

ORDINANCE #69610
Board Bill No. 179

An ordinance approving a blighting study and redevelopment plan dated June 25, 2013 for the Arlington Grove Phase II 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 some 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 fifteen (15) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

WHEREAS, the predominance of defective or inadequate street layout, insanitary 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 Arlington Grove Phase II Redevelopment Area" dated June 25, 2013, consisting of a Title Page; a Table of Contents Page, eighteen (18) numbered pages including Exhibits "C" – "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 Arlington Grove Phase II 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 June 25, 2013 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. Some 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, a 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 fifteen (15) 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 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.

For the ensuing period of up to five (5) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. This provision shall only apply to taxes on parcels with redevelopment financed in part by low income tax credit programs. Thereafter any such corporation shall pay the full amount of taxes.

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 fifteen (15) 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 fifteen (15) 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 ARLINGTON GROVE PHASE II AREA
LEGAL DESCRIPTION**

Portions of Blocks 3819.03, 3819.09, 3819.10, 4827.00, 4826.00, 4914.00, and 4913.00 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the east line of Clara Ave. and the north line of Wells Ave; thence westwardly along said north line of Wells Ave. to its point of intersection with the east line of Goodfellow Blvd.; thence northwardly along said east line of Goodfellow Blvd. across all intersecting alleys to its point of intersection with the south line of Wabada Ave.; thence eastwardly along said south line of Wabada Ave. across all intersecting alleys to its point of intersection with the west line of Clara Ave.; thence southwardly along said west line of Clara Ave. across all intersecting alleys to its point of intersection with the north line of Wells Ave., the point of beginning.

ATTACHMENT "B"
Form: 10/18/13

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
ARLINGTON GROVE PHASE II REDEVELOPMENT AREA
PROJECT# 1761
JUNE 25, 2013
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
ARLINGTON GROVE PHASE II REDEVELOPMENT AREA

	<u>PAGE</u>
A. EXISTING CONDITIONS AND FINDING OF BLIGHT	1
1. DELINEATION OF BOUNDARIES	1
2. GENERAL CONDITION OF THE AREA	1
3. PRESENT LAND USE OF THE AREA	1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES	2
5. CURRENT ZONING	2
6. FINDING OF BLIGHT	2
B. PROPOSED DEVELOPMENT AND REGULATIONS	2
1. DEVELOPMENT OBJECTIVES	2
2. PROPOSED LAND USE OF THE AREA	2
3. PROPOSED ZONING	3
4. RELATIONSHIP TO LOCAL OBJECTIVES	3
5. PROPOSED EMPLOYMENT FOR THIS AREA	3
6. CIRCULATION	3
7. BUILDING AND SITE REGULATIONS	3
8. URBAN DESIGN	4
9. PARKING REGULATIONS	5
10. SIGN REGULATIONS	5
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS	5
12. PUBLIC IMPROVEMENTS	5
C. PROPOSED SCHEDULE OF DEVELOPMENT	6
D. EXECUTION OF PROJECT	6
1. ADMINISTRATION AND FINANCING	6
2. PROPERTY ACQUISITION	6
3. PROPERTY DISPOSITION	6
4. RELOCATION ASSISTANCE	7
E. COOPERATION OF THE CITY	7
F. TAX ABATEMENT	7
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS	7

1. LAND USE 7
 2. CONSTRUCTION AND OPERATIONS 7
 3. LAWS AND REGULATIONS 8
 4. ENFORCEMENT 8

H. MODIFICATIONS OF THIS PLAN 8

I. DURATION OF REGULATION AND CONTROLS 8

J. EXHIBITS 9

K. SEVERABILITY 9

EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
- "C" PROJECT AREA PLAN - PROPOSED LAND USES
- "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 Arlington Grove Phase II Redevelopment Area ("Area") encompasses approximately 44.6 acres in the Hamilton Heights and Wells/Goodfellow neighborhoods of the City of St. Louis ("City") 5617-5743 Wells Ave./ 1453-1494 Blackstone Ave./ 1453-1619 Clara Ave./ 1452-1968 Goodfellow Blvd./ 1452-1486 Shawmut Pl./5600-5761 Dr. Martin Luther King Dr./ 5600-5762 Theodosia Ave./ 5600-5762 Cote Brilliante Ave./ 5600-5759 Lotus Ave./ 5600-5754 Wabada Ave. and is bounded by Wabada Ave. on the north (south-side of street only), Goodfellow Blvd. on the west (east-side of street only), Wells Ave. on the south (north-side of street only) and on the east by Clara Ave. (west-side of street only).

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 portions of City Blocks 3819.03, 3819.09, 3819.10, 4827.00, 4826.00, 4914.00, and 4913.00. 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 8.5% unemployment rate for the City for the month of April, 2013. 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 a vacant four-family residence.

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 8.74 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Residential District, "G" Local Commercial and Office, and "A" Single 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

Some 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 and commercial 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, "G" Local Commercial and Office, and "A" Single 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 2012) designates it as a **Recreational/Open Space Preservation and Development Area (ROSPDA), an Institutional Preservation and Development Area (IPDA), a Neighborhood Commercial Area (NCA) and a Neighborhood Development Area (NDA).**

3. PROPOSED ZONING

The proposed zoning for the Area is "C" Multiple Family Residential District, "G" Local Commercial and Office, and "A" Single 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 2012). 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

Approximately 3 to 10 new permanent full time equivalent jobs are expected to be created in this Area because of the proposed redevelopment. The exact number of jobs created will depend upon the specific nature of the proposed development.

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 agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.

Projecting signs shall be governed by the City Code, but may not obscure an architectural building element.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

Painted wall signs, roof signs, pole signs, **monument** signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and

leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel of the Area or part thereof.

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

Some 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, and if a low-income tax credit program is implemented to finance particular parcels' redevelopment, a 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 fifteen (15) 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.

For the ensuing period of up to five (5) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. This provision shall only apply to taxes on parcels with redevelopment financed in part by low income tax credit programs. Thereafter any such corporation shall pay the full amount of taxes.

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 fifteen (15) 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 fifteen (15) 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 ARLINGTON GROVE PHASE II AREA
LEGAL DESCRIPTION**

Portions of Blocks 3819.03, 3819.09, 3819.10, 4827.00, 4826.00, 4914.00, and 4913.00 in the City of St. Louis, more specifically described as follows:

Beginning at the point of intersection of the east line of Clara Ave. and the north line of Wells Ave; thence westwardly along said north line of Wells Ave. to its point of intersection with the east line of Goodfellow Blvd.; thence northwardly along said east line of Goodfellow Blvd. across all intersecting alleys to its point of intersection with the south line of Wabada Ave.; thence eastwardly along said south line of Wabada Ave. across all intersecting alleys to its point of intersection with the west line of Clara Ave.; thence southwardly along said west line of Clara Ave. across all intersecting alleys to its point of intersection with the north line of Wells Ave., the point of beginning.

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
ARLINGTON GROVE PHASE II 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: vacant land unoccupied residential
 unoccupied/occupied commercial

Subject Property is: secured unsecured

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

The subject property has _____ has not insanitary or unsafe conditions
If answer is yes, explain: Many buildings are unoccupied. As such, it is subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property _____X_____ has _____ has not deterioration of site conditions
If answer is yes, explain: Mortar is missing, the roof needs replacement, as do all mechanical, electrical and HVAC systems.

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: Many buildings are unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

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: Many buildings are unoccupied and significantly 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: Many buildings are unoccupied and subject illegal dumping, rat infestation, and fire.

The subject property _____X_____ is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: Many buildings are 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 _____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: The unoccupied buildings and vacant lots are subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

Approved: November 6, 2013

ORDINANCE NO. 69610 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
Arlington Grove Phase II Redevelopment Area
Existing Uses and Conditions
Partially Occupied Residential and Commercial and Vacant Lots, Poor Conditions
Project Area Boundary
Buildings
City Block Number



Exhibit C
Project Area Plan
Arlington Grove Phase II Redevelopment Area
Proposed Land Uses
Residential and Commercial Uses
Project Area Boundary
Buildings
City Block Number



Exhibit D
Project Area Plan
Arlington Grove Phase II Redevelopment Area
Acquisition Map
Project Area Boundary
Buildings
City Block Number

ORDINANCE #69611
Board Bill No. 183

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 1) the 15 foot wide east/west alley and 2) the southernmost 246.44 feet of the 15 foot wide north/south alley in C.B. 1884 as bounded by C.B. 1885 on the north, Bacon St. on the east, Cass Avenue on the south and Grand Blvd. on the west 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 an alley, 15 feet wide, in City Block 1884, City of St. Louis, Missouri and being more particularly described as follows:

Beginning at the intersection of the northeast line of Cass Avenue, 80 feet wide, with the southeast line of Lot A of the Consolidation Plat of Part of City Block 1884 St. Louis Missouri, a subdivision according to Plat Book 05282004 Page 84 of the St. Louis City Records, being the northwest line of an alley, 15 feet wide; thence along said southeast line, north 29 degrees 04 minutes 42 seconds east, 246.44 feet to the northeast line of the alley vacation; thence along said northeast line, south 60 degrees 47 minutes 18 seconds east, 15.00 feet to the northwest line of a tract of land conveyed to Northside Regeneration, LLC according to Deed Book 1215 2009 Page 88 of the St. Louis City Records, being the southeast line of said alley; thence along said southeast line south 29 degrees 04 minutes 42 seconds west, 109.00 feet to the southwest line of Parcel 1 of those parcels of land conveyed to Northside Regeneration, LLC, according to Deed Book 02242012 Page 138 of the St. Louis City Records, being the northeast line of an alley, 15 feet wide; thence along said northeast line, south 59 degrees 47 minutes 14 seconds east, 140.95 feet to the west line of Bacon Street, 60 feet wide, according to Plat Book "R" Page 82 of the St. Louis City Records; thence along said west line, south 00 degrees 45 minutes 23 seconds east, 17.49 feet to the northwest line of parcel 3(B) of those parcels conveyed to the Northside Regeneration, LLC according to Deed Book 08242012 Page 15 of the St. Louis City Records, being the southwest line of said alley; thence along said southwest line, north 59 degrees 47 minutes 14 seconds west, 149.65 feet to the northwest line of Parcel 1 of those parcels conveyed to said Northside Regeneration, LLC being the southeast line of said alley; thence along said southeast line, south 29 degrees 04 minutes 42 seconds west, 122.44 feet to the northeast line of Cass Avenue, as aforementioned; thence along said northeast line, north 60 degrees 47 minutes 18 seconds west, 15.00 feet to the point of beginning. The above described alley vacation contains 5,876 square feet.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: Northside Regeneration LLC to use vacated alley to consolidate property for retail development. A new 25 foot wide east/west alley is to be constructed per plans approved by the Board of Public Service. Once constructed, the alley is to be dedicated.

SECTION THREE: All rights of the public in the land bearing rights-of-way traversed by the foregoing conditionally vacated alleys, 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 alleys 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 two years 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: November 6, 2013

**ORDINANCE #69612
Board Bill No. 187**

An ordinance approving a blighting study and development plan dated August 27, 2013 for the 1900-1928 Pine St. Development Area (as further defined herein, the "Plan") after finding that said Development Area ("Area") is a blighted, area as defined in Section 100.310(2), (11), (18) of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 100.300 to 100.620 inclusive, 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 development and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, however if it should become occupied the Developer (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 developed in accordance with the Plan; finding that there shall be available up to a twenty (20) 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, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting or other conditions in the Area which retard the provisions of having accommodations, or because there is a predominance of 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 Development Plan for the 1900-1928 Pine St. Development Area” dated August 27, 2013, consisting of a Title Page; a Table of Contents Page, sixteen (16) numbered pages including 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 PIEA to undertake the development of the Area as a land clearance project under the Statute, pursuant to plans by or presented to the PIEA under Section 100.310 RS MO, as amended; and

WHEREAS, the PIEA 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 PIEA, undertake and administer the Plan; and

WHEREAS, the PIEA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 100.310 RS MO, as amended, and this Board has been fully apprised by the PIEA 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 PIEA 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 PIEA 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 development 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 100.410 RS MO (2000), 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 100.310 of the Revised Statutes of Missouri, as amended (the “Statute” being Sections 100.300 to 100.620 inclusive, as amended) described in Attachment “A”, attached hereto and incorporated herein, known as the 1900-1928 Pine 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 100.310 RS MO (2000), as amended, and are evidenced by the Blighting Report attached as Exhibit “F” (“Blighting Report”) to the Blighting Study and Development Plan for the Area dated August 27, 2013 which is attached hereto, and labeled Attachment “B” and incorporated herein by reference (“Plan”).

SECTION TWO. The development 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 development area in need of development under the provision of the Statute, and the Area is blighted as defined in Section 100.310 RS MO 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 development 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 development of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan provides that the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") may acquire no 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 Developer (as defined in Section Twelve, below) shall be given relocation assistance by the Developer at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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 development ("Developer") 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 Developer is a party, and shall be enforceable by the PIEA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for development of any portion of the Area, Developer 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 PIEA 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 Developer 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 Developer.

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

SECTION FOURTEEN. 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 twenty (20) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the PIEA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the first ten (10) years after the date the 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 the corporation shall have acquired title to that 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 corporation shall have acquired title to that property.

For the ensuing ten (10) year period (five (5) year period if Low Income Housing Tax Credits (LIHTC) are approved for the property) following the original period stated above, only such urban redevelopment corporation shall pay taxes, or payments in lieu of taxes, in an amount based upon fifty percent (50%) of the normal assessment of the land and improvements and thereafter pay in the amount of full taxes.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty (20) year period, shall inure to the benefit of all successors in interest in the property of the development corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the PIEA. In no event shall such benefits extend beyond twenty (20) years after the development 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 PIEA, 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"

**1900-1928 PINE ST.
LEGAL DESCRIPTION**

C.B. 902 PINE ST
203 FT X 116.83 FT
LUCAS & HUNTS ADDN
LOTS 20-26 W-19 PT VAC ALY

PARCEL # 090200010

C.B. 902 PINE ST
135 FT X 109 FT 4 IN
LUCAS & HUNT ADDN
LOTS 14 TO 18 E 19

PARCEL # 090200020

C.B. 902 CHESTNUT ST
368 FT X 116.83 FT
LUCAS & HUNT ADDNS
LOTS 1-13 PT VAC ALY & ST

PARCEL # 090200030

**ATTACHMENT "B"
Form: 10/18/13**

**BLIGHTING STUDY AND DEVELOPMENT PLAN
FOR THE
1900-1928 PINE ST. DEVELOPMENT AREA
PROJECT# 5114
AUGUST 27, 2013
PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS**

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND DEVELOPMENT PLAN FOR
1900-1928 PINE ST. DEVELOPMENT AREA**

PAGE

A.	EXISTING CONDITIONS AND FINDING OF BLIGHT	1
1.	DELINEATION OF BOUNDARIES	1
2.	GENERAL CONDITION OF THE AREA	1
3.	PRESENT LAND USE OF THE AREA	1

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES 1

5. CURRENT ZONING 2

6. FINDING OF BLIGHT 2

B. PROPOSED DEVELOPMENT AND REGULATIONS 2

1. DEVELOPMENT OBJECTIVES 2

2. PROPOSED LAND USE OF THE AREA 2

3. PROPOSED ZONING 2

4. RELATIONSHIP TO LOCAL OBJECTIVES 3

5. PROPOSED EMPLOYMENT FOR THIS AREA 3

6. CIRCULATION 3

7. BUILDING AND SITE REGULATIONS 3

8. URBAN DESIGN 4

9. PARKING REGULATIONS 5

10. SIGN REGULATIONS 5

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS 5

12. PUBLIC IMPROVEMENTS 5

C. PROPOSED SCHEDULE OF DEVELOPMENT 6

D. EXECUTION OF PROJECT 6

1. ADMINISTRATION AND FINANCING 6

2. PROPERTY ACQUISITION 6

3. PROPERTY DISPOSITION 6

4. RELOCATION ASSISTANCE 7

E. COOPERATION OF THE CITY 7

F. TAX ABATEMENT 7

**G. COMPLIANCE WITH AFFIRMATIVE ACTION AND
NONDISCRIMINATION LAWS AND REGULATIONS 8**

1. LAND USE 8

2. CONSTRUCTION AND OPERATIONS 8

3. LAWS AND REGULATIONS 8

4. ENFORCEMENT 9

H. MODIFICATIONS OF THIS PLAN 9

I. DURATION OF REGULATION AND CONTROLS 9

J. EXHIBITS 9

K. SEVERABILITY 9

EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
- "C" PROJECT AREA PLAN - PROPOSED LAND USES
- "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 1900-1928 Pine St. Development Area ("Area") encompasses approximately 2.08 acres in the Downtown West neighborhood of the City of St. Louis ("City") and is located on the southern side of Pine St. between 19th St. and 20th St.

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 all of City Block 902.00. 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 10.4% unemployment rate for the City for the month of June, 2013. 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 commercial 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 commercial purposes.

Residential density for the surrounding neighborhoods is approximately 5.35 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "I" Central Business District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Development 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 100.300 to 100.620. RS Mo, (2000) as amended (the "Planned Industrial Expansion 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 development 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 "I" Central Business District by the City of St. Louis Zoning Code. Developer(s) authorized by the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") to develop property in the Area (hereafter referred to as "Developer(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 2012) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The proposed zoning for the Area is "I" Central Business 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 2012). Any specific proposal to the PIEA for development 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

Approximately two (2) new permanent full time equivalent jobs are expected to be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature 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 development shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

The Developer(s) shall redevelop the Area in accordance with this Plan and the Development Agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Developer(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 developed 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, as determined by the Parks Department of the City depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

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.

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 (2-1/2) feet high on planting and

maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the PIEA and the Developer(s). A uniform signage plan must be prepared by the Developer(s) for the entire Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.

Projecting signs shall be governed by the City Code, but may not obscure an architectural building element.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

Painted wall signs, roof signs, pole signs, **monument** signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel of the Area or part thereof.

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 PIEA.

12. PUBLIC IMPROVEMENTS

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

If funds are available to the PIEA, 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 PIEA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT**1. ADMINISTRATION AND FINANCING**

The PIEA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Planned Industrial Expansion Authority Law.

All costs associated with the development of the Area will be borne by the Developer(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 Developer(s).

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the PIEA acquires property in the Area, it may sell or lease the property to Developer(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Developer(s) and the PIEA. Any property acquired by the PIEA and sold to Developer(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 100.410 RS MO (2000) 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, 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

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 twenty (20) 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 PIEA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for 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 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 PIEA 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.

For the ensuing period of up to ten (10) years (five (5) year period if Low Income Housing Tax Credits (LIHTC) are approved for the property) years following the original period described above, any such urban redevelopment corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements. Thereafter any such urban redevelopment corporation shall pay the full amount of taxes.

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 twenty (20) 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 PIEA. In no event shall such benefits extend beyond twenty (20) 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 Developer(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 Developer (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 Developer (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 PIEA and a Developer (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 Developer (s), its heirs, successors or assigns, by the PIEA, 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 PIEA, 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 five (5) year periods unless before the commencement of any such five (5) 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"

**1900-1928 PINE ST.
LEGAL DESCRIPTION**

C.B. 902 PINE ST
203 FT X 116.83 FT
LUCAS & HUNTS ADDN
LOTS 20-26 W-19 PT VAC ALY

PARCEL # 090200010

C.B. 902 PINE ST
135 FT X 109 FT 4 IN
LUCAS & HUNT ADDN
LOTS 14 TO 18 E 19

PARCEL # 090200020

C.B. 902 CHESTNUT ST
368 FT X 116.83 FT
LUCAS & HUNT ADDNS
LOTS 1-13 PT VAC ALY & ST

PARCEL # 090200030

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 development of any property in the Area, the Developer(s) (which term shall include Developer(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Developer(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 Developer shall contractually require its contractors and subcontractors to comply with such laws.

The Developer(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 Developer(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 Developer(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 Developer(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 PIEA, the City, and the United States of America, as their interests may appear in the project.

Developer(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 1900-1928 PINE ST. DEVELOPMENT 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 _____ unoccupied residential _____X_____ unoccupied/occupied commercial

Subject Property is: _____X_____ secured _____ unsecured

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

The subject property _____X_____ has _____ has not unsanitary or unsafe conditions
If answer is yes, explain: The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients. It is also a fire hazard.

The subject property _____X_____ has _____ has not deterioration of site conditions
If answer is yes, explain: Mortar is missing, the roof needs replacement, as do all mechanical systems.

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 is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

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 unoccupied and significantly 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 unoccupied and subject illegal dumping, rat infestation, and fire.

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 _____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: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

Approved: November 6, 2013

ORDINANCE NO. 69612 - EXHIBITS B, C & D

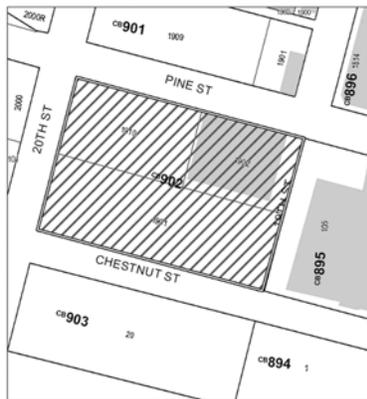


Exhibit B
Project Area Plan
1900 - 1928 Pine St
Proposed Land Uses
Unoccupied Commercial, Fair Conditions
Project Area Boundary
Buildings
City Block Number

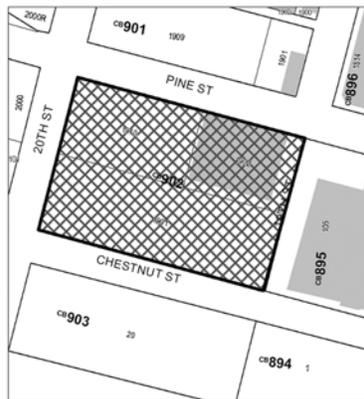


Exhibit C
Project Area Plan
1900 - 1928 Pine St
Proposed Land Uses
Residential Use
Project Area Boundary
Buildings
City Block Number



Exhibit D
Project Area Plan
1900 - 1928 Pine St
Project Acquisition Map
Parcel Number
Project Area Boundary
Buildings
City Block Number

ORDINANCE #69613
Board Bill No. 188

An ordinance amending Ordinance #67840 approved December 27, 2007, by modifying the land use and the terms of the real estate tax abatement in the 2200 Locust St. Redevelopment Area authorized by Ordinance #67840.

WHEREAS, Ordinance #67840 approved a Redevelopment Plan for the 2200 Locust St. Redevelopment Area (“Area”) after finding that the area was 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).

WHEREAS, Section Fourteen of Ordinance #67840 and Section F of the attached Redevelopment Plan provides for up to 5-year real estate tax abatement for all the property in the Area and Section B of the Redevelopment Plan calls for commercial uses; and

WHEREAS, it is now anticipated that the building in the Area will be used for both commercial and residential uses and requires 10 years of tax abatement.

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

SECTION ONE. Section Fourteen of Ordinance #67840 and Section F of the Blighting Study and Plan for the 2200 Locust St. Redevelopment Area (the “Plan”), Exhibit “B” to Ordinance #67840 are hereby deleted and replaced by the following paragraph:

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 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 corporation shall for the same ten (10) years 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 urban redevelopment corporation for such period of up to 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 TWO. Section B of the Blighting Study and Plan for the 2200 Locust St. Redevelopment Area shall be modified to allow for both commercial and residential reuse of the property.

SECTION THREE. All other sections of Ordinance #67840 and all other sections of the attached Plan shall remain the same as approved on December 27, 2007.

Approved: November 6, 2013

ORDINANCE #69614
Board Bill No. 189

An ordinance approving a development plan for the 1900 Market St. Development Area ("Area") after finding that the Area is a blighted area as defined in Sections 100.310 (2), (11), (18) of the Revised Statutes of Missouri, as amended, (the "Statute" being Sections 100.300 to 100.620 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A," finding that industrial development and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Blighting Study and Plan dated March 19, 2013, for the Area ("Plan"), incorporated herein as Attachment "B"; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") through the exercise of eminent domain and; finding that the property within the Area is partially occupied and the Developer shall be responsible for providing relocation assistance pursuant to the Plan to 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 twenty (20) real estate tax abatement; and pledging cooperation of the 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, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or 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, said Area being more fully described in Attachment "A"; and

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

WHEREAS, there is a need for the PIEA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a "Project", as described in said Statute, pursuant to plans by or presented to the PIEA in accordance with Section 100.400.1(4); and

WHEREAS, the PIEA has recommended the Plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this Board, titled "Blighting Study and Plan for the 1900 Market St. Development Area" dated March 19, 2013 consisting of a Title Page, a Table of Contents Page, and seventeen (17) numbered pages including 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 a preponderance of the Area to be blighted, and

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

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

WHEREAS, the PIEA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 100.400 and this Board has been fully apprised by the PIEA 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 the PIEA 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 PIEA 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 development project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, age, sexual orientation, marital status or physical handicap; and

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

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the 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 Sections 100.310 (2), of the Revised Statutes of Missouri, as amended, (the "Statute" being Sections 100.300 to 100.620 inclusive) described in Attachment "A", attached hereto and incorporated herein, known as the 1900 Market St. Development Area ("Area").

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated March 19, 2013, ("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 development 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 development 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 Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") may not acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the developer ("Developer" being defined in Section Twelve, below) for the implementation of this Plan shall be given relocation assistance by the Developer at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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 development ("Developer") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race,

color, religion, national origin, sex, marital status, sexual orientation, age or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Developer is a party, and shall be enforceable by the PIEA, the City and the United States of America.

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the PIEA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women 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 (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 contractors, subcontractors and material supplier participation in the construction pursuant to the Plan. The Developer will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Contracts Administration Manager 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 let directly by Developer.

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

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

SECTION FOURTEEN. A Developer 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. Such tax abatement shall be in effect for a total period of up to twenty (20) years from the commencement of such tax abatement, in accordance with the following provisions:

If property is sold to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if such urban redevelopment corporation shall own property within the Area, then for up to the first twenty (20) years after the date the 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 preceding 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 the same twenty (20) year period 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 preceding the calendar year during which such urban redevelopment corporation shall have acquired title to that property. If that property shall be tax-exempt because it is owned by the PIEA and leased to any such urban redevelopment corporation then such urban redevelopment corporation

for such period of up to the first twenty (20) 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 which such urban redevelopment 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, up to said twenty (20) 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 contract with the PIEA. In no event shall such benefits extend beyond twenty (20) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan, shall 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 PIEA, 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"

PARCEL 1: (Parcel ID: 16680001 000)

A tract of land in Blocks 1668, 1669, 1670, 1695E, 1696E and 1697E in the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at a point, said point being the intersection of the South line of Market Street (86 feet wide) and the West line of 18th Street (80 feet wide), South 14 degrees 48 minutes 41 seconds West 849.48 feet to a point; thence South 75 degrees 13 minutes 38 seconds East 42.01 feet to a point; thence South 14 degrees 41 minutes 51 seconds West 154.64 feet to a point; thence North 75 degrees 13 minutes 34 seconds West 650.88 feet to a point; thence North 14 degrees 46 minutes 26 seconds East 24.35 feet to a point; thence North 75 degrees 12 minutes 51 seconds West 162.63 feet to a point; thence North 14 degrees 49 minutes 33 seconds East 315.09 feet to a point; thence South 75 degrees 11 minutes 25 seconds East 30.00 feet to a point; thence North 14 degrees 49 minutes 33 seconds East 60.00 feet to a point; thence North 15 degrees 11 minutes 25 seconds West 7.06 feet to a point; thence North 14 degrees 49 minutes 33 seconds East, 565.97 feet to a point; thence South 75 degrees 07 minutes 35 seconds East 142.26 feet to a point; thence North 14 degrees 49 minutes 09 seconds East 40.00 feet to a point; thence South 75 degrees 07 minutes 35 seconds East 605.75 feet to the point of beginning, EXCEPTING THEREFROM the following Tracts A and B:

Tract A:

A tract of land in City Block 1668 and the North and South alley and part of the East and West alley in said City Block and part of the North 112 of Walnut Street, 50 feet wide, as vacated by Ordinance #15989 and part of the East ½ of 20th Street, 60 feet wide, as vacated by Ordinance #37334 and described as follows:

Beginning at a point in the East line of 20th Street, 60 feet wide, as vacated by Ordinance #37334, 119 feet South of the Northwest corner of said City Block; thence Eastwardly and parallel with the North line of Walnut Street, 50 feet wide, to a point in the West line of property conveyed to Terminal Railroad Association of St. Louis by deed recorded in Book 1037 page 237 of the City Records, said point being 100 feet 2¾ inches from the East line of 20th Street, measured on a line parallel with the North line of Walnut Street, 50 feet wide; thence Southwardly along the West line of property conveyed to Terminal Railroad Association of St. Louis, as aforesaid, 31 feet 10 inches; to the Southwest corner thereof; thence East along the South line of property conveyed to Terminal Railroad Association of St. Louis, as aforesaid, 50 feet to the point of intersection of the

West line of a North and South alley 12 feet wide and the North line of an East and West alley 12 feet wide; thence East along the North line of the East and West alley; 12 feet wide, 6 feet to a point; thence South and parallel with the East line of 20th Street, 60 feet wide, 6 feet to a point in the center line of the East and West alley, 12 feet wide; thence East along the center line of the East and West alley 12 feet wide, 56 feet to a point; thence South along the direct prolongation Northwardly and Southwardly of a line 212 feet East of and parallel with the East line of 20th Street, 60 feet wide, 181 feet to a point in the center line of Walnut Street 50 feet wide; thence West along the center line of Walnut Street; 50 feet wide, 242 feet to the point of intersection with the center line of 20th Street, 60 feet wide; thence Northwardly along the center line of 20th Street, 60 feet wide, 218 feet 9 1/2 inches to the point of intersection of the direct prolongation Westwardly of a line which is 119 feet South of the Northwest corner of City Block 1668; thence Eastwardly along the direct prolongation Westwardly of said line, 30 feet to the point of beginning.

Tract B:

Lots 28, 29, 30 and 31 in Block 9 of Central Addition to said City of St. Louis, part of the North 1/2 of an East and West alley 10 feet wide and part of the West 1/2 of the North and South alley 15 feet wide, vacated by Ordinance No. 15989 in City Block 1669 and part of the South 112 of Walnut Street, 50 feet wide, vacated by Ordinance # 15989 and described as follows: Beginning at a point in the South line of Walnut Street. 50 feet wide, said point being also the Northwest corner of said Lot 28; thence South along the West line of Lot 28 and its direct prolongation Southwardly 100 feet to a point in the center line of the East and West alley 10 feet wide; thence Eastwardly along the center line of the East and West alley 10 feet wide; 105 1/2 feet to the point of intersection with the center line of the North and South alley 15 feet wide; thence North along the center line of the North and South alley 15 feet wide, 125 feet to the point of intersection with the center line of Walnut Street, 50 feet wide; thence West along the center line of Walnut Street, 50 feet wide, 105/2 feet to a point thence South along the direct prolongation Northwardly of the West line of said Lot 28) 25 feet to the point of beginning.

PARCEL 2: (Parcel ID: 16680000200)

A tract of land in City Block 1668 and the North and South alley and part of the East and West alley in said City Block and part of the North 1/2 of Walnut Street, 50 feet wide, as vacated by Ordinance #15989 and part of the East 1/2 of 20th Street, 60 feet wide as vacated by Ordinance #37334 and Ordinance #56627 and described as follows:

Beginning at a point in the East line of 20th Street, 60 feet wide, as vacated by Ordinance #37334, 119 feet South of the Northwest corner of said City Block; thence Eastwardly and parallel with the North line of Walnut Street, 50 feet wide, to a point in the West line of property conveyed to Tenninal Railroad Association of St. Louis by deed recorded in Book I 037 page 237 of the City Records* said point being 100 feet 2-3/4 inches from the East line of 20th Street, measured on a line parallel with the North line of Walnut Street. 50 feet wide; thence Southwardly along the West line of property conveyed to Tenninal Railroad Association of St. Louis, as aforesaid, 31 feet 10 inches to the Southwest corner thereof; thence East along the South line of property conveyed to Tenninal Railroad Association of St. Louis, as aforesaid, 50 feet to the point of intersection of the West line of an North and South alley 12 feet wide and the North line of an East and West alley 12 feet wide; thence East along the North line of the East and West alley 12 feet wide, 6 feet to a point; thence South and parallel with the East line of 20th Street, 60 feet wide, 6 feet to a point in the center line of the East and West alley 12 feet wide; thence East along the center line of the East and West alley 12 feet wide, 56 feet to a point; thence South along the direct prolongation Northwardly and Southwardly of a line 212 feet East of and parallel with the East line of 20th Street, 60 feet wide, 181 feet to a point in the center line of Walnut Street, 50 feet wide; thence West along the center line of Walnut Street; 50 feet wide, 242 feet to the point of intersection with the center line of 20th Street, 60 feet wide; thence Northwardly along the center line of 20th Street, 60 feet wide, 218 feet 9 1/2 inches to the point of intersection of the direct prolongation Westwardly of a line which is 119 feet South of the Northwest corner of City Block 1668; thence Eastwardly along the direct prolongation Westwardly of said line, 30 feet to the point of beginning.

PARCEL 3: (Parcel ID: 16690000150)

Lots 28, 29, 30 and 31 in Block 9 of Central Addition to said City of St. Louis, part of the North 1/2 of an East and West alley 10 feet wide and part of the West 1/2 of the North and South alley 15 feet wide, vacated by Ordinance #15989 in City Block 1669 and part of the South 112 of Walnut Street, 50 feet wide, vacated by Ordinance #15989 and described as follows: Beginning at a point in the South line of Walnut Street, 50 feet wide said point being also the Northwest corner of said Lot 28; thence South along the West line of Lot 28 and its direct prolongation Southwardly 100 feet to a point in the center line of the East and West alley 10 feet wide; thence Eastwardly along the center line of the East and West alley 10 feet wide; 105 1/2 feet to the point of intersection with the center line

of the North and South alley 15 feet wide; thence North along the center line of the North and South alley 15 feet wide, 125 feet to the point of intersection with the center line of Walnut Street, 50 feet wide; thence West along the center line of Walnut Street, 50 feet wide, 105 112 feet to a point; thence South along the direct prolongation Northwardly of the West line of said Lot 28, 25 feet to the point of beginning.

PARCEL 4: (Parcel ID: 457000 1 000)

A tract of land in Blocks 457, 458, 459, 1671, 1672, 1673, 1692 South, 1692 North and 1695 East in the City of St. Louis, Missouri and being more particularly described as follows:

Commencing at the intersection of the southerly line of Market (86 feet wide) Street and the Westerly line of 18th (80 feet wide) Street; thence along the West line of 18th Street the following courses and distances; South 14 degrees 48 minutes 41 seconds West 849.48 feet; thence South 75 degrees 13 minutes 38 seconds East 42.01 feet; thence South 14 degrees 41 minutes 51 seconds West, 154.64 feet to the true point of beginning; thence continuing on the West right of way line of 18th Street, South 14 degrees 41 minutes 51 seconds West 17.99 feet; thence leaving said West right of way line, North 75 degrees 20 minutes 44 seconds West 42.07 feet, thence South 14 degrees 45 minutes 12 seconds West 53.35 feet; thence North 75 degrees 14 minutes 48 seconds West 20.68 feet; thence South 14 degrees 45 minutes 12 seconds West 50.00 feet; thence South 75 degrees 14 minutes 48 seconds East 20.68 feet; thence South 14 degrees 45 minutes 12 seconds West 125.10 feet; thence South 75 degrees 14 minutes 48 seconds East 42.29 feet to the West right of way line of 18th Street; thence South 14 degrees 41 minutes 51 seconds West along said West right of way line, 104.47 feet; thence leaving said right of way line, North 75 degrees 12 minutes 20 seconds West 107.88 feet; thence North 53 degrees 27 minutes 06 seconds West 16.98 feet; thence North 75 degrees 12 minutes 20 seconds West 97.81 feet; thence North 49 degrees 12 minutes 20 seconds West 24.97 feet; thence North 75 degrees 12 minutes 20 seconds West 171.79 feet; thence South 14 degrees 28 minutes 30 seconds West, 153.71 feet; thence South 40 degrees 07 minutes 59 seconds East, 36.14 feet; thence along a curve to the left having a radius of 70.00 feet, an arc length of 23.28 feet, and a chord which bears South 49 degrees 39 minutes 38 seconds East, a chord distance of 23.17 feet; thence South 59 degrees 11 minutes 17 seconds East, 6.89 feet; thence South 03 degrees 35 minutes 32 seconds West, 7.20 feet; thence South 14 degrees 33 minutes 48 seconds West, a distance of 140.04 feet to a point; thence South 17 degrees 22 minutes 07 seconds West, a distance of 57.71 feet to a point; thence along the Northerly and Easterly lines of property now or formerly of The Terminal Railroad Association, the following courses and distances: North 72 degrees 37 minutes 53 seconds West 305.62 feet to a point of non-tangential curvature; thence along said curve, radius equal to 398.59 feet, central angle equal to 66 degrees 23 minutes 26 seconds, bearing to the radius point being North 31 degrees 16 minutes 43 seconds East, an arc distance of 461.86 feet; thence North 07 degrees 40 minutes 25 seconds East (North 07 degrees 40 minutes 09 seconds West record) along a tangential line 83.02 feet (83.00' Record); thence North 14 degrees 49 minutes 09 seconds East 320.00 feet to a point of the South right of way line of Clark (60 feet wide) Avenue; thence South 75 degrees 12 minutes 51 seconds East along said South right of way line and its direct prolongation Eastwardly, a distance of 304.76 feet; thence South 14 degrees 46 minutes 26 seconds West 24.35 feet; thence South 75 degrees 13 minutes 34 seconds East 650.88 feet to the true point of beginning.

PARCEL 5A: (Parcel ID: 16960400100)

A tract of land in Block 1696 West and partly in Block 1697 West in the City of St. Louis, Missouri and being more particularly described as follows:

Beginning at a point, said point being the intersection of the North line of Eugenia Street, 60 feet wide, with the East line of 21st Street, 60 feet wide; thence North 14 degrees 49 minutes 09 seconds East, along the East line of 21st Street 439.97 feet to a point; thence South 75 degrees 55 minutes 07 seconds East along the South line of a 20 foot wide alley 325.70 feet to a point on the West line of 20th Street, 60 feet wide; thence South 14 degrees 49 minutes 33 seconds West along the West line of 20th Street 304.11 feet to a point; thence North 75 degrees 11 minutes 25 seconds West 70.00 feet to a point; thence South 14 degrees 49 minutes 33 seconds West 140.00 feet to a point on the North line of Eugenia Street; thence North 75 degrees 11 minutes 25 seconds West along the North line of Eugenia Street 255.62 feet to the point of beginning.

Parcel 5B: (Parcel ID: 16960401000)

A tract of land in the southeast corner of City Block 1696 West, fronting 70 feet on Eugenia Street and fronting 140 feet on Twentieth Street, the north line parallel to Eugenia Street and the West line parallel to Twentieth Street.

BLIGHTING STUDY AND PLAN
FOR THE
1900 MARKET ST. DEVELOPMENT AREA
PROJECT #5113
PLANNED INDUSTRIAL EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS
March 19, 2013

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND PLAN FOR
1900 MARKET ST. DEVELOPMENT AREA

	<u>PAGE</u>
A. EXISTING CONDITIONS AND FINDING OF BLIGHT	1
1. DELINEATION OF BOUNDARIES	1
2. GENERAL CONDITION OF THE AREA	1
3. PRESENT LAND USE OF THE AREA	1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES	1
5. CURRENT ZONING	1
6. FINDING OF BLIGHT	2
B. PROPOSED DEVELOPMENT AND REGULATIONS	2
1. DEVELOPMENT OBJECTIVES	2
2. PROPOSED LAND USE OF THE AREA	2
3. PROPOSED ZONING	2
4. RELATIONSHIP TO LOCAL OBJECTIVES	3
5. PROPOSED EMPLOYMENT FOR THIS AREA	3
6. CIRCULATION	3
7. BUILDING AND SITE REGULATIONS	3
8. URBAN DESIGN	3
9. PARKING REGULATIONS	4
10. SIGN REGULATIONS	4
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS	4
12. PUBLIC IMPROVEMENTS	4
C. PROPOSED SCHEDULE OF DEVELOPMENT	4
D. EXECUTION OF PROJECT	5
1. ADMINISTRATION AND FINANCING	5
2. PROPERTY ACQUISITION	5
3. PROPERTY DISPOSITION	5
4. RELOCATION ASSISTANCE	5
E. COOPERATION OF THE CITY	5
F. TAX ABATEMENT	5
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS	6

1. LAND USE 6

2. CONSTRUCTION AND OPERATIONS 6

3. LAWS AND REGULATIONS 6

4. ENFORCEMENT 7

H. MODIFICATIONS OF THIS PLAN 7

I. DURATION OF REGULATION AND CONTROLS 7

J. EXHIBITS 7

K. SEVERABILITY 7

EXHIBITS

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN
- "C" PROPOSED LAND USE
- "D" ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT

CITIZENS' SERVICE BUREAU – WORKORDER SUMMARY REPORT

CASE FILES – WHEN AVAILABLE

PHOTOS OF PROPERTY

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 1900 Market St. Development Area ("Area") encompasses approximately 35.4 acres in the Downtown West neighborhood of the City of St. Louis ("City") and is located on the south side of Market St. between 18th St. and 21st St., with I-64 to the south.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises all or a portion of City Blocks 1696w, 1668, 1669, 1670, 1671, 1672, 1673, 1692, 16925, 1693, 1695E, 1696E, 1697E, 457, 458 and 459 and includes the following addresses: 1800-1932 Market St. 100-22 and 115-199 S. 20th St., 116-198 S. 21st St.; 101-801 18th St. 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 8.6 % unemployment rate for the City for the month of December 2012. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently approximately 100 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include commercial uses.

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 primarily used for commercial uses.

Residential density for the surrounding neighborhoods is approximately 5.35 persons per acre

5. CURRENT ZONING

The Area is currently zoned "I" Central Business District pursuant to the Zoning Code of the City, which is incorporated in this Blighting Study and Development Plan ("Plan") by reference.

6. FINDING OF BLIGHT

A portion 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 welfare of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 100.300 et seq. of the Revised Statutes of Missouri (the Planned Industrial Expansion 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 objective of this Plan are to eliminate blight within the area and to facilitate the development of the Area into productive commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in zones designated "I" Central Business District by the City of St. Louis Zoning Code. The Developer(s) contracting with the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") to develop property in the Area (hereafter referred to as "Developer") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, X-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions or pharmacies) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises, automobile service or stations.

Exhibit "C" (Project Area Plan-Proposed Land Use) shows the proposed uses for the Area. The General Plan for the City, which includes the "Strategic Land Use Plan" (as amended 2012) designates the Area as a Business/Industrial Preservation Area (B/IPA)

3. PROPOSED ZONING

The zoning for the Area can remain "I" Central Business District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan"

(as amended 2012). Any specific proposal to the PIEA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 400 to 450 new permanent full time equivalent jobs are expected to be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

6. CIRCULATION

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

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

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

8. URBAN DESIGN

a. Urban Design Objectives

The existing structures shall be enhanced while preserving their historical character through rehabilitation and new construction.

b. Urban Design Regulations

Existing material shall be restored to the extent feasible.

c. Landscaping

The property 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

New fencing may be ornamental metal, chain link or a good quality, privacy fence provided it is not wood stockade style. In no case shall the fencing have razor or brushed wire on top if it is visible from any street. In residential or commercial zoning districts and fencing across from residential uses in any zoning district new fencing in front yards or along streets shall be limited to ornamental metal or good quality privacy fencing provided it is not wood stockade style.

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.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

If funds are available to the PIEA, 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, the 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 three (3) years of approval of this Plan by City ordinance.

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

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The PIEA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Planned Industrial Expansion Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Developer (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 Developer.

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the PIEA acquires property in the Area, it may sell or lease the property to a Developer (s) who shall agree to develop such property in accordance with this Plan and the Development Agreement between such Developer (s) and the PIEA. Any property acquired by the PIEA and sold to Developer (s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 100.410, R.S. Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

Any developer(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 other similar local taxing districts created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (20) 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 PIEA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for a period of up to the first twenty (20) years after the date the redevelopment corporation shall acquire title to the property in the Area, 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 the 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 twenty (20) years 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 PIEA and leased to any such urban redevelopment corporation, then such corporation for a period of up to the first twenty (20) 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 that 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 twenty (20) 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 PIEA. In no event shall such benefits extend beyond twenty (20) 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 Developer 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 Developer 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 Developer 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 Maximum

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 a Development Agreement between the PIEA and a Developer, 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 Developer, its heirs, successors or assigns, by the PIEA, 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 PIEA, provided that such revisions shall be effective only upon the consent of the Planning and Urban Design Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

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 ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of 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"

**1900 MARKET ST. AREA
LEGAL DESCRIPTION**

PARCEL 1: (Parcel ID: 16680001 000)

A tract of land in Blocks 1668, 1669, 1670, 1695E, 1696E and 1697E in the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at a point, said point being the intersection of the South line of Market Street (86 feet wide) and the West line of 18th Street (80 feet wide), South 14 degrees 48 minutes 41 seconds West 849.48 feet to a point; thence South 75 degrees 13 minutes 38 seconds East 42.01 feet to a point; thence South 14 degrees 41 minutes 51 seconds West 154.64 feet to a point; thence North 75 degrees 13 minutes 34 seconds West 650.88 feet to a point; thence North 14 degrees 46 minutes 26 seconds East 24.35 feet to a point; thence North 75 degrees 12 minutes 51 seconds West 162.63 feet to a point; thence North 14 degrees 49 minutes 33 seconds East 315.09 feet to a point; thence South 75 degrees 11 minutes 25 seconds East 30.00 feet to a point; thence North 14 degrees

49 minutes 33 seconds East 60.00 feet to a point; thence North 15 degrees 11 minutes 25 seconds West 7.06 feet to a point; thence North 14 degrees 49 minutes 33 seconds East, 565.97 feet to a point; thence South 75 degrees 07 minutes 35 seconds East 142.26 feet to a point; thence North 14 degrees 49 minutes 09 seconds East 40.00 feet to a point; thence South 75 degrees 07 minutes 35 seconds East 605.75 feet to the point of beginning, EXCEPTING THEREFROM the following Tracts A and B:

Tract A:

A tract of land in City Block 1668 and the North and South alley and part of the East and West alley in said City Block and part of the North 112 of Walnut Street, 50 feet wide, as vacated by Ordinance #15989 and part of the East ½ of 20th Street, 60 feet wide, as vacated by Ordinance #37334 and described as follows:

Beginning at a point in the East line of 20th Street, 60 feet wide, as vacated by Ordinance #37334, 119 feet South of the Northwest corner of said City Block; thence Eastwardly and parallel with the North line of Walnut Street, 50 feet wide, to a point in the West line of property conveyed to Tenninal Railroad Association of St. Louis by deed recorded in Book 1037 page 237 of the City Records, said point being 100 feet 2-3/4 inches from the East line of 20th Street, measured on a line parallel with the North line of Walnut Street, 50 feet wide; thence Southwardly along the West line of property conveyed to Tenninal Railroad Association of St. Louis, as aforesaid, 31 feet 10 inches; to the Southwest corner thereof; thence East along the South line of property conveyed to Terminal Railroad Association of St. Louis, as aforesaid, 50 feet to the point of intersection of the West line of a North and South alley 12 feet wide and the North line of an East and West alley 12 feet wide; thence East along the North line of the East and West alley; 12 feet wide, 6 feet to a point; thence South and parallel with the East line of 20th Street, 60 feet wide, 6 feet to a point in the center line of the East and West alley, 12 feet wide; thence East along the center line of the East and West alley 12 feet wide, 56 feet to a point; thence South along the direct prolongation Northwardly and Southwardly of a line 212 feet East of and parallel with the East line of 20th Street, 60 feet wide, 181 feet to a point in the center line of Walnut Street 50 feet wide; thence West along the center line of Walnut Street; 50 feet wide, 242 feet to the point of intersection with the center line of 20th Street, 60 feet wide; thence Northwardly along the center line of 20th Street, 60 feet wide, 218 feet 9-112 inches to the point of intersection of the direct prolongation Westwardly of a line which is 119 feet South of the Northwest corner of City Block 1668; thence Eastwardly along the direct prolongation Westwardly of said line, 30 feet to the point of beginning.

Tract B:

Lots 28, 29, 30 and 31 in Block 9 of Central Addition to said City of St. Louis, part of the North ½ of an East and West alley 10 foot wide and part of the West ½ of the North and South alley 15 feet wide, vacated by Ordinance No. 15989 in City Block 1669 and part of the South 112 of Walnut Street, 50 feet wide, vacated by Ordinance# 15989 and described as follows: Beginning at a point in the South line of Walnut Street. 50 feet wide, said point being also the Northwest corner of said Lot 28; thence South along the West line of Lot 28 and its direct prolongation Southwardly 100 feet to a point in the center line of the East and West alley 10 feet wide; thence Eastwardly along the center line of the East and West alley 10 feet wide; 105 1/2 feet to the point of intersection with the center line of the North and South alley 15 feet wide; thence North along the center line of the North and South alley 15 feet wide, 125 feet to the point of intersection with the center line of Walnut Street, 50 feet wide; thence West along the center line of Walnut Street, 50 feet wide, 105/2 feet to a point thence South along the direct prolongation Northwardly of the West line of said Lot 28) 25 feet to the point of beginning.

PARCEL 2: (Parcel ID: 16680000200)

A tract of land in City Block 1668 and the North and South alley and part of the East and West alley in said City Block and part of the North ½ of Walnut Street, 50 feet wide, as vacated by Ordinance #15989 and part of the East ½ of 20th Street, 60 feet wide as vacated by Ordinance #37334 and Ordinance #56627 and described as follows:

Beginning at a point in the East line of 20th Street, 60 feet wide, as vacated by Ordinance #37334, 119 feet South of the Northwest corner of said City Block; thence Eastwardly and parallel with the North line of Walnut Street, 50 feet wide, to a point in the West line of property conveyed to Tenninal Railroad Association of St. Louis by deed recorded in Book I 037 page 237 of the City Records* said point being 100 feet 2-3/4 inches from the East line of 20th Street, measured on a line parallel with the North line of Walnut Street. 50 feet wide; thence Southwardly along the West line of property conveyed to Tenninal Railroad Association of St Louis, as aforesaid, 31 feet 10 inches to the Southwest corner thereof; thence East along the South line of property conveyed to Tenninal Railroad Association of St. Louis, as aforesaid, 50 feet to the point to intersection of the

West line of an North and South alley 12 feet wide and the North line of a East and West alley 12 feet wide; thence East along the North line of the East and West alley 12 feet wide, 6 feet to a point; thence South and parallel with the East line of 20th Street, 60 feet wide, 6 feet to a point in the center line of the East and West alley 12 feet wide; thence East along the center line of the East and West alley 12 feet wide, S 6 feet to a point; thence South along the direct prolongation Northwardly and Southwardly of a line 212 feet East of and parallel with the East line of 20th Street, 60 feet wide, 181 feet to a point in the center line of Walnut Street, 50 feet wide; thence West along the center line of Walnut Street; 50 feet wide, 242 feet to the point of intersection with the center line of 20th Street, 60 feet wide; thence Northwardly along the center line of 20th Street, 60 feet wide, 218 feet 9 1/2 inches to the point of intersection of the direct prolongation Westwardly of a line which is 119 feet South of the Northwest corner of City Block 1668; thence Eastwardly along the direct prolongation Westwardly of said line, 30 feet to the point of beginning.

PARCEL 3: (Parcel ID: 16690000150)

Lots 28, 29, 30 and 31 in Block 9 of Central Addition to said City of St. Louis, part of the North 1/2 of an East and West alley 10 feet wide and part of the West 112 of the North and South alley 15 feet wide, vacated by Ordinance #15989 in City Block 1669 and part of the South 112 of Walnut Street, 50 feet wide, vacated by Ordinance #15989 and described as follows: Beginning at a point in the South line of Walnut Street, 50 feet wide said point being also the Northwest corner of said Lot 28; thence South along the West line of Lot 28 and its direct prolongation Southwardly 100 feet to a point in the center line of the East and West alley 10 feet wide; thence Eastwardly along the center line of the East and West alley 10 feet wide; 105 1/2 feet to the point of intersection with the center line of the North and South alley 15 feet wide; thence North along the center line of the North and South alley 15 feet wide, 125 feet to the point of intersection with the center line of Walnut Street 50 feet wide; thence West along the center line of Walnut Street, 50 feet wide, 105 1/2 feet to a point; thence South along the direct prolongation Northwardly of the West line of said Lot 28, 25 feet to the point of beginning.

PARCEL 4: (Parcel ID: 457000 1 000)

A tract of land in Blocks 457, 458, 459, 1671, 1672, 1673, 1692 South, 1692 North and 1695 East in the City of St. Louis, Missouri and being more particularly described as follows:

Commencing at the intersection of the southerly line of Market (86 feet wide) Street and the Westerly line of 18th (80 feet wide) Street; thence along the West line of 18th Street the following courses and distances: South 14 degrees 48 minutes 41 seconds West 849.48 feet; thence South 75 degrees 13 minutes 38 seconds East 42.01 feet; thence South 14 degrees 41 minutes 51 seconds West, 154.64 feet to the true point of beginning; thence continuing on the West right of way line of 18th Street, South 14 degrees 41 minutes 51 seconds West 17.99 feet; thence leaving said West right of way line, North 75 degrees 20 minutes 44 seconds West 42.07 feet, thence South 14 degrees 45 minutes 12 seconds West 53.35 feet; thence North 75 degrees 14 minutes 48 seconds West 20.68 feet; thence South 14 degrees 45 minutes 12 seconds West 50.00 feet; thence South 75 degrees 14 minutes 48 seconds East 20.68 feet; thence South 14 degrees 45 minutes 12 seconds West 125.10 feet; thence South 75 degrees 14 minutes 48 seconds East 42.29 feet to the West right of way line of 18th Street; thence South 14 degrees 41 minutes 51 seconds West along said West right of way line, 104.47 feet; thence leaving said right of way line, North 75 degrees 12 minutes 20 seconds West 107.88 feet; thence North 53 degrees 27 minutes 06 seconds West 16.98 feet; thence North 75 degrees 12 minutes 20 seconds West 97.81 feet; thence North 49 degrees 12 minutes 20 seconds West 24.97 feet; thence North 75 degrees 12 minutes 20 seconds West 171.79 feet; thence South 14 degrees 28 minutes 30 seconds West 153.71 feet; thence South 40 degrees 07 minutes 59 seconds East, 36.14 feet; thence along a curve to the left having a radius of 70.00 feet, an arc length of 23.28 feet, and a chord which bears South 49 degrees 39 minutes 38 seconds East, a chord distance of 23.17 feet; thence South 59 degrees 11 minutes 17 seconds East, 6.89 feet; thence South 03 degrees 35 minutes 32 seconds West, 7.20 feet; thence South 14 degrees 33 minutes 48 seconds West, a distance of 140.04 feet to a point; thence South 17 degrees 22 minutes 07 seconds West, a distance of 57.71 feet to a point; thence along the Northerly and Easterly lines of property now or formerly of The Terminal Railroad Association, the following courses and distances: North 72 degrees 37 minutes 53 seconds West 305.62 feet to a point of non-tangential curvature; thence along said curve, radius equal to 398.59 feet, central angle equal to 66 degrees 23 minutes 26 seconds, bearing to the radius point being North 31 degrees 16 minutes 43 seconds East, an arc distance of 461.86 feet; thence North 07 degrees 40 minutes 25 seconds East (North 07 degrees 40 minutes 09 seconds West record) along a tangential line 83.02 feet (83.00' Record); thence North 14 degrees 49 minutes 09 seconds East 320.00 feet to a point of the South right of way line of Clark (60 feet wide) Avenue; thence South 75 degrees 12 minutes 51 seconds East along said South right of way line and its direct prolongation Eastwardly, a distance of 304.76 feet; thence South 14 degrees 46 minutes 26 seconds West 24.35 feet; thence South 75 degrees 13 minutes 34

seconds East 650.88 feet to the true point of beginning.

PARCEL 5A: (Parcel ID: 16960400100)

A tract of land in Block 1696 West and partly in Block 1697 West in the City of St. Louis, Missouri and being more particularly described as follows:

Beginning at a point, said point being the intersection of the North line of Eugenia Street, 60 feet wide, with the East line of 21st Street, 60 feet wide; thence North 14 degrees 49 minutes 09 seconds East, along the East line of 21st Street 439.97 feet to a point; thence South 75 degrees 55 minutes 07 seconds East along the South line of a 20 foot wide alley 325.70 feet to a point on the West line of 20th Street, 60 feet wide; thence South 14 degrees 49 minutes 33 seconds West along the West line of 20th Street 304. 11 feet to a point; thence North 75 degrees 11 minutes 25 seconds West 70.00 feet to a point; thence South 14 degrees 49 minutes 33 seconds West 140.00 feet to a point on the North line of Eugenia Street; thence North 75 degrees 11 minutes 25 seconds West along the North line of Eugenia Street 255.62 feet to the point of beginning.

Parcel 5B: (Parcel ID: 16960401000)

A tract of land in the southeast corner of City Block 1696 West, fronting 70 feet on Eugenia Street and fronting 140 feet on Twentieth Street, the north line parallel to Eugenia Street and the West line parallel to Twentieth Street.

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 08/02/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper 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 and its contractor 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 shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

The Redeveloper 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, 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.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

**BLIGHTING REPORT FOR THE 1900 MARKET 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, deteriorating or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a

“blighted area” as such time is defined in Section 100.310(3) and (18) of the Missouri Revised Statute (2000) as amended.

Subject Property is: _____ vacant land _____ unoccupied residential
_____X_____ unoccupied/occupied commercial

Subject Property is: _____X_____ secured _____ unsecured

The subject property _____ has _____X_____ has not a predominance of defective or inadequate streets

If answer is yes, explain: _____

The subject property _____ has _____X_____ has not insanitary or unsafe conditions

If answer is yes, explain: _____

The subject property _____X_____ has _____ has not deterioration of site conditions

If answer is yes, explain: the property suffers from deferred maintenance

The subject property _____ has _____X_____ has not improper subdivision or absolute platting

If answer is yes, explain: _____

The subject property _____ has _____X_____ has not conditions which endanger life or property by fire or other

cause. If answer is yes, explain: _____

The subject property _____ does _____X_____ does not retard the provision of housing accommodations

If answer is yes, explain: _____

The subject property _____X_____ does _____ does not constitute an economic liability

If answer is yes, explain: the slow deterioration of the property since 1985 has resulted in significant vacancy and under utilization

The subject property _____ does _____X_____ does not constitute a social liability

If answer is yes, explain: _____

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

The subject property _____X_____ is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: see 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_____ s 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: November 6, 2013

ORDINANCE NO. 69614 - EXHIBITS B, C & D

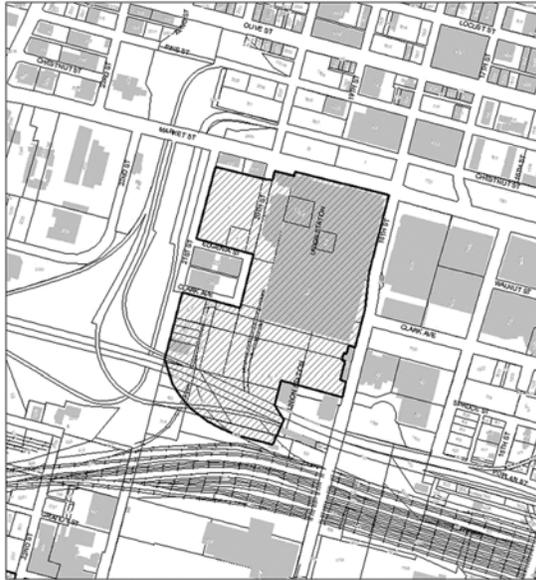


Exhibit B
Project Area Plan
UNION STATION REDEVELOPMENT AREA

Existing Uses and Conditions

- Commercial Uses, Fair Conditions
- Project Area Boundary
- Buildings
- City Block Number

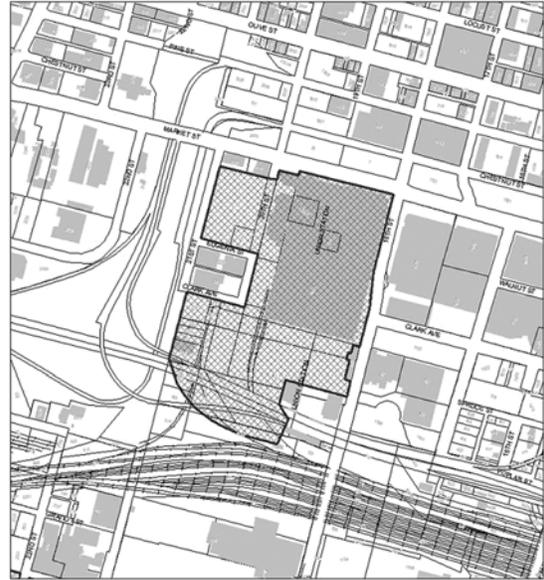


Exhibit C
Project Area Plan
UNION STATION REDEVELOPMENT AREA

Proposed Land Uses

- Commercial Uses
- Project Area Boundary
- Buildings
- City Block Number



Exhibit D
Project Area Plan
UNION STATION REDEVELOPMENT AREA

Project Acquisition Map

- Parcel Number
- Project Area Boundary
- Buildings
- City Block Number

ORDINANCE #69615
Board Bill No. 190

An ordinance amending Ordinance #68550 approved December 22, 2009, by modifying the terms of the real estate tax abatement in the 800 Olive St. Redevelopment Area authorized by Ordinance #68550.

WHEREAS, Ordinance #68550 approved a Redevelopment Plan for the 800 Olive St. Redevelopment Area (“Area”) after finding that the area was 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).

WHEREAS, Section Fourteen of Ordinance #68550 provides for up to 10-year real estate tax abatement for all the property in the Area; and

WHEREAS, it is now anticipated that the very large extremely deteriorated Arcade/Wright Building in the Area will be redeveloped utilizing Low Income Housing Tax Credits and the City has been authorizing more than 10 years of abatement when the property is extremely deteriorated and when projects use these tax credits to minimize rent increases over the term of the tax credits.

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

SECTION ONE. Section Fourteen of Ordinance #68550 and Section F of the Blighting Study and Plan for the 800 Olive St. Redevelopment Area (the “Plan”), Exhibit “B” to Ordinance #68550 are hereby deleted and replaced by the following paragraph:

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 twenty (20) 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 twenty (20) 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. 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 twenty (20) 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 land only, 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 twenty (20) 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 twenty (20) years after any urban redevelopment corporation shall have acquired title to the property.

SECTION TWO. All other sections of Ordinance #68550 and all other sections of the attached Plan shall remain the same as approved on December 22, 2009.

Approved: November 6, 2013

ORDINANCE #69616
Board Bill No. 198
Committee Substitute

An ordinance, recommended by the Board of Estimate and Apportionment, authorizing the Mayor of the City of St. Louis, on behalf of the City, to submit a 2014 Annual Plan to the United States Department of Housing and Urban Development ("HUD") as required to apply for funding under the Federal Community Development Block Grant ("CDBG"), HOME Investment Partnership ("HOME"), Emergency Solutions Grant ("ESG") and Housing Opportunities for Persons with AIDS ("HOPWA") Entitlement Programs, authorizing and directing the Mayor and the Comptroller on behalf of the City to enter into and execute agreements with HUD for the receipt of 2014 CDBG, HOME, ESG and HOPWA funds, appropriating the sum of Sixteen Million Five Hundred Ninety Six Thousand Eight Hundred Eighty One Dollars (\$16,596,881) which the City estimates will be available for the 2014 CDBG Program Year; appropriating the sum of Two Million Two Hundred Sixty Thousand Eight Hundred One Dollars (\$2,260,801) which the City estimates will be available for the 2014 HOME Program Year; appropriating the sum of One Million One Hundred Fifty Seven Thousand Nine Hundred Forty Two Dollars (\$1,157,942) which the City estimates will be available for the 2014 ESG Program Year; and appropriating the sum of One Million Two Hundred Fifty Thousand Seventy Three Dollars (\$1,250,073) which the City estimates will be available for the 2014 HOPWA Program Year, authorizing and directing the Director of the Community Development Administration ("CDA") to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of CDBG and HOME funds, to establish and implement a lump sum drawdown procedure for the purpose of financing property rehabilitation activities, to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions, and/or to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, authorizing and directing the Director of the Department of Human Services ("DHS") to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of ESG funds, authorizing and directing the Director of Health and Hospitals to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of HOPWA funds, and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing an emergency clause.

WHEREAS, in 2012 the St. Louis HUD Field Office initiated a Technical Assistance request for the City to enhance the City's ability to address capacity gaps identified during an on-site needs assessment spurred by HUD's OneCPD Technical Assistance Office; and

WHEREAS, subsequent HUD Technical Assistance Team reviews and site visits resulted in a requirement from HUD that the City's process for evaluating proposals to be funded with CDBG and HOME funds and awarding those funds to subrecipients and others be redesigned; and

WHEREAS, HUD is now scrutinizing the Consolidated Planning and budgeting processes employed by the City of St. Louis to insure compliance with all applicable federal statutes, regulations and policy guidance; and

WHEREAS, the City must assure HUD that allocation and management of CDBG and HOME funds are carried out such as to achieve maximum community and housing development impact and benefit; and

WHEREAS, by failing to implement a redesigned process the City places at risk its receipt of HUD 2014 CDBG and HOME allocations; and

WHEREAS, by failing to implement such a redesigned process the City further risks demands for the repayment of CDBG and HOME funds expended in prior program years; and,

WHEREAS, such payback funds must be obtained by the City from non-federal funding sources; and,

WHEREAS, HUD has stated that failure by the City to implement a fair, consistent, and transparent process for the allocation, use, and accounting of CDBG and HOME funds will ultimately harm the very individuals that the programs were designed to assist; and

WHEREAS, 2014 CDBG, HOME, ESG and HOPWA funding will become available on January 1, 2014; and

WHEREAS, in order to receive these funds, the City of St. Louis must immediately implement the proposed redesign and submit to HUD a 2014 Annual Plan by November 15, 2013; and

WHEREAS, it is estimated that the 2014 CDBG Entitlement, together with previous year CDBG funds available for re-allocation, CDBG Program Income generated by activities conducted with previous year CDBG funds that have not yet been

appropriated for any purpose and CDBG Program Income estimated to be generated by activities conducted in 2014 with CDBG funds, will amount to the sum of Sixteen Million Five Hundred Ninety Six Thousand Eight Hundred Eighty Eight Dollars (\$16,596,881); and

WHEREAS, the City has identified certain known appropriation needs as summarized in Exhibit A, and the City desires to appropriate the CDBG Entitlement and Program Income Funds for these needs, to establish and implement a lump sum drawdown procedure to finance and facilitate property rehabilitation activities to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions, and to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, and

WHEREAS, it is estimated that the 2014 HOME Entitlement, together with previous year HOME funds available for allocation, HOME Program Income generated by activities conducted with previous year HOME funds that have not yet been appropriated for any purpose and HOME Program Income estimated to be generated by activities conducted in 2014 with HOME funds, will amount to the sum of Two Million Two Hundred Sixty Thousand Eight Hundred One Dollars (\$2,260,801); and

WHEREAS, the City has identified certain known appropriation needs as summarized in Exhibit A, and the City desires to appropriate the HOME Entitlement and Program Income Funds for these needs and to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions; and

WHEREAS, it is estimated that the 2014 ESG Entitlement, together with previous year ESG funds available for allocation, will amount to the sum of One Million One Hundred Fifty Seven Thousand Five Hundred Dollars (\$1,157,942); and

WHEREAS, the City desires to appropriate the ESG Entitlement for needs related to the purpose of the ESG program; and

WHEREAS, it is estimated that the 2014 HOPWA Entitlement, together with previous year HOPWA funds available for allocation, will amount to the sum of One Million Two Hundred Fifty Thousand Seventy Three Dollars (\$1,250,073); and

WHEREAS, the City desires to appropriate the HOPWA Entitlement for needs related to the purpose of the HOPWA program.

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

Section One. The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized and directed to submit an Annual Plan to the Department of Housing and Urban Development in order to make application for the 2014 CDBG, HOME, ESG and HOPWA Entitlement Programs.

Section Two. There is hereby appropriated the sum of Sixteen Million Five Hundred Ninety Six Thousand Eight Hundred Eighty Eight Dollars (\$16,596,881) of 2014 CDBG funds for the purposes described in Exhibit A incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents, including disbursing agreements and/or other agreements associated with lump sum drawdowns intended to facilitate property rehabilitation activities, including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, and including agreements associated with the establishment and implementation of a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, on behalf of the City, which are necessary to carry out the City's CDBG and HOME programs and to expend said funds for the purposes and in the amounts specified in Exhibit A attached hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to transfer funds among the purposes described in Exhibit A with the approval of the Board of Estimate and Apportionment, to substitute HOME funding for CDBG funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment, and, to the extent that additional Tax Increment Financing Revenue, program income and/or other funds become available that reduce the amount of new CDBG funds required to make the Section 108 loan payment, to add the amount of the CDBG Section 108 loan payment reduction to the Citywide housing production allocation, provided that the Board of Estimate and Apportionment shall approve the expenditure of such funds.

Section Three. There is further hereby appropriated the sum of Two Million Two Hundred Sixty Thousand Eight Hundred One Dollars (\$2,260,801) of 2014 HOME Funds for the purposes described in Exhibit A incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, on behalf of the City, which are necessary to carry out the City's HOME programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to transfer funds among the

purposes described in Exhibit A with the approval of the Board of Estimate and Apportionment and to substitute CDBG funding for HOME funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment. At least fifteen percent of the aforesaid 2014 HOME funds, or Three Hundred Thirty Nine Thousand One Hundred Twenty Dollars (\$339,120), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

Section Four. There is further appropriated the sum of One Million One Hundred Fifty Seven Thousand Nine Hundred Forty Two Dollars (\$1,157,942) of 2014 ESG Funds. The Director of the Department of Human Services is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out the City's ESG programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Five. There is further appropriated the sum of One Million Two Hundred Fifty Thousand Seventy Three Dollars (\$1,250,073) of 2014 HOPWA Funds. The Director of Health and Hospitals is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out the City's HOPWA programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Six. This being an ordinance necessary for the immediate preservation of the public peace, health and safety and making appropriations for the payment of principal and interest on public debt and for the current expenses of the City government, an emergency is hereby declared to exist within the meaning of Section 20, Article IV, of the Charter and this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

EXHIBIT A
COMMITTEE SUBSTITUTE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2014 BUDGET

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A-1

PROGRAMS/OPERATING AGENCY	TOTAL	2014 PROPOSED CDBG	2014 PROPOSED HOME
<i>Public Services</i>			
Enduring Mentoring Relationships Big Brothers Big Sisters of Eastern Missouri	\$100,000	\$100,000	\$0
Community Health-in-Partnership Services Community Health-in-Partnership Services (CDBG)	\$100,000	\$100,000	\$0
Expanded Recreation Program Department of Parks, Recreation and Forestry (CDBG)	\$318,060	\$318,060	\$0
Operation Brightside Department of Parks, Recreation and Forestry (CDBG)	\$300,350	\$300,350	\$0
Equal Housing Opportunity Council Equal Housing Opportunity Council (CDBG)	\$48,000	\$48,000	\$0
Adult Pediatric Medical Service Family Care Health Centers	\$35,805	\$35,805	\$0
Innovative Concept Family Court-Juvenile Division	\$150,000	\$150,000	\$0
Out of School Youth Development Services Herbert-Hoover Boys & Girls Club of St. Louis	\$100,000	\$100,000	\$0
Supplemental Nutrition & Social Service Referral Program HP-Pointe Center, Inc	\$12,500	\$12,500	\$0
Transportation for Seniors/Adults with Disabilities Metropolitan Senior Citizen's Corp	\$10,000	\$10,000	\$0
Northside After School Club Northside Community Center	\$27,500	\$27,500	\$0
Employment Assistance Program Park Central Development Corporation	\$100,000	\$100,000	\$0
Youth Service (Al Chappelle Community Center) St. Louis Housing Authority	\$35,000	\$35,000	\$0
Elderly Services St. Louis Area Agency on Aging (CDBG)	\$345,000	\$345,000	\$0
Community Education Centers St. Louis Board of Education	\$180,000	\$180,000	\$0
Problem Property Team Program City Counselor's Office (CDBG)	\$219,480	\$219,480	\$0
Problem Property Team Program Municipal Courts (CDBG)	\$19,065	\$19,065	\$0
Problem Property Team Program Public Safety (CDBG)	\$15,066	\$15,066	\$0
<i>CDA Neighborhood Improvement Program:</i>			
Community Renewal and Development Corp		\$75,000	\$0
Dutchtown South Community Corporation		\$130,000	\$0
GreaterVile Neighborhood Preservation Commission		\$75,000	\$0
Hamilton Heights Neighborhood Organization		\$130,000	\$0
North Newstead Association		\$150,000	\$0
OIG North St. Louis Restoration Group		\$75,000	\$0
Shaw Neighborhood Housing Corp. (Tower Grove, Southwest Garden Collaboration)		\$230,000	\$0

69616

A-2

EXHIBIT A
 COMMITTEE SUBSTITUTE
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
 2014 BUDGET

PROGRAMS/OPERATING AGENCY	TOTAL	2014 PROPOSED CDBG	2014 PROPOSED HOME
Skinker-DeBaliviere Community Council		\$70,000	\$0
St. Louis Community Empowerment Foundation		\$75,000	\$0
<i>CDA Neighborhood Improvement Program - Subtotal</i>	\$1,010,000		
TOTAL PUBLIC SERVICES	\$3,125,826	\$3,125,826	\$0
<i>Pre-Development</i>			
Dr. Martin Luther King Corridor Pre-Development City of St. Louis Building Division and the Land Reutilization Authority	\$1,000,000	\$1,000,000	\$0
<i>Interim Assistance - Citywide</i>			
LRA Property Board-Up and Maintenance St. Louis Development Corporation (CDBG)	\$1,000,000	\$1,000,000	\$0
TOTAL INTERIM ASSISTANCE	\$2,000,000	\$2,000,000	\$0
<i>Housing (Citywide):</i>			
<i>Low/Mod Homeowner Assistance Program (Citywide)</i>			
Down Payment and Closing Cost Assistance Program Beyond Housing	\$150,000	\$150,000	\$0
Tuckpointing Program / Youth Job Training Program Harambee Youth Training Corporation	\$100,000	\$100,000	\$0
Minor Home Repair Senior Home Security	\$490,000	\$490,000	\$0
Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$740,000	\$740,000	\$0
<i>Home Repair & Rental Prop. Repair</i>			
Home Repair Inspection City of St. Louis Building Division (CDBG)	\$268,000	\$268,000	\$0
Home Repair Program Loan Pool: Community Development Administration (CDBG/HOME)	\$1,984,721	\$300,000	\$1,684,721
Home Repair Construction Administration (CDBG) Senior Home Security	\$470,000	\$470,000	\$0
Home Repair Subtotal:	\$2,722,721	\$1,038,000	\$1,684,721
<i>Housing Production</i>			
For Sale and Rental Rehabilitation and New Construction of Housing Community Development Administration, Land Reutilization Authority, Operation Impact, Inc (CDBG/HOME)	\$1,664,181	\$1,314,181	\$350,000

EXHIBIT A
COMMITTEE SUBSTITUTE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2014 BUDGET

A-3

PROGRAMS/OPERATING AGENCY	TOTAL	2014 PROPOSED CDBG	2014 PROPOSED HOME
Housing Production Subtotals:	\$1,664,181	\$1,314,181	\$350,000
TOTAL HOUSING	\$5,126,902	\$3,092,181	\$2,034,721
<i>Economic Development</i>			
<i>Commercial District Public Improvements & Façade</i>			
Neighborhood Commercial District Program Managers: St. Louis Development Corporation (CDBG)	\$481,597	\$481,597	\$0
Commercial District Incentives St. Louis Development Corporation (CDBG)	\$518,403	\$518,403	\$0
Commercial District Public Imp. & Façade Subtotal:	\$1,000,000	\$1,000,000	\$0
<i>Other Economic Development</i>			
Microenterprise Technical Assistance and Lending Justine Petersen Housing and Reinvestment Corporation	\$200,000	\$200,000	\$0
Gateway Branch for Economic Empowerment St. Louis Community Credit Union	\$500,000	\$500,000	\$0
Business Development Support Programs St. Louis Local Development Company (CDBG)	\$600,000	\$600,000	\$0
Other Economic Development Subtotal:	\$1,300,000	\$1,300,000	\$0
TOTAL ECONOMIC DEVELOPMENT:	\$2,300,000	\$2,300,000	\$0
<i>Public Facilities</i>			
Bathroom Rehabilitation Metropolitan Senior Citizen's Corp	\$23,500	\$23,500	\$0
North Sarah Phase 2 Public Infrastructure St. Louis Housing Authority	\$787,000	\$787,000	\$0
TOTAL PUBLIC FACILITIES	\$810,500	\$810,500	\$0
<i>Section 108 Loan Repayment</i>			
Section 108 Loan Repayment Community Development Administration (CDBG)	\$1,280,838	\$1,280,838	\$0
TOTAL SECTION 108 LOAN REPAYMENT:	\$1,280,838	\$1,280,838	\$0

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A-4

EXHIBIT A
 COMMITTEE SUBSTITUTE
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
 2014 BUDGET

PROGRAMS/OPERATING AGENCY	TOTAL	2014 PROPOSED CDBG	2014 PROPOSED HOME
<i>Rehabilitation Administration</i>			
CDA Rehabilitation Administration Community Development Administration (CDBG/HOME)	\$830,228	\$668,160	\$162,068
TOTAL REHABILITATION ADMIN	\$830,228	\$668,160	\$162,068
<i>Planning and Administration (Citywide)</i>			
CDA Administration Community Development Administration (CDBG/HOME)	\$1,411,561	\$1,347,548	\$64,013
Federal Grants Administrative Support Office of the Comptroller - Federal Grants Section (CDBG)	\$33,396	\$33,396	\$0
Legal Services Support Program City Counselor's Office (CDBG)	\$195,368	\$195,368	\$0
Capacity Building for Minority Contractors St. Louis Community Empowerment Foundation (CDBG)	\$165,000	\$165,000	\$0
PDA Administration Planning and Urban Design Agency (CDBG)	\$1,179,768	\$1,179,768	\$0
SLDC Administration St. Louis Development Corporation (CDBG)	\$398,295	\$398,295	\$0
TOTAL PLANNING & ADMINISTRATION:	\$3,383,389	\$3,319,376	\$64,013
TOTAL BUDGET	\$18,857,682	\$16,596,881	\$2,260,801

Approved: November 15, 2013

ORDINANCE #69617
Board Bill No. 219

An ordinance to regulate employer and employee working relationships between the City of St. Louis and all employees under the Classified Service, including a compensation plan, terms and conditions of employment, benefits, amending Ordinance 69189, approved July 13, 2012 by repealing Sections One (a) and Two (c); by replacing said Sections with provisions of this ordinance; and including an emergency clause. The provisions of the sections contained in this ordinance shall be effective with the start of the first pay period following approval by the Mayor.

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

SECTION 1.
ALPHABETICAL LIST OF CLASSES

(a) Beginning with the effective date of this ordinance, the following positions in the City Service with bi-weekly rates are hereby allocated as listed below in accordance with the classification plan by the Director of Personnel to a grade and overtime code in the following section with rates established in Section 2 of this ordinance in accordance with Section 3(a) and Section 9(e) of Article XVIII of the City Charter.

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Abatement and Exemption Analyst	1424	15	M	1
Account Clerk I	1141	10	G	3
Account Clerk II	1142	11	G	3
Accountant I	1441	13	G	2
Accountant II	1442	14	G	2
Accounting Coordinator	1444	15	P	1
Accounting Manager I	1445	16	M	1
Accounting Manager II	1446	17	M	1
Accounting Officer	1447	16	M	1
Accounting Supervisor	1443	15	P	1
Administrative Assistant I	1621	13	G	3
Administrative Assistant II	1622	14	M	1
Administrative Assistant III	1623	15	M	1
Administrative Assistant to the Mayor	1721	14	M	1
Air Pollution Engineer I	4251	14	P	2
Air Pollution Engineer II	4252	15	P	1
Air Pollution Engineer Supervisor	4253	16	P	1
Air Pollution Inspection Supervisor	3925	14	M	1
Air Pollution Inspector I	3921	12	G	3
Air Pollution Inspector II	3922	13	G	3
Air Pollution Specialist I	3926	12	G	3
Air Pollution Specialist II	3927	14	P	2
Air Pollution Technical Services Manager	3928	16	M	1
Airfield Maintenance Foreman	3322	14	G	3
Airfield Maintenance Supervisor	1638	15	G	2
Airfield Maintenance Worker	3324	12	G	3
Airfield Maintenance Worker (Lead)	3327	13	G	3
Airfield Operations Specialist	1631	13	G	3
Airfield Operations Specialist (Lead)	1635	14	G	3
Airfield Painter/Maintenance Worker	3247	36	T	3
Airfield Painter/Maintenance Worker (Lead)	3248	37	T	3
Airport Assistant Director Air Service and Business Development	1688	19	M	1
Airport Assistant Director Community Programs	1655	19	M	1
Airport Assistant Director Finance and Accounting	1651	19	M	1
Airport Assistant Director Planning and Engineering	1653	19	M	1
Airport Assistant Director/Operations & Maintenance	1634	19	M	1
Airport Building Maintenance Supervisor	1684	14	G	2
Airport Deputy Director Finance and Administration	1686	21	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Airport Deputy Director Planning and Development	1652	21	M	1
Airport Emergency Preparedness Coordinator	1630	14	G	3
Airport Engineering Contracts Manager	1633	18	M	1
Airport Facilities Maintenance Manager	1685	16	M	1
Airport Facility Inspector	3951	37	T	3
Airport Fleet Maintenance Manager	3273	16	M	1
Airport Operations Supervisor	1636	15	M	1
Airport Planning Manager	1656	18	M	1
Airport Police Captain	2145	15	M	1
Airport Police Chief	2147	17	M	1
Airport Police Lieutenant	2144	14	P	2
Airport Police Officer	2141	12	P	3
Airport Police Sergeant	2143	13	P	3
Airport Power Plant Manager	1687	15	M	1
Airport Properties Division Manager	1654	18	M	1
Airport Properties Inspector	4221	11	G	3
Airport Properties Inspector (Lead)	4222	13	G	3
Airport Properties Specialist	1681	14	G	2
Airport Properties Supervisor	1682	15	P	1
Airport Risk Manager	1683	15	M	1
Airport Senior Deputy Director	1657	22	M	1
Airport Traffic Officer	2172	9	G	3
Animal Care and Control Officer	2113	11	G	3
Animal Regulation Center Supervisor	2116	14	G	2
Arborist	3654	15	P	1
Architect I	4431	13	P	2
Architect II	4432	14	P	1
Architect III	4433	15	P	1
Architectural Manager	4434	17	M	1
Assessor	1439	20	M	1
Asset Manager I	1485	17	M	1
Asset Manager II	1486	19	M	1
Assistant Fire Chief	2235	81	F	1
Assistant Mechanical Maintenance Worker	3412	9	G	3
Attorney I	2361	15	P	1
Attorney II	2362	17	P	1
Attorney III	2363	18	P	1
Attorney IV	2367	20	M	1
Attorney Manager	2364	20	M	1
Audit Manager	1475	17	M	1
Audit Supervisor	1473	16	P	1
Auditor I	1471	13	G	2
Auditor II	1472	14	G	2
Battalion Fire Chief	2227	77	F	1
Benefits Clerk	1541	10	G	3
Benefits Specialist	1545	12	G	3
Billing Supervisor	1192	14	G	2
Blacksmith	3231	36	T	3
Budget Analyst	1461	14	G	3
Budget Analyst (Senior)	1462	15	P	3
Budget Director	1468	21	M	1
Building Inspection Manager	3857	17	M	1
Building Inspection Supervisor I	3855	39	T	3
Building Inspection Supervisor II	3856	15	M	1
Building Inspector I	3851	36	T	3
Building Inspector II	3852	37	T	3
Building Maintenance and Operations Supervisor	3753	14	G	2

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Building Maintenance Worker	3411	10	G	3
Building Records Clerk	1114	9	G	3
Buyer	1223	14	G	2
CAD Technician	4422	12	G	3
Capital Improvement Project Liaison	4344	15	P	2
Carpenter	3211	36	T	3
Carpenter (Lead)	3212	37	T	3
Carpenter Foreman	3213	39	T	3
Cashier	1182	9	G	3
Cashier Supervisor	1184	11	G	3
Chemist I	3551	13	P	2
Chemist II	3552	14	P	2
Chemistry Supervisor	3553	16	P	1
Chief Deputy Marshal	2123	14	M	1
Chief Horticulturist	3638	17	M	1
Chief of Staff	1737	23	M	1
Chief Paramedic	5721	17	M	1
Chief Parole and Probation Officer	2322	15	M	1
Chief Plan Examiner	4233	17	M	1
Chief Staff Officer	1483	21	M	1
City Counselor	2368	22	M	1
City Court Administrator	1676	16	M	1
City Court Judge	2369	17	P	1
City Marshal	2129	15	M	1
City Planning Executive	4143	19	M	1
City Register	1661	14	M	1
City Surveyor	4293	15	P	2
Civil Engineer I	4241	14	P	2
Civil Engineer II	4242	15	P	1
Civil Engineer III	4243	16	P	1
Civil Engineer III/Computer Network Coordinator	4244	16	P	1
Civil Engineer Supervisor	4245	16	P	1
Civilian Recruit in Training	2512	11	G	3
Clerical Aide	1111	5	G	3
Clerical Supervisor	1115	13	G	2
Clerk I	1112	8	G	3
Clerk II	1113	9	G	3
Clerk Typist I	1121	8	G	3
Clerk Typist II	1122	9	G	3
Clerk Typist III	1123	10	G	3
Client Service Coordinator I	6147	13	G	3
Client Service Coordinator II	6148	14	G	3
Clinical Nurse Specialist	5656	15	P	1
CODIS Administrator	2541	15	P	1
Commissioner of Buildings	3858	20	M	1
Commissioner of Communications	1811	17	M	1
Commissioner of Corrections	2373	20	M	1
Commissioner of Emergency Management	2181	17	M	1
Commissioner of Equipment Services	3277	19	M	1
Commissioner of Excise	2193	17	M	1
Commissioner of Facilities Management	3755	19	M	1
Commissioner of Forestry	3644	19	M	1
Commissioner of Health	5688	21	M	1
Commissioner of Parks	3645	19	M	1
Commissioner of Recreation	7137	19	M	1
Commissioner of Refuse	3135	19	M	1
Commissioner of Streets	4248	19	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Commissioner of Supply	1229	8	M	1
Commissioner of Traffic	4283	19	M	1
Commissioner of Water	4329	20	M	1
Commissioner on the Disabled	6163	17	M	1
Communications Center Coordinator	2161	14	G	3
Communications Equipment Installer	1869	31	T	3
Communications Regulatory Manager	1813	16	M	1
Communications Service Center Manager	1865	18	M	1
Communications Service Center Specialist I	1861	13	G	3
Communications Service Center Specialist II	1862	14	G	3
Communications Service Center Specialist III	1863	15	G	3
Communications Service Center Supervisor	1864	16	M	1
Community Development Planner I	4121	13	G	3
Community Development Planner II	4122	14	G	2
Community Development Planner III	4126	15	P	1
Community Development Research Analyst	4184	15	P	1
Community Development Specialist I	4123	13	G	3
Community Development Specialist II	4124	14	G	2
Community Development Supervisor	4127	15	M	1
Community Health Aide	5624	10	G	3
Community Program Aide	6171	10	G	3
Comptroller	1489	2	E	1
Computer Operations Supervisor	1327	13	M	1
Computer Operator I	1323	10	G	3
Computer Operator II	1324	11	G	3
Computer Programmer I	1331	13	G	3
Computer Programmer II	1332	14	G	3
Computerized Graphics Typesetter	2411	11	G	3
Concrete Finisher	3283	36	T	3
Construction and Maintenance Manager	3759	17	M	1
Construction and Maintenance Superintendent	3758	16	M	1
Construction Equipment Foreman I	3328	39	T	3
Construction Equipment Foreman II	3329	40	T	2
Construction Equipment Operator I	3332	35	T	3
Construction Equipment Operator II	3333	36	T	3
Construction Project Leader	4346	15	P	2
Contract and Inventory Specialist	3754	16	M	1
Contract Compliance Officer	1662	14	G	2
Contract Specialist	1663	11	G	3
Contract Supervisor	1664	15	M	1
Correctional Case Worker	2337	12	G	3
Correctional Case Worker Assistant	2336	11	G	3
Correctional Center Superintendent	2372	19	M	1
Correctional Chief of Security	2338	15	M	1
Correctional Classification Assistant	2333	11	G	3
Correctional Investigator	2339	12	G	3
Correctional Officer I	2331	11	G	3
Correctional Officer II	2332	12	G	3
Correctional Program Manager	2374	16	M	1
Correctional Program Supervisor	2342	13	G	2
Correctional Shift Supervisor	2335	14	G	3
Correctional Training Coordinator	2381	14	G	2
Correctional Training Officer	2384	13	G	3
Correctional Unit Manager	2375	15	M	1
Counseling and Testing Coordinator	5641	14	P	2
Court Officer	2334	10	G	3
Court Room Clerk	1118	9	G	3

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Court Room Clerk Coordinator	1119	10	G	3
Criminalist I	2544	13	P	1
Criminalist II	2545	14	P	1
Criminalist Supervisor	2546	16	P	1
Cultural Resources Director	1674	18	M	1
Custodian	3711	6	G	3
Custodian (Lead)	3712	7	G	3
Customer Service Manager	1726	16	M	1
Customer Service Representative I	1116	10	G	3
Customer Service Representative II	1117	11	G	3
Customer Service Supervisor	1185	13	G	2
Data Entry Operator	1312	8	G	3
Data Entry Operator (Lead)	1314	10	G	3
Data Entry Supervisor	1315	11	G	3
Data Processing Manager	1365	18	M	1
Deputy Airport Police Chief	2146	16	M	1
Deputy Assessor	1435	18	M	1
Deputy Budget Director	1467	17	M	1
Deputy City Counselor	2366	21	M	1
Deputy City Engineer	4316	21	M	1
Deputy Commissioner of Buildings	3859	19	M	1
Deputy Commissioner of Equipment Services	3275	17	M	1
Deputy Commissioner of Refuse	3134	17	M	1
Deputy Commissioner of Streets	4247	17	M	1
Deputy Commissioner of Supply	1228	17	M	1
Deputy Comptroller	1488	21	M	1
Deputy Director of Civil Rights Enforcement Agency	6138	16	M	1
Deputy Director of Community Development	4145	20	M	1
Deputy Director of Employment and Training	6228	18	M	1
Deputy Director of Personnel	1528	20	M	1
Deputy Director of Planning and Urban Design	4188	19	M	1
Deputy Director of Public Safety	2152	20	M	1
Deputy Fire Chief	2231	78	F	1
Deputy Marshal	2121	10	G	3
Detention Center Superintendent	2371	18	M	1
Director of Airports	1658	23	M	1
Director of Civil Rights Enforcement Agency	6139	18	M	1
Director of Community Development	4144	22	M	1
Director of Employment and Training	6229	20	M	1
Director of Health and Hospitals	5589	23	M	1
Director of Human Services	6169	21	M	1
Director of Information Technology	1367	21	M	1
Director of Parks, Recreation and Forestry	3649	21	M	1
Director of Personnel	1529	22	M	1
Director of Planning and Urban Design	4186	20	M	1
Director of Public Safety	2151	22	M	1
Director of Public Utilities	4349	21	M	1
Director of Streets	4249	21	M	1
Disabled Services Representative	6173	11	G	3
DNA Technical Leader	2548	15	P	1
Document Specialist I	5643	11	G	3
Document Specialist II	5644	12	G	3
Drafting Supervisor	4425	13	G	3
Duplicating Equipment Operator	2412	31	T	3
Electrical Engineer	4261	15	P	1
Electrical Engineer (Senior)	4262	16	P	1
Electrical Inspection Supervisor	3815	15	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Electrical Inspector I	3811	36	T	3
Electrical Inspector II	3812	38	T	3
Electrical Supervisor	3226	15	G	2
Electrician	3223	36	T	3
Electrician (Lead)	3224	38	T	3
Electrician Foreman	3225	39	T	3
Electronic Control Systems Technician I	3442	36	T	3
Electronic Control Systems Technician II	3445	37	T	3
Electronic Instrument Technician	3443	36	T	3
Electronic Technician Supervisor	3444	39	T	3
Emergency Management Specialist	2183	15	M	1
Emergency Management System Technician	2182	36	T	3
Employee Benefits Manager	1526	18	M	1
Employment and Training Representative	6211	12	G	3
Employment and Training Specialist I	6213	13	G	3
Employment and Training Specialist II	6214	14	G	3
Employment and Training Specialist III	6215	15	P	3
Employment and Training Specialist IV	6218	17	P	1
EMS Chief	5726	16	M	1
EMS Communications Supervisor	5723	14	G	2
EMS Deputy Chief	5725	15	M	1
EMS Dispatcher	5731	11	G	3
EMS Inventory Supervisor	5722	12	G	3
EMS Lead Dispatcher	5732	12	G	3
EMS Training Specialist	5719	14	G	3
EMT (Emergency Medical Technician)	5714	11	G	4
Engineering Manager I	4312	17	M	1
Engineering Manager II	4313	18	M	1
Engineering Technician I	4224	13	G	3
Engineering Technician II	4225	14	G	3
Engineering Technician Supervisor	4226	15	P	2
Environmental Court Coordinator	3881	15	M	1
Environmental Health Officer	5622	13	G	3
Environmental Health Specialist	5628	13	G	3
Environmental Health Supervisor	5638	14	G	2
Environmental Regulatory Compliance and Safety Manager	1659	19	M	1
Epidemiologist	5642	16	P	1
Equipment Operator	3321	9	G	3
Estimator	4223	13	G	3
Executive Assistant I	1628	16	M	1
Executive Assistant II	1629	17	M	1
Executive Assistant to the Mayor	1725	20	M	1
Executive Director for Development	1728	23	M	1
Executive Director for Operations	1736	23	M	1
Executive Director of the Affordable Housing Commission	1722	19	M	1
Executive Secretary I	1134	12	G	3
Executive Secretary II	1135	14	G	2
Executive Secretary to the Comptroller	1136	14	G	2
Executive Secretary to the Mayor	1727	21	M	1
Exercise Physiologist	2572	13	G	3
Financial Analyst	1482	15	P	1
Financial Supervisor/Information Systems Coordinator	1484	16	M	1
Fingerprint Technician	2556	9	G	3
Fingerprint Technician Supervisor	2557	13	G	3
Fire Alarm Manager	2216	74	F	1
Fire Captain	2226	72	F	3
Fire Chief	2239	83	F	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Fire Equipment Dispatcher	2212	69	F	3
Fire Private	2222	69	F	3
Fiscal Manager	1448	18	M	1
Fiscal Officer	1490	16	P	1
Fiscal Operations Support Manager	1491	19	M	1
Fitness Programs Supervisor	2573	14	G	3
Fleet Body Repair Specialist	3288	35	T	3
Fleet Maintenance Foreman I	3266	38	T	3
Fleet Maintenance Foreman II	3267	39	T	3
Fleet Maintenance Manager	3274	16	M	1
Fleet Maintenance Parts Specialist	3287	31	T	3
Fleet Maintenance Parts Supervisor	3284	33	T	3
Fleet Maintenance Technician I	3261	31	T	3
Fleet Maintenance Technician II	3262	35	T	3
Fleet Maintenance Technician III	3263	36	T	3
Fleet Maintenance Technician IV	3265	37	T	3
Food Establishment Inspector	5631	13	G	3
Forest Park Executive	3642	17	M	1
Forestry Foreman	3641	11	G	3
Forestry Supervisor	3622	13	G	3
Gardener	3632	10	G	3
Gardener Supervisor	3633	11	G	3
GED Instructor/Employer Job Profiler	6219	13	G	2
Gerontologist	6146	15	P	2
GIS Specialist I/Graphic Designer	4111	13	G	3
GIS Specialist II/Graphic Designer	4112	14	G	3
GIS/Graphic Design Manager	4113	15	M	1
Government Services Administrator	1627	17	P	1
Government Services Analyst	1625	16	P	1
Grants Administrator	1453	15	M	1
Grants Manager	1455	17	M	1
Grants Specialist	1452	10	G	3
Grants Writer	1451	13	G	3
Graphic Artist	4181	11	G	3
Graphic Arts Technician	4187	37	T	3
Graphic Designer	4182	12	G	3
Health Care Compliance Specialist	5515	14	G	3
Health Education Planner	5696	12	G	3
Health Marketing Administrator	5685	16	P	1
Health Planning Executive	5571	17	M	1
Health Services Manager I	5681	17	M	1
Health Services Manager II	5682	18	M	1
Heavy Equipment Operator I	3325	10	G	3
Heavy Equipment Operator II	3326	11	G	3
Historic Preservation Planner I	4192	13	G	3
Historic Preservation Planner II	4193	14	P	2
Horticulturist	3637	13	P	2
Housekeeping Manager	3719	14	G	2
Housekeeping Supervisor I	3715	11	G	3
Housekeeping Supervisor II	3716	13	G	3
Housing Development Analyst	4125	14	G	2
Housing Development Analyst (Senior)	4128	15	P	1
Human Relations Specialist	6131	13	G	3
Human Resources Assistant	1511	11	G	3
Human Resources Generalist I	1518	14	P	3
Human Resources Generalist II	1519	16	P	1
Human Resources Manager	1523	18	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Human Resources Specialist I	1513	13	G	3
Human Resources Specialist II	1514	14	G	3
Human Resources Specialist III	1515	15	P	3
Human Resources Specialist IV	1516	16	P	1
HVAC Foreman	3418	39	T	3
HVAC Mechanic	3417	36	T	3
Industrial Hygienist	5629	14	P	2
Information Security Administrator	1369	17	P	1
Information Systems Administrator	1362	20	M	1
Information Systems Audit Supervisor	1474	17	P	1
Information Systems Coordinator	1322	13	P	2
Information Systems Support Manager	1363	19	M	1
Internal Audit Executive	1476	20	M	1
Internet Services Manager	1368	18	M	1
Interpreter for the Deaf	6174	12	G	3
Inventory Control Specialist	1214	8	G	3
Inventory Control Technician I	1211	8	G	3
Inventory Control Technician II	1212	9	G	3
Inventory Coordinator	1215	10	G	3
Inventory Supervisor	1213	11	G	3
Ironworker	3232	36	T	3
Labor Foreman I	3121	12	G	3
Labor Foreman II	3125	13	G	3
Labor Supervisor	3128	14	G	2
Laboratory Aide	5421	8	G	3
Laboratory Assistant	5422	11	G	3
Laboratory Director	3555	17	M	1
Laboratory Manager	2542	17	M	1
Laboratory Supervisor	5463	16	M	1
Laboratory Technician	3554	11	G	3
Laborer	3111	8	G	3
Laborer (Lead)	3112	9	G	3
Land Acquisition Specialist	3952	11	G	3
Landscape Manager	3635	15	M	1
Latent Fingerprint Examiner	2554	12	G	3
Lead Abatement Inspector	5626	13	G	3
Lead Abatement Worker	5625	11	G	3
Lead Abatement Worker (Lead)	5627	12	G	3
Lead Program Aide	5611	9	G	3
Legal Investigator I	2351	13	G	3
Legal Investigator II	2352	14	G	2
Legal Secretary	1151	12	G	3
Librarian	2575	14	G	3
Licensed Practical Nurse	5181	11	G	3
Lifeguard	7111	5	G	3
Lifeguard Supervisor	7112	7	G	3
Liquor Control Officer	2191	11	G	3
Liquor Control Supervisor	2192	14	G	3
Locksmith	3416	35	T	3
Machine Shop Foreman	3238	38	T	3
Machinist	3233	36	T	3
Mail Room Supervisor	1186	14	G	3
Maintenance/Bulk Labor Foreman	3126	13	G	3
Mayor	1739	3	E	1
Mechanical Engineer	4271	15	P	1
Mechanical Engineer (Senior)	4272	16	P	1
Mechanical Equipment Inspection Supervisor	3845	15	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Mechanical Inspector I	3841	36	T	3
Mechanical Inspector II	3843	38	T	3
Mechanical Maintenance Foreman	3415	38	T	3
Mechanical Maintenance Worker	3413	35	T	3
Mechanical Maintenance Worker (Lead)	3414	37	T	3
Medical Record Administrator	5513	13	G	3
Medical Service Coordinator	6149	14	G	3
Medical Technologist	5461	13	G	3
Medical Technologist (Lead)	5462	14	G	3
Messenger/Mail Clerk	1181	5	G	3
Microcomputer Support Specialist	1328	11	G	3
Municipal Parking Garage Manager	3133	14	M	1
Neighborhood Development Executive	3872	17	M	1
Neighborhood Improvement Specialist	3871	14	G	2
Neighborhood Improvement Supervisor	3873	15	G	1
Network Systems Manager	1364	18	M	1
Nurse Practitioner	5131	16	P	1
Nutrition Program Coordinator	5664	14	P	2
Nutritionist	5663	14	P	2
Operations Assistant-Security	2341	11	G	3
Outreach Worker	5698	11	G	3
Painter	3242	36	T	3
Painter (Lead)	3243	37	T	3
Painter Foreman	3245	39	T	3
Paralegal	2365	12	G	3
Paramedic	5717	13	G	4
Paramedic Crew Chief	5718	14	G	4
Paramedic Supervisor	5716	15	G	4
Park Facilities Maintenance Superintendent	3617	16	M	1
Park Maintenance Manager	3618	16	M	1
Park Ranger	2132	10	G	3
Park Ranger Manager	2135	14	M	1
Park Ranger Supervisor I	2133	11	G	3
Park Ranger Supervisor II	2134	12	G	3
Park Supervisor I	3612	12	G	3
Park Supervisor II	3613	13	G	3
Parking Garage Attendant	3114	6	G	3
Parking Garage Attendant (Lead)	3115	8	G	3
Parkkeeper	3611	11	G	3
Parole and Probation Officer	2321	13	G	3
Parole and Probation Officer (Lead)	2323	14	G	3
Parole and Probation Supervisor	2324	15	M	1
Paving Machine Assistant	3119	9	G	3
Payroll Manager	1449	16	M	1
Payroll Specialist I	1171	10	G	3
Payroll Specialist II	1172	11	G	3
Payroll Supervisor	1173	14	M	1
Permit Supervisor	1673	14	M	1
Personal Property Appraisal Manager	1415	15	M	1
Personal Property Appraisal Supervisor	1413	14	G	2
Personal Property Appraiser I	1411	11	G	3
Personal Property Appraiser II	1412	12	G	3
Pest Control Worker	5699	9	G	3
Photographer I	2558	10	G	3
Photographer II	2559	11	G	3
Physician	5553	18	P	1
Physician Manager	5554	21	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Plan Examiner	4232	14	P	2
Planning and Programming Executive	4318	19	M	1
Plumber	3251	36	T	3
Plumber Foreman	3253	39	T	3
Plumbing Inspection Supervisor	3824	15	M	1
Plumbing Inspector I	3821	36	T	3
Plumbing Inspector II	3822	38	T	3
Police Assistant Chief	2536	81	D	1
Police Captain	2526	74	D	1
Police Chief	2538	83	D	1
Police Dispatch Manager	2568	15	M	1
Police Dispatch Supervisor	2566	13	G	3
Police Dispatcher I	2563	10	G	3
Police Dispatcher II	2564	11	G	3
Police Lieutenant	2524	72	D	1
Police Lieutenant Colonel	2534	78	D	1
Police Major	2532	77	D	1
Police Officer	2514	69	D	3
Police Planner I	2591	13	G	3
Police Planner II	2592	15	G	3
Police Planning Manager	2593	17	M	1
Police Probationary Officer	2513	69	D	3
Police Sergeant	2522	71	D	1
Polygraph Examiner	2576	14	G	3
President, Board of Aldermen	1748	1	E	1
President, Board of Public Service	4348	23	M	1
Printing and Duplicating Graphics Manager	2413	15	M	1
Printing Supervisor	2414	13	G	2
Prisoner Processing Clerk	2582	9	G	3
Prisoner Processing Supervisor	2584	13	G	3
Probationary Fire Equipment Dispatcher	2211	69	F	3
Probationary Fire Private	2221	69	F	3
Process Control Specialist	4265	15	P	1
Procurement Specialist	1225	13	G	2
Procurement/Purchasing Manager I	1226	16	M	1
Procurement/Purchasing Manager II	1227	17	M	1
Program Aide	7311	10	G	3
Program Architect	4435	16	P	1
Program Coordinator	1698	14	P	2
Program Engineer	4345	17	P	1
Program Manager I	1693	15	M	1
Program Manager II	1694	16	M	1
Program Specialist I	1696	11	G	3
Program Specialist II	1691	12	G	3
Program Supervisor	1692	13	M	1
Program Worker I	7312	5	G	3
Program Worker II	7313	6	G	3
Program Worker III	7314	7	G	3
Programmer/Analyst I	1341	15	P	2
Programmer/Analyst II	1342	16	P	2
Public Health Counselor	5645	13	G	2
Public Health Education Coordinator	5648	15	P	2
Public Health Educator	5695	15	P	1
Public Health Intake Supervisor	5646	15	G	2
Public Health Intake Worker	5647	12	G	3
Public Health Nurse I	5651	14	G	3
Public Health Nurse II	5653	15	G	3

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Public Health Nurse III	5654	16	P	2
Public Health Nursing Supervisor	5655	17	M	1
Public Health Program Representative	5693	13	G	3
Public Health Program Specialist	5691	14	G	3
Public Health Program Supervisor	5694	15	G	2
Public Information Assistant	1612	12	G	3
Public Information Manager	1617	18	M	1
Public Information Officer I	1614	13	G	2
Public Information Officer II	1615	15	P	1
Public Information Officer Supervisor	1616	15	M	1
Public Information Officer to the Comptroller	1618	15	P	1
Public Information Officer to the Mayor	1613	16	M	1
Public Nuisance Inspector	3861	10	G	3
Public Safety Specialist	2136	15	P	1
Real Estate Development Specialist	1665	14	G	3
Real Estate Records Clerk I	1666	9	G	3
Real Estate Records Clerk II	1668	10	G	3
Real Estate Records Manager	1426	14	M	1
Real Estate Specialist	1667	13	G	3
Real Property Appraisal Manager	1429	17	M	1
Real Property Appraisal Supervisor I	1428	15	M	1
Real Property Appraisal Supervisor II	1427	16	M	1
Real Property Appraiser I	1421	13	G	3
Real Property Appraiser II	1422	14	G	3
Receptionist	1161	8	G	3
Receptionist to the Mayor	1162	9	G	3
Records Retention Supervisor	1187	14	G	2
Recreation Area Manager	7118	16	M	1
Recreation Assistant	7116	7	G	3
Recreation Leader	7117	10	G	3
Recreation Supervisor I	7114	12	G	3
Recreation Supervisor II	7115	14	G	2
Refuse Route and Safety Coordinator	3931	11	G	3
Refuse Superintendent	3131	16	M	1
Registered Nurse I	5121	14	G	3
Registered Nurse II	5122	15	G	3
Research Analyst to the Mayor	1729	16	P	1
Safety Officer I	1531	13	G	3
Safety Officer II	1532	14	G	3
Safety Officer III	1533	15	P	1
School Crossing Guard	2174	5	G	3
Secretary and Stenographer to the Mayor	1175	11	G	3
Secretary I	1131	9	G	3
Secretary II	1132	10	G	3
Secretary to the Board of Estimate and Apportionment	1137	12	G	3
Secretary to the Board of Public Service	1671	14	M	1
Security Officer	2131	10	G	3
Senior Engineering Executive	4347	20	M	1
Senior Fire Equipment Dispatcher	2215	72	F	3
Senior Plan Examiner	4234	15	P	1
Senior Plan Examiner/Code Development Specialist	4235	16	P	1
Sign Shop Supervisor	3246	38	T	3
Solid Waste Route Foreman	3127	13	G	3
Soulard Market Manager	3757	15	M	1
Special Assistant for Development	1724	17	M	1
Special Assistant to the Comptroller	1672	16	M	1
Special Assistant to the Mayor	1723	17	M	1

TITLE	CODE	GRADE/ SCHEDULE		OVTM
Special Assistant to the Water Commissioner	3538	17	M	1
Special Events Program Executive	1697	18	P	1
Special Projects Manager	2382	17	M	1
Specialist on Aging I	6121	13	G	3
Specialist on Aging II	6122	14	G	2
Stable Attendant	2577	9	G	3
Stationary Engineer	3423	36	T	3
Street and Traffic Inspection Supervisor I	3955	13	G	3
Street and Traffic Inspection Supervisor II	3956	14	M	1
Street and Traffic Inspector	3954	11	G	3
Street and Traffic Liaison	1643	14	M	1
Street Lighting Superintendent	3229	16	M	1
Street Maintenance Superintendent	3132	16	M	1
Superintendent of Soldiers' Memorial	3756	14	M	1
Supervising Deputy Marshal	2124	11	G	3
Supervising Stationary Engineer I	3427	39	T	3
Supervising Stationary Engineer II	3428	15	M	1
Supervisor-STD Intervention and Outreach Program	5649	15	P	2
Survey Projects Coordinator	4246	15	P	1
Surveyor	4292	14	G	3
Systems Analyst	1351	15	P	2
Systems Analyst Senior	1353	17	P	1
Systems Development Manager	1366	19	M	1
Systems Development Specialist	1355	17	P	1
Systems Project Leader	1352	18	M	1
Technical Support Specialist I	1371	15	P	2
Technical Support Specialist II	1372	16	P	1
Telecommunications Inspector	1824	13	G	3
Telecommunications Maintenance Supervisor	1854	13	G	3
Telecommunications Specialist	1853	14	G	3
Telecommunications Supervisor	2173	12	G	3
Telecommunications Technician	1855	12	G	3
Telecommunicator	2171	10	G	3
Tow Truck Operator	3311	10	G	3
Towing Services Foreman	3313	11	G	3
Towing Services Manager	3317	15	M	1
Towing Services Supervisor	3314	14	G	2
Trades Helper	3281	31	T	3
Traffic Control Superintendent	3438	16	M	1
Traffic Engineer	4281	15	P	1
Traffic Engineer (Senior)	4282	16	P	1
Traffic Engineering Manager	4284	17	M	1
Traffic Violation Bureau Supervisor	1677	13	G	3
Training Specialist	2578	13	G	3
Transportation Center Operations Specialist	3752	11	G	3
Transportation Center Operations Supervisor	3751	16	M	1
Tree Trimmer	3621	10	G	3
Truck Tire Service Worker	3264	9	G	3
Urban Designer	4185	14	P	2
Urban Forester	3652	14	P	2
Urban Forestry Assistant	3651	11	G	3
Urban Forestry Superintendent	3656	16	M	1
Utility Worker	3117	9	G	3
Utility Worker (Lead)	3118	10	G	3
Veterans Service Officer	1695	14	M	1
Veterinarian	2119	16	P	1
Veterinarian Technician	2118	9	G	3

TITLE	CODE	GRADE/ SCHEDULE	OVTM
Video Engineer	1823	40 T	3
Video Production Manager	1812	16 M	1
Video Production Specialist	1822	36 T	3
Video Production Supervisor	1821	40 T	3
Water Department Liaison	3533	16 P	1
Water Distribution Executive	4314	19 M	1
Water Distribution Superintendent	3535	16 M	1
Water Distribution Supervisor	3534	14 G	2
Water Maintenance Foreman	3517	13 G	3
Water Maintenance Worker	3512	11 G	3
Water Meter and Tap Supervisor	3526	14 M	1
Water Meter Repair Foreman	3525	13 G	3
Water Meter Repair Worker	3523	10 G	3
Water Meter Worker	3521	10 G	3
Water Meter Worker Supervisor	3522	13 G	3
Water Plant Maintenance Foreman	3543	39 T	3
Water Plant Maintenance Manager	3531	17 M	1
Water Plant Maintenance Mechanic	3541	36 T	3
Water Plant Maintenance Mechanic (Lead)	3542	38 T	3
Water Production Engineer	3536	17 M	1
Water Production Executive	4315	19 M	1
Water Services Manager	3537	14 M	1
Water System Inspector	3524	11 G	3
Water Treatment Plant Operations Assistant	3511	32 T	3
Water Treatment Plant Operator	3515	36 T	3
Water Treatment Plant Supervisor I	3514	38 T	3
Water Treatment Plant Supervisor II	3519	39 T	3
Water Utility Worker	3513	10 G	3
Web Development Specialist I	1345	14 P	2
Web Development Specialist II	1346	15 P	1
Welder	3235	36 T	3
Workers Compensation Specialist	1543	13 G	3
X-ray Technician	5441	11 G	3
Zoning Administrator	4165	16 M	1
Zoning Inspector	4163	10 G	3
Zoning Specialist	4162	12 G	3
Zoning Specialist (Lead)	4164	14 G	3

**SECTION 2.
OFFICIAL PAY SCHEDULE FOR CLASSIFICATION GRADES**

The Civil Service Commission, in accordance with Section 7(b)(1) of Article XVIII of the City Charter, recommended pay schedules for all pay grades denoted in Section 1(a) of the classification plan prepared and revised by the Department of Personnel. The official pay schedules and their corresponding salary ranges as hereby adopted in this Section 2 are as follows: (c) – Fire and Police Department Pay Schedules.

(c) FIRE AND POLICE DEPARTMENT PAY SCHEDULES:

(1) The bi-weekly pay schedule for all pay grades denoted by the suffix “F” will be adopted in accordance with Section 31 of Article XVIII of the City Charter. The Director of Personnel shall establish such regulations and procedures as are necessary to place the Fire Department Pay Schedule in effect. The following bi-weekly pay schedule for all pay grades denoted with the suffix “F” shall become effective with the bi-weekly pay period beginning December 15, 2013:

FIRE BI-WEEKLY RANGE OF PAY

Class Codes									
2211 2212 2215 2216 2227 2231 2235 2239									
2221 2222 2226									
Current Years of Service	69F	69F	72F	74F	77F	78F	81F	83F	
0	1457.28								
1		1508.25							
2		1555.43							
3		1643.01							
4		1686.33							
5		1742.61							
6		1798.91							
7		1906.88	2446.08						
8		1984.35	2544.94						
9		2064.60	2647.07	2877.64					
10		2071.76	2654.16	2884.77					
11		2094.18	2661.21	2891.90	3156.85				
12		2101.64	2668.38	2898.99	3163.98	3246.36	3873.42	4034.82	
13		2108.69	2675.46	2906.12	3170.98	3354.33	3886.99	4048.95	
14		2115.74	2682.55	2913.17	3178.12	3361.38	3900.59	4063.12	
15		2122.91	2689.64	2920.25	3185.20	3368.55	3914.20	4077.30	
16		2129.96	2696.68	2927.35	3192.34	3375.58	3927.85	4091.52	
17		2137.13	2703.85	2934.47	3198.95	3382.77	3941.45	4105.69	
18		2144.18	2710.95	2944.57	3206.47	3389.78	3955.03	4119.82	
19		2151.22	2718.11	2948.64	3213.59	3396.86	3968.71	4134.08	
20		2158.35	2725.13	2955.74	3220.73	3403.99	3982.36	4148.30	
21		2165.44	2732.24	2962.81	3227.82	3411.07	3995.93	4162.43	
22		2172.52	2739.38	2969.96	3234.86	3418.24	4009.54	4176.60	
23		2179.65	2746.47	2977.09	3241.95	3425.25	4023.19	4190.83	
24		2186.71	2753.59	2984.18	3249.04	3432.46	4036.72	4204.91	
25		2193.83	2760.65	2991.31	3256.21	3439.46	4050.41	4219.18	
26		2200.93	2767.73	2998.40	3263.30	3446.56	4064.06	4233.40	
27		2208.09	2774.86	3005.44	3270.34	3453.74	4077.74	4247.66	
28		2215.14	2781.95	3012.57	3277.39	3460.74	4091.36	4261.84	
29		2222.18	2788.95	3019.66	3284.56	3467.92	4104.88	4275.93	
30		2229.27	2796.12	3026.66	3291.65	3474.92	4118.57	4290.19	

(2) The following bi-weekly pay schedule for all pay grades denoted with the suffix "D" shall become effective with the bi-weekly pay period beginning December 15, 2013:

POLICE BI-WEEKLY RANGE OF PAY

Class Codes										
	2513	2514	2522	2524	2526	2532	2534	2536	2538	
Current Years of Service	69D	69D	71D	72D	74D	77D	78D	81D	83D	
	1457.28									
1		1508.25								
2		1555.43								
3		1643.01								
4		1686.33								
5		1742.61	2098.85							
6		1798.91	2105.02							
7		1906.88	2230.64	2446.08						
8		1984.35	2321.01	2544.94						
9		2064.60	2414.35	2647.07	2877.64					
10		2071.76	2421.43	2654.16	2884.77					
11		2094.18	2428.58	2661.21	2891.90	3156.85				
12		2101.64	2435.62	2668.38	2898.99	3163.98	3246.36	3412.27	4034.82	
13		2108.69	2442.75	2675.46	2906.12	3170.98	3354.33	3520.24	4048.95	
14		2115.74	2449.88	2682.55	2913.17	3178.12	3361.38	3527.33	4063.12	
15		2122.91	2456.93	2689.64	2920.25	3185.20	3368.55	3534.55	4077.30	
16		2129.96	2464.02	2696.68	2927.35	3192.34	3375.58	3541.51	4091.52	
17		2137.13	2471.14	2703.85	2934.47	3198.95	3382.77	3548.72	4105.69	
18		2144.18	2478.23	2710.95	2944.57	3206.47	3389.78	3555.78	4119.82	
19		2151.22	2485.32	2718.11	2948.64	3213.59	3396.86	3562.82	4134.08	
20		2158.35	2492.41	2725.13	2955.74	3220.73	3403.99	3570.04	4148.30	
21		2165.44	2499.45	2732.24	2962.81	3227.82	3411.07	3577.03	4162.43	
22		2172.52	2506.62	2739.38	2969.96	3234.86	3418.24	3584.17	4176.60	
23		2179.65	2513.71	2746.47	2977.09	3241.95	3425.25	3591.26	4190.83	
24		2186.71	2520.76	2753.59	2984.18	3249.04	3432.46	3598.34	4204.91	
25		2193.83	2527.89	2760.65	2991.31	3256.21	3439.46	3605.51	4219.18	
26		2200.93	2534.94	2767.73	2998.40	3263.30	3446.56	3612.52	4233.40	
27		2208.09	2542.11	2774.86	3005.44	3270.34	3453.74	3619.65	4247.66	
28		2215.14	2549.20	2781.95	3012.57	3277.39	3460.74	3626.65	4261.84	
29		2222.18	2556.24	2788.95	3019.66	3284.56	3467.92	3633.82	4275.93	
30		2229.27	2563.37	2796.12	3026.66	3291.65	3474.92	3641.00	4290.19	

**SECTION 3.
EMERGENCY CLAUSE**

This ordinance being deemed necessary for the immediate preservation of the public peace, health and safety is declared to be an emergency ordinance pursuant to Article IV, Section 19 and 20 of the City Charter.

Approved: November 22, 2013