

ORDINANCE #69664
Board Bill No. 265

An ordinance approving a blighting study and redevelopment plan dated November 19, 2013 for the 4272 W. St. Ferdinand Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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 4272 W. St. Ferdinand Ave. Redevelopment Area" dated November 19, 2013, consisting of a Title Page; a Table of Contents Page, twenty (20) numbered pages including Exhibits "A" – "G" 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 4272 W. St. Ferdinand Ave. 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 November 19, 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. None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced by the Redeveloper(s) (as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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

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

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

the Plan; and

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

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

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

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

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

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

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

In lieu of the ten (10) year abatement outlined above, any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other

similar local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

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

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

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

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

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

ATTACHMENT "A"

**4272 W. ST. FERDINAND AVE.
LEGAL DESCRIPTION**

C.B. 3686 ST. FERDINAND
31 FT 3 IN X 130 FT 6 IN
WASH EST ADDN
BLOCK 17
LOTS W-32 E-33

PARCEL # 368600030

**ATTACHMENT "B"
Form: 11/21/13**

**BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
4272 W. ST. FERDINAND AVE.**

REDEVELOPMENT AREA
 PROJECT# 1798
 NOVEMBER 19, 2013
 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
 OF THE CITY OF ST. LOUIS

MAYOR
 FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
 4272 W. ST. FERDINAND AVE.
 REDEVELOPMENT AREA**

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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 4272 W. St. Ferdinand Ave. Redevelopment Area ("Area") encompasses approximately .08 acres in the Ville neighborhood of the City of St. Louis ("City") and is located on the southern side of W. St. Ferdinand Ave. between Billups Ave. and Annie Malone Dr.

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 a portion of City Block 3686.00. The Area was in poor condition as of April 2013. 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 7.1% unemployment rate for the City for the month of August, 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 single-family building.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 7.04 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "C" Multiple Family Dwelling 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

As of April 2013 the property within the Area was unoccupied and the Area is in the conditions described in Exhibit "F". The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300-99.715 et seq. RSMo, as amended (the "Land Clearance for Redevelopment Authority Law") as evidenced by the Blighting Report attached hereto, labeled Exhibit "F" and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

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

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. As Amended this Redevelopment Plan contributes to the sustainability of the City as outlined in the Sustainability Report (Exhibit G).

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated "C" Multiple Family Dwelling 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 Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The proposed zoning for the Area is "C" Multiple Family Dwelling 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

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

6. CIRCULATION

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

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

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes,

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

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

8. URBAN DESIGN

a. **Urban Design Objectives**

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

b. **Urban Design Regulations**

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

c. **Landscaping and Sidewalk Maintenance**

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

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

Existing, healthy trees shall be retained, if feasible. Sidewalks shall be repaired/replaced to insure safe walkability in the city.

d. Fencing

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

9. PARKING REGULATIONS

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

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

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

C. PROPOSED SCHEDULE OF DEVELOPMENT

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

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

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

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

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

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

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

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

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

All payments in lieu of taxes shall be a lien upon the real property and, when paid to the Collector of Revenue of the City

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

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

H. MODIFICATIONS OF THIS PLAN

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

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

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by City ordinance, and for additional 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"**4272 W. ST. FERDINAND AVE.
LEGAL DESCRIPTION**

C.B. 3686 ST. FERDINAND
31 FT 3 IN X 130 FT 6 IN
WASH EST ADDN
BLOCK 17
LOTS W-32 E-33

PARCEL # 368600030

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
4272 W. ST. FERDINAND AVE. REDEVELOPMENT AREA**

As outlined below, as of April 2013 the Area suffered 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.

4272 W. St. Ferdinand Ave.

EXHIBIT
"G"**SUSTAINABILITY IMPACT STATEMENT**

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable

| | | Applicable | Not Applicable |
|---|--|------------|----------------|
| I. URBAN CHARACTER, VITALITY AND ECOLOGY | | | |
| A1 | Reinforce the City's Central Corridor as the dynamic "heart" of the region | | X |
| A3 | Develop designated areas via incentives for "green" and technical industries | | X |
| A4 | Increase riverfront development and provide safe public access and associated recreational activity | | X |
| A5 | Provide development incentives to encourage transit-oriented development | | X |
| | | | |
| B1 | Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets | | X |
| SAA2 | Make LRA land available at no cost for smart, productive, create re-use of the land. | | X |
| B2 | Update local street design standards and implement the Complete Streets Ordinance | | X |
| B3 | Create Citywide, and multiple neighborhood-scale mobility plans | | X |
| B4 | Discourage development that reduces transit, bike and pedestrian activities | | X |
| | | | |
| C1 | Design public spaces and neighborhood streets as gathering spaces for people | | X |
| C5 | Maintain public spaces and neighborhood streets | | X |
| | | | |
| D7* | Expand the City's urban tree canopy | X | |
| SAA4 | Increase the Number of Trees Planted by 16,000 or 15% | X | |
| | | | |
| E1 | Celebrate and increase activity along the Mississippi River | | X |
| E2 | Remove/change infrastructure to improve riverfront access | | X |
| | | | |
| F1 | Preserve and reuse buildings as a means of achieving sustainability | | X |
| F2 | Continue to integrate preservation into the planning and building approval process | | X |
| F4 | Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition | | X |
| F5 | Promote the redevelopment of historic homes and commercial properties | | X |
| | | | |
| G1 | Develop affordable homes in concert with long-range transit and development planning | | X |
| G2 | Encourage mixed-use affordable housing in high amenity neighborhoods | | X |
| G4 | Integrate low income housing into market-rate and mixed-use development | | X |
| G6 | Experiment with new ways to create partnerships to build sustainable and affordable housing | | X |
| G8 | Offer housing that is energy efficient and environmentally sustainable | | X |
| | | | |
| H4 | Continue to remove site contamination and promote brownfields redevelopment | X | |
| | | | |

| | | | |
|---|--|---|---|
| I4 | Ensure urban agriculture is a profitable, viable enterprise | | X |
| J4 | Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors | | X |
| J5 | Increase the effectiveness of major commercial corridors | | X |
| J8 | Incorporate sustainability in economic development programs | | X |
| II. ARTS, CULTURE AND INNOVATION | | | |
| A4 | Encourage the development of affordable artist housing, studios and ventures | | X |
| A5 | Diversify the City's range of arts, creative and innovative industries | | X |
| SAA6 | Build Phase II of CORTEX bioscience and technology research district | | X |
| C2 | Facilitate development of arts, culture and innovative TODs | | X |
| C5 | Target developing arts and cultural districts for streetscape and public space improvements | | X |
| E1 | Use distinctive public art, architecture, landscape to build City and neighborhood identity | | X |
| F1 | Revitalize existing and develop new arts and cultural facilities | | X |
| III. EMPOWERMENT, DIVERSITY AND EQUITY | | | |
| E4 | Expand the capacity to create additional affordable housing units | | X |
| E5 | Create pathways for qualified low-income families to become homeowners | | X |
| SAA10 | Implement Board Bill 297 pertaining to workforce inclusion | | X |
| F1 | Address blighting and environmental health hazards | X | |
| F6 | Ensure the application of universal design and accessibility codes | | X |
| IV. HEALTH, WELL-BEING AND SAFETY | | | |
| A5 | Plan and design buildings, spaces and environments for safety | X | |
| B5 | Reduce exposure of lead-paint poisoning | X | |
| C1 | Eliminate food deserts and improve access to fresh produce | | X |
| C3 | Support urban agriculture opportunities in the City | | X |
| SAA14 | End chronic Homelessness | | X |
| D4 | Design buildings to encourage physical activity | | X |
| V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION | | | |
| A1 | Advance the City as a transportation hub | | X |
| A2 | Encourage transit oriented development | | X |
| SAA18 | Increase bike racks by 150% | | X |
| E3 | Use pilot projects to explore ways to achieve net zero storm water discharge | | X |

| | | | |
|---|---|---|---|
| G2 | Strive for the highest levels of energy efficiency and maximize clean energy in buildings | | X |
| G3 | Ensure building and site development integrated with natural site ecology | | X |
| G4 | Advance the use of high-efficiency building related water systems and technologies | | X |
| G5 | Encourage re-use of materials and divert waste from land-fills | X | |
| G6 | Provide healthy interior environments in commercial buildings | | X |
| VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT | | | |
| SAA26 | Require a sustainability impact statement for all new City development | X | |
| B1 | Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly | | X |
| B2 | Encourage small scale redevelopment with economic incentives | X | |
| B4 | Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource | | X |
| C3 | Focus on small and local businesses as a key part of the City economy | | X |
| C4 | Re-use existing buildings for inexpensive incubation of entrepreneurial ideas | | X |
| D1 | Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions | | X |
| D5 | Market and encourage living in the City to recent college graduates | | X |
| E3 | Promote flexible development approaches by developers, land owners and business firms | X | |
| E4 | Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support | | X |
| SAA27 | Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront | | X |
| G3 | Foster innovation | | X |
| SAA28 | Remediate and prepare at least 40 vacant properties for redevelopment | X | |
| SAA | <i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i> | | X |

The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.

| Applicable Objective Numbers | Summary of Applicability |
|------------------------------|---|
| D7* | The developer shall expand the City's urban tree canopy |
| SAA4 | The developer for this property shall participate in the plan to increase the Number of Trees Planted in the City by 16,000 or 15% |
| I. - H4 | The developer shall promote brownfield redevelopment by eliminating waste and contamination during the renovation process of this property. |
| III. - F1 | Blighting and environmental health hazards are addressed by rehabilitating this property and upgrading it to a livable status. |
| IV. - A5 | The proposed plans for this property include vertical circulation, a clearly defined means of egress and updated building materials which provide a safe environment for potential residents. |
| IV. - B5 | The construction of this property will greatly reduce the exposure of lead-paint poisoning by utilizing new materials and finishes, including fresh paint through the building. |
| VI. - SAA26 | This is the Sustainability Impact Statement as required for all new City development |
| VI. - B2 | This plan provides for small scale redevelopment with economic incentives |

ORDINANCE NO. 69664 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
 4276 W. St. Ferdinand Ave.
Existing Uses and Conditions
 [Pattern] Unoccupied Residential, Poor Conditions
 [Pattern] Project Area Boundary
 [Pattern] Buildings
 [1234] City Block Number



Exhibit C
Project Area Plan
 4276 W. St. Ferdinand Ave.
Proposed Land Uses
 [Pattern] Residential Use
 [Pattern] Project Area Boundary
 [Pattern] Buildings
 [1234] City Block Number



Exhibit D
Project Area Plan
 4276 W. St. Ferdinand Ave.
Project Acquisition Map
 [Pattern] Parcel Number
 [Pattern] Project Area Boundary
 [Pattern] Buildings
 [1234] City Block Number



ORDINANCE #69665
Board Bill No. 236
Committee Substitute

An Ordinance recommended by the Board of Estimate and Apportionment authorizing and directing the St. Louis Municipal Finance Corporation (the "Corporation") to issue and sell the Corporation's City Parks Leasehold Improvement Dedicated Revenue Bonds (City of St. Louis, Missouri, Lessee), Series 2013, in an aggregate principal amount not to exceed \$26,000,000 (the "Series 2013 Bonds") in order to fund all or a portion of the planting of trees and other landscape materials in the rights of way of, and the design, construction, renovation, equipping, and installation of long-lasting, essential capital improvements to, certain City Parks (as defined herein), as provided herein, all for the general welfare, safety and benefit of the citizens of The City of St. Louis, Missouri (the "City"); authorizing and directing the Corporation to execute and deliver the Indenture, the Base Lease, the Lease Purchase Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein); authorizing the City to execute the Base Lease, the Lease Purchase Agreement, the Continuing Disclosure Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein); authorizing the Corporation to obtain credit enhancement for the Series 2013 Bonds from a Credit Provider (as defined herein) authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Mayor, the Comptroller, and any other appropriate City officials to execute the Credit Agreement and other documents related thereto, if any; authorizing participation of appropriate City officials in preparing the Official Statement; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance of the Series 2013 Bonds; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

WHEREAS, the City and its citizens will benefit from the planting of trees and other landscape materials in the rights of way of, and the design, construction, renovation, equipping, and installation of long-lasting, essential capital improvements to, certain City Parks (the "Project"); and

WHEREAS, pursuant to Section 94.577 of the Revised Statutes of Missouri, as amended, and Ordinance No. 62885, the voters of the City on August 3, 1993, approved the collection of a one-half cent capital improvements sales tax for the purpose of funding capital improvements, including the operation and maintenance of capital improvements (the "Capital Improvement Sales Tax"); and

WHEREAS, pursuant to Ordinance No. 62885, the City has established a special trust fund known as the "Capital Improvements Sales Tax Trust Fund" to be used to fund capital improvements from, among other sources, the Capital Improvements Sales Tax; and

WHEREAS, pursuant to Ordinance No. 62885, 17% of the funds in the Capital Improvement Sales Tax Trust Fund is dedicated to the Major Parks (as defined herein) and then further divided into six subaccounts based on relative acreage of such Major Parks; as a result of which 10.421% (61.3% of the 17%) of the funds in the Capital Improvement Sales Tax Trust Fund is dedicated to Forest Park and 6.579% (38.7% of the 17%) of the funds in the Capital Improvement Sales Tax Trust Fund is applied to the other Major Parks; and

WHEREAS, pursuant to Sections 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended, and Ordinance No. 64994, the voters of the City on November 7, 2000, approved the collection of a one-tenth of one cent sales tax on all retail sales made in the City for the purpose of funding the creation, operation, and maintenance of a Metropolitan Park and Recreation District (the "Metropolitan Park and Recreation District Capital Improvements Sales Tax"); and

WHEREAS, pursuant to Ordinance No. 64994, 40% of City's 50% share of the Metropolitan Park and Recreation District Capital Improvements Sales Tax shall be applied to the Major Parks and then further divided based on relative acreage of such Major Parks; as a result of which 24.5% (61.3% of the 40%) of the City's share of the proceeds of the Metropolitan Park and Recreation District Capital Improvements Sales Tax is dedicated to Forest Park and 15.5% (38.7% of the 40%) of the City's share of the proceeds of the Metropolitan Park and Recreation District Capital Improvements Sales Tax is dedicated to other Major Parks, while the remaining 60% of the 50% share of the Metropolitan Park and Recreation District Capital Improvements Sales Tax shall be applied to Neighborhood Parks (as defined herein); and

WHEREAS, pursuant to Ordinance No. 67477, \$1,200,000 of General Fund revenue is deposited in the Neighborhood Park Fund, which is dedicated annually to Neighborhood Parks throughout the City; and

WHEREAS, the Board of Aldermen is responsible for approving budgets for the City and is desirous of making a

commitment of budget resources commencing in FY 2015 and thereafter to support the design and construction of park improvements in City Parks in order to address deferred maintenance and other important capital improvements, through the issuance of the Series 2013 Bonds secured by: (i) a portion of the Capital Improvement Sales Tax Trust Fund, (ii) a portion of the Metropolitan Park and Recreation District Capital Improvements Sales Tax, and (iii) the \$1,200,000 annual Neighborhood Parks general revenue funding; and

WHEREAS, the City has determined that it is in the best interest of the City to direct the Corporation to issue and sell the Series 2013 Bonds to fund all or a portion of the costs of the Project through a negotiated sale; and

WHEREAS, it is necessary and desirable in connection with the issuance of the Series 2013 Bonds for the City and/or the Corporation to execute and deliver certain documents and take certain other actions as herein provided.

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

Section 1. Definitions. Capitalized terms used herein and not otherwise defined in this Ordinance or the preambles hereto shall have the meanings ascribed to such terms in the Indenture. As used in this Ordinance, the following words shall be defined as follows:

"Additional Rentals" shall have the meanings ascribed to such term in the Lease Purchase Agreement.

"Base Lease" means the Base Lease, between the City, as lessor, and the Corporation, as lessee, as may be amended and supplement in accordance with the terms thereof, pursuant to which the City has conveyed a leasehold interest in the Leased Property to the Corporation.

"Bond Purchase Agreement" means the Bond Purchase Agreement related to the issuance and sale of the Series 2013 Bonds.

"Capital Improvement Sales Tax Trust Fund" means a special trust fund to be used to fund capital improvements from, among other sources, a capital improvements sales tax established by the Board of Aldermen pursuant to Section 94.577, Revised Statutes of Missouri, as amended, pursuant to which the voters of the City on August 3, 1993 approved the collection of a one-half cent capital improvements sales tax for the purpose of funding capital improvements, including the operation and maintenance of capital improvements and pursuant to Ordinance No. 62885.

"City Documents" means the Base Lease, the Lease Purchase Agreement, the Continuing Disclosure Agreement, the Bond Purchase Agreement, the Tax Compliance Agreement, and the Credit Agreement, if any, and such other documents, certificates, and instruments as may be necessary or desirable to facilitate the issuance of the Series 2013 Bonds and to carry out and comply with the intent of this Ordinance.

"City Parks" means the Neighborhood Parks and the Major Parks, excluding Forest Park.

"City Wide Park Capital Program" means the long-lasting, essential capital improvement projects which are set forth on **Exhibit A** hereto.

"Continuing Disclosure Agreement" means the Continuing Disclosure Agreement with respect to the Series 2013 Bonds.

"Corporation" means the St. Louis Municipal Finance Corporation.

"Corporation Documents" means the Trust Indenture, the Base Lease, the Lease Purchase Agreement, the Bond Purchase Agreement, the Tax Compliance Agreement, and the Credit Agreement, if any, and such other documents, certificates, and instruments as may be necessary or desirable to facilitate the issuance of the Series 2013 Bonds and to carry out and comply with the intent of this Ordinance.

"Credit Agreement" means any agreement by and among the Credit Provider, if any, the City, and the Corporation providing for Credit Enhancement.

"Credit Enhancement" means any letter of credit, liquidity facility, a surety bond, or bond insurance policy or policies, issued by a Credit Provider guaranteeing, providing for, or insuring the payment of all or a portion of the principal of and interest on the Series 2013 Bonds as provided therein.

"Credit Provider" means the issuer or issuers of the Credit Enhancement, if any, pursuant to or identified in the Indenture.

"Dedicated Revenues" means the revenues generated annually by each of the following: (i) 6.579% the Capital Improvement Sales Tax revenues received by the City, (ii) 15.5% of the City's share of revenues from the Metropolitan Park and Recreation District Capital Improvements Sales Tax, and (iii) \$1,200,000 of the City's share of revenues from the Metro Parks Sales Tax, excluding the amount dedicated to Forest Park.

"Financial Advisor" means Public Financial Management, Inc., the financial advisor to the City with respect to the Series 2013 Bonds.

"Indenture" means the Trust Indenture between the Corporation and the Trustee, as may be amended pursuant to the terms thereof, pursuant to which the Series 2013 Bonds are issued.

"Lease Purchase Agreement" means the Lease Purchase Agreement between the Corporation, as lessor, and the City, as lessee, as may be amended pursuant to the terms thereof, pursuant to which the Corporation has conveyed a leasehold interest in the Leased Property to the City, and the City has leased the Leased Property, together with any improvements thereon, from the Corporation and agreed to pay Rentals and Additional Rentals, subject to annual appropriation, equal to the principal of and interest due on the Series 2013 Bonds.

"Leased Property" means the real and personal property described in the Lease Purchase Agreement together with any improvements constructed thereon.

"Major Parks" means Carondelet Park, Fairground Park, Forest Park, O'Fallon Park, Willmore Park, and Tower Grove Park to be funded pursuant to Ordinance No. 62885 and Ordinance No. 64994.

"Metro Parks Sales Tax" means a three-sixteenths of one cent sales tax on retail sales, except food and prescription drugs, established pursuant to Sections 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended, and approved by the voters of the City on April 2, 2013.

"Metropolitan Park and Recreation District" means the district established pursuant to Sections 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended, and approved by the voters of the City on November 7, 2000.

"Metropolitan Park and Recreation District Capital Improvements Sales Tax" means a one-tenth of one cent sales tax on all retail sales made in the City for the purpose of funding the creation, operation, and maintenance of a Metropolitan Park and Recreation District pursuant to Sections 67.1700 to 67.1769 of the Revised Statutes of Missouri, as amended, the collection of which was approved by the voters of the City on November 7, 2000.

"Neighborhood Parks" mean the neighborhood parks to be funded pursuant to Ordinance No. 64994 and Ordinance No. 67477.

"Neighborhood Parks Fund" means the fund created by Ordinance No. 67477 into which the Neighborhood Parks general revenue funding is deposited.

"Neighborhood Parks general revenue funding" means the \$1,200,000 of General Fund Revenue which, pursuant to Ordinance No. 67477, is deposited annually in the Neighborhood Parks Fund, which is dedicated to Neighborhood Parks.

"Official Statement" means the Preliminary Official Statement or Statements, and the final Official Statement or Statements, prepared in connection with the issuance, sale, and delivery of the Series 2013 Bonds.

"Project" means the planting of trees and other landscape materials in the rights of way of, and the design, construction, renovation, equipping, and installation long-lasting, essential capital improvements to, the City Parks.

"Rentals" shall have the meanings ascribed to such term in the Lease Purchase Agreement.

"Series 2013 Bonds" shall mean the City Parks Leasehold Improvement Revenue Bonds (City of St. Louis, Missouri, Lessee), Series 2013, issued by the Corporation in an aggregate principal amount not to exceed \$26,000,000 to fund the Project.

"Tax Compliance Agreement" means the Tax Compliance Agreement entered into by and among the City, the Corporation, and the Trustee.

"Trustee" means Regions Bank, St. Louis, Missouri, as trustee or any successor thereto under the Indenture.

"Underwriters" means the underwriters with respect to the Series 2013 Bonds.

Section 2. Findings and Determinations. The Board of Aldermen hereby finds and determines that it is necessary and in the best interests of the City:

(a) to authorize and direct the Corporation to issue, if market conditions warrant, the Series 2013 Bonds (i) to fund the Project, (ii) to provide for a debt service reserve fund and/or Credit Enhancement for the Series 2013 Bonds, and (iii) to pay reasonable expenses incurred by the Corporation and the City in connection with the issuance and sale of the Series 2013 Bonds; and

(b) that the Series 2013 Bonds be secured by, subject to annual appropriation, the Dedicated Revenues; provided, however, that debt service on the Series 2013 Bonds shall be structured such that the annual total principal and interest payments on the Series 2013 Bonds in any Fiscal Year shall not exceed an amount equal to 75% of the Dedicated Revenues (the "Annual Debt Service Cap"). (For purposes of computing the Annual Debt Service Cap, the City shall use the sum of 75% of the Capital Improvements Sales Tax revenues received by the City, 75% of the Metropolitan Park and Recreation District Capital Improvements Tax revenues received by the City in FY2013, and 75% of the Metro Parks Sales Tax received by the City); and

(c) to authorize and direct the Corporation to enter into a negotiated sale of the Series 2013 Bonds to the Underwriters.

Section 3. Authority and Direction to Issue the Series 2013 Bonds. The City hereby authorizes and directs the Corporation, if market conditions warrant, to issue the Series 2013 Bonds on behalf of the City for the purposes set forth in 0 hereof. The Series 2013 Bonds (i) shall have a final maturity not more than 30 years from their date of issuance, (ii) shall bear a fixed rate of interest of not more than 6%, and (iii) may be sold at a premium or at a discount with such discount not to exceed the maximum discount allowable under Missouri law. The terms and provisions of the Series 2013 Bonds shall be as provided in the Indenture. The Series 2013 Bonds be secured by, subject to annual appropriation, the Dedicated Revenues; provided, however, that debt service on the Series 2013 Bonds shall be structured such that the annual total principal and interest payments on the Series 2013 Bonds in any Fiscal Year shall not exceed an amount equal to 75% of the Dedicated Revenues (the "Annual Debt Service Cap"). All Dedicated Revenues not used for principal and interest payments on the Series 2013 Bonds in any Fiscal Year as provided above shall be held by the City in the City's park maintenance account and shall be used to fund capital projects and the maintenance thereof in the City Parks.

Section 4. Application of Proceeds of Series 2013 Bonds. Upon the recommendation of the Board of Estimate and Apportionment, the proceeds of the Series 2013 Bonds and the City Wide Park Capital Program will be distributed as follows:

(a) \$750,000 will be used to pay for the cost of planting trees and other landscape improvements within the public right of way, with such \$750,000 being divided equally among the 28 wards providing approximately \$26,786 per ward, and

(b) \$500,000 will be used to pay for the cost of the improvement to cycling trails and facilities within and connecting parks, and

(c) the balance of the Series 2013 Bonds proceeds in the amount of approximately \$24,750,000, less the costs of issuance and any necessary reserves, will be used for the City Wide Park Capital Program as set forth on **Exhibit A** hereto. Additional long-lasting, essential capital improvement projects may be added to **Exhibit A** and funds allocated to any park as set forth on **Exhibit A** may be allocated to any other park within the same ward only when requested by an Alderman, recommended by the Director of the Department of Parks, Recreation and Forestry, approved by bond counsel, and approved by the Board of Public Service. The current anticipated allocation of the Series 2013 Bond proceeds to be disbursed pursuant to subsection 0 above among the City Parks is set forth on **Exhibit A** hereto.

As part of the annual budget preparation process, the Director of the Department of Parks, Recreation and Forestry shall submit to the Budget Division recommendations for the specific long-lasting, essential capital improvement projects to be funded by the City Wide Park Capital Program with a portion of the proceeds of the Series 2013 Bonds; provided said recommendation shall be approved by resolution of the Parks and Environmental Matters Committee of the Board of Aldermen prior to the submission to the Budget Division. The projects recommended by the Director of the Department of Parks, Recreation and Forestry must consist of long-lasting, essential capital improvements, address some of the City's most significant deferred maintenance in the City Parks, result in increased use and value of parks to the most citizens, and have the effect of reducing operating expenses of the Department of Parks, Recreation and Forestry on an ongoing basis. Such Director's proposal shall both identify the proposed long-lasting, essential capital improvement projects and present an evaluation of how those proposed projects address the above selection criteria.

Section 5. Limited Obligations. The Series 2013 Bonds and the interest thereon shall be limited obligations payable by the Corporation solely from (i) proceeds of the Series 2013 Bonds, (ii) Rentals and Additional Rentals received from the City by the Corporation, or by the Trustee on behalf of the Corporation, and reasonably expected to be used to pay debt service on the Series 2013 Bonds pursuant to the Lease Purchase Agreement, (iii) amounts available in the debt service reserve fund, if any, and (iv) amounts payable by any Credit Provider in connection with any Credit Enhancement on the Series 2013 Bonds. The Series 2013 Bonds and the interest thereon do not and shall not constitute an indebtedness of the City or the State of Missouri or any instrumentality thereof within the meaning of any constitutional or statutory debt limitation or restriction. The obligation of the City to make payments of Rentals, Additional Rentals, and other amounts under the Lease Purchase Agreement is subject to annual appropriation as provided therein. Neither the obligation of the City to make such payments under the Lease Purchase Agreement nor the Series 2013 Bonds shall constitute a debt of the City. The issuance of the Series 2013 Bonds will not directly or contingently obligate the City to make any payments beyond those appropriated for its then current fiscal year.

Section 6. Authority and Direction to Execute and Deliver Corporation Documents. In connection with the issuance of the Series 2013 Bonds, the City hereby authorizes and directs the Corporation to execute and deliver the Corporation Documents, in forms that are consistent with the provisions of this Ordinance, and as such Corporation Documents are approved by the City Counselor and, with the advice of the Underwriters and the Financial Advisor, the appropriate officers of the Corporation executing such documents, with the respective signatures of such officers thereon to be evidence of the approval of the Corporation.

Section 7. Authority and Direction to Sell the Series 2013 Bonds in a Negotiated Sale. In connection with the issuance of the Series 2013 Bonds, the City hereby authorizes and directs the Corporation to negotiate the sale thereof with the Underwriters, subject to the provisions of this Ordinance. The City further hereby authorizes and directs the Corporation to prepare, at the request of the Underwriters, the Official Statement; to execute and deliver the final Official Statement; and to execute and deliver the Bond Purchase Agreement and any and all related documents, all in connection with such negotiated sale of the Series 2013 Bonds.

Section 8. Authority and Direction to Obtain Credit Enhancement. The City hereby authorizes and directs the Corporation to obtain Credit Enhancement for the Series 2013 Bonds from a Credit Provider with such credit rating that, in the opinion of the Underwriters and the Financial Advisor, will achieve an economic benefit for the City if the Series 2013 Bonds are secured by such Credit Enhancement. Any Credit Agreement executed in connection therewith may pledge Dedicated Revenues, Rentals, and Additional Rentals on a parity basis to payment of (i) debt service on the Series 2013 Bonds, and (ii) any amounts due and owing to the Credit Provider under the Credit Agreement. The Mayor and the Comptroller of the City are hereby authorized to approve the terms of any such Credit Agreement, and, with the advice of the City Counselor as to the form thereof, are hereby authorized and directed to execute such Credit Agreement and other documents in connection therewith as required to obtain any such Credit Enhancement.

Section 9. Authority and Direction to Execute and Deliver City Documents. The City hereby authorizes and directs the Mayor and the Comptroller of the City to execute and deliver the City Documents in forms that are consistent with the provisions of this Ordinance, as such City Documents are approved by the Mayor and the Comptroller with the advice of the Underwriters and the Financial Advisor, and as are approved as to form by the City Counselor, with the respective signatures of such officials thereon to be evidence of the approval of the City; and the Register of the City is hereby authorized and directed to affix the corporate seal of the City to the City Documents and to attest the same.

Section 10. Authorization with Respect to Sale of the Series 2013 Bonds. The Mayor, the Comptroller, and other appropriate officers, agents, and employees of the City are hereby authorized and directed to participate with the Corporation in the preparation of the Official Statement. The Mayor and the Comptroller are hereby authorized and directed to execute and deliver the final Official Statement in a form that is consistent with the provisions of this Ordinance, as is approved by the Mayor and the Comptroller with the advice of the Underwriters and the Financial Advisor, and as is approved as to form by the City Counselor, with the respective signatures of the Mayor and the Comptroller thereon to be evidence of the approval of the City.

Section 11. Further Authority. The Mayor, the Comptroller, the Treasurer (as to permitted investments only), the Register, and other appropriate officers, agents, and employees of the City are hereby authorized to take such further actions and execute such other documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City with respect to the City Documents, and the Official Statement.

Section 12. Severability. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the Board of Aldermen intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being

executed in accord with the legislative intent.

Section 13. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 14. Superseding of Inconsistent Provisions. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, including but not limited to Ordinance No. 69049, but only to the extent of such inconsistency.

**EXHIBIT A
CITY WIDE CAPITAL PARK PROGRAM
AND ALLOCATION OF THE SERIES 2013 BOND PROCEEDS**

| PARKS BOND ISSUE PROJECTS | | | | |
|----------------------------------|--------------------------------------|-------------|-------------|--------------|
| PARK NAME | IMPROVEMENT | COST | WARD | TOTAL |
| PENROSE PARK | CONSTRUCT PARKING | \$97,094 | 1 | |
| | RENOVATE VELODROME | \$250,000 | 1 | |
| | CONSTRUCT NEW RESTROOM BUILDING AND | \$300,000 | 1 | \$647,094 |
| | RENOVATION OF EXISTING HOUSE | | | |
| HANDY PARK | UPGRADE CHILDREN'S PLAYGROUND AREA | \$100,000 | 1 | |
| | FENCING AND PARK BENCHES | \$51,098 | 1 | \$151,098 |
| BUSCHE PARK | CONSTRUCT PERIMETER SIDEWALKS | \$39,164 | 2 | \$39,164 |
| DICKMANN PARK | DEVELOP PARK AREA | \$65,821 | 2 | \$65,821 |
| HICKEY PARK | RENOVATE BALLFIELDS | \$115,422 | 2 | |
| | RESURFACE WALKING TRAIL | \$50,000 | 2 | |
| | REPLACE INTERIOR WALKWAYS | \$25,000 | 2 | |
| | REPLACE ROOF ON COMFORT STATION | \$15,000 | | \$205,422 |
| NORTH RIVERFRONT PARK | NORTH PARK AND RESTROOM FACILITY | \$533,305 | 2 | |
| | FISHING PLATFORM & CLEANING STATION | \$331,150 | 2 | |
| | BOAT ACCESS AND PARKING | \$1,556,098 | 2 | |
| | SUN AN SHADE SEATING AREA | \$116,150 | 2 | |
| | OPEN PICNIC AND GATHERING AREA | \$120,500 | 2 | |
| | EXPANDED SOUTH PARKING AREA | \$288,800 | 2 | |
| | COMFORT STATION RENOVATION | \$131,900 | 2 | |
| | EXERCISE PATH W/SCULPTURED STATIONS | \$80,500 | 2 | \$3,158,403 |
| FAIRGROUND PARK | UPGRADE COMFORT STATIONS TO ADA | \$210,814 | 3 | |
| | RENOVATION TO POOL LOCKER BUILDING | \$900,000 | 3 | |
| | SKATING RINK IMPROVEMENTS | \$400,000 | 3 | |
| | IMPROVE PLAYGROUND AREA | \$150,000 | 3 | \$1,660,814 |
| HYDE PARK | WALKING PATHS (CRUSHED GRANITE) | \$18,931 | 3 | |
| | OPEN AIR PAVILION W/PORTA-POTTY ENCL | \$130,651 | 3 | \$149,582 |

| | | | | |
|----------------------|------------------------------------|-----------|---|-----------|
| STRODTMAN PARK | REPLACE EXTERIOR CONCRETE WALKS | \$21,856 | 3 | \$21,856 |
| | | | | |
| WINDSOR PARK | UPGRADE COMFORT STATION TO ADA | \$42,070 | 3 | \$42,070 |
| | | | | |
| YEATMAN SQUARE PARK | RESURFACE TENNIS COURTS | \$43,712 | 3 | \$43,712 |
| | | | | |
| RUMBOLD PARK | RENOVATE COMFORT STATION | \$20,000 | 4 | |
| | RENOVATE PLAYGROUND | \$17,901 | 4 | \$37,901 |
| | | | | |
| TANDY PARK | CONSTRUCT CONCESSION STAND | \$70,748 | 4 | \$70,748 |
| | | | | |
| COLUMBUS SQUARE PARK | REPLACE DECORATIVE LIGHTING | \$5,685 | 5 | \$5,685 |
| | | | | |
| DESOTO PARK | INSTALL PARK BENCHES | \$15,000 | 5 | |
| | PARK LIGHTING | \$204,572 | 5 | \$219,572 |
| | | | | |
| 14TH STREET MALL | INSTALL PARK BENCHES | \$11,045 | 5 | |
| | INSTALL DRINKING FOUNTAIN | \$5,000 | 5 | \$16,045 |
| | | | | |
| FR. FILIPIAK PARK | REPAIR TENNIS COURT LIGHTING | \$30,000 | 5 | |
| | REPAIR DECORATIVE LIGHTING | \$15,000 | 5 | |
| | REPLACE PARK BENCHES | \$9,325 | 5 | \$54,325 |
| | | | | |
| INTERCO PLAZA | INSTALL PARK BENCHES | \$3,970 | 5 | |
| | INSTALL DRINKING FOUNTAIN | \$5,000 | 5 | \$8,970 |
| | | | | |
| JACKSON PLACE PARK | CHIP & SEAL PERIMETER WALKING PATH | \$20,466 | 5 | \$20,466 |
| | | | | |
| MURPHY PARK | RESURFACE INTERIOR ASPHALT WALKS | \$25,000 | 5 | |
| | REPLACE PLAYGROUND EQUIPMENT | \$100,000 | 5 | |
| | REPLACE PARK BENCHES | \$2,599 | 5 | \$127,599 |
| | | | | |
| LORETTA HALL PARK | RESURFACE INTERIOR WALKS | \$29,057 | 5 | \$29,057 |
| | | | | |

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|----------------------|------------------------------------|-----------|---|-----------|
| LUCAS GARDEN PARK | LANDSCAPING | \$13,771 | 5 | \$13,771 |
| | | | | |
| ST. LOUIS PLACE PARK | RESURFACE INTERIOR WALKS | \$100,000 | 5 | |
| | REPLACE PARK BENCHES/TRASH CANS | \$35,000 | 5 | |
| | PLAYGROUND RENOVATIONS | \$43,513 | | \$178,513 |
| | | | | |
| ALOE PLAZA | REPLACE EXPOSED AGGREGATE SIDEWALK | \$30,321 | 6 | \$30,321 |
| | | | | |
| ALOE PLAZA WEST | REPLACE EXTERIOR CONCRETE WALKS | \$12,002 | 6 | \$12,002 |
| | | | | |
| BUDER PARK | REPLACE DRINKING FOUNTAIN | \$5,000 | 6 | |
| | REPLACE PARK BENCHES | \$5,000 | 6 | |
| | ADULT EXERCISE EQUIPMENT | \$19,184 | 6 | \$29,184 |
| | | | | |
| COMPTON HILL PARK | TENNIS COURT IMPROVEMENTS | \$79,917 | 6 | |
| | REPLACE LIGHTS ON WATER TOWER | \$10,000 | | |
| | PAVILION | \$215,000 | 6 | |
| | RESERVOIR OVERLOOKS | \$160,000 | 6 | \$464,917 |
| | | | | |
| EADS SQUARE PARK | RENOVATE PLAYGROUND | \$53,061 | 6 | \$53,061 |
| | | | | |
| FOX PARK | REPLACE PARK BENCHES | \$5,000 | 6 | |
| | CONSTRUCT DOG PARK AREA | \$28,984 | 6 | \$33,984 |
| | | | | |
| GATEWAY MALL PLAZAS | REPAIR DAMAGE SIDEWALKS | \$25,267 | 7 | \$25,267 |
| | | | | |
| KAUFMANN PARK | REPLACE INT/EXT CONCRETE SIDEWALKS | \$12,634 | 7 | \$12,634 |
| | | | | |
| KIENER PLAZA | REPLACE INT/EXT CONCRETE SIDEWALKS | \$24,004 | 7 | \$24,004 |
| | | | | |
| LAFAYETTE PARK | BOATHOUSE RENOVATION | \$378,377 | 7 | \$378,377 |
| | | | | |
| MAY AMPHITHEATER | REPLACE STONEMWORK AT FOUNTAIN | \$24,004 | | \$24,004 |
| | | | | |
| MESTRES PARK | REPLACE PARK BENCHES | \$7,974 | 7 | |

| | | | | |
|----------------------|-------------------------------------|-----------|---|-------------|
| | REPLACE INTERIOR WALKS | \$25,000 | 7 | \$32,974 |
| MEMORIAL PLAZA | REPLACE INTERIOR/EXTERIOR WALKS | \$143,139 | 7 | \$143,139 |
| POELKER PARK | REPLACE IRRIGATION SYSTEM | \$12,634 | 7 | \$12,634 |
| PONTIAC SQUARE PARK | REPLACE INT/EXT CONCRETE SIDEWALKS | \$18,950 | 7 | \$18,950 |
| RAY LEISURE PARK | PLAYGROUND RENOVATION | \$92,352 | 7 | \$92,352 |
| SERRA SCULPTURE PARK | REPLACE IRRIGATION SYSTEM | \$14,402 | 7 | \$14,402 |
| SOULARD PARK | REPLACE BRICK PAVERS IN PLAZA AREA | \$24,509 | 7 | \$24,509 |
| WASHINGTON SQ. PARK | REPLACE IRRIGATION SYSTEM | \$100,000 | 7 | |
| | REPLACE CONCRETE SIDEWALKS | \$69,922 | 7 | \$169,922 |
| TOWER GROVE PARK | REFURBISH (6) TENNIS COURTS | \$253,333 | 8 | |
| | REFURBISH GRASS TENNIS COURTS | \$133,333 | 8 | |
| | REFURBISH (3) PARK BATHROOMS | \$183,333 | 8 | |
| | REFORESTATION & LANDSCAPING | \$200,000 | 8 | |
| | RECONSTRUCT PARK ROADWAYS | \$950,786 | 8 | |
| | (Curbs, Roads, Walking Paths) | | 8 | |
| | RECONSTRUCT STORM SEWER INTLETS | \$20,000 | 8 | |
| | REPAIR/REPAINT HISTORIC STRUCTURES | \$460,000 | 8 | |
| | (Bridges, Buildings & Entrances) | | 8 | |
| | STREET LIGHT REPLACEMENT AND REPAIR | \$133,333 | 8 | |
| | HVAC BUILDING REPAIRS AND UPGRADES | \$100,000 | 8 | \$2,434,118 |
| ABOUSSIE PARK | REPLACE CONCRETE SIDEWALKS | \$5,053 | 9 | \$5,053 |
| BENTON PARK | RENOVATE TENNIS COURTS | \$100,000 | 9 | |
| | EXPAND PLAYGROUND AREA | \$80,661 | 9 | \$180,661 |
| CARNEGIE PLAYGROUND | INSTALL WROUGHT IRON FENCING | \$26,152 | 9 | \$26,152 |

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|-----------------------|--------------------------------------|-----------|----|-----------|
| CHEROKEE PARK | RENOVATE PLAYGROUND | \$112,439 | 9 | \$112,439 |
| FREEMONT PARK | REPLACE CONCRETE SIDEWALKS | \$29,184 | 9 | \$29,184 |
| LYONS PARK | REPLACE DRINKING FOUNTAINS | \$10,000 | 9 | |
| | REPLACE INT/EXT CONCRETE WALKS | \$127,959 | 9 | \$137,959 |
| MT. PLEASANT PARK | ADD LIGHTING TO PLAYGROUND/RINK AREA | \$10,049 | 9 | |
| | REPAIR SURFACING ON SKATING RINK | \$30,000 | 9 | \$40,049 |
| BERRA PARK | REPLACE PARK FENCING | \$60,641 | 10 | \$60,641 |
| SUBLETTE PARK | REPLACE COMFORT STATION TO ADA | \$165,806 | 10 | |
| | REPLACE DRINKING FOUNTAINS | \$5,000 | 10 | \$170,806 |
| ALASKA PARK | INSTALL PARK BENCHES | \$10,000 | 11 | |
| | INSTALL PERMENANT TRASH RECEPTACLES | \$10,000 | 11 | |
| | REPLACE EXTERIOR CONCRETE WALKS | \$39,504 | 11 | \$59,504 |
| BELLERIVE PARK | REPLACE INT/EXT SIDEWALKS | \$100,000 | 11 | |
| | REPLACE PARK BENCHES | \$9,533 | 11 | \$109,533 |
| CARONDELET PARK | BOATHOUSE/BOAT LAKE IMPROVEMENTS | \$239,745 | 11 | |
| | PARK SIGNAGE | \$100,000 | 11 | |
| | UPGRADE ATHLETIC FIELDS | \$83,250 | 11 | |
| | UPGRADE PARK LIGHTING/ELECTRIC | \$216,450 | 11 | |
| | ADA UPGRADE TO COMFORT STATIONS | \$83,250 | 11 | |
| | RE-ROOF SHELTER - PICNIC GRDS. #1 | \$8,325 | 11 | |
| | INSTALL NEW BLEACHERS ON B.B. #1 | \$16,650 | 11 | |
| | RE-SEAL BOATHOUSE CONCRETE DECK | \$8,325 | 11 | \$755,995 |
| CARONDELET LIONS PARK | NEW SHELTERS | \$21,477 | 11 | \$21,477 |
| FANETTI PLAZA | INSTALL PARK BENCHES | \$11,477 | 11 | |

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|---------------------------|---------------------------------------|-----------|----|-------------|
| | INSTALL DRINKING FOUNTAIN | \$10,000 | 11 | \$21,477 |
| | | | | |
| MINNESOTA & HILL PARK | CREATE SOCCER FIELD | \$6,317 | 11 | \$6,317 |
| | | | | |
| SISTER MARIE CHARLES PARK | REPLACE CONCRETE ALONG BOARDWALK | \$37,901 | 11 | \$37,901 |
| | | | | |
| SOUTH ST. LOUIS SQ. | REPLACE EXTERIOR CONCRETE WALKS | \$20,972 | 11 | \$20,972 |
| | | | | |
| ST. MARCUS PARK | ENTRY GATE AND PERIMETER FENCE | \$200,000 | 12 | |
| | LANDSCAPING | \$25,000 | 12 | |
| | ACCENT LIGHTING | \$62,157 | 12 | |
| | SITE FURNITURE | \$35,000 | 12 | \$322,157 |
| | | | | |
| RIVER DES PERES | LANDSCAPING | \$50,000 | 12 | |
| | RESURFACE PARKING LOTS @ GREENS | \$200,000 | 12 | |
| | BALLFIELD IMPROVEMENTS | \$100,000 | 12 | |
| | REPLACE CONCRETE SIDEWALKS | \$150,000 | 12 | \$500,000 |
| | | | | |
| RIVER DES PERES EXT. PK | REPLACE FENCING ALONG CREEK AREA | \$75,000 | 12 | |
| | CORRECT PARK DRAINAGE | \$60,938 | 12 | \$135,938 |
| | | | | |
| WILLMORE PARK | BALLFIELD IMPROVEMENTS | \$150,000 | 12 | |
| | FIX PARK DRAINAGE PROBLEMS | \$250,000 | 12 | |
| | ADA UPGRADE TO MAINT BLDG. RESTROOM | \$150,000 | 12 | |
| | REPLACE FENCING ALONG RIVER DES PERES | \$100,000 | 12 | |
| | RESURFACE BICYCLE TRAIL | \$250,000 | 12 | |
| | PICNIC GROUND IMPROVEMENTS | \$50,000 | 12 | |
| | RENOVATE TENNIS COURTS | \$200,173 | 12 | |
| | REPLACE INTERIOR CONCRETE SIDEWALKS | \$100,000 | 12 | |
| | RESURFACE PARK ROADWAY | \$500,000 | 12 | \$1,750,173 |
| | | | | |
| CARONDELET PARK | BOATHOUSE/BOAT LAKE IMPROVEMENTS | \$513,714 | 13 | |
| | PARK SIGNAGE | \$166,800 | 13 | |
| | UPGRADE ATHLETIC FIELDS | \$166,750 | 13 | |
| | UPGRADE PARK LIGHTING/ELECTRIC | \$433,550 | 13 | |

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|------------------|--|-----------|----|-------------|
| | ADA UPGRADE TO COMFORT STATIONS | \$166,750 | 13 | |
| | RE-ROOF SHELTER - PICNIC GRDS. #1 | \$16,675 | 13 | |
| | INSTALL NEW BLEACHERS ON B.B. #1 | \$33,350 | 13 | |
| | RE-SEAL BOATHOUSE CONCRETE DECK | \$16,675 | 13 | \$1,514,264 |
| | | | | |
| | | | | |
| JOE LEISURE PARK | LANDSCAPING | \$50,000 | 13 | |
| | REPLACE CONCRETE SIDEWALK | \$140,000 | 13 | |
| | INSTALL PERMANENT TRASH RECEPTACLES | \$13,401 | 13 | \$203,401 |
| | | | | |
| | | | | |
| CHRISTY PARK | REPLACE INTERIOR ASHALT WALKS | \$20,000 | 14 | |
| | PICNIC TABLES | \$3,401 | 14 | |
| | PLAYGROUND RENOVATION | \$150,000 | 14 | |
| | REPLACE CURB AND SIDEWALKS | \$30,000 | 14 | \$203,401 |
| | | | | |
| | | | | |
| MCDONALD PARK | REPLACE DRINKING FOUNTAIN | \$7,401 | 15 | |
| | REPAIR PLAYGROUND EQUIPENT | \$30,500 | 15 | \$37,901 |
| | | | | |
| | | | | |
| TOWER GROVE PARK | REFURBISH (6) TENNIS COURTS | \$126,667 | 15 | |
| | REFURBISH GRASS TENNIS COURTS | \$66,667 | 15 | |
| | REFURBISH (3) PARK BATHROOMS | \$91,667 | 15 | |
| | REFORESTATION & LANDSCAPING | \$100,000 | 15 | |
| | RECONSTRUCT PARK ROADWAYS (Curbs, Roads, Walking Paths) | \$487,620 | 15 | |
| | RECONSTRUCT STORM SEWER INTLETS | \$10,000 | 15 | |
| | REPAIR/REPAINT HISTORIC STRUCTURES (Bridges, Buildings & Entrances) | \$230,000 | 15 | |
| | STREET LIGHT REPLACEMENT AND REPAIR | \$54,375 | 15 | |
| | HVAC BUILDING REPAIRS AND UPGRADES | \$50,000 | 15 | \$1,216,996 |
| | | | | |
| | | | | |
| FRANCIS PARK | BASEBALL FIELD IMPROVEMENTS | \$100,000 | 16 | |
| | NATURALIZED SWALE& LILLY POND PLAZA | \$519,502 | 16 | |
| | LILLY PONDS | \$150,000 | 16 | |
| | ENTRY PLAZA | \$310,000 | 16 | \$1,079,502 |
| | | | | |
| | | | | |
| RIVER DES PERES | LANDSCAPING | \$50,000 | 16 | |
| | RENOVATE PLAYGROUND | \$150,000 | 16 | |
| | INSTALL DRINKING FOUNTAINS | \$25,000 | 16 | |
| | REPLACE CONCRETE CURBS | \$373,242 | 16 | \$598,242 |

| | | | | |
|---------------------|--------------------------------------|----------|----|-----------|
| | | | | |
| ADAMS PARK | REPLACE SCOREBOARD | \$11,563 | 17 | |
| | REPLACE TRASH CANS | \$3,000 | 17 | |
| | REPAIR WROUGHT IRON FENCING | \$10,000 | 17 | |
| | LANDSCAPING | \$5,000 | 17 | \$29,563 |
| | | | | |
| CHOUTEAU PARK | DECORATIVE LIGHTING | \$35,374 | 17 | \$35,374 |
| | | | | |
| | | | | |
| BECKETT PARK | REPLACE PARK BENCHES | \$7,196 | 18 | |
| | REPLACE INTERIOR WALKS | \$35,000 | 18 | \$42,196 |
| | | | | |
| FOUNTAIN PARK | REPAIR AND PAINT FOUNTAIN | \$18,950 | 18 | \$18,950 |
| | | | | |
| | | | | |
| SAMUEL KENNEDY PARK | REPAIR PERIMETER CONCRETE WALKS | \$12,634 | 18 | \$12,634 |
| | | | | |
| | | | | |
| TURNER PLAYGROUND | REDEVELOP PARK | \$17,687 | 18 | \$17,687 |
| | | | | |
| | | | | |
| CHAMBERS PARK | RENOVATE TENNIS COURTS | \$34,718 | 19 | |
| | REPLACE EXTERIOR CONCRETE WALKS | \$45,000 | 19 | \$79,718 |
| | | | | |
| JET BANKS PARK | INSTALL PARK PLAYGROUND | \$42,449 | 19 | \$42,449 |
| | | | | |
| | | | | |
| NORMAN SAEY PARK | REPLACE PERIMETER CONCRETE WALKS | \$37,901 | 19 | \$37,901 |
| | | | | |
| | | | | |
| TERRY PARK | REPAIR PLAYGROUND SURFACING | \$35,000 | 19 | |
| | REPLACE FENCING | \$15,534 | 19 | \$50,534 |
| | | | | |
| TIFFANY PARK | REPLACE DRINKING FOUNTAIN | \$3,897 | 19 | |
| | INSTALL WOOD MULCH @ PLAYGROND | \$10,000 | 19 | \$13,897 |
| | | | | |
| GRAVOIS PARK | INSTALL SECURITY CAMERAS | \$63,596 | | |
| | REPAIR PLAYGROUND SURFACING | \$15,000 | 20 | |
| | REPLACE IRRIGATION @ COMFORT STATION | \$15,000 | 20 | |
| | INSTALL WATER SERVICE TO SIGN | \$10,000 | 20 | |
| | (Corner of Louisiana & Potomac) | | 20 | \$103,596 |
| | | | | |

| | | | | |
|--------------------|--|-----------|----|-------------|
| LACLEDE PARK | SECURITY CAMERAS | \$20,000 | 20 | |
| | REPLACE WALKWAYS | \$20,049 | 20 | \$40,049 |
| MARQUETTE PARK | RENOVATE FIELDHOUSE | \$214,266 | 20 | \$214,266 |
| | | | | |
| MINNIEWOOD PARK | INSTALL SECURITY CAMERAS | \$41,851 | 20 | |
| | REPAIR PLAYGROUND SURFACING | \$10,000 | 20 | |
| | INSTALL TIMER ON SPRAY FOUNTAIN | \$5,000 | 20 | \$56,851 |
| O'FALLON | RENOVATE BOATHOUSE RESTROOMS/DRAIN | \$350,000 | 21 | |
| | RENOVATE RESIDENCE | \$259,794 | 21 | |
| | RESURFACE PARK ROADWAYS | \$600,000 | 21 | |
| | REPLACE INTERIOR CONCRETE SIDEWALKS | \$125,000 | 21 | |
| | REPLACE PARK BENCHES | \$25,000 | 21 | |
| | RE-ROOF PICNIC PAVILIONS | \$40,000 | 21 | |
| | CONSTRUCT AND LIGHT FOOTBALL FIELD | \$200,000 | 21 | \$1,599,794 |
| TINK BRADLEY PARK | INSTALL (2) DRINKING FOUNTAINS | \$15,000 | | |
| | REFURBISH BASEBALL FIELD | \$25,175 | | \$40,175 |
| AMHERST PARK | REPL. RUBBER SURF UNDER PLAYGROUND | \$50,000 | 22 | |
| | RESURFACE INTERIOR WALKS | \$5,335 | 22 | \$55,335 |
| BARRETT BROS. PARK | REPLACE BALLFIELD LIGHT POLES/LIGHTS | \$166,258 | 22 | \$166,258 |
| LINDENWOOD PARK | CONSTRUCT STAGE ON NORTH SIDE OF RECREATION BUILDING | \$177,881 | 23 | \$177,881 |
| | | | | |
| TILLES PARK | REBUILDING PARK OVERLOOK ON FYLER SIDE OF PARK | \$250,000 | 23 | |
| | SCULPTURE/ARTWORK | \$16,375 | | |
| | SPRAY PAD (Motion Activated) | \$100,000 | | \$366,375 |
| CLIFTON PARK | REPLACE PARK BENCHES/BIKE RACKS | \$5,588 | 24 | |
| | RENOVATE BASKETBALL COURT | \$25,000 | 24 | |

| | | | | |
|--------------------|--|-----------|----|-----------|
| | LANDSCAPING | \$50,000 | 24 | \$80,588 |
| | | | | |
| FRANCIS SLAY PRAK | REPLACE PARK BENCHES/BIKE RACKS | \$15,000 | 24 | |
| | INSTALL PERMANENT TRASH RECEPTACLES | \$10,000 | 24 | |
| | REPLACE DRINKING FOUNTAINS | \$10,000 | 24 | \$35,000 |
| | | | | |
| | | | | |
| FRANZ PARK | BALLFIELD IMPROVEMENTS | \$112,701 | 24 | \$112,701 |
| | (Grading, Replace Player Benches, Repair Backstops and Paint, Seeding/Sodding) | | | |
| | | | | |
| AMBERG PARK | REPLACE INT/EXT WALKS | \$34,869 | 25 | \$34,869 |
| | | | | |
| GREG FREEMAN PARK | REBUILD KIOK | \$4,169 | 26 | \$4,169 |
| | | | | |
| GWEN GILES PARK | RESURFACE INTERIOR ASPHALT WALKS | \$22,590 | 26 | |
| | INSTALL PORTA-POTTY SHELTER | \$35,000 | 26 | |
| | INSTALL (15) NEW BENCHES | \$10,000 | 26 | \$67,590 |
| | | | | |
| IVORY PERRY PARK | REPLACE EXT. CONCRETE WALKS | \$45,000 | 26 | |
| | RESURFACE PARKING LOT & WALKS | \$52,633 | 26 | |
| | EXERCISE STATION EQUIPMENT | \$45,000 | 26 | \$142,633 |
| | | | | |
| KINGSBURY SQ. PARK | RENOVATE PARK GAZEBO | \$7,580 | 26 | \$7,580 |
| | | | | |
| MARIE FOWLER PARK | REPLACE EXTERIOR CONCRETE WALKS | \$9,096 | 26 | \$9,096 |
| | | | | |
| PHILIP LUCIER PARK | REPAIR RUBBER PLAYGROUND SURFACING | \$12,522 | 26 | |
| | INSTALL SECURITY LIGHTING IN PARK | \$25,000 | 26 | \$37,522 |
| | | | | |
| PARKLAND PARK | RECONSTRUCT INTERIOR ASPHALT WALK | \$29,689 | 26 | \$29,689 |
| | | | | |
| RUSSELL PARK | REPLACE DRINKING FOUNTAIN | \$5,000 | 26 | |
| | REPAIR/PAINT PAVILION | \$8,897 | 26 | \$13,897 |
| | | | | |
| RUTH PORTER MALL | RENOVATE (1) PLAYGROUNDS | \$102,585 | 26 | \$102,585 |

| | | | | |
|---------------------------------|-------------------------------------|-----------|----|--------------|
| SHERMAN PARK | REHABILITATE TENNIS COURTS | \$150,000 | 26 | |
| | RESURFACE INTERIOR WALKS | \$55,000 | 26 | |
| | REPLACE PARK BENCHES | \$8,445 | 26 | |
| | SURFACE ROADWAYS AND PARKING LOT | \$65,000 | 26 | \$278,445 |
| BUSCHE PARK | CONSTRUCT PERIMETER SIDEWALKS | \$39,164 | 2 | \$39,164 |
| | | | | |
| DWIGHT DAVIS PARK | RENOVATE BASKETBALL COURT | \$55,000 | 27 | |
| | RENOVATE TENNIS COURT | \$55,000 | 27 | |
| | SECURITY CAMERAS | \$11,283 | 27 | \$121,283 |
| UNITY PARK | DECORATIVE LIGHTING | \$15,267 | 27 | |
| | SECURITY CAMERAS | \$10,000 | 27 | \$25,267 |
| | | | | |
| VIVIAN-ASTRA PARK | SECURITY CAMERAS | \$13,897 | 27 | \$13,897 |
| | | | | |
| WALNUT PARK | EXERCISE STATIONS | \$15,020 | 27 | |
| | SECURITY CAMERAS | \$14,037 | 27 | \$29,057 |
| GREG FREEMAN PARK | REPAIR AND PAINT WROUGHT IRON FENCE | \$4,169 | 28 | \$4,294 |
| | | | | |
| TAYLOR PARK | LANDSCAPING | \$2,653 | 28 | \$2,653 |
| | | | | |
| CITY-WIDE LANDSCAPING | | \$750,000 | | \$750,000 |
| | | | | |
| CITY-WIDE BIKE TRAIL/FACILITIES | | \$500,000 | | \$500,000 |
| | | | | |
| TOTAL | | | | |
| | | | | |
| | | | | \$26,000,000 |

Approved: January 14, 2014

ORDINANCE #69666
Board Bill No. 264

AN ORDINANCE APPROVING AN AMENDMENT TO THE BOUNDARIES OF THE ORPHEUM THEATRE COMMUNITY IMPROVEMENT DISTRICT REMOVING THE PROPERTY AT 421 N. 8TH STREET (PARCEL NO. 01940000141) THEREFROM; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS a letter has been received by the Mayor requesting removal of 421 N. 8TH Street (the "Property"), the legal description of which is attached hereto as Exhibit A, from the Orpheum Community Improvement District ("District"); and,

WHEREAS the board of the District has determined that it can meet all obligations without the revenue generated on the Property proposed for removal from the District; and,

WHEREAS the board of the District has consented to the removal of the Property; and,

WHEREAS proper notice was given and a public hearing was held and all interested parties given an opportunity to appear and be heard;

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

SECTION ONE. The Board of Alderman hereby adopts the foregoing recitals as findings.

SECTION TWO. The removal of the Property from the District is hereby approved.

SECTION THREE. The Mayor and Comptroller and Assessor of the City and all other officers, agents, representatives and employees of the City are hereby authorized to take any and all actions as may be deemed necessary, desirable, convenient or proper to carry out and comply with the intent of this Ordinance with regard to the removal of the Property from the District and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to carry out the matters.

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

SECTION FIVE. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

EXHIBIT A
LEGAL DESCRIPTION

North part Lot A of Mayfair Hotel Lot consolidated plat of a tract of land being all of City Block 194, City of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 03192007, Page 0226 and Scrivener's Error recorded in Book 04132007, Page 0134 and described as:

A parcel of ground in Block 194 of the City of St. Louis, Missouri, being more particularly described as follows: beginning at the point of intersection of the Southern line of Mayfair Plaza, 50 feet wide, (formerly St. Charles Street) with the Western line of Eighth Street, 60 feet wide; thence North 75 degrees 05 minutes West 127.67 feet along the Southern line of said Mayfair Plaza, to the Eastern line of an alley, 15 feet wide, in said Block; thence South 17 degrees 41 minutes 15 seconds West 65.25 feet along the Eastern line of said alley, to the Southern line of property described in deed to Prestige Hotels, recorded in Book 129M, Page 1083, City of St. Louis Recorder's Office; thence South 73 degrees 41 minutes 30 seconds East 127.56 feet along the Southern line of said Prestige Hotels property, to the Western line of said Eighth Street; thence North 17 degrees 41 minutes 15 seconds East 68.35 feet along the Western line of said Eighth Street; to the Southern line of said

Mayfair Plaza and the point of the beginning.

Also that portion of vacated alley running North and South vacated by Ordinance #67082, adjacent to the West line of the above described property.

Property Address: 421 North 8th Street, St. Louis, Missouri 63101

Approved: January 30, 2014

ORDINANCE #69667
Board Bill No. 267

An ordinance pertaining to the Compton Hill Missionary Baptist Church, located at 3141 LaSalle Street (the Property) having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, design standards, a severability clause and an emergency clause.

The Board of Aldermen hereby declares as follows:

WHEREAS the Property is important in the City of St. Louis because it is associated with the Compton Hill Missionary Baptist Church congregation established during the 1860s and which has occupied a brick church building at 3141 LaSalle Street since circa 1892; and

WHEREAS the Property represents the heritage of the black community of Compton Hill, one of the several distinct black neighborhoods of the City established during the 19th century; and

WHEREAS, with its new front, designed by black architect John R. Steele in 1944, the church building and the congregation's history convey significant aspects of the city's heritage and cultural legacy; and

WHEREAS the City wishes to protect the design and physical integrity of the Property; and

WHEREAS the City of St. Louis Preservation Board of the Planning and Urban Design Agency was created to protect the design and physical integrity of sites and districts within the City limits; and

WHEREAS the Planning Commission and the Board of Public Service have reviewed the proposed landmark designation and standards and have found that it 1) is in conformity with the City's Strategic Land Use Plan and 2) will have a positive impact on the physical development of the city; and the Preservation Board has approved the petition and recommended that a designation bill be prepared.

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

SECTION ONE. Definitions:

ACQUIRED SIGNIFICANCE

Importance achieved from an element, although not original to a property, but with sufficient historical or architectural meaning, to become valued as much as the original portion.

CHARACTER-DEFINING FEATURES

Those elements of a property that strongly convey its architectural style and/or history.

CITY LANDMARK

Any site or sites designated for protection from alteration or demolition by the City of St. Louis Board of Aldermen. A City Landmark cannot be altered in design or construction, and demolition of the property cannot occur without the permission of the City of St. Louis Preservation Board or its successor agencies.

FAÇADE

The main, usually street-facing, wall of a building which conveys its style and on which character-defining features are evident.

GLAZING

Panes or sheets of glass set or made to be set in frames, as in windows, doors or mirrors.

MASONRY

Masonry is the family of building techniques which use stone, brick, ceramic, or concrete block units, usually separated by mortar beds and joints.

MASSING

Term used to describe the visual displacement of space based on the building's height, width and depth; the three-dimensional impact of a structure.

MONUMENT SIGN

A free-standing sign that is limited in height relative to the building that it identifies.

RELIGIOUS ICONOGRAPHY

The traditional or conventional images or symbols associated with a religious subject.

SANCTUARY

The area of worship in a Protestant church.

SCALE

Term used to describe the perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.

SECONDARY

Second or inferior in importance.

WINDOW FRAMES

The wood elements that are attached to the wall and that hold window sash and conceal the joint between window sash and wall framing.

SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

These standards are the National Park Service's Secretary of Interior's Standards for Rehabilitation supplemented with guidance that reflects the conditions found at this City Landmark.

This City Landmark consists of the two parcels on which the church building and its additions stand. Other parcels owned by the Compton Hill Missionary Baptist Church are not included in the extent of the Landmark.

Character-defining features and aspects of the property addressed by these standards are those that strongly convey its architectural style and history. When these components of an historic property are altered, the building or structure can no longer convey its association with the past. Character-defining features vary from property to property, but generally include original building materials, decorative architectural elements, and features such as doors and windows. Character-defining features are likely to be located on the façade and other portions of the property visible from the street.

Standard #1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Façade and building exterior:

All character-defining aspects of the exterior of the church shall be maintained in place and not be altered through removal, paint, covering with other materials, or other physical changes.

Features and materials that must be replaced periodically, such as roofing, shall be the same as the historic or existing, or an appropriate replacement.

Windows and their glazing are important character-defining features of the church and shall not be blocked. Window sash replacement shall replicate the original sash or be an appropriate alternative, such as a memorial window.

Interior:

While some changes have likely been made to the sanctuary, such as the size of the altar platform, its character is established by it being a single, open space with two aisles between rows of pews that face the altar platform. This arrangement shall not be altered significantly. The congregation has renewed features as needed to maintain the sanctuary to a high-standard. One element that appears to date from the first church located on the site is the set of wood window frames on the interior; these frames shall be retained and repaired as needed.

Landscaping:

The general extent and type of landscaping of the church property, that includes a retaining wall, steps to the main entrance, and a ramp to Memorial Hall shall be maintained. Parking lots on the property shall be paved but need not be maintained as parking lots.

Signs:

Two monument signs are located on the landmark site. Any signs applied to the building or installed on the grounds shall be compatible with the historic architectural character of the property. The following types of signs are not compatible:

Roof-top signs, billboards, flashing or animated signs, signs with changing text, back-lighted signs, wall signs above the side wall window sills, large projecting signs that block windows, and loudspeaker music or speed for advertising purposes.

Standard #3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Compton Hill Missionary Baptist Church and subsequent congregations, if any, may add discreet features that relate to its identification, worship practices, and religious iconography. Such new elements shall appear appropriate in material, scale, and overall feeling for the existing building.

Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The historic configuration of the church at the time of Landmark designation are the original portion of the church and the 1944 addition and main façade. At the time of designation, there are no other components of the property that have acquired significance. The additions to the main church building document the growth and permanency of the church congregation, yet do not have any historical or architectural significance in their own right. They may be altered or replaced.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The masonry exterior materials of brick and stone shall be maintained in good condition. The masonry above the foundation

will not be painted or changed in any way that alters its visual character. Removal of any existing paint, using an appropriate method that safeguards the historic material, is encouraged.

Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The windows and doors of the church are important historic character-defining features. If they deteriorate to the point of needing replacement, replacement units shall be carefully selected and shall replicate the shape and appearance of the existing windows.

Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The masonry materials of the exterior shall not be sandblasted or cleaned with harsh chemicals. Any cleaning project shall be approved by the Cultural Resources Office.

Standard #8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The property owners shall consult with the Cultural Resources Office before undertaking a project that would include below-grade disturbance.

Standard #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Any new construction shall be compatible with the church and residence on the property in terms of materials and shall be secondary to the church in terms of size, scale, height, and architectural prominence. The location of the existing additions at the rear of the church has established a pattern that shall be altered only after careful consideration of the effect of an addition on the main portion of the church. All plans for new construction shall be reviewed by the Cultural Resources Office.

Standard #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SECTION THREE. SEVERABILITY CLAUSE

If any provision, sentence, clause, section, part, or application of the ordinance and the regulations and standards contained herein is for any reason held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts, or applications of this ordinance, regulations and standards.

SECTION FOUR. Emergency clause.

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

Landmark Designation Petition
(Is on file in the Register's Office.)

Approved: February 4, 2014

ORDINANCE #69668
Board Bill No. 269

An Ordinance recommended by the Planning Commission on December 4, 2013, to change the zoning of property as indicated on the District Map, from "J" Industrial District to the "G" Local Commercial & Office District, in City Block 3956 (3970,

3972R, 3974 & 3978 Gratiot Street and 823 & 827 S. Vandeventer), so as to include the described parcel of land in City Block 3956; and containing an emergency clause.

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

SECTION ONE. The zoning designation of certain real property located in City Block 3956 is hereby changed to the “G” Local Commercial & Office District, real property being particularly described and shown in Exhibit A as follows:

A tract of land being part of Lots 8 and 9 of Perry’s Subdivision as recorded in Plat Book 13, Page 3 of the City of St. Louis Records, Part of Lots 1 and 2 of Weber Subdivision as recorded in Plat Book 59, Page 50 of the above said Records, a portion of U.S. Highway 40 (Interstate 64), formerly known as the Oakland Express Highway, as dedicated in Plat Book 25, Page 28, and vacated by City Ordinance 67653 recorded in Plat Book 11272007, Page 54 of the above said Records, and all of a tract of land Now or Formerly Outdoor Systems, Inc., d/b/a CBS Outdoor Inc., according to deed recorded in Deed Book 1276M, Page 458 of the above said Records, all being located in Block 3956 of the City of St. Louis, Missouri, and being more particularly described as follows:

BEGINNING at the intersection of the Westerly Right-Of-Way of Vandeventer Avenue, 95 feet wide, with the Northerly Right-Of-Way of U.S. Highway 40 (Interstate 64), variable width, thence along said Northerly Right-of Way line North 37 degrees 06 minutes 46 seconds West, 45.01 feet; South 52 degrees 53 minutes 14 seconds West, 6.06 feet; North 45 degrees 08 minutes 50 seconds West, 88.21 feet to a point of curvature to the left, said point being a point of tangency, thence along said curve to the left, having a radius of 760.17 feet, an arc distance of 68.55 feet; thence departing said Northerly right-of way, North 14 degrees 51 minutes 54 seconds East, 91.82 feet to the Southerly right-of-way line of Gratiot Street, 60 feet wide, thence along said Southerly right-of-way, South 75 degrees 08 minutes 06 seconds East, 155.22 feet; thence departing said Southerly right-of-way line, along the following courses and distances, being located inside, through and across above said Lot 2 of Weber Subdivision, South 39 degrees 37 minutes 18 seconds West, 130.41 feet; South 37 degrees 06 minutes 46 seconds East, 19.61 feet; and South 75 degrees 08 minutes 06 seconds East, 94.95 feet to the Westerly right-of-way line of above said Vandeventer Avenue; thence along said Westerly right-of-way line, South 44 degrees 51 minutes 15 seconds West, 69.17 feet to the POINT OF BEGINNING and containing 0.435 acres, more or less.

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

**ORDINANCE #69669
Board Bill No. 270**

An Ordinance recommended by the Planning Commission on December 4, 2013, to change the zoning of property as indicated on the District Map, from "B" Two-Family Dwelling District and "F" Neighborhood Commercial District to the "F" Neighborhood Commercial District only, in City Block 1998.13 (2841-51 Gravois), so as to include the described parcel of land in City Block 1998.13; and containing an emergency clause.

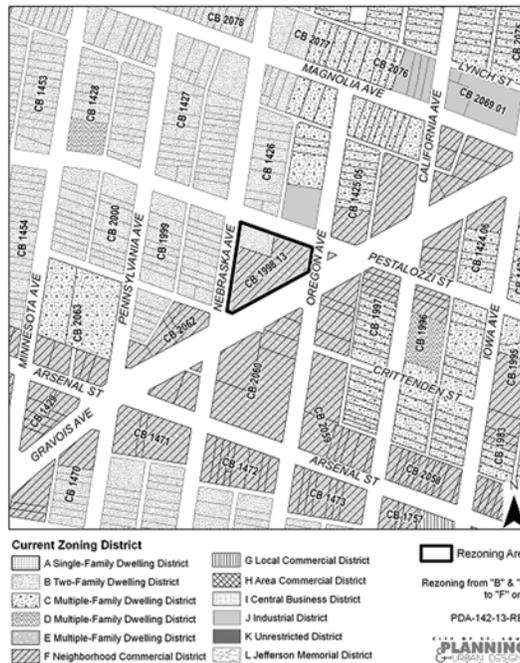
BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The zoning designation of certain real property located in City Block 1998.13 is hereby changed to the "F" Neighborhood Commercial District, real property being particularly described and shown in Exhibit A as follows:

Beginning at the intersection of the South line of Pestalozzi Street and the East line of Nebraska Avenue (the Point of Beginning), then proceeding Eastward along the South line of Nebraska Avenue approximately 130 feet, then proceeding Southward along a line parallel to Nebraska Avenue approximately 90 feet, then proceeding Westward along a line parallel to Pestalozzi Street approximately 130 feet to the East line of Nebraska Avenue, then proceeding Northward along the East line of Nebraska Avenue approximately ninety feet to the Point of Beginning.

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

**EXHIBIT A
DISTRICT MAP**



Approved: February 4, 2014

ORDINANCE #69670
Board Bill No. 272

An Ordinance authorizing and directing the Director of Public Safety, on behalf of the Mayor and the City of St. Louis, to enter into and execute a Grant Agreement with the U.S. Department of Justice, Bureau of Justice Assistance, to fund the 2013 Justice Assistance Grant Program, upon approval of the Board of Estimate and Apportionment, and to expend funds by entering into contracts or otherwise for grant purposes and containing an emergency clause.

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

SECTION ONE. The Mayor and the Director of Public Safety are hereby authorized and directed, on behalf of the City of St. Louis, to enter into and execute a Grant Agreement with the U. S. Department of Justice, Bureau of Justice Assistance, to fund the 2013 Justice Assistance Program.

SECTION TWO. The Director of Public Safety is hereby authorized and directed, upon approval of the Board of Estimate and Apportionment, to expend the funds, which are hereby appropriated for said purpose, by entering into contracts or otherwise received pursuant to the 2013 Grant Agreement, totaling \$531,520.00, in a manner that is consistent with the provisions of said Agreement, a copy of which is attached hereto and shall become part of the ordinance.

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

Grant from the Department of Justice
(Is on file in the Register's Office.)

Approved: February 4, 2014

ORDINANCE #69671
Board Bill No. 249

An ordinance establishing a stop site for all eastbound and westbound traffic traveling on Maurice Avenue at Leola Avenue and containing an emergency clause.

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

SECTION ONE. There is hereby established a stop site for all eastbound and westbound traffic traveling on Maurice Avenue at Leola Avenue. The director of streets is hereby authorized and directed to install stop signs at said location to regulate traffic approaching this intersection.

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

Approved: February 12, 2014

ORDINANCE #69672
Board Bill No. 268

An ordinance recommended and approved by the Airport Commission, the Comptroller and the Board of Estimate and Apportionment, making certain findings with respect to the transfer of up to Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) of excess moneys that The City of St. Louis (the "City"), the owner and operator of Lambert-St. Louis International Airport® (the "Airport"), intends to transfer from the Debt Service Stabilization Fund (the "DSSF") to the Airport Revenue Fund (the "Revenue Fund") in accordance with Section 516.B of the Lambert-St. Louis International Airport® Indenture of Trust between the City, as Grantor, and UMB Bank, N.A., as Trustee, dated as of October 15, 1984, as amended and restated as of July 1, 2009, as amended and supplemented (the "Indenture"); authorizing a transfer in an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) from the DSSF into the Revenue Fund to be used to make funds available to mitigate rates on an annual basis during the term of the Airport Use and Lease Agreement commencing July 1, 2011; containing a severability clause; and containing an emergency clause.

WHEREAS, The City of St. Louis, Missouri (the “City”) is the owner of Lambert-St. Louis International Airport® (the “Airport”), which is operated for the City by the City’s Airport Authority, a department of the City;

WHEREAS, the City has entered into a five year Airport Use and Lease Agreement with various airlines for the use of the Airport commencing July 1, 2011 (the “AUA”);

WHEREAS, implementation of the AUA contemplates that the City use a portion of the Debt Service Stabilization Fund (the “DSSF”) under the Lambert-St. Louis International Airport Indenture of Trust between the City, as Grantor, and UMB Bank, N.A., as Trustee, dated October 15, 1984, as amended and restated as of July 1, 2009, as amended and supplemented, (the “Indenture”) in order to mitigate rates on an annual basis during the term of the AUA and that, in each fiscal year in which the City determines to mitigate rates, the City will withdraw an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) from the DSSF and deposit such amount in the Airport Revenue Fund (the “Revenue Fund”), with the expectation that such amount will, pursuant to the flow of funds specified in the Indenture, be re-deposited in the DSSF prior to the end of such fiscal year;

WHEREAS, pursuant to Section 516.B of the Indenture, the City may withdraw and use amounts on deposit in the DSSF for emergency debt service needs with respect to indebtedness issued for Airport purposes and for Airport operational emergencies;

WHEREAS, the Airport Commission, the Comptroller and the Board of Estimate and Apportionment have determined that the need to mitigate rates in connection with the AUA in order to maintain and enhance airline operating levels at the Airport constitutes an Airport operating emergency within the meaning of Section 516.B(2) of the Indenture, that the transfer of funds from the DSSF to the Revenue Fund as set forth herein is an appropriate and desirable use of such funds and is essential for the operation of the Airport and that such use is consistent with the requirements of the Indenture;

WHEREAS, there is a balance in excess of Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) available for transfer from the DSSF into the Revenue Fund established in the Indenture;

WHEREAS, it is in the best interest of the City and the operation of the Airport to authorize the transfer of funds from the DSSF into the Revenue Fund in an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769); and

WHEREAS, this Ordinance, authorizing the transfer of funds in an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769), as set out herein, is recommended and approved by the City’s Airport Commission, the Comptroller and the City’s Board of Estimate and Apportionment.

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

SECTION ONE. The Board of Aldermen for The City of St. Louis, Missouri (the “City”) hereby adopts and incorporates herein the foregoing recitals as findings.

SECTION TWO. There is hereby authorized a transfer of funds in an amount not to exceed Thirteen Million Seven Hundred Twenty-Seven Thousand Seven Hundred Sixty-Nine Dollars (\$13,727,769) from the Airport Debt Service Stabilization Fund into the Airport Revenue Fund of the Lambert-St. Louis International Indenture of Trust between the City, as Grantor, and UMB Bank, N.A., as Trustee, dated as of October 15, 1984, as amended and restated as of July 1, 2009, as amended and supplemented, during the fiscal year beginning July 1, 2013 for the purpose of making funds available to mitigate rates on an annual basis during the term of the City’s Airport Use and Lease Agreement commencing July 1, 2011.

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

SECTION FOUR. This being an ordinance making an appropriation for current expenses of the City government, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the Charter of the City and shall become effective immediately upon its approval by the Mayor of the City.

Approved: February 12, 2014