at the rates per annum, as follows:

Series 2013 Bonds

<u>Maturity (_____ 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
----------------------------	-------------------------	----------------------

The Series 2013 Bonds shall bear interest (computed on the basis of a 360-day year of twelve 30-day months) from their dated date or from the most recent Interest Payment Date to which interest has been paid or duly provided for, payable semiannually on _____ 1 and _____ 1 in each year, beginning _____ 1, 2013.

Section 2.04 Sale, Denominations, Numbers and Letters. The Series 2013 Bonds shall be sold to the Underwriters through a negotiated sale or sales. The Series 2013 Bonds shall be issued in denominations of \$5,000 and integral multiples thereof. The Series 2013 Bonds shall be substantially in the form set forth in Exhibit A to this Nineteenth Supplemental Indenture. The Series 2013 Bonds shall be numbered from one consecutively upward in order of issuance, with the number on each Series 2013 Bond preceded by the letter "R-."

Section 2.05 Places of Payment. The principal of the Series 2013 Bonds shall be payable by check or draft at maturity or when otherwise due upon presentment and surrender thereof at the principal payment office of the Trustee or at the office of any Paying Agent, to the persons in whose names the Series 2013 Bonds are registered on the registration books maintained by the Trustee as Bond Registrar. Interest on the Series 2013 Bonds will be paid by check or draft drawn upon the Trustee payable to the Owners thereof in accordance with Section 401.E of the Indenture. Registered Owners of Series 2013 Bonds of at least \$1,000,000 may receive payments of interest by electronic transfer upon written notice provided by the registered Owner to the Trustee with the relevant instructions not later than five (5) days prior to the Record Date for such interest payment, such instructions to include the name of the bank (which shall be in the continental United States), its address, ABA routing number and the account number to which such payments shall be directed.

[Section 2.06 Optional Redemption. The Series 2013 Bonds maturing on ___ 1, 20___, ___ 1, 20___ and ___ 1, 20___ are subject to redemption prior to maturity in the sole discretion of the City from any source, in whole or in part at any time, as determined by the City (and within any maturity as selected by the Trustee in such equitable manner as it shall determine), on and after ___ 1, 20___, at the Redemption Price of [100%] of the principal amount of the Series 2013 Bonds or portions thereof to be redeemed, together with accrued interest to the redemption date.

The City shall, not less than forty-five (45) days prior to any redemption date, notify the Trustee in writing of the redemption date, the principal amount of Series 2013 Bonds to be redeemed and any other necessary particulars under the optional redemption provisions of this Section 2.06.]

[Section 2.07 Mandatory Sinking Fund Redemption. The Series 2013 Bonds maturing _____ 1, 20___, are subject to mandatory redemption prior to maturity, in part, as selected by lot by the Trustee in such manner as it shall deem fair and appropriate, at par, plus accrued interest to the date of redemption on July 1 of each of the years set forth below, in the principal amounts set forth below:

<u>Year</u>	<u>Principal Amount to be Redeemed]</u>
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[Section 2.08 Notice of Redemption. Notice of redemption for any or all of the Series 2013 Bonds shall be provided by the Trustee in the manner set forth in Section 605 of the Indenture. In accordance with Section 606 of the Indenture, if, at the time of mailing of the notice of any optional redemption, there has not been deposited with the Trustee moneys sufficient to redeem all the Series 2013 Bonds called for redemption, the notice may state that it is conditional on the deposit of the redemption moneys with the Trustee not later than the opening of business on the redemption date. Such notice will be of no effect and the Redemption Price for such optional redemption will not be due and payable unless such moneys are so deposited.]

[The Series 2013 Bonds are not subject to redemption prior to maturity.]

Section 2.09 Conditions Precedent. The Series 2013 Bonds shall be executed by the City and delivered to the Trustee and shall thereupon be authenticated by the Trustee and delivered to the City or upon its order but only upon the receipt by the Trustee of the documents and monies required by the provisions of this Article II and Sections 302 and 305 of the Indenture.

Section 2.10 Execution and Forms of Series 2013 Bonds and Authentication Certificate.

(a) The Series 2013 Bonds and the Certificate of Authentication and Form of Assignment thereon shall be in

substantially the forms set forth in Exhibit A attached hereto, with such insertions or omissions, endorsements, modifications and variations as may be necessary or advisable to reflect the details and purpose of issuance of the Series 2013 Bonds and the provisions of the Indenture.

(b) CUSIP identification numbers may be included herein and printed on the Series 2013 Bonds, but such numbers shall not be deemed to be a part of the Series 2013 Bonds or a part of the contract evidenced thereby and no liability shall hereafter attach to the City, the Trustee or any of the officers or agents thereof because of or on account of said CUSIP identification numbers.

ARTICLE III BOOK ENTRY SYSTEM FOR SERIES 2013 BONDS

Section 3.01 Book-Entry Bonds; Securities Depository. The Series 2013 Bonds shall initially be registered to Cede & Co., the nominee for The Depository Trust Company, New York, New York (the "Securities Depository"), and no Beneficial Owner will receive certificates representing its respective interest in the Series 2013 Bonds, except in the event the Trustee issues replacement bonds as provided in this Section. It is anticipated that during the term of the Series 2013 Bonds, the Securities Depository will make book-entry transfers among its participants ("Participants") and receive and transmit payment of principal of, premium, if any, and interest on, the Series 2013 Bonds to the Participants until and unless the Trustee authenticates and delivers replacement bonds to the Beneficial Owners as described in the following paragraph.

(a) If the City determines (1) that the Securities Depository is unable to properly discharge its responsibilities, or (2) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities Exchange Act of 1934, as amended, or (3) that the continuation of a book-entry system (to the exclusion of any Series 2013 Bonds being issued to any Bondowner other than Cede & Co.) is no longer in the best interests of the Beneficial Owners of the Series 2013 Bonds, or if the Trustee receives written notice from Participants representing interests in not less than 50% of the Series 2013 Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system (to the exclusion of any Series 2013 Bonds being issued to any Bondowner other than Cede & Co.) is no longer in the best interests of the Beneficial Owners of the Series 2013 Bonds, then the Trustee shall notify the Owners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Trustee shall register in the name of and authenticate and deliver replacement bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each; provided, that in the case of a determination under (a)(1) or (a)(2) of this paragraph, the City, with the consent of the Trustee, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when at least one Series 2013 Bond is registered in the name of the Securities Depository or its nominee. Upon the issuance of replacement bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Trustee, to the extent applicable with respect to such replacement bonds. If the Securities Depository resigns and the City, the Trustee or Owners are unable to locate a qualified successor of the Securities Depository in accordance with the following paragraph, then the Trustee shall authenticate and cause delivery of replacement bonds to Owners, as provided herein. The Trustee may rely on information from the Securities Depository and its Participants as to the names and addresses of and principal amounts owned by of the Beneficial Owners of the Series 2013 Bonds. The cost of printing, registration, authentication, and delivery of replacement bonds shall be paid for by the City.

(b) In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities Exchange Act of 1934, as amended, the City may appoint a successor Securities Depository provided the Trustee receives written evidence satisfactory to the Trustee with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. Upon receipt of a Series 2013 Bond or Series 2013 Bonds for cancellation the Trustee shall cause the delivery of a Series 2013 Bond or Series 2013 Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

ARTICLE IV CREATION OF ACCOUNTS; APPLICATION OF FUNDS; DEBT SERVICE RESERVE REQUIREMENT

Section 4.01 Creation of Accounts.

- (a) The following sub-accounts are hereby created within the specified Accounts established by the Indenture:
- (i) the 2013 Refunding Sub-Account (the "2013 Refunding Sub-Account") of the Debt Service Account of the Airport Bond Fund;

- (ii) the 2013 Debt Service Reserve Sub-Account (the "2013 Debt Service Reserve Sub-Account") of the Debt Service Reserve Account of the Airport Bond Fund;
- (iii) the 2013 Debt Service Sub-Account (the "2013 Debt Service Sub-Account") of the Debt Service Account of the Airport Bond Fund; and
- (iv) the 2013 Costs of Issuance Sub-Account (the "2013 Costs of Issuance Sub-Account") to be held by the Trustee and used to pay the Costs of Issuance of the Series 2013 Bonds, with any balance remaining after September 30, 2013 to be transferred to the Revenue Fund.

(b) The sub-accounts created pursuant to Section 4.01(a) are hereinafter referred to collectively as the 2013 Accounts. Each of the 2013 Accounts shall be used for the same purposes as the respective fund or account to which it relates. Moneys on deposit in each of the 2013 Accounts pursuant to this Section 4.01 shall be held and used for purposes and on the conditions specified in the Indenture. Money credited to the 2013 Accounts may be held by the City, in the case of funds deposited with the City under the Indenture, or by the Trustee, in the case of funds deposited with the Trustee under the Indenture. However, the investment of monies with respect to each of the 2013 Accounts shall be separately made and maintained. The investment earnings of any of the 2013 Accounts shall be transferred to the Revenue Fund as provided in the Indenture.

(c) The City and the Trustee, as the case may be, may eliminate any of the aforementioned 2013 Accounts and transfer all amounts therein to the related Fund if both receive the written opinion of Bond Counsel that the failure to maintain such account will not adversely affect the tax-exempt status of interest on the Series 2013 Bonds.

Section 4.02 Application of Proceeds of Series 2013 Bonds. On the date of delivery of the Series 2013 Bonds, the proceeds of the Series 2013 Bonds in the amount of \$_____ (which amount constitutes the aggregate principal amount of the Series 2013 Bonds [plus original issue premium on the Series 2013 Bonds of \$_____, less the Underwriters' discount of \$_____],) shall be delivered or caused to be delivered by the City to the Trustee for application as follows:

- (a) \$_____ of the proceeds of the Series 2013 Bonds shall be deposited into the 2013 Costs of Issuance Sub-Account to be used to pay costs of issuance of the Series 2013 Bonds; and
- (b) \$_____ of the proceeds of the Series 2013 Bonds, shall be deposited into the 2013 Refunding Sub-Account, to be held as uninvested cash for the refunding and redemption of the Refunded Bonds on _____, 2013.

Section 4.03 Transfers of Amounts held Under the Indenture. On the date of the issuance of the Series 2013 Bonds, the Trustee is hereby instructed to transfer the following amounts held under the Indenture:

- (a) \$_____ of the funds on deposit in the _____ Debt Service Reserve Sub-Account shall be transferred to the 2013 Debt Service Reserve Sub-Account to satisfy a portion of the 2013 Debt Service Reserve Requirement;
- [(b) \$_____ of the funds on deposit in the _____ Debt Service Reserve Sub-Account shall be transferred to the 2013 Refunding Sub-Account to be held as uninvested cash for the refunding and redemption of the _____ Refunded Bonds on _____, 2013;]
- (c) \$_____ of the funds on deposit in the _____ Debt Service Reserve Sub-Account shall be transferred to the City and deposited in the Debt Service Stabilization Fund;

Section 4.04 [Other Transfers. In addition to the transfers described in Section 4.03, the City directs that the following transfers shall be made on the date of the issuance of the Series 2013 Bonds:]

Section 4.05 Series 2013 Bond Debt Service Reserve Requirement.

- (a) The 2013 Debt Service Reserve Requirement shall initially be \$_____.
- (b) The 2013 Debt Service Reserve Requirement shall be funded by the deposit of the amounts set forth in Section 4.03 hereof in the 2013 Debt Service Reserve Sub-Account.

ARTICLE V
MISCELLANEOUS

Section 5.01 Provisions of Indenture. Except as otherwise provided by this Nineteenth Supplemental Indenture, all of the provisions, terms and conditions of the Indenture shall continue in full force and effect.

Section 5.02 Counterparts. This Nineteenth Supplemental Indenture may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument. In addition, the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 5.03 Supplemental Indenture. This Nineteenth Supplemental Indenture is being executed and delivered pursuant to Sections 1101(5) and 1101(9) of the Indenture.

Section 5.04 Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement and that such Continuing Disclosure Agreement is intended to be for the benefit of the Holders of the Series 2013 Bonds and the Beneficial Owners thereof. Notwithstanding any other provision of the Indenture, failure of the City or the Dissemination Agent to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may, and, upon receipt of satisfactory indemnity at the request of any of the Underwriters or any Bondholder(s) of 25% or more of the Series 2013 Bonds then Outstanding, shall (or any Bondholder of Series 2013 Bonds may) take such actions as may be necessary and appropriate, including seeking a mandamus for specific performance by court order, to cause the City or the Trustee, as the case may be, to comply with their obligations under this Section. A default under the Continuing Disclosure Agreement shall not be a default under the Indenture, and the sole remedy under the Continuing Disclosure Agreement in the event of any failure of the City or the Dissemination Agent to comply with the Continuing Disclosure Agreement shall be an action to compel performance.

Section 5.05 Tax Covenants of the City. The City covenants that it will comply with the Tax Certificate and the applicable requirements of the Code throughout the term of the Series 2013 Bonds. The City also covenants that it will neither make nor direct the Trustee to make any investment or other use of the proceeds of the Series 2013 Bonds that would (a) cause the Series 2013 Bonds to be "arbitrage bonds" as that term is defined in Section 148(a) of the Code or (b) cause interest paid on the Series 2013 Bonds to not be excludable from gross income for federal income tax purposes pursuant to Section 103(a) of the Code or for the Series 2013 Bonds to be "private activity bonds" within the meaning of Section 141 of the Code. The Trustee covenants that in those instances where it exercises discretion over the investment of funds, it shall not knowingly make any investment inconsistent with the foregoing covenants.

The City covenants that it (a) will take, or use its best efforts to require to be taken, all actions that may be required of the City for the interest on the Series 2013 Bonds to be and remain not included in gross income for federal income tax purposes and (b) will not take or authorize to be taken any actions within its control that would adversely affect that status under the provisions of the Code.

Section 5.06 Defeasance of Refunded Bonds. To accomplish the defeasance of the Refunded Bonds, the City shall cause to be delivered an opinion of nationally recognized bond counsel to the effect that the Refunded Bonds are no longer "Outstanding" under the Indenture, and a certificate of discharge of the Trustee with respect to the Refunded Bonds; such defeasance opinion to be acceptable in form and substance, and addressed, to the City and the Trustee.

[Signature Page Follows]

IN WITNESS WHEREOF, the City has caused this Nineteenth Supplemental Indenture to be signed in its name by its Mayor, Comptroller and Treasurer and attested by its Register, and the Trustee, in acceptance of the trusts created hereunder, has caused this Nineteenth Supplemental Indenture to be signed in its corporate name by its officer thereunder duly authorized, all as of the day and year first above written.

THE CITY OF ST. LOUIS, MISSOURI

[SEAL]

By: _____

By: _____

Register

Mayor

By: _____
Comptroller

Approved as to form:

By: _____
City Counselor

Signature Page 1

NINETEENTH SUPPLEMENTAL INDENTURE

UMB BANK, N.A., as Trustee

[SEAL]

By: _____
Title: _____

Attest:

By: _____
Title: _____

Signature Page 2

NINETEENTH SUPPLEMENTAL INDENTURE

**EXHIBIT A
(FORM OF FULLY REGISTERED SERIES 2013 BOND)**

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate is registered in the name of Cede & Co., or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co, or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered Owner hereof, Cede & Co., has an interest herein.

No. [R]- _____ Registered \$ _____

UNITED STATES OF AMERICA
STATE OF MISSOURI
THE CITY OF ST. LOUIS
AIRPORT REVENUE REFUNDING BOND
SERIES 2013 (NON-AMT)
(LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
<u>Per Annum</u>			
_____ %	_____ 1,___	_____, 2013	791638 -

REGISTERED OWNER: CEDE & CO

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF ST. LOUIS (the "City"), a constitutional charter city and political subdivision of the State of Missouri (the "State"), hereby acknowledges itself indebted to, and for value received hereby promises to pay, solely from the revenues and funds

pledged therefor as hereinafter provided, to the registered Owner specified above, or registered assigns, on the maturity date specified above, the principal sum specified above, and to pay solely from such revenues and funds pledged therefor, to the registered Owner hereof interest on such principal sum from the dated date specified above at the rate of interest specified above, payable on _____ 1 and _____ 1 in each year commencing _____ 1, 2013, and semiannually thereafter until such principal sum shall be discharged as provided in the Indenture hereinafter mentioned. The principal of this Series 2013 Bond shall be payable by check or draft in lawful money of the United States of America upon presentation at the principal payment office of UMB Bank, N.A., St. Louis, Missouri or at the office of any other Paying Agent appointed pursuant to an Indenture of Trust between the City and UMB Bank, N. A. (as successor to Mercantile Trust Company National Association and State Street Bank and Trust Company of Missouri, N.A.), as trustee (the "Trustee"), dated as of October 15, 1984, as amended and supplemented (the "Original Indenture"), as amended, restated and superseded by the Amended and Restated Indenture of Trust dated as of July 1, 2009 between the City and the Trustee as further amended by the Seventeenth Supplemental Indenture dated as of June 1, 2011, the Eighteenth Supplemental Indenture dated as of June 1, 2012 and the Nineteenth Supplemental Indenture dated as of _____, __ 2013, authorizing the Series 2013 Bonds (as hereinafter defined) (the Original Indenture, as so amended, supplemented and restated is referred to herein as the "Indenture"). Interest on this Bond is payable to the registered Owner hereof as of the fifteenth day of the month, whether or not a business day, next preceding the applicable interest payment date (the "Record Date") by check or draft in lawful money of the United States of America mailed to the address of such Owner shown on the Series 2013 Bond registration books maintained by the Trustee, as Bond Registrar or by electronic transfer to registered Owners of at least \$1,000,000 in Series 2013 Bonds upon written notice provided by such Owners to the Trustee of the relevant instructions not later than five (5) days prior to the Record Date for such interest payment. Capitalized terms used and not defined herein have the meanings set forth in the Indenture.

Notwithstanding any other provision hereof, this Series 2013 Bond is initially issued in book-entry form and is registered in the name of Cede & Co., as the nominee of DTC, and the payment of principal and interest and the providing of notices and other matters will be made as described in the City's Blanket Letter of Representation to DTC.

This Series 2013 Bond is one of a duly authorized issue of bonds of the City designated "The City of St. Louis, Missouri, Airport Revenue Refunding Bonds, Series 2013 (Non-AMT) (Lambert-St. Louis International Airport)" (the "Series 2013 Bonds") in the aggregate principal amount of \$ _____, issued under and pursuant to the Indenture. As provided in the Indenture and any additional Supplemental Indentures authorized and executed pursuant to the Indenture, the principal of, premium, if any, and interest on the Series 2013 Bonds and any other bonds issued under the Indenture are payable solely from and secured by a pledge of the Revenues of the Airport and certain other funds held or set aside under the Indenture. Copies of the Indenture are on file at the offices of the City and at the corporate trust office of the Trustee in the City of St. Louis, Missouri or its successor as trustee, and reference to the Indenture and any and all supplements thereto and modifications and amendments thereof is made for a description of the pledge and covenants securing this Series 2013 Bond, the nature, extent and manner of enforcement of such pledge, the rights and remedies of the Owner of this Series 2013 Bond with respect thereto and the terms and conditions upon which bonds are issued and may be issued thereunder.

The Series 2013 Bonds and the interest thereon are limited obligations of the City payable solely from a pledge of Revenues, except to the extent payable from the proceeds of the Series 2013 Bonds, income from investments and certain reserves and other moneys which have been pledged as provided in the Indenture to secure payment thereof. The Series 2013 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision, and the taxing power of the City is not pledged to the payment hereof, either as to principal, premium or interest. The Series 2013 Bonds are without recourse to the City or the State. The Series 2013 Bonds are not general obligations of the City or the State, are not a pledge and do not involve the faith and credit or the taxing power of the City or the State, do not constitute a debt of the City or the State, and do not constitute lending of the public credit for private undertakings.

As provided in the Indenture, Bonds of the City may be issued from time to time pursuant to Supplemental Indentures in one or more series, in various principal amounts, may mature at different times, may bear interest at different rates and otherwise may vary as provided in the Indenture. The aggregate principal amount of Bonds which may be issued under the Indenture is not limited except as provided in the Indenture or as limited by applicable law, and all Bonds issued and to be issued under the Indenture are and will be equally secured by the pledge and covenants made therein, except as otherwise expressly provided or permitted in the Indenture.

To the extent and in the manner permitted by the terms of the Indenture, the provisions of the Indenture or any Supplemental Indenture, may be modified or amended by the City, with the written consent of the Owners of at least fifty-one percent (51%) in principal amount of the Bonds then outstanding under the Indenture, and, in case less than all of the series of Bonds would be affected thereby, with such consent of at least fifty-one percent (51%) in principal amount of the Bonds of each series so affected then outstanding under the Indenture; provided, however, that, if such modification or amendment will, by its terms, not take effect so long as any Bonds of any specified like series and maturity remain outstanding under the Indenture, the consent of the Owners of such Bonds shall not be required and such Bonds shall not be deemed to be outstanding for the purpose of the calculation of

outstanding Bonds. The Indenture further provides that certain changes may be made to the Indenture or any supplemental indenture without the consent of the Owners of the Bonds. No such modification or amendment shall permit a change in the terms of redemption or maturity of the principal of any outstanding Bond or of any installment of interest thereof or a reduction in the principal amount or Redemption Price thereof or in the rate of interest thereon without the consent of the Owner of such Bond, or shall reduce the percentages or otherwise affect the classes of Bonds the consent of the Owners of which is required to effect any such modification or amendment or shall change or modify any of the rights or obligations of the Trustee or of any Paying Agent without its written consent thereto.

This Series 2013 Bond is transferable, as provided in the Indenture, only upon the books of the City kept for that purpose at the above-mentioned office of the Trustee by the Owner hereof in person, or by his or her duly authorized attorney, upon surrender of this Series 2013 Bond together with a written instrument of transfer satisfactory to the Trustee duly executed by the Owner or his or her duly authorized attorney at the office of the Trustee and thereupon a new Series 2013 Bond or Series 2013 Bonds, and in the same aggregate principal amounts, shall be issued to the transferee in exchange therefor as provided in the Indenture, and upon payment of the charges therein prescribed. The City, the Trustee and any Paying Agent may deem and treat the person in whose name this Series 2013 Bond is registered on the registration books maintained by the Trustee as the absolute Owner hereof for the purpose of receiving payment of, or on account of, the principal or Redemption Price hereof and interest due hereon and for all other purposes.

The Series 2013 Bonds of the issue of which this Series 2013 Bond is one are issuable in the form of registered Bonds without coupons in the denominations of \$5,000 or any integral multiple of \$5,000. Subject to such conditions and upon the payment of such charges, the Owner of any Series 2013 Bond or Series 2013 Bonds may surrender the same (together with a written instrument of transfer satisfactory to the Trustee duly executed by the Owner or his duly authorized attorney), in exchange for an equal aggregate principal amount of registered Series 2013 Bonds of any other authorized denominations of the same issue.

[The Series 2013 Bonds maturing on ____ 1, 20__, ____ 1, 20__ and ____ 1, 20__ are subject to redemption prior to maturity in the sole discretion of the City from any source, in whole or in part at any time, as determined by the City (and within any maturity as selected by the Trustee in such equitable manner as it shall determine), on and after ____ 1, 20__, at the Redemption Price of 100% of the principal amount of the Series 2013 Bonds or portions thereof to be redeemed, together with accrued interest to the redemption date.

The Series 2013 Bonds maturing ____ 1, 20__, are subject to mandatory redemption prior to maturity, upon notice as provided in the Indenture, in part, as selected by lot by the Trustee in such manner as it shall deem fair and appropriate, at par, plus accrued interest to the date of redemption on ____ 1 of each of the years set forth below, in the principal amounts set forth below:

<u>Year</u>	<u>Principal Amount to be Redeemed</u>
-------------	--

The Series 2013 Bonds of the issue of which this Bond is one are payable upon redemption at the above-mentioned office of the Trustee and any Paying Agents. Notice of redemption shall be mailed to each Owner of a Series 2013 Bond subject to redemption not less than thirty (30) days prior to the redemption date, all in the manner and upon the terms and conditions set forth in the Indenture. If notice of redemption shall have been mailed as aforesaid, the Series 2013 Bonds or portions thereof specified in said notice shall become due and payable at the applicable Redemption Price on the redemption date, and if moneys for the payment of the Redemption Price of all the Series 2013 Bonds to be redeemed, together with interest to the redemption date, shall be available for such payment on said date, then from and after the redemption date interest on such Series 2013 Bonds shall cease to accrue and become payable to the Owners entitled to payment thereof on such redemption.]

[The Series 2013 Bonds are not subject to redemption prior to maturity.]

As provided in the Indenture, until any termination of the system of book-entry-only transfers through The Depository Trust Company (together with any successor securities depository appointed pursuant to the Indenture, "DTC"), and notwithstanding any other provision of the Indenture to the contrary, a portion of the principal amount of this Bond may be paid or redeemed without surrender hereof to the Paying Agent. DTC or a nominee, transferee or assignee of DTC as owner of this Bond may not rely upon the principal amount indicated hereon as the principal amount hereof outstanding and unpaid. The principal amount hereof outstanding and unpaid shall for all purposes be the amount determined in the manner provided in the Indenture.

Unless this Series 2013 Bond is presented by an authorized officer of DTC (a) to the Paying Agent for registration of transfer or exchange or payment (b) to the Paying Agent for payment of principal, and any Series 2013 Bond issued in replacement thereof or substitution therefor is registered in the name of DTC or its nominee, Cede & Co., or such other name as requested by an authorized representative of DTC and any payment is made to DTC, any transfer, pledge or other use hereof for value or otherwise by or to any person is wrongful since the registered Owner hereof, DTC or its nominee, Cede & Co., has an interest herein.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and by the laws of the State

of Missouri or the Indenture to exist, to have happened or to have been performed precedent to or contemporaneously with the issuance of this Series 2013 Bond, exist, have happened and have been performed.

This Series 2013 Bond shall not be entitled to any security, right or benefit under the Indenture or be valid or obligatory for any purpose, unless the certificate of authentication hereon has been duly executed by the Trustee.

IN WITNESS WHEREOF, The City of St. Louis has caused this Series 2013 Bond to be executed in its name and on its behalf by the manual or facsimile signatures of the Mayor and the Comptroller and its corporate seal (or a facsimile thereof) to be affixed, imprinted, engraved or otherwise reproduced hereon and attested by the manual or facsimile signature of its Register, all as of the date of authentication specified below.

THE CITY OF ST. LOUIS

(SEAL)

By: _____
Mayor

ATTEST

By: _____
Comptroller

By: _____
Register

Approved as to form:

By: _____
City Counselor

CERTIFICATE OF AUTHENTICATION

This Series 2013 Bond is one of the bonds described in the within-mentioned Nineteenth Supplemental Indenture. The date of authentication of this Series 2013 Bond is _____, ____.

UMB BANK, N.A., as Trustee

By: _____
Authorized Signature

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sell(s), assign(s) and transfer(s) unto _____

(please print or typewrite name and address, including zip code, of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF TRANSFEREE: _____
the within Bond and all rights thereunder, hereby irrevocably constituting and appointing _____
_____, Attorney, to transfer said Bond on the books
kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signature(s) must be guaranteed by and Eligible Guarantor Institution (as defined by SEC Rule 17 Ad-15 (17 CFR 24017 AD-15))

(Signature of registered Owner)
NOTICE: The signature above must correspond with the name of the registered Owner as it appears on the front of this bond in every particular, without alteration or enlargement or any change whatsoever.

EXHIBIT B
REFUNDED BONDS

Approved: February 12, 2013

ORDINANCE #69389
Board Bill No. 280
Committee Substitute

AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF ST. LOUIS, MISSOURI AS A REDEVELOPMENT AREA KNOWN AS THE ST. LOUIS INNOVATION DISTRICT REDEVELOPMENT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; ADOPTING AND APPROVING A REDEVELOPMENT PLAN; ADOPTING AND APPROVING REDEVELOPMENT PROJECTS FOR REDEVELOPMENT PROJECT AREA 1A(I) AND REDEVELOPMENT PROJECT AREA 1B, AS DESCRIBED IN THE REDEVELOPMENT PLAN; ADOPTING TAX INCREMENT FINANCING WITHIN REDEVELOPMENT PROJECT AREA 1A(I) AND REDEVELOPMENT PROJECT AREA 1B; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING THE ST. LOUIS INNOVATION DISTRICT SPECIAL ALLOCATION FUND; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, The City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and the laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (2000), as amended (the "TIF Act"), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City and St. Louis Innovation District, LLC (the "Developer"), prepared a plan for redevelopment titled the "St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan" dated October 15, 2012, and revised as of December 4, 2012, and January 11, 2013 (the "Redevelopment Plan") for an area consisting of City Blocks 3971.13, 3970, 3968.13, 4589, 3904, 3917, 3966.13, 3967.13, 3962, 3961, 4586, 3918.04, 3919.04, 3953, 3960 and 3959, which area is more fully described in the Redevelopment Plan, attached hereto and incorporated herein as **Exhibit A** (the "Redevelopment Area" or "Area"); and

WHEREAS, the Redevelopment Plan proposes to redevelop the Redevelopment Area through the rehabilitation and redevelopment of all or a portion of the Redevelopment Area into commercial, residential, retail, and related space, together with related improvements, as set forth in the Redevelopment Plan; and

WHEREAS, on October 30, 2012, and December 12, 2012, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Redevelopment Area, the Redevelopment Plan (as it existed on December 12, 2012, referred to herein as the "2012 Redevelopment Plan"), a redevelopment project for the portion of the Redevelopment Area described in the 2012 Redevelopment Plan as "RPA 1A" (the "2012 RPA 1A Redevelopment Project"), and a redevelopment project for the portion of the Redevelopment Area described in the 2012 Redevelopment Plan as "RPA 1B" (the "RPA 1B Redevelopment Project"); and

WHEREAS, on December 12, 2012, the TIF Commission found that implementation of the 2012 Redevelopment Plan, including the 2012 RPA 1A Redevelopment Project and the RPA 1B Redevelopment Project, would provide a substantial and significant public benefit through the elimination of blighting conditions, the creation of new jobs in the City, the strengthening of the employment and economic base of the City, increased property values and tax revenues, stabilization of the Redevelopment Area, and facilitation of the economic stability of the City as a whole, and further found that without the assistance of tax increment financing in accordance with the TIF Act, the 2012 RPA 1A Redevelopment Project and the RPA 1B Redevelopment Project are not financially feasible and would not otherwise be completed; and

WHEREAS, on December 12, 2012, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance in the form required by the TIF Act (i) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act, (ii) approving the 2012 Redevelopment Plan, (iii) approving the 2012 RPA 1A Redevelopment Project and the RPA 1B Redevelopment Project, and (iv) adopting tax increment financing within RPA 1A and RPA 1B; and

WHEREAS, the Redevelopment Plan’s January 11, 2013, revision divided RPA 1A into two redevelopment project areas known as “RPA 1A(I)” and “RPA 1A(II)” and correspondingly divided the 2012 RPA 1A Redevelopment Project into the “RPA 1A(I) Redevelopment Project” and the “RPA 1A(II) Redevelopment Project”; and

WHEREAS, notice of the January 11, 2013 revision to the Redevelopment Plan has been given in the manner required by the TIF Act; and

WHEREAS, on December 5, 2012, the City’s Planning Commission amended the City’s Comprehensive Plan and found that the Redevelopment Plan is consistent the Comprehensive Plan, as amended; and

WHEREAS, the Developer has demonstrated that the Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not feasible and would not otherwise be completed; and

WHEREAS, the Board of Aldermen has received the recommendations of the TIF Commission regarding the Redevelopment Area, the Redevelopment Plan, the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project and finds that it is desirable and in the best interests of the City to designate the Redevelopment Area as a “redevelopment area” as provided in the TIF Act, adopt the Redevelopment Plan, and approve the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project in order to encourage and facilitate the redevelopment of the Redevelopment Area; and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act and as set forth herein; and

WHEREAS, the property constituting the Redevelopment Area is underutilized, thus discouraging investment and encouraging crime and vagrancy, and the Redevelopment Area represents a social and economic liability to the City; and

WHEREAS, it is necessary and desirable and in the best interest of the City to approve the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project to allow for the redevelopment of RPA 1A(I) and RPA 1B as described in the Redevelopment Plan; and

WHEREAS, it is necessary and desirable and in the best interest of the City to adopt tax increment allocation financing within RPA 1A(I) and RPA 1B and to establish a special allocation fund for RPA 1A(I) and RPA 1B in order to provide for the promotion of the general welfare through redevelopment of such areas in accordance with the Redevelopment Plan, which redevelopment includes, but is not limited to, enhancement of the tax base, promotion of health, safety, order, convenience, prosperity and general welfare, stimulation of employment opportunities, providing for a stabilized population and plan for the optimal growth of the City, encouragement of a sense of community identity, safety and civic pride, and the elimination of impediments to land disposition and development in the City.

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

SECTION ONE. The Board of Aldermen hereby makes the following findings:

A. The Redevelopment Area on the whole is a “blighted area”, as defined in Section 99.805 of the TIF Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This finding includes, the Redevelopment Plan sets forth, and the Board of Aldermen hereby finds and adopts by reference: (i) a detailed description of the factors that qualify the Redevelopment Area as a “blighted area”; and (ii) an affidavit, signed by the Developer and submitted with the Redevelopment Plan, attesting that the provisions of Section 99.810.1(1) of the TIF Act have been met, which description and affidavit are incorporated herein as if set forth herein.

B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole as amended on December 5, 2012.

C. In accordance with the TIF Act, the Redevelopment Plan states the estimated dates of completion of the redevelopment projects described therein, including, but not limited to the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project, and retirement of the financial obligations issued to pay for certain redevelopment project costs and these dates are twenty three (23) years or less from the date of approval by Ordinance of each redevelopment project.

D. A plan has been developed for relocation assistance for businesses and residences as set forth in the Redevelopment Plan.

E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is on file with the St. Louis Development Corporation, which cost-benefit analysis shows the impact on the economy if the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project are not built, and if the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project are built pursuant to the Redevelopment Plan as well as a fiscal impact study on every affected political subdivision. The cost-benefit analysis also includes sufficient information for the TIF Commission to evaluate whether the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project are financially feasible and the TIF Commission has found that the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project are financially feasible.

F. Redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible without the assistance of tax increment financing and would not otherwise be completed.

G. The Redevelopment Plan does not include the initial development or redevelopment of any "gambling establishment" as that term is defined in Section 99.805(6) of the TIF Act.

H. The Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefitted by the proposed redevelopment projects as set forth in the Redevelopment Plan within the redevelopment project areas delineated therein.

SECTION TWO. The Redevelopment Area described in the Redevelopment Plan is hereby designated as a "redevelopment area" as defined in Section 99.805(12) of the TIF Act.

SECTION THREE. The Redevelopment Plan as reviewed and recommended by the TIF Commission on December 12, 2012, including amendments thereto, if any, and the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project, are hereby adopted and approved. A copy of the Redevelopment Plan is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION FOUR. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the "St. Louis Innovation District Special Allocation Fund." To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the St. Louis Innovation District Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof.

SECTION FIVE. Tax increment allocation financing is hereby adopted within RPA 1A(I) and RPA 1B. After the total equalized assessed valuation of the taxable real property in either RPA 1A(I) or RPA 1B exceeds the certified total initial equalized assessed valuation of the taxable real property in the applicable redevelopment project area, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in the applicable redevelopment project area by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until redevelopment costs have been paid shall be divided as follows:

A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in each of RPA 1A(I) and RPA 1B shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 1A(I) and RPA 1B, as applicable, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the applicable redevelopment project area shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the St. Louis Innovation District Special Allocation Fund or any subaccount thereof, for the purpose of paying redevelopment costs and obligations incurred in the payment thereof and for the purpose of making other payments as may be further specified in agreements to be executed by the City in furtherance of the Redevelopment Plan. Payments in lieu of taxes which are due and owing shall constitute

a lien against the real estate of the applicable redevelopment project area from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

SECTION SIX. In addition to the payments in lieu of taxes described in Section Five of this Ordinance, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing districts, and which are generated by economic activities within RPA 1A(I) and RPA 1B, as applicable, over the amount of such taxes generated by economic activities within RPA 1A(I) or RPA 1B, as applicable, in the calendar year prior to the adoption of the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000) as amended, taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri (2000) as amended, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon and any other taxes excluded from tax increment financing by Missouri law, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the St. Louis Innovation District Special Allocation Fund and any subaccount thereof.

SECTION SEVEN. The Comptroller of the City is hereby authorized to enter into agreements or contracts with other taxing districts as are necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Sections Five and Six of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the St. Louis Innovation District Special Allocation Fund and any subaccounts thereof for the payment of redevelopment project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

SECTION EIGHT. The City Register is hereby directed to submit a certified copy of this Ordinance to the City Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 1A(I) and RPA 1B as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 1A(I) and RPA 1B, as applicable, and shall certify such amount as the total initial equalized assessed value of the taxable real property within the RPA 1A(I) and RPA 1B, as measured separately.

SECTION NINE. The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

SECTION TEN. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

SECTION ELEVEN. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION TWELVE. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto; provided that if, within ninety (90) days after the effective date of this Ordinance, the Developer has not executed the Redevelopment Agreement and paid all fees due to the City in accordance with the terms of said Redevelopment Agreement, the provisions of this Ordinance shall be deemed null and void and of no effect and all rights conferred by this Ordinance on Developer shall terminate; provided further, however, that prior to any such termination the Developer may seek an extension of time in which to execute said Redevelopment Agreement, which extension may be granted in the sole discretion of the Board of Estimate and Apportionment of the City of St. Louis.

EXHIBIT A
St. Louis Innovation District TIF REDEVELOPMENT PLAN
[Attached hereto]

(Plans for Board Bill No. 280 (Committee Substitute) - Is on file in the Register's Office.)

Approved: February 12, 2013

ORDINANCE #69390
Board Bill No. 281
Committee Substitute

AN ORDINANCE AFFIRMING ADOPTION OF A REDEVELOPMENT PLAN, REDEVELOPMENT AREA, AND REDEVELOPMENT PROJECTS; AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ST. LOUIS, MISSOURI, AND ST. LOUIS INNOVATION DISTRICT, LLC; PRESCRIBING THE FORM AND DETAILS OF SAID AGREEMENT; DESIGNATING ST. LOUIS INNOVATION DISTRICT, LLC, AS DEVELOPER OF THE REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE REDEVELOPMENT AREA; AMENDING ORDINANCE NO. 66633; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, The City of St. Louis, Missouri (the "City"), is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and the laws of the State of Missouri; and

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "TIF Commission"); and

WHEREAS, on October 30, 2012, and December 12, 2012, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act (hereinafter defined) and received comments from all interested persons and taxing districts relative to the Redevelopment Area (as defined herein), the St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan dated October 4, 2011, and revised December 3, 2012 (the "2012 Redevelopment Plan"), a redevelopment project for the portion of the Redevelopment Area described in the 2012 Redevelopment Plan as "RPA 1A" (the "2012 RPA 1A Redevelopment Project"), and a redevelopment project for the portion of the Redevelopment Area described in the 2012 Redevelopment Plan as "RPA 1B" (the "RPA 1B Redevelopment Project"); and

WHEREAS, the St. Louis Innovation District Tax Increment Financing (TIF) Redevelopment Plan was subsequently revised on January 11, 2013 (as revised, the "Redevelopment Plan"), which revision divided "RPA 1A" into two redevelopment project areas known as "RPA 1A(I)" and "RPA 1A(II)" and correspondingly divided the 2012 RPA 1A Redevelopment Project into the "RPA 1A(I) Redevelopment Project" and the "RPA 1A(II) Redevelopment Project"; and

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri (2000), as amended (the "Act" or "TIF Act"), and after due consideration of the TIF Commission's recommendations, the Board of Aldermen of the City of St. Louis, Missouri adopted Ordinance No. _____ [Committee Substitute Board Bill No. _____] on _____, 2013, which Ordinance: (i) adopted and approved the Redevelopment Plan, (ii) designated the Redevelopment Area (as described in the Redevelopment Plan) as a "redevelopment area" as that term is defined in the TIF Act (the "Redevelopment Area"), (iii) adopted and approved the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project, (iv) adopted tax increment allocation financing within RPA 1A(I) and RPA 1B, (v) established the "St. Louis Innovation District Special Allocation Fund," and (vi) made certain findings with respect thereto, all as set forth in such Ordinance and in accordance with the requirements of the TIF Act; and

WHEREAS, the Redevelopment Plan proposes to redevelop the Redevelopment Area through the rehabilitation and redevelopment of all or a portion of the Redevelopment Area into commercial, residential, retail, and related space, together with related improvements, as set forth in the Redevelopment Plan, which redevelopment includes, but is not limited to, the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project; and

WHEREAS, pursuant to Ordinance No. _____ [Committee Substitute Board Bill No. _____], the Board of Aldermen has determined that completion of the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project are of economic significance to the City and will serve to benefit the general welfare, and further, that redevelopment of the Redevelopment Area, in accordance with the Redevelopment Plan is not financially feasible without the adoption of tax increment allocation financing and would not otherwise be completed; and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment allocation financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act and as set forth herein; and

WHEREAS, it is necessary and desirable and in the best interest of the City to enter into a redevelopment agreement with St. Louis Innovation District, LLC, a Missouri limited liability company (the “Developer”), in order that Developer may redevelop the Redevelopment Area as described in the Redevelopment Plan, which will provide for the promotion of the general welfare through redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan; and

WHEREAS, the redevelopment of the Redevelopment Area, as described in the Redevelopment Plan, will assist in the physical, economic, and social development of the City, provide for the optimal growth of the City, encourage a sense of community identity, safety and civic pride and eliminate impediments to development in the City; and

WHEREAS, pursuant to the provisions of the TIF Act, the City is authorized to enter into a redevelopment agreement with the Developer, setting forth the respective rights and obligations of the City and Developer with regard to the redevelopment of the Redevelopment Area; and

WHEREAS, the Board of Aldermen hereby determines that the terms of the Redevelopment Agreement attached as **Exhibit A** hereto and incorporated herein by reference (the “Redevelopment Agreement”) are acceptable and that the execution, delivery and performance by the City and the Developer of their respective obligations under the Redevelopment Agreement are in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act and the Redevelopment Plan; and

WHEREAS, the Board of Aldermen hereby determines that the terms of the Parcel Development Agreement attached as **Exhibit L** to the Redevelopment Agreement are acceptable for the development of the redevelopment projects enumerated in the Redevelopment Plan and are in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act and the Redevelopment Plan.

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

SECTION ONE. The Board of Aldermen hereby ratifies and confirms its approval by Ordinance of the Redevelopment Plan, Redevelopment Area, the RPA 1A(I) Redevelopment Project and the RPA 1B Redevelopment Project. The Board of Aldermen further finds and determines that it is necessary and desirable to enter into the Redevelopment Agreement with the Developer to implement the Redevelopment Plan and to enable the Developer to carry out its proposal for completion of the redevelopment projects described therein.

SECTION TWO. The Board of Aldermen finds and determines that the assistance of tax increment financing is necessary and desirable in order to implement the Redevelopment Plan and to enable the Developer to carry out its proposal for completion of the redevelopment projects described therein.

SECTION THREE. The Board of Aldermen hereby approves, and the Mayor and the Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the Redevelopment Agreement by and between the City and the Developer attached hereto as **Exhibit A**, and the City Register is hereby authorized and directed to attest to the Redevelopment Agreement and to affix the seal of the City thereto. The Redevelopment Agreement shall be in substantially the form attached, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

SECTION FOUR. The Board of Aldermen hereby amends Ordinance No. 66633 to conform with the intent and purpose of the Redevelopment Plan, the Redevelopment Agreement and the CORTEX West Redevelopment Plan adopted pursuant to Ordinance No. 66985 by adding a new Section Seventeen thereto to read as follows:

SECTION SEVENTEEN. In lieu of maintaining the real estate tax abatement authorized in Section Fourteen, the Redeveloper, prior to October 31, 2015, may elect to enter into a Parcel Development Agreement (as that term is defined in the CORTEX West Redevelopment Plan) with the CORTEX West Redevelopment Corporation provided that said Parcel Development Agreement shall limit real estate tax abatement conferred to the Redeveloper by the CORTEX West Redevelopment Corporation to be measured by the assessed valuation of the Area as determined by the Assessor upon the basis of fifty percent (50%) of the true value of such Area for a period of fifteen (15) years as measured from January 1, 2016 through December 31, 2030.

SECTION FIVE. The Mayor and the Comptroller of the City or their designated representatives are hereby authorized

and directed to take any and all actions to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

SECTION SIX. The Mayor and the Comptroller or their designated representatives, with the advice and concurrence of the City Counselor and after approval by the Board of Estimate and Apportionment, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

SECTION SEVEN. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION EIGHT. After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto; provided that if, within ninety (90) days after the effective date of this Ordinance, the Developer has not executed the Redevelopment Agreement and paid all fees due to the City in accordance with the terms of said Redevelopment Agreement, the provisions of this Ordinance shall be deemed null and void and of no effect and all rights conferred by this Ordinance on Developer, shall terminate; provided further, however, that prior to any such termination the Developer may seek an extension of time in which to execute said Redevelopment Agreement, which extension may be granted in the sole discretion of the Board of Estimate and Apportionment.

Exhibit A
REDEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ST. LOUIS, MISSOURI
AND ST. LOUIS INNOVATION DISTRICT, LLC
[Attached hereto]

(Plans for Board Bill No. 281 (Committee Substitute) - Is on file in the Register's Office.)

Approved: February 12, 2013

ORDINANCE #69391
Board Bill No. 246

An Ordinance recommended by the Planning Commission on November 7, 2012, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "F" Neighborhood Commercial District to the "B" Two-Family Dwelling District only, in City Block 4494 (3100-18 N. Kingshighway), so as to include the described parcel of land in City Block 4494; and containing an emergency clause.

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

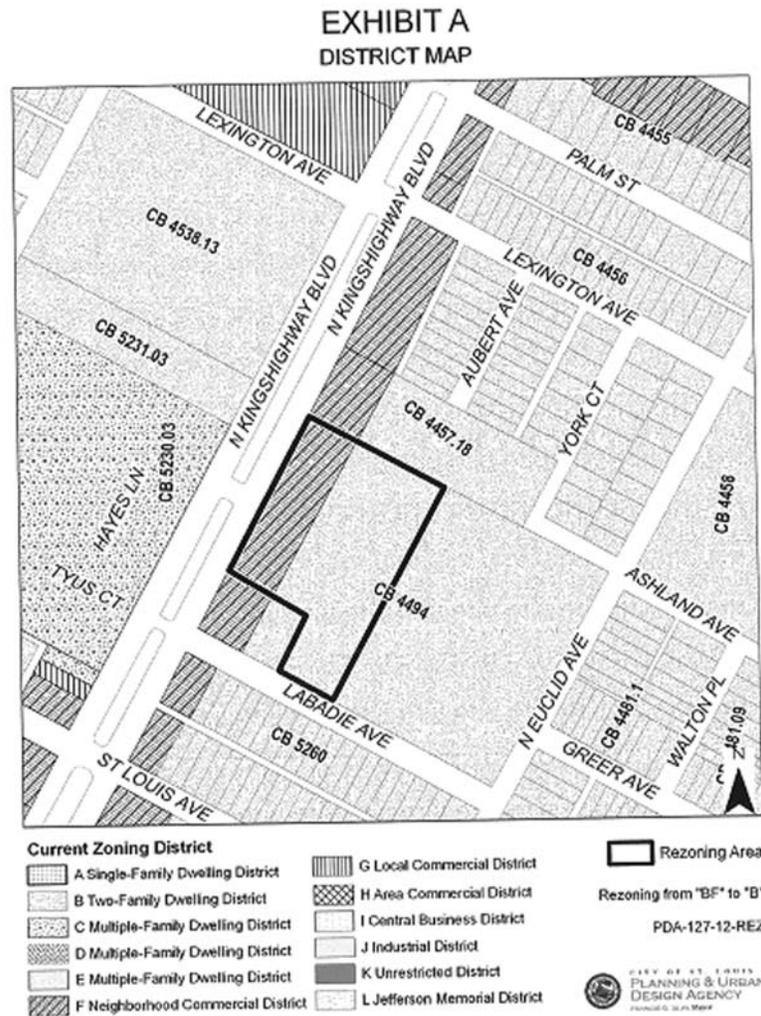
SECTION ONE. The zoning designation of certain real property located in City Block 4494 is hereby changed to the "B" Two-Family Dwelling District, real property being particularly described and shown in Exhibit A as follows:

A TRACT OF LAND BEING PART OF LOTS 39 AND 40, OF SUBURB COTE BRILLIANTE, IN BLOCK 4494, OF THE CITY OF ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTHERN LINE OF LABADIE AVENUE, 60 FEET WIDE, SAID POINT BEING SOUTH 60 DEGREES 45 MINUTES 50 SECONDS EAST 247.60 FEET, FROM THE EASTERN LINE KINGSHIGHWAY MEMORIAL BOULEVARD, 150 FEET WIDE; THENCE NORTH 28 DEGREES 29 MINUTES 25 SECONDS EAST 545.67 FEET, ALONG A LINE PARRALLEL WITH THE EASTERN LINE OF SAID KINGSHIGHWAY MEMORIAL BOULEVARD, TO A POINT; THENCE SOUTH 60 DEGREES 50 MINUTES 35 SECONDS EAST 97.09 FEET, TO A POINT IN THE EASTERN LINE OF

SAID LOT 40; THENCE SOUTH 28 DEGREES 29 MINUTES 25 SECONDS WEST 545.80 FEET, ALONG THE EASTERN LINE OF SAID LOTS 40 AND 39, TO A POINT IN THE NORTHERN LINE OF SAID LABADIE AVENUE; THENCE NORTH 60 DEGREES 45 MINUTES 50 SECONDS WEST 97.09 FEET, ALONG THE NORTHERN LINE OF SAID LABADIE AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 52,982 SQUARE FEET OR 1.22 ACRES AS PREPARED BY PITZMAN'S COMPANY.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

Approved: February 14, 2013



ORDINANCE #69392
Board Bill No. 260

An Ordinance directing the Director of Streets to temporarily close, barricade, or otherwise impede the flow of traffic at Northcrest Lane at the south curb line of Goodfellow Boulevard and containing an emergency clause.

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

SECTION ONE. The Director of Streets is hereby authorized to temporarily close, barricade, or otherwise impede the flow traffic at Northcrest Lane at the south curb line of Goodfellow Boulevard for a period of six months beginning the effective date of the passage of this ordinance.

SECTION TWO: EMERGENCY CLAUSE: This being an Ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 14, 2013

ORDINANCE #69393
Board Bill No. 270

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute a Quit Claim Deed to KLR KATO LLC for certain City-owned property located in City Block 564E, which property is known as 1211 N. Tucker Blvd., upon receipt of and in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00), and containing an emergency clause.

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

SECTION ONE. The Mayor and Comptroller are hereby authorized and directed to execute, the Contract for the Sale of Real Estate, in substantially the form as attached hereto as **Exhibit A** and incorporated by reference herein, with KLR KATO LLC for certain City-owned property located in City Block 564E, which property is known as 1211 N. Tucker Blvd. , and which is more fully described in said **Exhibit A**.

SECTION TWO. The Mayor and Comptroller are hereby authorized and directed to execute, upon receipt of, and in consideration of, the sum of Two Hundred Thousand Dollars (\$200,000.00), and other good and valuable consideration, and after satisfaction of all the terms and conditions of the Contract for Sale of Real Estate, the Quit Claim Deed attached hereto as **Exhibit B** and incorporated by reference herein, to remise, release and forever quit-claim unto KLR KATO LLC certain City-owned property located in City Block 564E, which property is known as 1211 N. Tucker Blvd, and which is more fully described in said **Exhibit B**.

SECTION THREE. Emergency Clause. This ordinance, being necessary for the immediate preservation of public peace, health, safety, and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and approval by the Mayor.

EXHIBIT A

CONTRACT FOR SALE
OF REAL ESTATE

This Contract is made and entered into this _____ day of _____, 2013, by and between the City of St. Louis, Missouri, a municipal corporation of the State of Missouri, 1200 Market Street, Saint Louis, Missouri 63103, referred to as Seller, and KLR KATO LLC, 10777 Sunset Office Drive, St. Louis Mo. 63127, hereinafter referred to as Buyer.

In consideration of the covenant and agreements of the respective parties, as hereinafter set forth, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and take from Seller, the real property situated in the City of St. Louis, State of Missouri, known as 1211 N. Tucker Blvd., St. Louis, Missouri, and further described as:

A tract of land in City block 564E, lying between Thirteenth Street on the West and High Street (now 12th Street or Tucker Blvd) on the East and extending Northwardly from Biddle Street to O'Fallon Street, including all

improvements thereon, commonly known as 1211 N. Tucker.

together with all improvements and appurtenances thereto, and all right, title and interest of Seller in and to all of said property (hereinafter collectively referred to as the "Real Estate"). Title shall be marketable in fact and Seller shall convey marketable title by quit claim deed, which quit claim deed shall be in form satisfactory to and approved by the City Counselor of the City of Saint Louis. Seller warrants that any personal property included in this contract, and all improvements placed on the Real Estate, shall be conveyed free of any encumbrances.

The following terms, provisions, and conditions are further agreed to:

1. Purchase Price.

The total purchase price of the Real Estate is Two Hundred Thousand Dollars (\$200,000.00) subject to the provisions contained herein. At closing, Buyer shall wire transfer the purchase price or shall tender a Cashier's Check for the full purchase amount.

2. Contingencies.

A. Buyer represents that its performance hereunder and its satisfaction of the terms hereof is contingent only upon the specific terms of this Contract for Sale of Real Estate, itself, and that Buyer's performance hereunder and purchase of the Real Estate shall not be conditioned upon satisfaction of financing, inspection, or other contingencies unless same are designated elsewhere in this Contract.

B. Notwithstanding anything herein to the contrary, this Contract, and Buyer's obligation to close, are contingent on the following:

(i) Buyer obtaining from a title company a title insurance commitment for an Owner's Title Insurance Policy in the amount of the purchase price on the Real Estate, subject only to exceptions acceptable to Buyer, and containing no restrictions on Buyer's intended use of the Real Estate.

(ii) Buyer obtaining a survey of the property showing no boundary disputes or encroachments that would restrict Buyer's use of the Real Estate.

C. Buyer at Buyer's expense may during the period between the Effective Date and February 17, 2013 conduct such due diligence as Buyer deems appropriate concerning the Property. Seller authorizes Buyer and Buyer's representative to conduct such inspections on the Property and Buyer deems appropriate in order to complete its due diligence, including, but not limited to surveys and environmental inspections. Buyer agrees to indemnify and hold Seller harmless against all expense and liability arising from any personal injury or property damage caused by Buyer's due diligence.

3. Conveyance of Title.

Conveyance shall be by quit claim deed. Seller shall tender to Buyer fee simple title to the Real Estate by quit claim deed, in form approved by the City of St. Louis, City Counselor's Office and KLR KATO LLC. Buyer to pay all closing, title insurance and recording fees.

4. Taxes / Miscellaneous Claims.

Seller warrants that there are no outstanding real estate taxes, liens, judgments, or violations of any kind levied against the Real Estate, and there shall be none owed at closing.

5. Liens / Judgments / Violations.

Seller shall not allow any liens, attachments, judgments, violations, or other encumbrances to be filed against said Real Estate during the period of time following the execution of this Contract and prior to closing of this Contract.

6. Personal Property.

It is expressly understood by the parties hereto that there is no personal property located on the Real Estate.

7. Possession.

The Seller shall retain possession of the Real Estate until closing. From and forever after closing, the Buyer shall be entitled to possession.

8. Closing.

Delivery of the quit claim deed conveying title shall be concurrent with the Buyer's payment of the purchase price set forth herein. The closing date ("Closing Date") for the foregoing sale shall be on the first business day that is ninety (90) days after the Mayor signs the ordinance approving the sale, or on such other date as may be mutually agreed. The closing of the sale ("Closing") shall take place at the Title Company. Closing shall be at 10 a.m. on the Closing Date. The Closing of the sale is contingent upon satisfaction or waiver of all contingencies or conditions precedent set forth in this contract. Title will pass when sale is closed.

9. Broker.

The parties hereto hereby agree that Buyer and Seller shall not be liable for the payment of any fees incurred by the other for services to any broker, agent or other party.

10. Entire Agreement.

This instrument contains the entire agreement between Buyer and Seller and may not be changed or terminated orally. Stipulations and covenants herein are to apply to and bind the successors and assigns of the respective parties hereto, and shall survive the closing.

11. Time of Essence.

Time shall be of the essence in the performance of each and every obligation and undertaking by the parties in this Agreement.

12. Missouri Law Governs.

This contract shall be interpreted and governed in accordance with the laws of the State of Missouri.

13. Cooperation - Additional Documents.

Buyer and Seller agree to cooperate and to sign any documents reasonably required to close this transaction, or to effect any related matters to the Real Estate, including without limitation, issuance of a title insurance policy to Buyer, as well as boundary or resubdivision plats, street and alley vacation petitions and plats, and Seller providing any existing records, reports, surveys, etc. in its possession concerning the Real Estate.

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IN WITNESS WHEREOF, the Seller and Buyer have duly signed this Agreement on the date first written above.

KLR KATO LLC

CITY OF SAINT LOUIS

By: _____
Kevin E. Riggs
Member
(Buyer)

By: _____
Darlene Green
Comptroller
(Seller)

Approved as to form:

Patricia A. Hageman
City Counselor

Attest:

Parrie L. May
City Register

Exhibit B

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2013, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, St. Louis, Missouri 63103, (Grantor), and KLR KATO LLC, whose address is 10777 Sunset Office Drive, St. Louis Mo. 63127. (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

A tract of land in City Block 564E, lying between Thirteenth Street on the West and High Street (now 12th Street or Tucker Blvd) on the East and extending Northwardly from Biddle Street to O'Fallon Street, including all improvements thereon, commonly known as 1211 N. Tucker .

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, not its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS
(Grantor)

KLR KATO LLC
(Grantee)

BY: _____
Francis G. Slay
Mayor

BY: _____
Kevin E. Riggs
Member

BY: _____
Darlene Green
Comptroller

Attest:
BY: _____
Parrie L. May
City Register

Approved as to form:

Patricia A. Hageman
City Counselor

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2013, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of Saint Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2013, before me appeared Kevin E. Riggs, to me personally known, who being by me duly sworn did say that he is a member of KLR KATO LLC, and that he is authorized to execute this Quit-Claim Deed on behalf of said company under the authority of its board of directors, and acknowledged that he executed said instrument as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

Approved: February 14, 2013

ORDINANCE #69394
Board Bill No. 273

An Ordinance recommended by the Planning Commission on January 9, 2013, to change the zoning of property as indicated on the District Map, from "C" Multiple-Family Dwelling District to the "G" Local Commercial and Office District in City Block 1884 (1523, 1525 & 1529 Bacon Street), so as to include the described parcels of land in City Block 1884; and containing an emergency clause.

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

SECTION ONE. The zoning designation of certain real property located in City Block 1884 is hereby changed to the "G" Local Commercial and Office District, real property being particularly described as follows:

A TRACT OF LAND BEING ALL OF LOTS 6 THROUGH 10 AND PART OF LOT 11 OF BLOCK 18 OF D.D. PAGE'S 2ND ADDITION, BEING PART OF CITY BLOCK 1884 OF THE CITY OF ST. LOUIS, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BACON STREET WITH THE NORTH RIGHT OF WAY OF AN EAST-WEST ALLEY, 15 FOOT WIDE BEING PART OF CITY BLOCK 1884;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 59 DEGREES 47 MINUTES 14 SECONDS WEST, A DISTANCE OF 140.95 FEET TO THE EAST RIGHT OF WAY LINE OF A NORTH-SOUTH ALLEY 15 FOOT WIDE, BEING PART OF CITY BLOCK 1884;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 29 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 134.00 FEET TO THE SOUTH LINE OF LAND NOW OR FORMERLY OF JAMES AND PARALEE CAVLEY, (H/W) AS RECORDED BY DATE NOVEMBER 21, 1996, DAILY NUMBER 31 OF THE ST. LOUIS CITY RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 60 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED BACON STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 29 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.03 FEET; AND SOUTH 00 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 42.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 16,583 SQUARE FEET IS BASED UPON AVAILABLE RECORDS COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF DECEMBER 2012 AND IS SUBJECT TO AN ACTUAL BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI AND ALL EASEMENTS, RESTRICTIONS,

RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

SECTION 2. This ordinance being necessary for the preservation of the health, safety and welfare shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

Approved: February 14, 2013

EXHIBIT A DISTRICT MAP



Current Zoning District

	A Single-Family Dwelling District		G Local Commercial District
	B Two-Family Dwelling District		H Area Commercial District
	C Multiple-Family Dwelling District		I Central Business District
	D Multiple-Family Dwelling District		J Industrial District
	E Multiple-Family Dwelling District		K Unrestricted District
	F Neighborhood Commercial District		L Jefferson Memorial District

Rezoning Area

Rezoning from "C" to "G"

PDA-002-13-REZ

ORDINANCE #69395
Board Bill No. 274

An Ordinance recommended by the City of St. Louis Planning Commission pertaining to the Zoning Code; adding a new definition for convenience store under Section 26.08.104.1 of the Revised Code of the City of St. Louis and repealing Section Ten of Ordinance 60483, codified as 26.36.025 of Revised Code of the City of St. Louis, and enacting in lieu thereof a new section on the same subject matter; and containing an emergency clause.

WHEREAS, the number of convenience stores in the City of St. Louis has increased, and;

WHEREAS, the proliferation of problematic convenience stores in the City has been shown to increase littering, loitering, noise, and crime within the surrounding neighborhood as well as alter the visual impact of the neighborhood's streetscape; and

WHEREAS, this legislation will ensure that convenience stores that provide services of value to a community are defined and reviewed in a manner consistent with their impact on the surrounding neighborhood's quality of life.

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

SECTION ONE. The following new definition is hereby added:

26.08.104.1 Convenience Store.

Any grocery or retail establishment, not exceeding three thousand five hundred (3,500) square feet, offering for sale a limited line of groceries and household items and prepared foods usually for off-site consumption.

SECTION TWO. Section Ten of Ordinance 60483, codified as 26.36.025 of the Revised Code of the City of St. Louis, is hereby repealed and in lieu thereof a new section is enacted to read as follows:

26.36.025 Conditional uses.

The following conditional uses may be allowed in the E multiple-family dwelling district, subject to the provisions of Section 26.80.010:

- A. Any use eligible to be a conditional use in the D multiple-family dwelling district;
- B. Bakery shops;
- C. Barber and beauty shops;
- D. Book, magazine, and stationery stores;
- E. Butcher shops;
- F. Convenience stores;
- G. Dry cleaning pick-up stations (no on-site processing);
- H. Dry goods shops;
- I. Drug stores;
- J. Financial institutions;
- K. Florists;
- L. Funeral parlors;
- M. General offices;

- N. Gift shops;
- O. Grocery and other retail stores not exceeding three thousand five hundred (3,500) square feet;
- P. Hardware stores;
- Q. Hobby and toy shops;
- R. Pet shops;
- S. Professional offices;
- T. Similar neighborhood commercial uses.

SECTION TWO. Emergency Clause. This Ordinance being deemed necessary for the immediate preservation of public health, safety and welfare is hereby declared an emergency measure and shall become effective immediately upon approval by the Mayor.

Approved: February 14, 2013

ORDINANCE #69396
Board Bill No. 284

An ordinance recommended by the Board of Public Service authorizing the 2013 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 \$5,000,000.00 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.

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

Section One. The Board of Public Service is hereby authorized to let contracts, employ and pay for labor, wages, consultants, equipment, computer programs and hardware, employees, supervision and otherwise provide for designing, constructing, reconstructing, replacing, beautifying, traffic controls, landscaping, paving, resurfacing, and related engineering adjustments to the streets, alleys and public rights-of-way in the twenty-eight wards of the City for the 2013 St. Louis Works and the 50/50 Sidewalk Programs as evidenced by Exhibit "A" attached hereto and on file in the City Register's Office.

Section Two. There is hereby appropriated Five Million Dollars (\$5,000,000.00) which is the aggregate estimated cost of the City's share of the Public Work authorized herein, from funds set aside and placed to the credit of the Street Improvement Fund established by Ordinance 55852, approved March 31, 1971 and Ordinance 55964, 55965, and 55966, approved July 1, 1971 and any other subsequent ordinance, as amended and the Comptroller is authorized to draw warrants, accept gifts, make payments from the general fund and the Street Improvement Funds as they become available throughout the year to pay any portion of the cost of the labor, contracts, materials, equipment, computer programs, and public improvements contained and authorized herein by this St. Louis Works Construction Ordinance.

Section Three. The work provided for herein shall be carried out in accordance with detailed plans and specifications and necessary supplemental agreements to be approved by the Board of Public Service before bids are advertised therefore.

Section Four. If let by contract said contract, or contracts, shall provide that the contractor, or contractors, doing said work shall guarantee and keep in repair all of the work, equipment and materials used in connection therewith for a term of at least one year, commencing on the date of acceptance of the work by the City.

Section Five. All construction contracts let under authority of this ordinance shall provide that no 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 (Section 290.210 through 290.340 RSMo 1995) for each craft or type of work needed in the actual labor on the jobs herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work shall be paid to all workers. All contracts let in connection with the work provided for herein shall be subject to, and in conformance with, all statutes of the State

of Missouri and the Charter and Code of the City of St. Louis.

Section Six. Any revenue received by the City from the 50/50 Sidewalk Program, gifts or cooperation agreements shall be deposited to the credit of the individual wards, as established in Ordinance 62206.

Section Seven. To allow full participation and to help in the St. Louis Works Program, and to accomplish the overall goals for the improvements in all twenty-eight wards of the City; the Board of Public Service and the Comptroller are authorized to enter into supplemental agreements with various Federal, State, Local, and private entities to provide for funds, work, site dedications, and acquisitions by negotiations and condemnations.

Section Eight. All specifications approved by the Board of Public Service and contracts let under authority of this ordinance shall provide for compliance with the Presidential Executive Order 11246 and 379 on Equal Opportunity and the Mayor's Executive Order of December 22, 1986 on selection of experts and consultants. The Board of Public Service shall establish goals on all contracts of no less than twenty five (25%) participation by minority subcontractors and material suppliers and no less than five percent (5%) participation by women subcontractors and suppliers. It is the policy of the City of St. Louis to pursue the goal of having thirty percent of apprenticeship positions and twenty-five percent of all other positions involved in construction work in the St. Louis metropolitan area filled by residents of the City of St. Louis of these positions it is intend that one half be filled by members of minority groups and ten percent (10%) by females. The City will make a determination if the contractor has made a good faith effort to achieve these goals.

Section Nine. All sections of this ordinance are and shall be severable. In the event that any section of this ordinance is found to be illegal, the remaining sections of this ordinance shall remain valid and to the benefit of the City.

Section Ten. All advertisements for bids pursuant to this Ordinance shall be subject to Section 8.250, RSMo 1995.

Section Eleven. This being an ordinance to provide for public work and improvements, it is hereby declared to be an emergency measure and shall become effective immediately upon its passage and approval by the Mayor.

	01/04/13	Saint		Louis		Works	2013	Budget -	
		510	511	514	516	214	900	910	Acct. Total
Employees									
5101	Personnel	141,000	55,000	689,000		43,966	62,000	273,372	1,264,338
5112	Per - Performance	0	0	59,912		121,440	-	-	181,352
5136	FICA	11,200	3,500	52,000		12,653	4,750	21,167	105,270
5137	Health	20,000	5,000	111,000		-	5,900	29,046	170,946
5138	Retirement	18,000	6,800	85,000		-	3,500	33,203	146,503
5138100	Ret. & Debt Cont.	3,200	1,200	15,000		-	-	-	19,400
5142	Life	500	200	2,100		-	-	991	3,791
5144	Worker's Comp	0	0	-		-	-	3,320	3,320
5147	Work Comp ins..Adm.	1,700	700	8,300		-	-	-	10,700
5172	Overtime	5,300	700	30,000		-	-	20,000	56,000
5197	27th Pay								
Office									
5235		-		1,200		-	7,000	4,000	12,200
5237	Safety	-		4,000		-	1,000	5,000	10,000
5238	Small Equip./Tools	-		23,330		-	-	2,000	25,330
5239	Fleet	-		16,500		-	-	218,400	234,900
5250	Materials								
5252	Materials		0	1,964,000		-	4,000	-	1,968,000
5335	Office & Computer							5,400	5,400
5339	Rental	-		24,000		-	-	0	24,000
5439		-						8,100	8,100
5535		-						-	
5539	Equipment	-		0		70,000	-	10,000	80,000
5635		-					2,000	7,750	9,750
5636		-					1,000	-	1,000
5638	Fac. Grounds/ Serv.					20,000			20,000
5639	Repairs	-		20,000		-	3,000	108,000	131,000
5645		-				-	-	2,200	2,200
5646		-				-	1,000	-	1,000
5652		500,000							500,000
5654		-							
5659	Professional Services	-					5,500	-	5,500
	Division Totals	700,900	73,100	3,105,342		268,059	100,650	751,949	\$5,000,000

ORDINANCE #69397
Board Bill No. 285

An ordinance, recommended by the Board of Public Service of the City of St. Louis, authorizing and directing the Department of Streets, on behalf of the City of St. Louis, to enter into a contract between the City of St. Louis and Union Electric Company, doing business as Ameren Missouri, a Missouri corporation, for street and outdoor lighting service for certain facilities within the territorial limits of the City of St. Louis, subject to amendment, for a period of ten (10) years commencing on the date of execution of the contract, in substantially the form and as attached hereto as Exhibit 1 with its Exhibit A, Appendix 1, and Appendix 2; and containing an emergency clause.

WHEREAS, Union Electric Company is authorized to place wires, tubes, and cables conveying electricity for the production of light and power along streets, alleys, and public places of the City of St. Louis pursuant to a franchise agreement authorized by a previous ordinance;

WHEREAS, Union Electric Company currently provides lighting service to certain City of St. Louis-owned facilities and Union Electric Company-owned facilities for outdoor and street lighting to the public within the territorial limits of the City of St. Louis (see Appendix 1 to Exhibit 1 attached hereto and made a part hereof);

WHEREAS, Union Electric Company is willing to provide a ten percent (10%) discount per the tariff in effect at the time (see Appendix 2 to Exhibit 1 attached hereto and made a part hereof) to the City of St. Louis, as a franchised municipal customer, if a contract is in place allowing for such lighting service;

WHEREAS, the City of St. Louis and Union Electric Company desire to enter into a contract, attached hereto and made a part hereof as Exhibit 1 with its Exhibit A, Appendix 1, and Appendix 2, wherein Union Electric Company will provide street and outdoor lighting service to the City of St. Louis within the territorial limits of the City of St. Louis subject to applicable rates and discounts in affect at the time.

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

SECTION ONE. The Department of Streets, on behalf of the City of St. Louis, is hereby authorized and directed to enter into a contract with Union Electric Company, doing business as Ameren Missouri, a Missouri corporation, for street and outdoor lighting service for certain facilities within the territorial limits of the City of St. Louis, subject to amendment, for a period of ten (10) years commencing on the date of execution of the contract, in substantially the form attached hereto and incorporated by reference herein as Exhibit 1 with its Exhibit A, Appendix 1, and Appendix 2.

SECTION TWO. Emergency Clause. This being an ordinance for the preservation of public peace, health and safety, is hereby declared an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

(All Attachments for this bill are on file in the Register's Office.)

Approved: February 14, 2013

ORDINANCE #69398
Board Bill No. 286

An ordinance authorizing the St. Louis City Board of Election Commissioners, upon approval of the Board of Estimate and Apportionment, to expend any funds received by the St. Louis City Board of Election Commissioners from the Voting System grant for assistance in meeting and maintaining Title III requirements listed in HAVA Public Law and from the MCVR Voter List Efficiency grant for assistance in improving and utilizing the Missouri Centralized Voter Registration System ("MCVR") to fulfill the obligations of said grants, and containing an emergency clause.

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

SECTION ONE. The St. Louis City Board of Election Commissioners is authorized, upon approval of the Board of Estimate and Apportionment, to expend any funds received by the St. Louis City Board of Election Commissioners from the Voting System grant for assistance in meeting and maintaining Title III requirements listed in HAVA Public Law and from the MCVR Voter List Efficiency grant for assistance in improving and utilizing the MCVR to fulfill the obligations of said grants.

SECTION TWO. Emergency Clause. This being an ordinance providing for current expenses of the City government, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 14, 2013

ORDINANCE #69399
Board Bill No. 290
Committee Substitute

An ordinance repealing Ordinance 69006 and in lieu thereof enacting a new ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Eighteenth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing exceptions and allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances, and the issuance of a drink license to persons operating a restaurant at a previously non-licensed premises and containing an emergency clause.

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

SECTION ONE. Ordinance number 69006 is hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. LEGISLATIVE FINDINGS.

The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots.

The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses within the area beginning at the point of intersection of Laclède Ave and N Spring Ave, and proceeding westerly along Laclède Ave to N Vandeventer Ave, and proceeding northerly along N Vandeventer Ave to Lindell Blvd, and proceeding westerly along Lindell Blvd to N Newstead Ave, and proceeding northerly along N Newstead Ave to Maryland Ave, and proceeding easterly along Maryland Ave to N Boyle Ave, and proceeding northerly along N Boyle Ave to Olive St, and proceeding westerly along Olive St to Washington Ave, and proceeding westerly along Washington Ave to N Kingshighway Blvd, and proceeding northerly along N Kingshighway Blvd to Delmar Blvd, and proceeding westerly along Delmar Blvd to Clarendon Ave, and proceeding northerly along Clarendon Ave to Vernon Ave, and proceeding easterly along Vernon Ave to Academy Ave, and proceeding northerly along Academy Ave to Page Ave, and proceeding westerly on Page Ave to Academy Ave, and proceeding northerly on Academy Ave to Wells Ave, and proceeding easterly along Wells Ave to N Kingshighway Blvd, and proceeding northerly along N Kingshighway Blvd to Aldine Pl, and proceeding easterly along Aldine Pl to N Euclid Ave, and proceeding northerly along N Euclid Ave to Cote Brilliante Ave, and proceeding easterly along Cote Brilliante Ave to Marcus Ave, and proceeding southerly along Marcus Ave to Newcomb Pl, and proceeding westerly along Newcomb Pl to Walton Ave, and proceeding southerly along Walton Ave to Newberry Ter, and proceeding easterly along Newberry Ter to N Taylor Ave and proceeding northerly along N Taylor Ave to Page Blvd, and proceeding easterly along Page Blvd to N Newstead Ave, and proceeding southerly on N Newstead Ave to an east/west alleyway between Page Blvd and Cook Ave, and proceeding easterly on such alleyways to Goode Ave, and proceeding northerly on Goode Ave to Page Ave, and proceeding easterly on Page Ave to N Vandeventer Ave, and proceeding northerly on N Vandeventer to Dr Martin Luther King Dr, and proceeding easterly on Dr Martin Luther King Dr to N Vandeventer Ave, and proceeding northerly on N Vandeventer to Garfield Ave, and proceeding easterly on Garfield Ave to Prairie Ave, and proceeding southerly on Prairie Ave to Aldine Ave, and proceeding easterly on Aldine Ave to N Spring Ave, and proceeding southerly on N Spring Ave to Bell Ave, and proceeding westerly on Bell Ave to N Vandeventer Ave, and proceeding southerly along N Vandeventer Ave to an east/west alleyway between Olive St and Westminster Pl, and proceeding easterly along such alleyway to N Spring Ave, and proceeding southerly along N Spring Ave to the point of beginning. Such area shall be known as the Eighteenth Ward Liquor Control District.

SECTION THREE. The Excise Commissioner is hereby prohibited, for a period of three years, beginning as of the effective date of this Ordinance, from approving the issuance of a package liquor license for any premises which is located within the boundaries of the Eighteenth Ward Liquor Control District established in Section Two of this ordinance.

SECTION FOUR. Notwithstanding the provisions of Section Three of this Ordinance, the Excise Commissioner shall have authority to:

- (1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and
- (2) Issue a drink license for premises, not licensed as of the effective date of this Ordinance, which currently is or will be, upon opening, operated as a restaurant, as such term is defined in section 14.01.390 of Ordinance 68536; and
- (3) Approve the renewal of an existing license under the provisions of Section 14.08.090 of Ordinance 68536.
- (4) Approve the issuance of a package liquor license for the 3800 block of Dr. Martin Luther King Drive.

SECTION FOUR. EMERGENCY CLAUSE.

This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 14, 2013

**ORDINANCE #69400
Board Bill No. 292
Committee Substitute**

An ordinance authorizing the City of St. Louis, Missouri TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE METROPOLITAN SEWER DISTRICT AND ST. LOUIS COUNTY and TO EXPEND MUNICIPAL REVENUES for the purpose of COMMISSIONING A DISPARITY STUDY FOR THE CITY OF ST. LOUIS; authorizing the City to execute certain documents related thereto; 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; containing a severability clause, A GOVERNANCE CLAUSE AND AN EMERGENCY CLAUSE.

WHEREAS, the City of St. Louis, Missouri (the "City") is authorized and empowered under the Intergovernmental Agreement Act, Sections 70.210 to 70.325, inclusive, of the Revised Statutes of Missouri, to contract and cooperate with any other municipality or political subdivision for the planning, development, construction, acquisition or operation of any public improvement or facility, or for a common service.

WHEREAS, pursuant to Resolution # 211] adopted on January 18, 2013 (the "Approving Resolution"), the City approved commissioning a Disparity Study for the City of St. Louis, Missouri; and

WHEREAS, the County intends to approve the commissioning of a Disparity Study for St. Louis County, Missouri; and

WHEREAS, the Metropolitan Sewer District ("MSD") has engaged the firm of Mason Tillman Associates, LTD ("Mason Tillman"), a nationally recognized consultant firm, to conduct a Disparity Study for MSD ("the MSD Study") and has entered into an agreement with Mason Tillman to provide the MSD Study and recommendations for implementation of the findings; and

WHEREAS, the City of St. Louis ("the City") and St. Louis County ("the County") see a substantial benefit in collaborating with MSD and joining the MSD Study to realize a cost savings from the work on the MSD Study that overlaps with work required for both a City and County disparity study and that may lead to a more uniform implementation of minority and women-owned business programs in the region; and

WHEREAS, MSD, the City and the County desire to enter into an Intergovernmental Cooperation Agreement in substantially the form attached to this Authorizing Ordinance (the "Intergovernmental Agreement"); and

WHEREAS, the Intergovernmental Agreement provides that MSD will amend its contract with Mason Tillman to include services for the City and the County and the City share of expenses will be equally apportioned to the City, the St. Louis Development Corporation and Lambert-St. Louis International Airport; and

WHEREAS, the Board of Aldermen of the City hereby finds it is advisable, necessary and in the best interests of the City

to enter into the Intergovernmental Agreement and to provide funds to pay the City's proportion of the study expenses.

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

SECTION ONE. The Board of Aldermen hereby confirms its approval of the Intergovernmental Cooperation Agreement. The Board of Aldermen further finds and determines that it is necessary and desirable to enter into the Intergovernmental Agreement with the Metropolitan Sewer District and St. Louis County to facilitate a Disparity Study for the City (hereinafter, "the City Disparity Study") and the County in conjunction with the MSD Disparity Study, in substantially the form attached hereto as EXHIBIT A and incorporated herein by reference.

SECTION TWO. The Board of Aldermen hereby finds and determines that it is necessary and in the best interests of the City to provide a portion of the financing for the Disparity Study, pursuant to the Intergovernmental Agreement, in an amount not to exceed Seventy-Five Thousand Dollars (\$75,000). The total cost for the City Disparity Study is estimated to be Two-Hundred Twenty-Five Thousand Dollars (\$225,000) to be shared equally by the City, the St. Louis Development Corporation and Lambert-St. Louis International Airport.

SECTION THREE. The City is hereby authorized to enter into, and the Mayor and the Comptroller and such other officers of the City as are appropriate are hereby authorized and directed to execute, seal, attest and deliver, for and on behalf of the City, the Intergovernmental Agreement, with such changes as are consistent with the intent of this Authorizing Ordinance, as shall be approved by the appropriate officers of the City executing the Intergovernmental Agreement, such officers' signatures thereon being conclusive evidence of their approval thereof without further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives. The Mayor, the Comptroller, and other appropriate officers, agents and employees of the City, with the advice and concurrence of the City Counselor, are hereby further authorized and directed to execute and deliver such agreements as are necessary and desirable in order to carry out and comply with the intent this Authorizing Ordinance, and to carry out, comply with and perform the duties of the City with respect to the Intergovernmental Agreement and the City Disparity Study .

SECTION FOUR. It is hereby declared to be the intent of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION FIVE. In the event of any inconsistency between the provisions of this Ordinance and the provisions of any prior ordinances, the provisions of this Ordinance shall prevail.

SECTION SIX. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

SECTION SEVEN. Passage of this Ordinance being deemed necessary for the immediate preservation of the health and welfare of the residents of the City of St. Louis, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval by the Mayor.

**EXHIBIT A
FORM OF INTERGOVERNMENTAL COOPERATION AGREEMENT
(Attached hereto.)**

Is on file in the Register's Office.

Approved: February 14, 2013

**ORDINANCE #69401
Board Bill No. 293**

An ordinance prohibiting the issuance of any 3 a.m. closing permits for any currently non- 3am licensed premises within the boundaries of the Twenty-Fourth Ward Liquor Control District, as established herein, for a period of three years from the effective

date hereof; containing exceptions and allowing, during the moratorium period, for the renewal of or transfer of existing licenses, under certain circumstances, and containing an emergency clause.

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

SECTION ONE. The existence of alcoholic beverage establishments with 3am licenses appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new 3 a.m. closing permits within the area beginning at the intersection of the centerlines as follows:

Beginning at the point of intersection of the St. Louis City county line and I- 44, and proceeding northerly along the St. Louis City county line to I- 64, and proceeding easterly along I- 64 to Clayton Ave, and proceeding easterly along Clayton Ave to Berthold Ave, and proceeding easterly along Berthold Ave to Louisville Ave, and proceeding northerly along Louisville Ave to Oakland Ave, and proceeding easterly along Oakland Ave to Tamm Entrance, and proceeding northerly along Tamm Entrance to I- 64, and proceeding easterly along I- 64 to Hampton Ave, and proceeding southerly along Hampton Ave to Wise Ave, and proceeding easterly along Wise Ave to Pierce Ave, and proceeding southerly along Pierce Ave to W Park Ave, and proceeding easterly along W Park Ave to Manchester Ave, and proceeding westerly along Manchester Ave to Hampton Ave, and proceeding southerly along Hampton Ave to Arsenal St, and proceeding westerly along Arsenal St to I- 44, and proceeding southerly along I- 44 to the point of beginning. Such area shall be known as the Twenty-fourth Ward Liquor Control Area.

SECTION TWO. The Excise Commissioner shall not, for a period of three years, beginning as of the effective date of this Ordinance, approve the issuance of 3 a.m. closing permits for any premises which is located within the boundaries of the Twenty-Fourth Ward Liquor Control District established in Section One of this ordinance.

SECTION THREE. Notwithstanding the provisions of Section Two of this Ordinance, the Excise Commissioner shall have authority to:

(1) Approve transfer of an existing 3am license to another owner of the same premises within the petition circle of the currently licensed premise, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and

(2) Approve the renewal of an existing license under the provisions of Section 14.08.090 of Ordinance 68536.

SECTION FOUR. EMERGENCY CLAUSE. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 14, 2013

ORDINANCE #69402

Board Bill No. 296

An Ordinance directing the Director of Streets to temporarily close, barricade, or otherwise impede the flow of traffic on Vandeventer Spur at the north curb line of Dr. Martin Luther King Drive and on the south curb line of the east/west alley way between Dr. Martin Luther King Drive and Aldine Avenue and containing an emergency clause.

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

SECTION ONE. The Director of Streets is hereby authorized to temporarily close, barricade, or otherwise impede the flow of traffic Vandeventer Spur at the north curb line of Dr. Martin Luther King Drive and on the south curb line of the east/west alley way between Dr. Martin Luther King Drive and Aldine Avenue for a period of six months beginning the effective date of the passage of this ordinance.

SECTION TWO: EMERGENCY CLAUSE: This being an Ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of

the City of St. Louis and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

Approved: February 14, 2013

ORDINANCE #69403
Board Bill No. 103

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in an irregular portion of Compton Avenue adjacent to City Block 2161 beginning at Chouteau Avenue and extending southwardly 175.56 to a point in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

SECTION ONE: The above surface, surface and sub-surface rights of vehicle, equestrian and pedestrian travel, between the rights-of-way of:

A tract of land being part of Compton Avenue, variable width, located adjacent to Block 2161 of the City of St. Louis, Missouri and being more particularly described as follows:

Commencing at the intersection of the North line of LaSalle Street, 50 feet wide with the West line of Compton Avenue, variable width; thence along West line of Compton Avenue North 14 degrees 47 minutes 08 seconds East a distance of 68.95 feet to the point of beginning of the herein described tract of land; thence continuing along the West line of said Compton Avenue North 14 degrees 47 minutes 08 seconds East a distance of 170.56 feet to the Northeast corner of said Block 2161 and to the intersection of the South line of Chouteau Avenue, 80 feet wide, with the West line of Compton Avenue, variable width; thence East along a curve to the right having a radius of 52.86 feet the chord of which bears South 14 degrees 09 minutes 58 seconds East an arc distance of 108.35 feet to a point of tangency; thence South 44degrees 33 minutes 17 seconds West a distance of 72.90 feet to a point of curve; thence along a curve to the left having a radius of 57.15 feet the chord of which bears South 29 degrees 44 minutes 50 seconds West an arc distance of 29.54 to the point of beginning, containing 5,044 square feet more or less.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: Saint Louis University will use the vacated area to consolidate property for parking.

SECTION THREE: All rights of the public in the land bearing rights-of-way traversed by the foregoing conditionally vacated street, are reserved to the City of St. Louis for the public including present and future uses of utilities, governmental service entities and franchise holders, except such rights as are specifically abandoned or released herein.

SECTION FOUR: The owners of the land may, at their election and expense remove the surface pavement of said so vacated street provided however, all utilities within the rights-of-way shall not be disturbed or impaired and such work shall be accomplished upon proper City permits.

SECTION FIVE: The City, utilities, governmental service entities and franchise holders shall have the right and access to go upon the land and occupation hereof within the rights-of-way for purposes associated with the maintenance, construction or planning of existing or future facilities, being careful not to disrupt or disturb the owners interests more than is reasonably required.

SECTION SIX: The owner(s) shall not place any improvement upon, over or in the area(s) vacated without: 1) lawful permit from the Building Division or Authorized City agency as governed by the Board of Public Service; 2) obtaining written consent of the utilities, governmental service entities and franchise holders, present or future. The written consent with the terms and conditions thereof shall be filed in writing with the Board of Public Service by each of the above agencies as needed and approved by such Board prior to construction.

SECTION SEVEN: The owners may secure the removal of all or any part of the facilities of a utility, governmental service entity or franchise holder by agreement in writing with such utilities, governmental entity or franchise holder, filed with the Board of Public Service prior to the undertaking of such removal.

SECTION EIGHT: In the event that granite curbing or cobblestones are removed within the vacated area, the Department of Streets of the City of St. Louis must be notified. Owner(s) must have curbing cobblestones returned to the Department of Streets in good condition.

SECTION NINE: This ordinance shall be ineffective unless within three hundred sixty (360) days after its approval, or such longer time as is fixed by the Board of Public Service not to exceed three (3) days prior to the affidavit submittal date as specified in the last section of this ordinance, the owner(s) of the area to be vacated must fulfill the following monetary requirements, if applicable, as specified by the City of St. Louis Agencies listed below. All monies received will be deposited by these agencies with the Comptroller of the City of St. Louis.

- 1) CITY WATER DIVISION to cover the full expenses of removal and/or relocation of Water facilities, if any.
- 2) CITY TRAFFIC AND TRANSPORTATION DIVISION to cover the full expense of removal, relocation and/or purchase of all lighting facilities, if any. All street signs must be returned.
- 3) CITY STREET DEPARTMENT to cover the full expenses required for the adjustments of the City's alley(s), sidewalk(s) and street(s) as affected by the vacated area(s) as specified in Sections Two and Eight of the Ordinance.

SECTION TEN: An affidavit stating that all of the conditions be submitted to the Director of Streets for review of compliance with conditions one year (365 days) from the date of the signing and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted within the prescribed time the ordinance will be null and void.

Approved: February 21, 2013

ORDINANCE #69404

Board Bill No. 211

An ordinance approving a Redevelopment Plan for the 2131 California 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 23, 2012 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.

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

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 2131 California Ave.," dated October 23, 2012 consisting of a Title Page, a Table of Contents Page, and Sixteen (16) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

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

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

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

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

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

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 2131 California Ave. Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 23, 2012, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

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

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

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

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

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

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

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

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

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

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

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

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

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

ATTACHMENT "A"

**THE 2131 CALIFORNIA AVE. REDEVELOPMENT AREA
LEGAL DESCRIPTION**

C.B. 1355 CALIFORNIA AVE
25 FT X 125
NE ¼ BLOCK 25 CITY BND 3RD ADDN

BLOCK 1
LOT 37

PARCEL # 1355-00-0290

ATTACHMENT "B"
Form: 2/8/13

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
2131 CALIFORNIA AVE. REDEVELOPMENT AREA
PROJECT# 1687
OCTOBER 23, 2012
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
2131 CALIFORNIA AVE. REDEVELOPMENT AREA

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- "F" BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 2131 California Ave. Redevelopment Area ("Area") encompasses approximately .08 acres in the Fox Park Neighborhood of the City of St. Louis ("City") and is located on the west side of California Ave. between Ann Ave. and Accomac St.

The legal description of the Area is attached and labeled Attachment "A". The boundaries of the Area are delineated on Exhibits "B", "C" and "D" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 1355 The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 10.1% unemployment rate for the City for the month of August, 2012. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied single-family building.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for residential purposes.

Residential density for the surrounding neighborhoods is approximately 14.6 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "F" Neighborhood Commercial District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan ("Plan") by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 *et seq.* RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "F" Neighborhood Commercial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The proposed zoning for the Area is "F" Neighborhood Commercial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are no new jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the

Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. **BUILDING AND SITE REGULATIONS**

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. **URBAN DESIGN**

a. Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

- 1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 4.) **Architectural Details** on existing structures in the Area shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall

be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

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

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied, eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

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

a payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to such property. If such property shall be tax-exempt because it is owned by the LCRA and leased to any such urban redevelopment corporation, then such corporation for a period of up to the first ten (10) years of the lease shall make payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year prior to the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the PDA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

ATTACHMENT "A"

**THE 2131 CALIFORNIA AVE. AREA
LEGAL DESCRIPTION**

C.B. 1355 CALIFORNIA AVE
25 FT X 125
NE ¼ BLOCK 25 CITY BND 3RD ADDN
BLOCK 1
LOT 37

PARCEL # 1355-00-0290

See attached Exhibits B, C & D

**EXHIBIT "E"
FORM: 02/08/08**

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

BLIGHTING REPORT FOR THE 2131 CALIFORNIA AVE. REDEVELOPMENT AREA

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

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a sound, health safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

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

Subject Property is: X secured unsecured

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

The subject property X has has not insanitary or unsafe conditions
If answer is yes, explain: The property requires installation of new floor joists and sub-floor.

The subject property X has has not deterioration of site conditions
If answer is yes, explain: Mortar is missing.

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

The subject property X has has not conditions which endanger life or property by fire or other cause.
If answer is yes, explain: The building's electrical wiring must be replaced.

The subject property does X does not retard the provision of housing accommodations
If answer is yes, explain:

The subject property X does does not constitute an economic liability
If answer is yes, explain: The building is deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

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

The subject property X is is not a menace to the public health, safety, morals or welfare in its present condition and use.
If answer is yes, explain: The building is subject to fire with inadequate electrical wiring.

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

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

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

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

The subject property has X has not a combination of factors that are conducive to ill health,

transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: _____

Approved: February 21, 2013

ORDINANCE NO. 69404 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
2131 California Ave. Redevelopment Area
Existing Uses and Conditions
Unoccupied Residential, Poor Condition
Project Area Boundary
Buildings
1224 City Block Number



Exhibit C
Project Area Plan
2131 California Ave. Redevelopment Area
Proposed Land Uses
Unoccupied Residential, Poor Condition
Project Area Boundary
Buildings
1224 City Block Number



Exhibit D
Project Area Plan
2131 California Ave. Redevelopment Area
Project Acquisition Map
Parcel Number
Project Area Boundary
Buildings
1224 City Block Number

ORDINANCE #69405
Board Bill No. 212

An ordinance approving a Redevelopment Plan for the 2723 Russell Blvd. ("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 23, 2012 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.

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

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 2723 Russell Blvd.," dated October 23, 2012 consisting of a Title Page, a Table of Contents Page, and Sixteen (16) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

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

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

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

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

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

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 2723 Russell Blvd. Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 23, 2012, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

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

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

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

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

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

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

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

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

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

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

make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

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

ATTACHMENT "A"

**THE 2723 RUSSELL BLVD. REDEVELOPMENT AREA
LEGAL DESCRIPTION**

C.B. 1315 RUSSELL
50 FT X 125 FT
ALLENS ADDN
BLOCK 3 LOT 15-16

PARCEL # 1315-00-0310

**ATTACHMENT "B"
Form: 2/8/13**

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
2723 RUSSELL BLVD. REDEVELOPMENT AREA
PROJECT# 1686
OCTOBER 23, 2012
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
2723 RUSSELL BLVD. REDEVELOPMENT AREA**

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT1. DELINEATION OF BOUNDARIES

The 2723 Russell Blvd. Redevelopment Area ("Area") encompasses approximately .13 acres in the Fox Park Neighborhood of the City of St. Louis ("City") and is located on the north side of Russell Blvd. between South California Ave. and Ohio Ave.

The legal description of the Area is attached and labeled Attachment "A". The boundaries of the Area are delineated on Exhibits "B", "C" and "D" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 1315 The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 10.1% unemployment rate for the City for the month of August, 2012. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied single-family building.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for residential purposes..

Residential density for the surrounding neighborhoods is approximately 14.6 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Residential District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan ("Plan") by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 *et seq.* RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "C" Multiple Family Residential District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The proposed zoning for the Area is "C" Multiple Family Residential District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are no new jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The property in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. Urban Design Regulations

- 1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 4.) **Architectural Details** on existing structures in the Area shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. Landscaping

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

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

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in a single phase initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied, eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

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

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the PDA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

ATTACHMENT "A"

**THE 2723 RUSSELL BLVD. AREA
LEGAL DESCRIPTION**

C.B. 1315 RUSSELL
50 FT X 125 FT
ALLENS ADDN

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

The subject property has _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The building's electrical wiring must be replaced.

The subject property _____ does does not retard the provision of housing accommodations
If answer is yes, explain: _____

The subject property does _____ does not constitute an economic liability
If answer is yes, explain: The building is deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

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

The subject property is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The building is subject to fire with inadequate electrical wiring.

The subject property is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The building is significantly deteriorated, with the deteriorated site conditions listed above.

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

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

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

The subject property _____ has has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: _____

Approved: February 21, 2013

ORDINANCE NO. 69405 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
2723 Russell Blvd. Redevelopment Area
Existing Uses and Conditions
Unoccupied Residential, Poor Condition
Project Area Boundary
Buildings
City Block Number



Exhibit C
Project Area Plan
2723 Russell Blvd. Redevelopment Area
Proposed Land Uses
Residential Use
Project Area Boundary
Buildings
City Block Number



Exhibit D
Project Area Plan
2723 Russell Blvd. Redevelopment Area
Project Acquisition Map
Parcel Number
Project Area Boundary
Buildings
City Block Number

ORDINANCE #69406
Board Bill No. 218
Committee Substitute

An ordinance recommended by the Planning Commission to provide for the establishment of a Central West End Form Based District (the "District"); and containing a severability clause and an effective date clause.

WHEREAS, the Planning Commission desires to create a Form Based District as an overlay zoning district and as a means of guiding future growth in an environmentally, socially, and economically sustainable manner.

WHEREAS, Ordinance 69199 provides for the establishment of Form Based Districts in order to effectively regulate improvements and enhance the vibrancy and atmosphere of a neighborhood with a cohesive urban form and character, thereby promoting the health, safety, convenience, comfort, prosperity and the general welfare of the community; and

WHEREAS, the District has been identified as a District that promotes the intent and purpose of Ordinance 69199.

WHEREAS, the District meets the criteria and minimum requirements established by Ordinance 69199.

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

SECTION ONE. Form Based District Established and Named.

A. Established. There is hereby established a Central West End Form Based District.

B. Purpose and Intent. The purpose of the District is to promote health, safety, convenience, comfort, prosperity, and the general welfare of the community by establishing unique allowed use and development standards for properties within the District. These standards are intended to help preserve and protect the existing historic and distinctive character of the District by requiring new construction and additions to existing buildings to be integrated into and complement the built environment. Through the application of these standards the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks are addressed.

C. District Incorporated Herein. The Central West End Form Based District Code, as approved by the Planning Commission on October 10, 2012 is hereby adopted and is hereby incorporated by reference, as if fully set forth in this Ordinance. A true and accurate copy of the Central West End Form Based District Code is attached hereto and incorporated herein as Exhibit A.

SECTION TWO. Minimum Requirements; Regulatory Subjects.

The City hereby finds that the District meets the criteria and minimum requirements established by Ordinance 69199 in that (i) it is at least 15 contiguous acres; (ii) that the location and circumstances of the District are such that form-based zoning would help the area develop into its full potential; and (iii) the District is one where the Planning Commission desires to encourage a transformation of an area or to make general improvements to the area. In addition and as permitted by Ordinance 69199, the District includes the following regulatory subjects: Building Envelope Standards, Development Standards, and use regulations. Photographs included in the Central West End Form-Based District are solely for purposes of illustration and are not intended to be regulatory.

The District will only serve as an overlay code on the regulatory subjects specified in the District, and regulatory subjects not included in the District will continue to be regulated by the existing Zoning Code.

SECTION THREE. District Boundaries.

The boundaries of the Central West End Form Based District and of each zone located within the District are as provided in Exhibit B, attached hereto and incorporated herein by reference. A map indicating the boundaries of the District and of each zone located within the District is provided in Exhibit C, attached hereto and incorporated herein by reference. Exhibit C also indicates the existing zoning.

SECTION FOUR. Applicability.

A. Applicability of Form Based District, Generally. The Form Based District is intended as an overlay to the existing Zoning Code of the City of St. Louis that is in force and effect in the District. The District applies to all applications for

permits that consist of or include New Construction and, except when located in local Historic Districts, to all applications for permits that consist of or include Additions.

SECTION FIVE. Additional Authority. For purposes of the administration of this Ordinance, the Zoning Administrator, with the advice and concurrence of the City Counselor, is hereby authorized and directed to cure scrivener's errors consistent with the intent of this Ordinance and necessary and appropriate for the effective administration of the Zoning Code.

SECTION SIX. Severability Clause.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

SECTION SEVEN. Effective Date.

This Ordinance shall be in full force and effect as of [~~February~~] April 1, 2013, provided, however, bonafide applications for permits pending as of the effective date of this Ordinance shall be considered under the existing Zoning Code.

EXHIBIT A

**The Central West End Form-Based District
prepared for the
Park Central Development Corporation
by
H3 Studio**

(Is On file with City Register's Office.)

**EXHIBIT B
Legal Description
Attached Hereto**

**LEGAL DESCRIPTION FOR
Central West End Form-Based District**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along its said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 and continuing along its prolongation across York Avenue to the Western boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of McPherson Avenue; thence eastwardly

along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTIONS FOR
Building Envelope Standards (Zones)**

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Western Area)**

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with the Western boundary line of City Parcel Locator Number 3901-00-410; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-235; thence southwardly along said boundary line to the adjacent Eastern boundary line of City Parcel Locator Number 3901-00-225 and their prolongation to their intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3902-00-290; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-031; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Central Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905 located in the City of St. Louis, Missouri, and proceeding northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the North-South alley center line in City Block 3905; thence northwardly along said alley center line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-470; thence northwardly along the Western boundary line of said parcel and continuing along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3906-00-570; thence northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3906; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-031; thence northwardly along the Western boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3907-00-351; thence northwardly along the Western boundary of said parcel and its prolongation and its intersecting with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with East-West center line West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line of North Boyle Avenue to its intersection with East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-235; thence southwardly along said Eastern boundary and its prolongation with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the prolongation of the

Eastern boundary line of City Parcel Locator Number 3905-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440 in City Block 3914 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along this Northern boundary line to its intersection with its Western boundary line; thence northwardly along this Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-600; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3914-00-580; thence eastwardly along this Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along this Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-320; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-660; thence southwardly along the Eastern boundary line of said parcel and its prolongation and intersecting with the East-West center line of Laclède Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-051; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along its Southern boundary line to its intersection with the Eastern line of City Parcel Locator Number 3916-00-040; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along this Southern boundary line of said parcel and continuing westwardly along the adjacent Southern boundary line City Parcel Locator Number 3916-00-101 to its intersection with its Western boundary line; thence northwardly along this Western boundary line of said parcel and its prolongation with the East-West center line of Laclède Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-550; thence northwardly along said Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3915; thence westwardly along the East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-050; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 2 (Western Area)**

Beginning at the intersection of the North-South center line of North Newstead Avenue and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding westwardly along said Southern boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-030; thence northwardly along the Western boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3900-00-240; thence northwardly along the Western boundary line of said parcel and its prolongation, intersecting with the East-West alley center line in City Block 3900; thence eastwardly along said alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-450; thence southwardly along the Eastern boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3906-00-020; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3906; thence proceeding westwardly along said alley center line and its prolongation, intersecting the North-South center line of North Newstead Avenue; thence southwardly along said center line of North Newstead Avenue to its intersection with and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 2 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200 in City Block 3907 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary of said parcel line to its intersection with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line, crossing North Boyle Avenue adjoining with East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-461; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-031; thence continuing southwardly more or less along the Eastern boundary lines of the adjacent parcels and their prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection to the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of South Newstead Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3902; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-295; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along the said East-West center line of Laclede Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-220; thence northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line and its prolongation to its intersection with the North-South center line of North Newstead Avenue; thence northwardly along said center line of North Newstead Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3906; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3906-00-565; thence southwardly along the Eastern boundary line of said parcel and the adjoining City Parcel Locator Number 3906-00-505 and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the North-South alley center line in City Block 3905; thence southwardly along said alley center line to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-010; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along the East-West center line of Forest Park Avenue to its intersection with the North-South center line of South Newstead Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Central Area)**

Beginning at the intersection of the North-South center line of North Boyle Avenue and the prolongation of the East-West alley center line in City Block 3915 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line in City Block 3915 to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-560; thence southwardly along the Eastern boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-220; thence southwardly along the Eastern boundary of said parcel and continuing along the Eastern boundary line of the adjacent parcel being City Parcel Locator Number 3916-00-300; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said boundary line to its intersection with the North-South center line of South Boyle Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-270; thence northwardly along the Western boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-265; thence northwardly along the Western boundary line of said parcel and continuing more or less along the Western boundary line of the

adjacent parcel being City Parcel Locator Number 3905-00-255; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West alley center line in City Block 3915, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Eastern Area)**

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210 in City Block 3920 located in the City of St. Louis, Missouri, and proceeding northwardly along said line to its intersection with the East-West alley center line in City Block 3920; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-020; thence northwardly along the Western boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Southwestern corner boundary line of City Parcel Locator Number 3921-00-480; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3921; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-110; thence southwardly along the Eastern boundary line of said parcel crossing the East-West alley in City Block 3920; thence southwardly along the Eastern boundary line of City Parcel Locator Number 3920-00-140, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3919-04-180; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3919.04; thence proceeding westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-080; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 1 (Western Area)**

Beginning at the intersection of the North-South center line of South Euclid Avenue and the prolongation of the East-West alley center line in City Block 3891 located in the City of St. Louis, Missouri, and proceeding northwardly to the intersection of the prolongation of the Southern boundary line of City Parcel Locator Number 3885-00-100; thence westwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the North-South center line of South Court; thence northwardly along said center line to its intersection with the Southern boundary line of City Parcel Locator Number 3884-23-141; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence northwardly more or less to the adjoining North-South center line of North Court and continuing northwardly along said center line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3883-00-060; thence northwardly along said Western boundary line and the adjacent Western boundary line of City Parcel Locator Number 3883-00-050 to their intersection with the East-West alley center line in City Block 3883; thence eastwardly along said alley center line to its intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3893; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3893-00-140; thence southwardly along said boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-020; thence southwardly along said boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3892; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-271; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3892-00-220 to their intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3891-00-010; thence southwardly along said boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3891; thence westwardly along said alley center line and its prolongation to the intersection of the North-South center line of South Euclid Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 1 (Eastern Area)**

Beginning at the intersection of the North-South center line of North Sarah St. and the prolongation of the East-West alley center line in City Block 3921 located in the City of St. Louis, Missouri, and proceeding eastwardly said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-515; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Northeastern corner of City Parcel Locator Number 3920-00-010; thence southwardly along said parcel's Eastern boundary line to its intersection with the East-West alley center line in City Block 3920; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-220; thence southwardly along said boundary line and its prolongation, crossing Laclede Avenue and intersecting more or less with the Northeastern corner of City Parcel Locator Number 3919-04-071; thence southwardly along said parcel's Eastern boundary line to its intersection with the East-West alley center line in City Block 3919.04; thence westwardly along said East-West alley center line, crossing South Sarah Street and intersecting more or less with the Southeastern corner of City Parcel Locator Number 3916-00-160; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along the boundary line of said parcel and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-650; thence northwardly along the Western boundary of said parcel and its prolongation and its intersection with the East-West alley center line in City Block 3915; thence eastwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-366; thence northwardly along the Western boundary of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3915-00-335; thence northwardly along said boundary lines and their prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-610; thence northwardly along the Western boundary line of said parcel to the Southern boundary line of City Parcel Locator Number 3914-00-150; thence westwardly along said parcel's Southern boundary line to its Western boundary line; thence northwardly along said parcel's Western boundary line and along the Western boundary line of an adjacent parcel and its prolongation to its intersection with the East-West Alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the North-South center line of North Sarah St, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 2**

Beginning at the intersection of the North-South center line of North Taylor Avenue and the prolongation of the East-West alley in City Block 3900 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3900-00-250; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3901-00-010; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-431; thence southwardly along the Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3902-00-022; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3902-00-502; thence southwardly along the Eastern boundary line of said parcel to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line, crossing South Taylor Avenue and continuing westwardly along the East-West alley center line in City Block 3891 to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3891-00-328; thence northwardly along the Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3891-00-304; thence northwardly along the Western boundary line of said parcel and its prolongation with the East-West center line of Laclede Avenue; thence eastwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-210; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3892; thence eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-426; thence northwardly along said Western boundary line and more or less continuing northwardly along the Western boundary lines in City Block 3892 of City Parcel Locator Number 3892-00-425; 3892-00-424; 3892-00-423; 3892-00-422; 3892-00-421; 3892-00-420; 3892-00-505; and their prolongation and intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3893-00-151; thence northwardly along the Western boundary line of said parcel to its intersection with the East-West alley center line in City Block 3893; thence

eastwardly along said alley center line to its intersection with the North-South center line of North Taylor Avenue; thence northwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3900, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Core**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-0220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 to its intersection with the North-South center line of York Avenue; thence southwardly along said center line of York Avenue and its prolongation across Lindell Boulevard to its intersection with the Northeast corner of City Parcel Locator Number 3883-00-030; thence southwardly along the Eastern boundary line of said parcel to an East-West alley in City Block 3883; thence eastwardly along said center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3883-00-080; thence southwardly along said boundary line and its prolongation with the intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the center line of North Court; thence southwardly along said center line to its intersection with the Northeast corner of City Parcel Locator Number 3884-23-251; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3884-23-280; thence eastwardly along said Northern boundary line and its prolongation to its intersection with the North-South center line of South Court; thence southwardly along said street center line and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3885-00-200; thence southwardly along said boundary line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 1**

Beginning at the intersection of the North-South center line of North Euclid Avenue and the prolongation of the East-West alley center line in City Block 3894 located in the City of St. Louis, Missouri, and proceeding eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence southwardly along said center line to its intersection with the East-West center line of Lindell Boulevard; thence eastwardly along said center line to its intersection with North-South center line of Sarah Street; thence southwardly along said center line to its intersection with the prolongation of the East-West alley in City Block 3914; thence westwardly along said East-West alley center line, crossing North Boyle Avenue to the adjoining East-West alley center line in City Block 3907; thence westwardly along said East-West alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3900; thence westwardly along said East-West alley center line, crossing more or less North Taylor Avenue to the adjoining East-West alley center line in City Block 3893; thence westwardly along said East-West alley center line and its prolongation to its intersection with the North-South center line of North Euclid Avenue; thence northwardly along said center line to the prolongation of the East-West alley in City Block 3883; thence westwardly along said center line to its intersection with a Western boundary line of City Parcel Locator Number 3883-00-040; thence northwardly along said Western boundary line and its prolongation across Lindell Boulevard to its intersection with the North-South center line of York Avenue; thence northwardly along said center line to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its

intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri, and proceeding westwardly along the center line of Forest Park Avenue, proceeding westwardly along said center line, crossing South Taylor Avenue and South Euclid Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3885-00-125 in City Block 3885; thence northwardly along the Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3885-00-111 to its intersection with the Northern boundary line of said parcel; thence eastwardly along said northern boundary line and its prolongation to its intersection with the North-South center line of South Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3891; thence eastwardly along said East-West alley center line, crossing South Taylor Avenue and continuing eastwardly to the adjoining East-West alley center line in City Block 3902; thence eastwardly along said East-West alley center line to its intersection with the North-South center line of South Newstead Avenue; thence southwardly along said North-South center line to its intersection with the East-West center line of Forest Park Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the North-South center line of North Vandeventer Avenue located in the City of St. Louis, Missouri, and proceeding southwardly along said center line of North Vandeventer Avenue to its adjoining with the center line of South Vandeventer Avenue at Laclède Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Boyle Avenue; thence northwardly along said center line of South Boyle Avenue to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3916-00-150; thence eastwardly along the Northern boundary lines of said parcel and all adjoining parcels' Northern boundary lines in City Block 3916 and their prolongation to the intersection with the North-South center line of South Sarah Street; thence crossing South Sarah Street and more or less intersecting with the adjoining East-West alley center line in City Block 3919.04; thence proceeding eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-190; thence northwardly along the Western boundary line of said parcel and its prolongation crossing Laclède Avenue and intersecting with the Southwestern corner boundary line of City Parcel Locator Number 3920-00-130; thence northwardly along the Western boundary line of said parcel and crossing the East-West alley in City Block 3920; thence northwardly along the Western boundary line of City Parcel Locator Number 3920-00-120; thence northwardly along the Western boundary of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Vandeventer Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Northern Area)**

Beginning at the intersection of the East-West center line of Lindell Boulevard and the North-South center line of Whittier Street located in the City of St. Louis, Missouri, and proceeding northwardly along said center line of Whittier Street to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line and its prolongation to its intersection with North-South center line of North Sarah Street; thence northwardly along the center line of North Sarah Street to its intersection with the East-West center line of Lindell Boulevard; thence westwardly along said East-West center line to its intersection with the North-South center line of Whittier Street, being the point of beginning.

(Exhibit C and the Plan for Central West End Form-Based District are on file in the Register' Office.)

Approved: February 21, 2013

ORDINANCE #69407
Board Bill No. 231

An ordinance approving a blighting study and redevelopment plan dated October 23, 2012 for the 920 South Taylor Ave. and 4450 W. Papin 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.

WHEREAS, the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, inadequate or outmoded design and conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area and such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, this Board has considered the "Blighting Study and Redevelopment Plan for the 920 South Taylor Ave. and 4450 W. Papin St. Redevelopment Area" dated October 23, 2012, consisting of a Title Page; a Table of Contents Page, ten (10) numbered pages and Exhibits "A" – "F" attached hereto and incorporated herein as Attachment "B" ("Plan"); and based on the information in the Plan, specifically the Blighting Report in Exhibit "F" to the Plan, considered each parcel of property in the Area and found the preponderance of the Area to be blighted, and

WHEREAS, there is a need for the LCRA to undertake the redevelopment of the Area as a land clearance project under the Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4) RSMo, as amended; and

WHEREAS, the LCRA has, after considering each individual parcel of property in the Area and finding the Area to be blighted, approved the Plan and recommended approval of the Plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this Board; and

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

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

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

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

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

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

WHEREAS, the Plan prescribes land use and street and traffic patterns which may require, among other things, the

vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

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

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

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and incorporated herein, known as the 920 South Taylor Ave. and 4450 W. Papin St. Area ("Area"). The existence of deteriorated property and other conditions constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report") to the Blighting Study and Redevelopment Plan for the Area dated October 23, 2012, which is attached hereto, and labeled Attachment "B" and incorporated herein by reference ("Plan").

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

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

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

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

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

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

SECTION EIGHT. The Plan provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire no property in the Area by the exercise of eminent domain.

SECTION NINE. None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced by the Redeveloper(s) (as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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

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

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative

responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

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

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

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders;
- (c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997, as has been extended.
- (e) To comply with applicable requirements of Ordinance No. 60275 of the City (First Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction pursuant to the Plan. The Redeveloper(s) will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts entered into directly by Redeveloper(s).

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

The term "Redeveloper(s)" as used in this Section shall include heirs, successors in interest, and assigns.

SECTION FOURTEEN. The Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which

shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

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

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in the Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by this Board in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan.

The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City.

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

ATTACHMENT "A"

**THE 920 SOUTH TAYLOR AVE. AND 4450 W. PAPIN ST. AREA
LEGAL DESCRIPTION**

Parcel 1

C.B. 4807 TAYLOR AVE.
1.150 ACRES
STATION G PLAT 3
LOT A3
4807-00-0045-0

Parcel 2

C.B. 4807 W. PAPIN ST.
2.474 ACRES
FOREST PARK ADDN

4807-00-0044-0

ATTACHMENT "B"
Form: 10/31/12

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
920 SOUTH TAYLOR AVE. AND 4450 W. PAPIN ST. REDEVELOPMENT AREA
PROJECT # 1693
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
October 23, 2012

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
920 SOUTH TAYLOR AVE. AND 4450 W. PAPIN ST. REDEVELOPMENT AREA

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- "D" PROJECT AREA PLAN-ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 920 South Taylor Ave. and 4450 W. Papin St. Redevelopment Area ("Area") encompasses approximately 3.6 acres in the Forest Park Southeast neighborhood of the City of St. Louis ("City") and is located in a block bounded by Chouteau Ave., S. Taylor Ave., W. Papin St. (I-64) and S. Newstead Ave.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibits "B", "C" and "D" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises two parcels of City Block 4807 and includes the following addresses: 900-40 South Taylor Ave., 4450-72 W. Papin St. and 4473 Chouteau Ave. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 10.6% unemployment rate for the City for the month of July, 2012. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include vacant land.

The land uses within the Area, including the location of public and private uses, streets and other rights-of-way, is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are used primarily for residential and commercial purposes.

Residential density for the surrounding neighborhoods is approximately 7.06 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "F" Neighborhood Commercial District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Redevelopment Plan ("Plan") by reference.

6. FINDING OF BLIGHT

None of the property within the Area is occupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "F" Neighborhood Commercial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011) designated it as a Opportunity Area (OA).

3. PROPOSED ZONING

The zoning for the Area may remain "F" "Neighborhood Commercial" District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2011). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

No new jobs will be created in this Area because the proposed redevelopment is residential.

6. CIRCULATION

The Project Area Plan-Proposed Land Uses Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by City ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Redeveloper(s) shall redevelop the Area in accordance with this Plan and the Redevelopment Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

8. URBAN DESIGN

a. **Urban Design Objectives**

The property in the Area shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 3.) **New Exterior Materials** on facades of structures in the Area visible from the street(s) shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "PermaStone" is not permitted. A submission of all building materials shall be required prior to building permit approval.
- 4.) **Architectural Details** on existing structures in the Area shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum on the street facing facades, including basement windows. Raw or unfinished aluminum and glass block are not acceptable. Awnings of canvas only are acceptable.
- 5.) **Roof Shapes** that are employed in a predominance of existing buildings in a block shall set the standard of compatibility for any proposed new construction or alteration.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards shall be limited to ornamental metal with a black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style. Fencing facing a side street shall be ornamental metal or a good quality board fence up to six (6) feet in height provided landscaping is provided between the fence and the sidewalk.

9. PARKING REGULATIONS

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

Where feasible, parking shall be limited to the rear of the property in the Area off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2 ½) feet high on planting and maintained at three and one-half (3 ½) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written recommendation of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on redevelopment. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

It is estimated that the implementation of this Plan will take place in two phases – phase 1 will be initiated within approximately one (1) year of approval of this Plan by City ordinance and completed within approximately two (2) years of approval of this Plan by City ordinance. Phase 2 will occur one year later.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law.

All costs associated with the redevelopment of the Area will be borne by the Redeveloper(s).

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges the cooperation of the City to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

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

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up

to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the urban redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any Agreement with the LCRA. In no event shall such benefits extend beyond ten (10) years after any urban redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper(s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper (s) shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper (s) shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Minimum Utilization of Minority Enterprises, dated January 1, 1981 as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in an Agreement between the LCRA and a Redeveloper (s), which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper (s), its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the PDA.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan at the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

EXHIBIT "A"**THE 920 SOUTH TAYLOR AVE. AND 4450 W. PAPIN ST. AREA
LEGAL DESCRIPTION****Parcel 1**

C.B. 4807 TAYLOR AVE.
1.150 ACRES
STATION G PLAT 3
LOT A3
4807-00-0045-0

Parcel 2

C.B. 4807 W. PAPIN ST.
2.474 ACRES
FOREST PARK ADDN
4807-00-0044-0

See attached Exhibits B, C & D

**EXHIBIT "E"
FORM: 02/08/08****EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractors will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

BLIGHTING REPORT FOR THE
920 SOUTH TAYLOR AVE. AND 4450 W. PAPIN ST. REDEVELOPMENT AREA

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

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a sound, health safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

Subject Property is: [X] vacant land [] unoccupied/occupied residential
[] unoccupied/occupied commercial

Subject Property is: [] secured [X] unsecured

The subject property [X] has [] has not a predominance of defective or inadequate streets
If answer is yes, explain: was a large industrial parcel without any internal streets

The subject property [X] has [] has not insanitary or unsafe conditions
If answer is yes, explain: the site has an environmental history that is being addressed

The subject property [X] has [] has not deterioration of site conditions
If answer is yes, explain: see above

The subject property [X] has [] has not improper subdivision or obsolete platting
If answer is yes, explain: This is a large tract that may require subdivisions or replating

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

The subject property [] does [X] does not retard the provision of housing accommodations
If answer is yes, explain:

The subject property [X] does [] does not constitute an economic liability
If answer is yes, explain: Vacant land is always an economic liability

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

The subject property [] is [X] is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: vacant land is open to dumping and other health and safety issues

The subject property [] is [X] is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain:

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

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

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

The subject property [] has [X] has not conditions which endanger life or property by fire and other causes. If answer is yes, explain:

The subject property _____X_____ has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: see above

Approved: February 21, 2013

ORDINANCE NO. 69407 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
920 S. Taylor Ave. and 4450 W. Papin St. Redevelopment Area
Existing Uses and Conditions
Vacant Land, Fair Condition
Project Area Boundary
Buildings
City Block Number



Exhibit C
Project Area Plan
920 S. Taylor Ave. and 4450 W. Papin St. Redevelopment Area
Proposed Land Uses
Residential Use
Project Area Boundary
Buildings
City Block Number



Exhibit D
Project Area Plan
920 S. Taylor Ave. and 4450 W. Papin St. Redevelopment Area
Project Acquisition Map
Parcel Number
Project Area Boundary
Buildings
City Block Number