

**ORDINANCE #69674  
Board Bill No. 229  
Floor Substitute**

An Ordinance submitting to the qualified voters of the City of St. Louis a proposed amendment to the Charter of the City of St. Louis adding Paragraph (e) to Section 4 of Article XVIII of the Charter of the City of St. Louis relating to the granting of a veterans' preference to applicants who successfully pass examinations for civil service positions; providing for an election to be held thereon and for the manner of voting thereat; and containing an emergency clause.

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

**SECTION ONE.** The following amendment to the Charter of the City of St. Louis is hereby proposed and submitted to the voters of the City and to be voted upon at an election to be held as hereinafter provided. The said amendment is in the words and figures as follows:

Section 4 of Article XVIII of the Charter of the City of St. Louis, relating to Ordinances to be enacted, is hereby amended by adding paragraph (e) as follows:

Section 4. Ordinances to be enacted —

The mayor and aldermen shall provide, by ordinance:

(e) Veterans' Preference. For a preference to be granted to honorably discharged members of the armed services of the United States who successfully pass an examination for a civil service position.

**SECTION TWO.** The foregoing proposed amendment to the Charter of the City of St. Louis shall be submitted to the qualified voters at the general election to be held on November 2014 and if said proposed amendment shall receive in its favor the votes of three-fifths of the qualified voters voting at such election for or against said proposed amendment such amendment shall be adopted and become a part of the Charter of the City of St. Louis from the date of said election. Qualified voters of the City of St. Louis may at the election aforesaid vote a ballot substantially in the following form:

OFFICIAL BALLOT

CITY OF ST. LOUIS

NOVEMBER 4, 2014

Instructions to Voters:

To vote in favor of the proposition submitted upon this ballot, place an "X" in the square opposite the word "YES" and to vote against any proposition submitted upon this ballot, place an "X" in the square opposite the word "NO".

The amendment shall appear on the ballot substantially, as follows:

Shall Section 4 of Article XVIII of the Charter of the City of St. Louis be amended to add paragraph (e), which provides for the enactment of an ordinance establishing a veterans' preference to honorably discharged members of the armed services of the United States upon successfully passing a civil service examination for civil service positions with the City?"

Section 4. Ordinances to be enacted –

The mayor and aldermen shall provide, by ordinance:

(e) Veterans' Preference. For a preference to be granted to honorably discharged members of the armed services of the United States who successfully pass an examination for a civil service position.

[ ] YES            [ ] NO

The Board of Election Commissioners shall provide the ballots or voting machines or both and conduct the election and shall

ascertain and certify the result thereof according to the law.

If voting machines are used, the aforesaid "OFFICIAL BALLOT" shall be placed or posted on the said voting machines wherever said machines are used under the direction of the Board of Election Commissioners for the City of St. Louis and according to law.

**SECTION THREE.** Upon the approval of this ordinance, it shall be published in the City Journal, the official publication of the City of St. Louis, Missouri. Proof of the publication of this ordinance shall be made by affidavit of the City Register, and such affidavit shall be filed in the office of the City Register and a copy of such publication shall be attached thereto.

**SECTION FOUR.** Upon the approval of this Charter amendment the amendment shall be certified by the Board of Elections Commissioners and deposited with a certificate thereto appended, as required by Article VI, Section 33 of the Constitution of Missouri and shall be filed in the office of the City Register, the Office of the Secretary of State and recorded in the Office of the Recorder of Deeds of the City.

**SECTION FIVE.** This being a bill calling for an election for submission to the people of an amendment to the Charter of the City of St. Louis, it is hereby declared to be an emergency measure, pursuant to Article IV, Section 20, of the Charter and shall become effective immediately upon its passage and approval by the Mayor.

**Approved: February 13, 2014**

**ORDINANCE #69675**  
**Board Bill No. 256**

An ordinance approving a blighting study and redevelopment plan dated November 19, 2013 for the 6301 Manchester 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 (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

**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 6301 Manchester Ave. Redevelopment Area" dated November 19, 2013, consisting of a Title Page; a Table of Contents Page, twenty (20) numbered pages including Exhibits "C" – "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 6301 Manchester 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.** 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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"

6301 MANCHESTER AVE. AREA  
LEGAL DESCRIPTION

**PARCEL #1**  
C.B. 5495 MANCHESTER  
215FT X 125 FT  
L J HOWARDS ADDN  
BLOCK 2  
LOTS 16 THRU 22

**PARCEL # 5495-00-0240**

**PARCEL #2**  
C.B. 5495 MANCHESTER  
65 FT X 125 FT  
HOWARDS ADDN  
BLOCK 2 LOT 14-15

**PARCEL # 5495-00-0260**

ATTACHMENT "B"  
Form: 1/27/14

BLIGHTING STUDY AND REDEVELOPMENT PLAN  
FOR THE  
6301 MANCHESTER AVE. REDEVELOPMENT AREA  
PROJECT# 1816  
NOVEMBER 19, 2013  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR  
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
6301 MANCHESTER AVE. REDEVELOPMENT AREA

	<u>PAGE</u>
<b>A. EXISTING CONDITIONS AND FINDING OF BLIGHT</b> .....	1
1. DELINEATION OF BOUNDARIES .....	1
2. GENERAL CONDITION OF THE AREA .....	1
3. PRESENT LAND USE OF THE AREA .....	1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES .....	1
5. CURRENT ZONING .....	2
6. FINDING OF BLIGHT .....	2
<b>B. PROPOSED DEVELOPMENT AND REGULATIONS</b> .....	2
1. DEVELOPMENT OBJECTIVES .....	2
2. PROPOSED LAND USE OF THE AREA .....	2
3. PROPOSED ZONING .....	2
4. RELATIONSHIP TO LOCAL OBJECTIVES .....	3
5. PROPOSED EMPLOYMENT FOR THIS AREA .....	3
6. CIRCULATION .....	3
7. BUILDING AND SITE REGULATIONS .....	3

8. URBAN DESIGN ..... 4

9. PARKING REGULATIONS ..... 5

10. SIGN REGULATIONS ..... 5

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS ..... 5

12. PUBLIC IMPROVEMENTS ..... 5

**C. PROPOSED SCHEDULE OF DEVELOPMENT ..... 6**

**D. EXECUTION OF PROJECT ..... 6**

1. ADMINISTRATION AND FINANCING ..... 6

2. PROPERTY ACQUISITION ..... 6

3. PROPERTY DISPOSITION ..... 6

4. RELOCATION ASSISTANCE ..... 7

**E. COOPERATION OF THE CITY ..... 7**

**F. TAX ABATEMENT ..... 7**

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

1. LAND USE ..... 8

2. CONSTRUCTION AND OPERATIONS ..... 8

3. LAWS AND REGULATIONS ..... 8

4. ENFORCEMENT ..... 9

**H. MODIFICATIONS OF THIS PLAN ..... 9**

**I. DURATION OF REGULATION AND CONTROLS ..... 9**

**J. EXHIBITS ..... 9**

**K. SEVERABILITY ..... 9**

**EXHIBITS**

- "A" LEGAL DESCRIPTION
- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS
- "C" PROJECT AREA PLAN - PROPOSED LAND USES
- "D" PROJECT AREA PLAN - ACQUISITION MAP
- "E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
- "F" BLIGHTING REPORT
- "G" SUSTAINABILITY IMPACT STATEMENT

**A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

1. DELINEATION OF BOUNDARIES

The 6301 Manchester Ave. Redevelopment Area ("Area") encompasses approximately .29 acres in the Clayton/Tamm neighborhood of the City of St. Louis ("City") and is located on the north side of Manchester Ave. between Graham St. and Gregg Ave.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 5495.00. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 9.9% 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 commercial office building.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 10.03 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

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

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment of the Area into productive commercial 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 commercial uses permitted in zones designated "J" Industrial 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 Commercial Area

(NCA).

3. PROPOSED ZONING

The proposed zoning for the Area is "J" Industrial District with a variance. 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 approximately 18 jobs expected to be relocated 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 commercial asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior of the structures in the Area in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design
- 2.) **New construction** or alterations shall be positioned on the lot so that any existing recurrent building masses and spaces along the street are continued as well as the pattern of setback from the street.
- 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 shall 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.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. **SIGN REGULATIONS**

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

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height

provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.

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

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

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

#### 11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

#### 12. PUBLIC IMPROVEMENTS

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

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

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

### C. **PROPOSED SCHEDULE OF DEVELOPMENT**

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

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

### D. **EXECUTION OF PROJECT**

#### 1. ADMINISTRATION AND FINANCING

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

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

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including,

without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper(s).

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

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

4. RELOCATION ASSISTANCE

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

**E. COOPERATION OF THE CITY**

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

**F. TAX ABATEMENT**

Any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) years after any urban redevelopment corporation shall have acquired title to the property.

**G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS**1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

**H. MODIFICATIONS OF THIS PLAN**

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

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

**I. DURATION OF REGULATION AND CONTROLS**

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

**J. EXHIBITS**

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

**K. SEVERABILITY**

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

**EXHIBIT "A"****6301 MANCHESTER AVE. AREA  
LEGAL DESCRIPTION****PARCEL #1**

C.B. 5495 MANCHESTER  
215FT X 125 FT  
L J HOWARDS ADDN  
BLOCK 2  
LOTS 16 THRU 22

**PARCEL # 5495-00-0240****PARCEL #2**

C.B. 5495 MANCHESTER  
65 FT X 125 FT  
HOWARDS ADDN  
BLOCK 2 LOT 14-15

**PARCEL # 5495-00-0260**

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  
6301 MANCHESTER AVE. REDEVELOPMENT AREA**

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

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

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

Subject Property is: \_\_\_\_\_ X \_\_\_\_\_ secured \_\_\_\_\_ unsecured

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

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

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

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

The subject property \_\_\_\_\_ X \_\_\_\_\_ has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

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

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

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

The subject property \_\_\_\_\_ X \_\_\_\_\_ is \_\_\_\_\_ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The building is unoccupied and subject illegal dumping, rat infestation, and fire

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

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

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

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

The subject property \_\_\_\_\_ X \_\_\_\_\_ has \_\_\_\_\_ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

6301 Manchester 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 relates to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
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, creative 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
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
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	
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>			
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>		

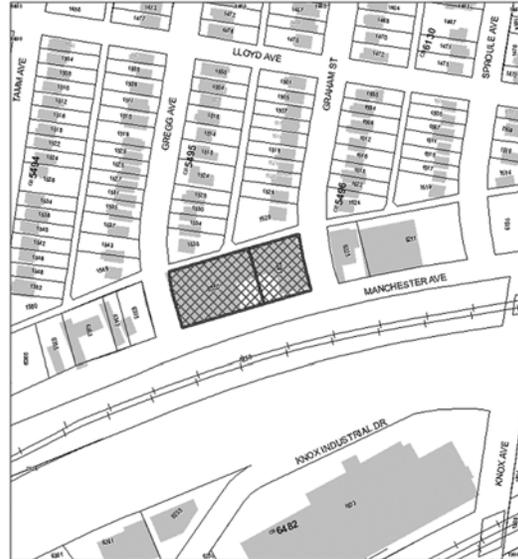
The identification numbers listed below are the development related objectives of the City's Sustainability Plan that have been identified above as applicable to this Redevelopment Plan.	
Applicable Objective Numbers	Summary of Applicability
I. - F1	The rehabilitation of this property in its current status exemplifies the ability to achieve sustainability.
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. - B6	The rehabilitation of this property will greatly reduce the exposure of lead-paint poisoning by utilizing new materials and finishes, including fresh paint throughout the building.
V. - G5	The rehabilitation of this property encourages the re-use of materials and divert waste from land-fills by salvaging major building components and materials to be re-used.
V. - E4	The project is along a major commercial corridor
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
VI. - D5	Based on the scale, amenities and location of this property, it shall become eligible to market and encourage living in the City to recent college graduates upon its completion.
VI. - E3	The redevelopment of this property promotes flexible development approaches by developers, land owners and business firms.
VI. - SAA28	This property shall be remediated.
SAA4	Street trees shall be planted along 3 streets
SAA18	Install at least 2 bike racks on the property

Approved: February 13, 2014

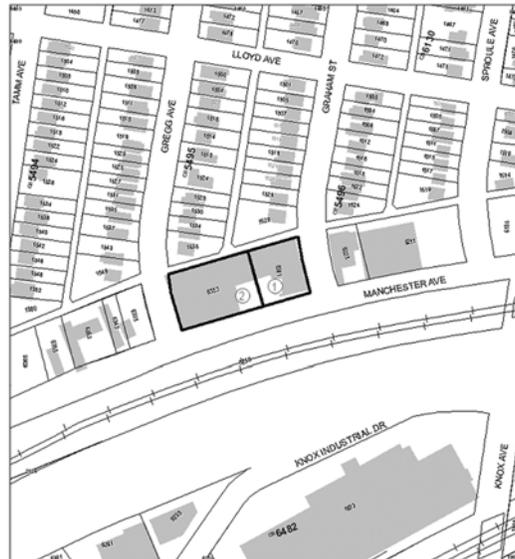
ORDINANCE NO. 69675 - EXHIBITS B, C & D



**Exhibit B**  
**Project Area Plan**  
 6301 Manchester Ave.  
**Existing Uses and Conditions**  
 [Hatched Box] Unoccupied Industrial Use, Fair Condition  
 [Dashed Line] Project Area Boundary  
 [Grey Box] Buildings  
 [Numbered Box] City Block Number



**Exhibit C**  
**Project Area Plan**  
 6301 Manchester Ave.  
**Proposed Land Uses**  
 [Cross-hatched Box] Commercial Use  
 [Dashed Line] Project Area Boundary  
 [Grey Box] Buildings  
 [Numbered Box] City Block Number



**Exhibit D**  
**Project Area Plan**  
 6301 Manchester Ave.  
**Project Acquisition Map**  
 [Numbered Circle] Parcel Number  
 [Dashed Line] Project Area Boundary  
 [Grey Box] Buildings  
 [Numbered Box] City Block Number



**ORDINANCE #69676**  
**Board Bill No. 261**

An ordinance approving a blighting study and redevelopment plan dated November 19, 2013 for the Dolman St. Scattered Sites Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, however if it should become occupied the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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

**WHEREAS**, this Board has considered the "Blighting Study and Redevelopment Plan for the Dolman St. Scattered Sites Redevelopment Area" dated November 19, 2013, consisting of a Title Page; a Table of Contents Page, twenty-two (22) 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 Dolman St. Scattered Sites 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.** The property within the Area is currently unoccupied. If it should become occupied all eligible occupants displaced by the Redeveloper (as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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

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

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

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

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

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

**SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment of any portion of the Area, Redeveloper 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 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.

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.** A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant

to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the first five (5) years after the date the redevelopment corporation shall acquire title to property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which the corporation shall have acquired title to that property. In addition to such taxes, any such corporation shall for up to the same five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to that property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first five (5) 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 corporation shall lease that property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title to the property.

**SECTION FIFTEEN.** Any proposed modification which will substantially change the Plan must be approved by 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"**

**DOLMAN ST. SCATTERED SITES AREA  
LEGAL DESCRIPTION**

1023 DOLMAN ST.  
C.B. 0482 WA DOLMAN AVE  
22.88/14.00 X 127 FT 16/7IN /108.42  
ST VINCENT SOCIETY ADDN  
LOT S 15  
**PARCEL # 48209217**

1025 DOLMAN ST.  
C. B. 482 WA DOLMAN  
28 FT X 127 FT 2 IN  
ST VINCENTS SOCIETY ADDN  
LOT 16 N-17  
**PARCEL # 48209230**

1102 DOLMAN ST.  
C.B. 482 DOLMAN  
25 FT X 129 FT 8 IN  
CROSSMAN ADDN  
LOT 42  
**PARCEL # 48203070**

1106 DOLMAN ST.  
C. B. 482 E DOLMAN  
25 FT X 129 FT 6 IN  
GROSSMANS ADDN  
LOT 41  
**PARCEL # 48203060**

1107 DOLMAN ST.  
C. B. 482 WA DOLMAN  
40 FT X 127 FT  
ST VINCENTS SOC SUB ADDN  
LOT 22 N-23  
**PARCEL # 48209260**

1108 DOLMAN ST.  
CB 482E DOLMAN  
50 FT X 129 FT 8 IN  
GASSMAN ADDN  
LOT 39-40  
**PARCEL # 48203050**

1108 DOLMAN ST.  
CB 482E DOLMAN  
50 FT X 129 FT 8 IN  
GASSMAN ADDN  
LOT 39-40  
**PARCEL # 48203050**

1112 DOLMAN ST.  
C. B. 482 E DOLMAN  
25 FT X 129.60 FT  
CROSSMAN ADDN  
LOT 38  
**PARCEL # 48203040**

1212 DOLMAN ST.  
C. B. 483 E DOLMAN  
50 FT X 125 FT DILLONS ADDN  
BOUNDED N 100 FT S OF HICKORY  
**PARCEL # 48303130**

1213 DOLMAN ST.  
C. B. 483 W DOLMAN  
48 FT 2 IN X 128 FT  
LAFAYETTE PARK ADDN  
LOT 36 S-35 N-37  
**PARCEL # 48304260**

1216 DOLMAN ST.  
CB 483E DOLMAN  
25 FT X 127 FT 10 IN  
US SURVEY 2017 ADDN  
BND N 150 FT SSL HICKORY  
**PARCEL # 48303120**

1217 DOLMAN ST.  
C. B. 483 W DOLMAN  
48 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN

LOT 38 & S-37  
**PARCEL # 48304270**

1218 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
BOUNDED N-175 FT SSL OF HICKORY  
**PARCEL # 48303110**

1220 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT 8 1/2 IN  
LAFAYETTE PARK ADDN  
BOUNDED N-200 FT S OF HICKORY  
**PARCEL # 48303100**

1221 DOLMAN ST.  
C.B. 483W DOLMAN  
25 FT X 128 FT 3 IN  
LAFAYETTE ADDN  
LOT 39  
**PARCEL # 48304280**

1222 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT  
LAFAYETTE PARK ADDN  
BOUNDED 225 FT S OF HICKORY  
**PARCEL # 48303090**

1223 DOLMAN ST.  
CB 483 W DOLMAN ST  
37.50 FT X 128.25 FT  
LAFAYETTE PARK ADDN  
LOT 40 & N-41  
**PARCEL # 48304285**

1224 DOLMAN ST.  
C. B. 483 E DOLMAN  
18 FT 1 1/2 IN X 127 FT 8 1/4 IN  
LAFAYETTE PARK ADDN  
BOUNDED N-250 FT S OF HICKORY  
**PARCEL # 48303080**

1226 DOLMAN ST.  
C. B. 483 E DOLMAN  
17 FT 7 1/2 IN X 127 FT 8 1/4 IN  
LAFAYETTE PK  
BOUNDED N-265 FT 4 1/2 IN S OF HICKORY  
**PARCEL # 48303070**

1228 DOLMAN ST.  
CB 483 E DOLMAN  
17 FT 8 IN X 127 FT 8 1/4 IN  
LAFAYETTE PK ADDN  
BND N 286 FT S OF HICKORY  
**PARCEL # 48303060**

1309 DOLMAN ST.  
CB 483 DOLMAN  
18 FT 10 IN X 127 FT 10 IN  
LAFAYETTE PL ADDN  
LOT N 45  
**PARCEL # 48304310**

1311 DOLMAN ST.  
C. B. 483 W DOLMAN  
17 FT 11 3-4 X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOT S 45 N-46  
**PARCEL # 48304320**

1313 DOLMAN ST.  
C. B. 483 W DOLMAN  
28 FT 2 1/4 IN X 127 FT 10 IN  
LAFAYETTE PK ADDN  
LOTS S-46 N-47  
**PARCEL # 48304330**

1315 DOLMAN ST.  
C. B. 483 W DOLMAN  
30 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOTS S 47 N-48  
**PARCEL # 48304340**

1319 DOLMAN ST.  
C. B. 483 W DOLMAN  
30 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOT 49 S-48  
**PARCEL # 48304350**

1616 HICKORY ST.  
C. B. 483 E HICKORY  
19FT 2 1/8IN/19FT 8 1/4IN X 100FT/IRREG  
FIELDS ADDN  
BOUNDED E BY ALLEY  
**PARCEL # 48303200**

1618 HICKORY ST.  
C. B. 483 E HICKORY  
19 FT 1 1/8 IN / 19 FT 1/8 IN X IRREG  
FIELDS ADDN  
LOT BD 89 FT 5 IN E OF DOLMAN  
**PARCEL # 48303190**

1620 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 10 1/4 IN / 17 FT 9 1/4 IN X IRREG  
FIELDS ADDN  
LOT BD W-71 FT 6 3/4 IN E OF DOLMAN  
**PARCEL # 48303180**

1622 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 11 1/8 IN X / 18 F 1/8 IN X IRREG

FIELDS ADDN  
LOTS BD W-53 FT 7 5/8 IN E OF DOLMAN  
PARCEL # 48303170

1624 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 9 1/4 IN / 17 FT 10 1/4 IN X IRREG  
FIEDLS ADDN  
LOT BD W-35 FT 10 3/8 IN E OF DOLMAN  
PARCEL # 48303160

1626 HICKORY ST.  
CB 483-E HICKORY ST  
35 FT 10 3/8 IN X 100 FT/IRREG  
FIELDS ADDN  
BD W-DOLMAN ST  
PARCEL # 48303141

ATTACHMENT "B"  
Form: 1/30/14

BLIGHTING STUDY AND REDEVELOPMENT PLAN  
FOR THE  
DOLMAN ST. SCATTERED SITES REDEVELOPMENT AREA  
PROJECT# 1920  
NOVEMBER 19, 2013  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR  
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
DOLMAN ST. SCATTERED SITES REDEVELOPMENT AREA

PAGE

**A. EXISTING CONDITIONS AND FINDING OF BLIGHT** . . . . . 1

1. DELINEATION OF BOUNDARIES . . . . . 1

2. GENERAL CONDITION OF THE AREA . . . . . 1

3. PRESENT LAND USE OF THE AREA . . . . . 1

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES . . . . . 1

5. CURRENT ZONING . . . . . 2

6. FINDING OF BLIGHT . . . . . 2

**B. PROPOSED DEVELOPMENT AND REGULATIONS** . . . . . 2

1. DEVELOPMENT OBJECTIVES . . . . . 2

2. PROPOSED LAND USE OF THE AREA . . . . . 2

3. PROPOSED ZONING . . . . . 2

4. RELATIONSHIP TO LOCAL OBJECTIVES . . . . . 3

5. PROPOSED EMPLOYMENT FOR THIS AREA . . . . . 3

6. CIRCULATION . . . . . 3

7. BUILDING AND SITE REGULATIONS . . . . . 3

8. URBAN DESIGN . . . . . 4

9. PARKING REGULATIONS . . . . . 5

10. SIGN REGULATIONS . . . . . 5

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS . . . . . 5

12. PUBLIC IMPROVEMENTS ..... 5

C. PROPOSED SCHEDULE OF DEVELOPMENT ..... 6

D. EXECUTION OF PROJECT ..... 6

1. ADMINISTRATION AND FINANCING ..... 6

2. PROPERTY ACQUISITION ..... 6

3. PROPERTY DISPOSITION ..... 6

4. RELOCATION ASSISTANCE ..... 7

E. COOPERATION OF THE CITY ..... 7

F. TAX ABATEMENT ..... 7

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

1. LAND USE ..... 8

2. CONSTRUCTION AND OPERATIONS ..... 8

3. LAWS AND REGULATIONS ..... 8

4. ENFORCEMENT ..... 9

H. MODIFICATIONS OF THIS PLAN ..... 9

I. DURATION OF REGULATION AND CONTROLS ..... 9

J. EXHIBITS ..... 9

K. SEVERABILITY ..... 9

**EXHIBITS**

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

**A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

1. DELINEATION OF BOUNDARIES

The Dolman St. Scattered Sites Redevelopment Area ("Area") encompasses approximately 2.33 acres in the Lafayette Square/Peabody, Darst, Webbe Neighborhood of the City of St. Louis ("City"). A portion of the parcels are located on Dolman St. between Park Ave. and 18th St, whereas the remaining parcels are located on Hickory St. between W. 18th St and Truman Pkwy.

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 Blocks 482.09 – 483.04 and includes the following address: 1023, 1025, 1102, 1106, 1107, 1108, 1112, 1212, 1213, 1216, 1217, 1218, 1220, 1221, 1222, 1223, 1224, 1226, 1228, 1309, 1311, 1313, 1315, and 1319 Dolman St.; 1616, 1618, 1620, 1622, 1624, and 1626 Hickory St.. The Area is in

fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 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 includes vacant residential building sites.

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 9.93 and 18.46 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "C" Multi-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

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

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

1. DEVELOPMENT OBJECTIVES

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

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" Multi-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" Multi-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 that meets the Lafayette Square Historic District standards.

**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 shall 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 becomes occupied all eligible occupants displaced as a result of the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

#### **E. COOPERATION OF THE CITY**

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

#### **F. TAX ABATEMENT**

Any Redeveloper(s) which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing

district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) 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 five (5) 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 five (5) 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 five (5) 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 two (2) years 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 five (5) 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 five (5) 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 five (5) 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"**

**DOLMAN ST. SCATTERED SITES AREA  
LEGAL DESCRIPTION**

1023 DOLMAN ST.  
C.B. 0482 WA DOLMAN AVE  
22.88/14.00 X 127 FT 16/7IN /108.42  
ST VINCENT SOCIETY ADDN  
LOT S 15  
**PARCEL # 48209217**

1025 DOLMAN ST.  
C. B. 482 WA DOLMAN  
28 FT X 127 FT 2 IN  
ST VINCENTS SOCIETY ADDN  
LOT 16 N-17  
**PARCEL # 48209230**

1102 DOLMAN ST.  
C.B. 482 DOLMAN  
25 FT X 129 FT 8 IN  
CROSSMAN ADDN  
LOT 42  
**PARCEL # 48203070**

1106 DOLMAN ST.  
C. B. 482 E DOLMAN  
25 FT X 129 FT 6 IN  
GROSSMANS ADDN  
LOT 41  
**PARCEL # 48203060**

1107 DOLMAN ST.  
C. B. 482 WA DOLMAN  
40 FT X 127 FT  
ST VINCENTS SOC SUB ADDN  
LOT 22 N-23  
**PARCEL # 48209260**

1108 DOLMAN ST.  
CB 482E DOLMAN  
50 FT X 129 FT 8 IN  
GASSMAN ADDN  
LOT 39-40  
**PARCEL # 48203050**

1108 DOLMAN ST.  
CB 482E DOLMAN  
50 FT X 129 FT 8 IN  
GASSMAN ADDN  
LOT 39-40  
**PARCEL # 48203050**

1112 DOLMAN ST.  
C. B. 482 E DOLMAN  
25 FT X 129.60 FT  
CROSSMAN ADDN  
LOT 38  
**PARCEL # 48203040**

1212 DOLMAN ST.  
C. B. 483 E DOLMAN  
50 FT X 125 FT DILLONS ADDN  
BOUNDED N 100 FT S OF HICKORY  
**PARCEL # 48303130**

1213 DOLMAN ST.  
C. B. 483 W DOLMAN  
48 FT 2 IN X 128 FT  
LAFAYETTE PARK ADDN  
LOT 36 S-35 N-37  
**PARCEL # 48304260**

1216 DOLMAN ST.  
CB 483E DOLMAN  
25 FT X 127 FT 10 IN  
US SURVEY 2017 ADDN  
BND N 150 FT SSL HICKORY  
**PARCEL # 48303120**

1217 DOLMAN ST.  
C. B. 483 W DOLMAN  
48 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOT 38 & S-37  
**PARCEL # 48304270**

1218 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN

BOUNDED N-175 FT SSL OF HICKORY  
**PARCEL # 48303110**

1220 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT 8 1/2 IN  
LAFAYETTE PARK ADDN  
BOUNDED N-200 FT S OF HICKORY  
**PARCEL # 48303100**

1221 DOLMAN ST.  
C.B. 483W DOLMAN  
25 FT X 128 FT 3 IN  
LAFAYETTE ADDN  
LOT 39  
**PARCEL # 48304280**

1222 DOLMAN ST.  
C. B. 483 E DOLMAN  
25 FT X 127 FT  
LAFAYETTE PARK ADDN  
BOUNDED 225 FT S OF HICKORY  
**PARCEL # 48303090**

1223 DOLMAN ST.  
CB 483 W DOLMAN ST  
37.50 FT X 128.25 FT  
LAFAYETTE PARK ADDN  
LOT 40 & N-41  
**PARCEL # 48304285**

1224 DOLMAN ST.  
C. B. 483 E DOLMAN  
18 FT 1 1/2 IN X 127 FT 8 1/4 IN  
LAFAYETTE PARK ADDN  
BOUNDED N-250 FT S OF HICKORY  
**PARCEL # 48303080**

1226 DOLMAN ST.  
C. B. 483 E DOLMAN  
17 FT 7 1/2 IN X 127 FT 8 1/4 IN  
LAFAYETTE PK  
BOUNDED N-265 FT 4 1/2 IN S OF HICKORY  
**PARCEL # 48303070**

1228 DOLMAN ST.  
CB 483 E DOLMAN  
17 FT 8 IN X 127 FT 8 1/4 IN  
LAFAYETTE PK ADDN  
BND N 286 FT S OF HICKORY  
**PARCEL # 48303060**

1309 DOLMAN ST.  
CB 483 DOLMAN  
18 FT 10 IN X 127 FT 10 IN  
LAFAYETTE PL ADDN  
LOT N 45  
**PARCEL # 48304310**

1311 DOLMAN ST.  
C. B. 483 W DOLMAN  
17 FT 11 3-4 X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOT S 45 N-46  
**PARCEL # 48304320**

1313 DOLMAN ST.  
C. B. 483 W DOLMAN  
28 FT 2 1/4 IN X 127 FT 10 IN  
LAFAYETTE PK ADDN  
LOTS S-46 N-47  
**PARCEL # 48304330**

1315 DOLMAN ST.  
C. B. 483 W DOLMAN  
30 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOTS S 47 N-48  
**PARCEL # 48304340**

1319 DOLMAN ST.  
C. B. 483 W DOLMAN  
30 FT X 127 FT 10 IN  
LAFAYETTE PARK ADDN  
LOT 49 S-48  
**PARCEL # 48304350**

1616 HICKORY ST.  
C. B. 483 E HICKORY  
19FT 2 1/8IN/19FT 8 1/4IN X 100FT/IRREG  
FIELDS ADDN  
BOUNDED E BY ALLEY  
**PARCEL # 48303200**

1618 HICKORY ST.  
C. B. 483 E HICKORY  
19 FT 1 1/8 IN / 19 FT 1/8 IN X IRREG  
FIELDS ADDN  
LOT BD 89 FT 5 IN E OF DOLMAN  
**PARCEL # 48303190**

1620 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 10 1/4 IN / 17 FT 9 1/4 IN X IRREG  
FIELDS ADDN  
LOT BD W-71 FT 6 3/4 IN E OF DOLMAN  
**PARCEL # 48303180**

1622 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 11 1/8 IN X / 18 F 1/8 IN X IRREG  
FIELDS ADDN  
LOTS BD W-53 FT 7 5/8 IN E OF DOLMAN  
**PARCEL # 48303170**

1624 HICKORY ST.  
C. B. 483 E HICKORY  
17 FT 9 1/4 IN / 17 FT 10 1/4 IN X IRREG

FIEDLS ADDN  
LOT BD W-35 FT 10 3/8 IN E OF DOLMAN  
PARCEL # 48303160

1626 HICKORY ST.  
CB 483-E HICKORY ST  
35 FT 10 3/8 IN X 100 FT/IRREG  
FIELDS ADDN  
BD W-DOLMAN ST  
PARCEL # 48303141

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  
DOLMAN ST. SCATTERED SITES REDEVELOPMENT AREA**

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

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

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

**Subject Property is:**  secured  unsecured

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

If answer is yes, explain: \_\_\_\_\_

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

The subject property \_\_\_\_\_  \_\_\_\_\_ has \_\_\_\_\_ has not deterioration of site conditions  
 If answer is yes, explain: \_\_\_\_\_

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

The subject property \_\_\_\_\_  \_\_\_\_\_ has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The sites are unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

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

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

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

The subject property \_\_\_\_\_  \_\_\_\_\_ is \_\_\_\_\_ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The sites are unoccupied and subject illegal dumping, rat infestation, and fire.

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

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

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

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

The subject property \_\_\_\_\_  \_\_\_\_\_ has \_\_\_\_\_ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: The vacant land is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play area by neighborhood children.

Dolman St. Scattered Sites

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. They Mayor has issued a Sustainable

		Applicable	Not Applicable
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
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
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
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
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>			
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
<b>VI. PRO SPERITY, OPPORTUNITY AND EMPLOYMENT</b>			
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
I. - B1	This project supports infill development in effort to establish thriving compact communities/vibrant mixed-use main streets by constructing new single-family residences on the currently vacant lots.
I. - D7*	The development of this Area will expand the City's urban tree canopy
I. - SAA4	The developers for these parcels shall participate in the plan to increase the Number of Trees Planted in the City by 16,000 or 15% by planting new trees on and/or around the property.
I. - G8	The developers for these parcels plan to offer housing that is energy efficient and environmentally sustainable.
I. - H4	The developer shall promote brownfield redevelopment by eliminating waste and contamination during the renovation process of these parcels.
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 rehabilitation of this property will greatly reduce the exposure of lead-paint poisoning by utilizing new materials and finishes, including fresh paint through the building.
V. - G3	The developers for these parcels will ensure that the building and site development is integrated with natural site ecology by following the neighborhood design standard which has been established.
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.
VI. - D5	Based on the scale, amenities and location of this property, it shall become eligible to market and encourage living in the City to recent college graduates upon its completion.
VI. - E3	The redevelopment of this property promotes flexible development approaches by developers, land owners and business firms.
VI. - SAA28	This property shall be remediated.

Approved: February 13, 2014

ORDINANCE NO. 69676 - EXHIBITS B, C & D



**Exhibit B**  
**Project Area Plan**  
Dolman St - Scattered Sites  
**Project Acquisition Map**  
Unoccupied Residential, Fair Conditions  
Project Area Boundary  
Buildings  
-1234 City Block Number



**Exhibit C**  
**Project Area Plan**  
Dolman St - Scattered Sites  
**Proposed Land Uses**  
Residential Use  
Project Area Boundary  
Buildings  
-1234 City Block Number



**Exhibit D**  
**Project Area Plan**  
Dolman St - Scattered Sites  
**Project Acquisition Map**  
Parcel Number  
Project Area Boundary  
Buildings  
-1234 City Block Number



**ORDINANCE #69677**  
**Board Bill No. 279**

An ordinance approving a blighting study and redevelopment plan dated December 17, 2013 for the 4318 Frieda 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 five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

**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 4318 Frieda Ave. Redevelopment Area" dated December 17, 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 4318 Frieda 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 December 17, 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.** A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant

to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, and said property is to be owner occupied, then for up to the first five (5) years after the date the redevelopment corporation shall acquire title to property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which the corporation shall have acquired title to that property. In addition to such taxes, any such corporation shall for up to the same five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to that property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first five (5) 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 corporation shall lease that property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title to the property.

**SECTION FIFTEEN.** Any proposed modification which will substantially change the Plan must be approved by 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"**

**4318 FRIEDA AVE.  
LEGAL DESCRIPTION**

C.B. 5301 FRIEDA AVE  
30 FT X 105 FT  
MORGAN PLACE ADDN  
BLOCK 3 LOT 32

**PARCEL #5301-00-0080**

**ATTACHMENT "B"  
Form: 1/27/14**

BLIGHTING STUDY AND REDEVELOPMENT PLAN  
FOR THE  
**4318 FRIEDA AVE. REDEVELOPMENT AREA**  
PROJECT# 1824  
DECEMBER 17, 2013  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR  
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
4318 FRIEDA AVE.  
REDEVELOPMENT AREA**

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

### EXHIBITS

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

#### **A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

##### 1. DELINEATION OF BOUNDARIES

The 4318 Frieda Ave. Redevelopment Area ("Area") encompasses approximately .07 acres in the Bevo Mill neighborhood of the City of St. Louis ("City") and is located on the southern side of Frieda Ave. between Gravois Ave. and Morganford Rd.

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 5301.00. The Area was in poor condition as of December 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 8.2% unemployment rate for the City for the month of October, 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 14.45 persons per acre.

##### 5. CURRENT ZONING

The Area is currently zoned "A" Single 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 December 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 "A" Single 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 "A" Single 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**

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 five (5) 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, and said property is to be owner occupied, then for a period of up to the first five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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"**

**4318 FRIEDA AVE.  
LEGAL DESCRIPTION**

C.B. 5301 FRIEDA AVE  
30 FT X 105 FT  
MORGAN PLACE ADDN



If answer is yes, explain: Mortar is missing, the roof needs replacement, as do all mechanical systems.

The subject property \_\_\_\_\_ has \_\_\_\_\_ X \_\_\_\_\_ has not improper subdivision or obsolete platting

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ X \_\_\_\_\_ has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

The subject property \_\_\_\_\_ does \_\_\_\_\_ X \_\_\_\_\_ does not retard the provision of housing accommodations

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ X \_\_\_\_\_ does \_\_\_\_\_ does not constitute an economic liability

If answer is yes, explain: The building is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

The subject property \_\_\_\_\_ does \_\_\_\_\_ X \_\_\_\_\_ does not constitute a social liability

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ X \_\_\_\_\_ is \_\_\_\_\_ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The building is unoccupied and subject illegal dumping, rat infestation, and fire.

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

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

The subject property \_\_\_\_\_ is \_\_\_\_\_ X \_\_\_\_\_ is not detrimental because of high density of population.

If answer is yes, explain: \_\_\_\_\_

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

The subject property \_\_\_\_\_ X \_\_\_\_\_ has \_\_\_\_\_ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

4318 Frieda 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. They Mayor has issued a Sustainable

		Applicable	Not Applicable
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
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
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
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
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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 III. - F1 IV. - A5	The developer shall promote brownfield redevelopment by eliminating waste and contamination during the renovation process of this property. Blighting and environmental health hazards are addressed by rehabilitating this property and upgrading it to a livable status. 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 VI. - SAA26 VI. - B2	The construction of this property will greatly reduce the exposure of lead-paint poisoning by utilizing new materials and finishes, including fresh paint throughout the building. This is the Sustainability Impact Statement as required for all new City development This plan provides for small scale redevelopment with economic incentives
VI. - E3 VI. - SAA28	The redevelopment of this property promotes flexible development approaches by developers, land owners and business firms. This property shall be remediated.

ORDINANCE NO. 69677 - EXHIBITS B, C & D



**Exhibit B**  
Project Area Plan  
4318 Frieda Ave.  
**Existing Uses and Conditions**  
Unoccupied Residential Use, Fair Condition  
Project Area Boundary  
Buildings  
1234 City Block Number



**Exhibit C**  
Project Area Plan  
4318 Frieda Ave.  
**Proposed Land Uses**  
Residential Use  
Project Area Boundary  
Buildings  
1234 City Block Number



**Exhibit D**  
Project Area Plan  
4318 Frieda Ave.  
**Project Acquisition Map**  
Parcel Number  
Project Area Boundary  
Buildings  
1234 City Block Number



**ORDINANCE #69678**  
**Board Bill No. 280**

An ordinance approving a blighting study and redevelopment plan dated December 17, 2013 for the 3022 Salena St. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that no property within the Area is occupied, but if it shall become occupied, the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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

**WHEREAS**, this Board has considered the "Blighting Study and Redevelopment Plan for the 3022 Salena St. Redevelopment Area" dated December 17, 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 3022 Salena St. Area ("Area"). The existence of deteriorated property and other conditions constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report") to the Blighting Study and Redevelopment Plan for the Area dated December 17, 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.** The property within the Area is currently unoccupied. If it should become occupied eligible occupants displaced by the Redeveloper (as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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

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

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

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

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

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

**SECTION THIRTEEN.** In all contracts with private and public parties for redevelopment of any portion of the Area, Redeveloper 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 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.

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.** A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant

to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, and said property is to be owner occupied, then for up to the first five (5) years after the date the redevelopment corporation shall acquire title to property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year prior to the calendar year during which the corporation shall have acquired title to that property. In addition to such taxes, any such corporation shall for up to the same five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year prior to the calendar year during which such corporation shall have acquired title to that property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first five (5) 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 corporation shall lease that property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title to the property.

**SECTION FIFTEEN.** Any proposed modification which will substantially change the Plan must be approved by 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"**

**3022 SALENA ST. AREA  
LEGAL DESCRIPTION**

C.B. 1975 SALENA ST  
21 FT 6 IN/19 FT X 104 FT 2 1/2 IN 83 FT 2 1/2 IN  
NELSON & HOLMES ET AL ADDN  
BOUNDED S-81 FT 6 IN N NL OF ARSENAL ST

**PARCEL # 197500200**

**ATTACHMENT "B"  
Form: 2/5/14**

BLIGHTING STUDY AND REDEVELOPMENT PLAN  
FOR THE  
3022 SALENA ST. REDEVELOPMENT AREA  
PROJECT# 1822  
DECEMBER 17, 2013  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS

MAYOR  
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR  
3022 SALENA ST. REDEVELOPMENT AREA**

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

### **EXHIBITS**

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

#### **A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

##### **1. DELINEATION OF BOUNDARIES**

The 3022 Salena St. Redevelopment Area ("Area") encompasses approximately .05 acres in the Benton Park neighborhood of the City of St. Louis ("City") and is located on the eastern side of Salena St. between Crittenden St. and Arsenal St.

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

##### **2. GENERAL CONDITION OF THE AREA**

The Area comprises a portion of City Block 1975.06. The Area is in fair condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 7.7% unemployment rate for the City for the month of July, 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 two-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 11.56 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**

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

incorporated herein by this reference.

## **B. PROPOSED DEVELOPMENT AND REGULATIONS**

### **1. DEVELOPMENT OBJECTIVES**

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

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 shall 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**

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 five (5) 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, and said property is to be owner occupied, then for a period of up to the first five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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 five (5) 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"**

**3022 SALENA ST. AREA  
LEGAL DESCRIPTION**

C.B. 1975 SALENA ST  
21 FT 6 IN/19 FT X 104 FT 2 1/2 IN 83 FT 2 1/2 IN  
NELSON & HOLMES ET AL ADDN



If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_X\_\_\_\_\_ has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The building is unoccupied, consequently it is subject to illegal dumping and use by transients, which combine to make it a significant fire risk.

The subject property \_\_\_\_\_ does \_\_\_\_\_X\_\_\_\_\_ does not retard the provision of housing accommodations

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_X\_\_\_\_\_ does \_\_\_\_\_ does not constitute an economic liability

If answer is yes, explain: The building is unoccupied and significantly deteriorated. It drags down the value of surrounding properties and would take significant investment to bring up to code.

The subject property \_\_\_\_\_ does \_\_\_\_\_X\_\_\_\_\_ does not constitute a social liability

If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_X\_\_\_\_\_ is \_\_\_\_\_ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: The building is unoccupied and subject illegal dumping, rat infestation, and fire.

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

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

The subject property \_\_\_\_\_ is \_\_\_\_\_X\_\_\_\_\_ is not detrimental because of high density of population.

If answer is yes, explain: \_\_\_\_\_

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

The subject property \_\_\_\_\_X\_\_\_\_\_ has \_\_\_\_\_ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and . If answer is yes, explain: The unoccupied building is subject to illegal dumping and rat infestation. It is also subject to use by transients and as an unsafe play areas by neighborhood children.

3022 Salena St.

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
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
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
<b>II. ARTS, CULTURE AND INNOVATION</b>			
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
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
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
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
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
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>			
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
<b>VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>			
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. - F1	The rehabilitation of this property in its current status exemplifies the ability to achieve sustainability.
I. - F2	The Developer shall continue to integrate preservation into the planning and building approval process.
I. - F4	The developer shall protect this historic property from its vulnerability to foreclosure, tax forfeiture, or demolition.
I. - F5	The rehabilitation of this property helps to promote the redevelopment of historic homes and commercial properties.
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 rehabilitation of this property will greatly reduce the exposure of lead-paint poisoning by utilizing new materials and finishes, including fresh paint throughout the building.
V. - G5	The rehabilitation of this property encourages the re-use of materials and divert waste from land-fills by salvaging major building components and materials to be re-used.
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
VI. - D5	Based on the scale, amenities and location of this property, it shall become eligible to market and encourage living in the City to recent college graduates upon its completion.
VI. - E3	The redevelopment of this property promotes flexible development approaches by developers, land
VI. - SAA28	This property shall be remediated.

ORDINANCE NO. 69678 - EXHIBITS B, C & D



**Exhibit B**  
Project Area Plan  
3022 Salena St.  
Existing Uses and Conditions

- Unoccupied Residential, Fair Conditions
- Project Area Boundary
- Buildings
- City Block Number



**Exhibit C**  
Project Area Plan  
3022 Salena St.  
Proposed Land Uses

- Residential Use
- Project Area Boundary
- Buildings
- City Block Number



**Exhibit D**  
Project Area Plan  
3022 Salena St.  
Project Acquisition Map

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



**ORDINANCE #69679**  
**Board Bill No. 281**

An Ordinance amending Ordinance Nos. 65978 and 67242; authorizing the execution of a Second Amendment to Redevelopment Agreement by and between the City and City Hospital Development, L.L.C.; prescribing the form and details of said amendment; making certain findings with respect thereto; authorizing other matters with respect thereto, and containing a severability clause.

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

**WHEREAS**, on July 23, 2003, the Board of Aldermen of the City adopted (a) Ordinance No. 65977 (i) approving the City Hospital TIF Redevelopment Plan (as amended, the “Redevelopment Plan”), (ii) designating the redevelopment area described therein (the “Redevelopment Area”) as a “redevelopment area” as defined in Section 99.805, RSMo., (iii) approving a redevelopment project for the portion of the Redevelopment Area described in the Redevelopment Plan as “RPA 1” (the “RPA 1 Redevelopment Project”) and (iv) adopting tax increment financing within RPA 1 and (b) Ordinance No 65978 approving a redevelopment agreement related to the RPA 1 Redevelopment Project, which redevelopment agreement was executed by the City and City Hospital Development, L.L.C. (the “Developer”) as of July 27, 2006 (the “Original Redevelopment Agreement”); and

**WHEREAS**, on July 29, 2003, the Board of Aldermen of the City adopted Ordinance No. 66007 authorizing the issuance of not to exceed \$4,000,000 plus issuance costs principal amount of tax increment revenue notes associated with the RPA 1 Redevelopment Project (the “Note Ordinance”); and

**WHEREAS**, on July 21, 2006, the Board of Aldermen of the City adopted Ordinance No. 67242 approving an amendment to the Original Redevelopment Agreement, which was executed by the City and the Developer as of September 21, 2006 (together with the Original Redevelopment Agreement, the “Redevelopment Agreement”); and

**WHEREAS**, pursuant to the Note Ordinance, the City has issued its Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2007 in the original principal amount of \$2,535,000 (the “Series 2007 Note”) and its Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2009 in the original principal amount of \$400,000 (the “Series 2009 Note” and collectively with the Series 2007 Note, the “TIF Notes”), which are payable on a parity basis from tax increment revenues generated in RPA 1; and

**WHEREAS**, Section 7.3.3 of the Redevelopment Agreement requires that prior to the sale of land within RPA 1 to tax-exempt entities such entities shall be required to agree not to apply for an exemption from payment of ad valorem property taxes; and

**WHEREAS**, A.T. Still University of Health Sciences (the “University”) is a tax-exempt entity that has acquired certain real property within RPA 1 to develop a teaching dental clinic, and the University desires to apply to the City for an exemption from payment of ad valorem property taxes; and

**WHEREAS**, the University desires for the restriction in Section 7.3.3 of the Redevelopment Agreement to be waived by the Developer and the City (subject to the consent of the owners of the TIF Notes) as a condition to development of the proposed teaching dental clinic within RPA 1; and

**WHEREAS**, of the \$4,000,000 of tax increment revenue notes authorized to be issued pursuant to Ordinance No. 66007, \$2,935,000 has been issued in the form of the TIF Notes, and up to \$1,065,000 of tax increment revenue notes may still be issued; and

**WHEREAS**, pursuant to Ordinance \_\_\_\_\_, the City has authorized the issuance of those certain Tax Increment Revenue Notes (City Hospital RPA1 Project), Series 20\_\_- B, (the “Subordinate TIF Notes”), to provide funds for the aforesaid purpose, said Subordinate TIF Notes to be payable on a subordinate basis to the TIF Notes from tax increment revenues generated in RPA 1; and

**WHEREAS**, the Developer and the City desire to approve and execute a second amendment to the Redevelopment Agreement (the “Second Amendment”) to address the development of the proposed teaching dental clinic within RPA 1 and the issuance of the Subordinate TIF Notes; and

**WHEREAS,** it is hereby found and determined that the terms of the Second Amendment attached as Exhibit A hereto and incorporated herein by reference are acceptable and that the execution, delivery and performance by the City, the Developer and the University of the attached Second Amendment is necessary and desirable and in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act; and

**WHEREAS,** it is hereby found and determined that it is necessary and advisable and in the best interest of the City and the holders of the TIF Notes to permit the issuance of the Subordinate TIF Notes to the University on the terms and conditions provided in this Ordinance and in the Second Amendment.

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

**SECTION ONE.** The Board of Aldermen finds and determines that it is necessary and desirable to enter into the Second Amendment with the Developer and the University in order to enable the Developer and the University to carry out their proposal for development within RPA 1.

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

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

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

**SECTION FIVE.** 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 SIX.** After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto.

**EXHIBIT A**

Form of Second Amendment to Redevelopment Agreement

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Space Above for Recorder's Use Only

**DOCUMENT COVER SHEET**

**TITLE OF DOCUMENT:** Second Amendment to Redevelopment Agreement

**DATE OF DOCUMENT:** \_\_\_\_\_, 20\_\_

**GRANTOR(S):** City of St. Louis  
1200 Market Street  
St. Louis, MO 63103

**GRANTEE(S):** CITY HOSPITAL DEVELOPMENT, L.L.C.  
1935 Park Avenue  
St. Louis, MO 63104

A.T. STILL UNIVERSITY OF HEALTH SCIENCES  
800 W. Jefferson St.  
Kirksville, MO 63501

**LEGAL DESCRIPTIONS:** See Exhibit A

**REF. BOOK & PAGE:** Book 11272006, Page 0033

This cover page is attached solely for the purpose of complying with the requirements stated in §§59.310.2; 59.313.2 RSMo of the Missouri Recording Act. The information provided on this cover page shall not be construed as either modifying or supplementing the substantive provisions of the attached instrument. In the event of a conflict between the provisions of the attached instrument and the provisions of this cover page, the attached instrument shall prevail and control.

Upon recording, please return original to:

Husch Blackwell LLP  
190 Carondelet Plaza, Suite 600  
St. Louis, MO 63105  
Attn: David Richardson

### **Second Amendment to Redevelopment Agreement**

**THIS SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT** (this "Second Amendment") is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between **THE CITY OF ST. LOUIS, MISSOURI** (the "City"), a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri, **CITY HOSPITAL DEVELOPMENT, L.L.C.**, a limited liability company organized under the laws of the State of Missouri (the "Developer"), and **A.T. STILL UNIVERSITY OF HEALTH SCIENCES**, a nonprofit corporation organized and existing under the laws of the State of Missouri (the "University"). All capitalized terms not otherwise defined herein shall have the meanings set forth in the below-defined Redevelopment Agreement.

### **RECITALS**

A. On July 23, 2003, the Board of Aldermen of the City adopted (a) Ordinance No. 65977 (i) approving the City Hospital TIF Redevelopment Plan (as amended, the "Redevelopment Plan"), (ii) designating the redevelopment area described therein (the "Redevelopment Area") as a "redevelopment area" as defined in Section 99.805, RSMo., (iii) approving a redevelopment project for the portion of the Redevelopment Area described in the Redevelopment Plan as "RPA 1" (the "RPA 1 Redevelopment Project"), and more particularly described on Exhibit A attached hereto, and (iv) adopting tax increment financing within RPA 1 and (b) Ordinance No 65978 approving a redevelopment agreement related to the RPA 1 Redevelopment Project, which redevelopment agreement was executed by the City and the Developer as of July 27, 2006 (the "Original Redevelopment Agreement").

B. On July 29, 2003, the Board of Aldermen of the City adopted authorizing the issuance of not to exceed \$4,000,000 plus issuance costs principal amount of tax increment revenue notes associated with the RPA 1 Redevelopment Project (the "Note Ordinance").

C. On July 21, 2006, the Board of Aldermen of the City adopted Ordinance No. 67242 approving an amendment to the Original Redevelopment Agreement, which was executed by the City and the Developer as of September 21, 2006 (together with the Original Redevelopment Agreement, the "Redevelopment Agreement").

D. Pursuant to the Note Ordinance, the City has issued its Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2007 in the original principal amount of \$2,535,000 (the "Series 2007 Note") and its Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2009 in the original principal amount of \$400,000 (the "Series 2009

Note” and collectively with the Series 2007 Note, the “TIF Notes”), which are payable on a parity basis from tax increment revenues generated in RPA 1.

E. The University desires to develop a teaching dental clinic (the “Project”) within the City Hospital RPA 1 TIF District on real property more particularly described on Exhibit B attached hereto (the “Property”) that it purchased from City Hospital Development Avenue, LLC (“CHDA”), an affiliate of the Developer, pursuant to that certain Purchase and Sale Agreement dated February 28, 2013 by and between the University and CHDA, as amended by that certain First Amendment to Purchase and Sale Agreement dated June 17, 2013 by and between the University and CHDA (as amended, the “Purchase Agreement”).

F. The University has requested that the City, the Developer and the owners of the TIF Notes amend the Redevelopment Agreement to remove restrictions in Section 7.3.3 of the Redevelopment Agreement that restrict the University’s application to the City for the Project to be exempt from real property taxes in the same manner as if it had been developed outside of the City Hospital RPA 1 TIF District (the “Project Accommodations”).

G. As consideration for the Project Accommodations, the University agrees to make certain payments in lieu of taxes on the terms and conditions herein.

H. On \_\_\_\_\_, 2014, the Board of Aldermen of the City adopted Ordinance No. \_\_\_\_\_ approving this Second Amendment and Ordinance No. \_\_\_\_\_ authorizing the issuance of the Subordinate TIF Notes defined herein (the “Subordinate TIF Note Ordinance”).

I. The Developer wishes to sell and assign, and Buyer wishes to purchase and assume, Developer’s right to the issuance of the Subordinate TIF Notes under the Redevelopment Agreement and the Note Ordinance.

J. The City and the existing holders of the TIF Notes desire to consent to the foregoing.

#### AGREEMENT

**NOW, THEREFORE**, in consideration of the premises and promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Limitation of Restriction on Tax-Exempt Entities.** Section 7.3.3 of the Redevelopment Agreement is hereby amended to exclude the University from the restrictions contained therein, such that no provision of the Redevelopment Agreement shall be construed to restrict the ability of the University, as a nonprofit corporation, to apply for exemption from ad valorem taxes with respect to the proposed teaching dental clinic in RPA 1.

2. **Subordinate TIF Notes.**

a. The parties acknowledge that as of the date hereof, of the \$4,000,000 of tax increment revenue notes authorized by the Note Ordinance, \$2,935,000 has been issued in the form of the TIF Notes, and up to \$1,065,000 plus issuance costs of tax increment revenue notes may still be issued.

b. The University hereby agrees to purchase all of the Developer’s rights, benefits, privileges and obligations in, to and under the Redevelopment Agreement relating solely to the issuance of up to \$1,065,000 plus issuance costs of additional tax increment revenue notes (the “Remaining TIF Note Authority”) from the Developer for the sum of \$875,000 (the “Subordinate TIF Note Fee”). The University shall pay the Subordinate TIF Note Fee to Developer upon the execution and delivery of this Second Amendment by all parties. Subject to Section 4.d below, if the Subordinate TIF Note Fee is not paid, or if the University defaults in the performance of any other obligation of the University required hereunder, then the exclusion of the University from the restrictions in Section 7.3.3 of the Redevelopment Agreement provided for in Section 1 above shall immediately be deemed void and shall not take effect.

c. Contingent upon the full execution and delivery of this Second Amendment by all parties and University’s timely payment to the Developer of the Subordinate TIF Note Fee as provided above, the Developer hereby assigns, conveys, transfers and delivers to the University, and the University acknowledges receipt of and hereby assumes, all of the Developer’s rights, benefits, privileges and obligations in, to and under the Redevelopment Agreement, arising from and after the date hereof, as the same relates to the Subordinate TIF Notes, but not otherwise. Except as expressly provided herein, the University is not assuming any other obligations or liabilities of the Developer of any kind or nature, known, unknown, contingent or otherwise, and all such obligations and liabilities not assumed (including, without limitation, the obligations and liabilities of the Developer under the Redevelopment Agreement relating to real property

other than the Property) will remain the sole and exclusive responsibility of the Developer.

d. The City acknowledges that it has received from the Developer and approved all documentation, including, without limitation, a Certificate of Substantial Completion and Certificates of Reimbursable Redevelopment Project Costs, that will support the issuance of an additional \$737,000 in tax increment revenue notes. The City further agrees to issue, pursuant to the authority provided in the Subordinate TIF Note Ordinance, a tax increment financing note to the University in the principal amount of \$737,000 that is payable as to principal and interest from tax increment financing revenues generated in RPA 1 on a subordinate basis to the TIF Notes (the "Subordinate TIF Notes") upon satisfaction of the following:

- i. The payment of all fees to be paid to the City pursuant to Section 5;
- ii. the payment (or evidence of simultaneous payment) of the Subordinate TIF Note Fee to the Developer; and
- iii. any other information reasonably required from the Developer and the University to complete the issuance of the Subordinate TIF Notes.

e. To the extent necessary, the Redevelopment Agreement is hereby deemed amended to permit the issuance of the Subordinate TIF Notes on the terms and conditions described herein.

f. The University and the Developer hereby agree that upon issuance of the Subordinate TIF Notes, the Remaining TIF Note Authority shall be deemed extinguished and that neither the University, the Developer nor any successor in interest shall have any authority to request that the City issue any additional tax increment revenue notes payable from tax increment financing revenues generated in RPA 1.

3. **Donation to University.** The Developer agrees, upon the issuance of the Subordinate TIF Notes to the University, to make an unrestricted donation of \$10,000 to the University.

4. **Contractual Payments in Lieu of Taxes.**

a. The University agrees to make the following payments in lieu of taxes (the "Contractual PILOTs"):

- i. For calendar year 2014, a Contractual PILOT of \$50,000; and
- ii. For calendar years 2015 through 2026, Contractual PILOTs of \$25,000 annually.

b. Notwithstanding anything to the contrary contained herein, the University's obligation to pay the Contractual PILOTs set forth above will expire and terminate upon the earlier of (i) payment in full of the TIF Notes, the Subordinate TIF Notes and any other obligations issued pursuant to the Redevelopment Agreement (collectively, the "TIF Obligations"), or (ii) August 21, 2026.

c. The Contractual PILOTs shall be paid to the Comptroller of the City no later than December 31 for calendar years 2014 through 2025 and June 30 for calendar year 2026. The Comptroller shall deposit all Contractual PILOTs in the PILOTs Account of the Revenue Fund (as defined in the Note Ordinance) and apply such Contractual PILOTs in the same manner as other moneys in the PILOTs Account of the Revenue Fund pursuant to **Section 403** of the Note Ordinance (or similar provision of any ordinance that authorizes the issuance of the Subordinate TIF Notes or obligations that will refund any TIF Obligations issued pursuant to the Note Ordinance). Notwithstanding any provision of the Note Ordinance to the contrary, any Contractual PILOTs deposited into the PILOTs Account of the Revenue Fund, but not needed to pay principal of or interest on the TIF Obligations because of such TIF Obligations' redemption or defeasance in full, shall be refunded to the University.

d. If the University fails to pay any Contractual PILOTs as set forth herein, the City shall notify the University of such failure to pay by certified mail. If the University does not then pay the Contractual PILOT within 30 days of such notice, then the City shall revoke any exemption or abatement granted to the University in connection with the Property and the University shall be deemed to have waived any and all right or ability to claim that ad valorem taxes are not fully due and payable in connection with the Property.

5. **Costs.** The University shall pay the Comptroller for actual costs provided to the Comptroller by Armstrong

Teasdale LLP for reasonable attorney fees and by Public Finance Advisors LLC for financial advisor fees in connection with the review of the issuance of the Subordinate TIF Notes, this Second Amendment and related matters, which costs shall be paid at the time required by the City. To the extent not otherwise due and payable pursuant to the first sentence of this Section 5, the University agrees to pay any and all Issuance Costs (as defined in the Redevelopment Agreement) related to the issuance of the Subordinate TIF Notes pursuant to Sections 2.2 and 5.1 of the Redevelopment Agreement (to the extent not already paid by the Developer or other parties in connection with the issuance of the Series 2007 Note and the Series 2009 Note). Simultaneously with the purchase of the Subordinate TIF Notes, the University shall pay the legal costs of the Developer incurred in connection with this Second Amendment and the issuance of the Subordinate TIF Notes in an amount not to exceed \$10,000.

6. **Waiver and Release.** The University and Developer acknowledge that the Purchase Agreement dated contained certain obligations that survived closing on the sale and purchase of the Property. The University and Developer hereby acknowledge and confirm that any and all obligations that either party or their affiliates may have under the Purchase Agreement to utilize best efforts to remove prohibitions that impair the University's ability to apply to the City for property tax abatement and/or exemption have been satisfied and neither party shall have any further obligation or liability arising under the Purchase Agreement relating to such prohibitions from and after the date hereof.

a. The University, and its successors, assigns, successor and related business entities, officers, directors, agents, servants and employees (collectively, "University Related Parties"), do hereby release, acquit and forever discharge Developer, and its successors, assigns, successor and related business entities, officers, directors, agents, servants and employees, including without limitation CHDA (collectively, "Developer Related Parties"), from any and all claims, debts, demands, rights, obligations, damages, and liabilities, known or unknown, and any and all actions, causes of action and suits whatsoever, in law or in equity, whether civil or administrative, which the University or the University Related Parties shall or may have arising from and by reason of any obligations of the parties hereto under the Purchase Agreement to cooperate to remove prohibitions that impair the University's ability to apply to the City of St. Louis for property tax abatement and/or exemption from the beginning of time until the date hereof. The University and the University Related Parties further covenant and agree that they shall not file any claim or suit against Developer and the Developer Related Parties for any matter or by reason of anything whatsoever with regard to any matters related to the parties' obligations under the Purchase Agreement to cooperate to remove prohibitions that impair the University's ability to apply to the City of St. Louis for property tax abatement and/or exemption occurring from the beginning of time until the date hereof. The terms and conditions of this subsection (a) shall survive the expiration or termination of this Second Amendment and shall inure to the benefit and burden of the parties' respective successors and assigns.

b. Developer and the Developer Related Parties, do hereby release, acquit and forever discharge the University and the University Related Parties from any and all claims, debts, demands, rights, obligations, damages, and liabilities, known or unknown, and any and all actions, causes of action and suits whatsoever, in law or in equity, whether civil or administrative, which the Developer or the Developer Related Parties shall or may have arising from and by reason of any obligations of the parties hereto under the Purchase Agreement to cooperate to remove prohibitions that impair the University's ability to apply to the City for property tax abatement and/or exemption from the beginning of time until the date hereof. The Developer and the Developer Related Parties further covenant and agree that they shall not file any claim or suit against the University or the University Related Parties for any matter or by reason of anything whatsoever with regard to any matters related to the parties' obligations under the Purchase Agreement to cooperate to remove prohibitions that impair the University's ability to apply to the City for property tax abatement and/or exemption occurring from the beginning of time until the date hereof. The terms and conditions of this subsection (b) shall survive the expiration or termination of this Second Amendment and shall inure to the benefit and burden of the parties' respective successors and assigns.

c. The University, the University Related Parties, the Developer and the Developer Related Parties, do hereby release, acquit and forever discharge the City and its successors, assigns, successor and related business entities, officers, directors, agents, servants and employees (collectively, "City Related Parties"), from any and all claims, debts, demands, rights, obligations, damages, and liabilities, known or unknown, and any and all actions, causes of action and suits whatsoever, in law or in equity, whether civil or administrative, which the University, the University Related Parties, the Developer and the Developer Related Parties shall or may have arising from and by reason of anything whatsoever related to the Redevelopment Agreement, as amended hereby, from the beginning of time until the date hereof. The University, the University Related Parties, the Developer and the Developer Related Parties further covenant and agree that they shall not file any claim or suit against the City or the City Related Parties for any matter or by reason of anything whatsoever with regard to any matters related to the Redevelopment Agreement, as amended hereby, occurring from the beginning of time until the date hereof. The terms and conditions of this subsection (c) shall survive the expiration or termination of this Second Amendment and shall inure to the benefit and burden of the parties' respective successors and assigns.







\_\_\_\_\_

a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 \_\_\_\_\_ ) SS.  
 \_\_\_\_\_ OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_, and that he is authorized to sign the instrument on behalf of said \_\_\_\_\_ by authority of its \_\_\_\_\_, and acknowledged to me that he executed the within instrument as said \_\_\_\_\_'s free act and deed.

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

\_\_\_\_\_  
 Notary Public

My Commission Expires:  
 \_\_\_\_\_

**EXHIBIT A**

Legal Description of RPA 1

A tract of land being part of City Block 0475 and City Block 1250 and City Block 1251 and City Block 0822 and City Block 1252 of the City of St. Louis, Missouri, and being more particularly described as follows:

Beginning at a point, said point being the intersection of the north right-of-way line of Park Avenue (80' wide) and the west right-of-way line of South 14th Street (80' wide), said point also being the southeastern corner of City Block 0480; thence departing said north right-of-way line of Park Avenue, along said west right-of-way line of said South 14th Street, northwardly, generally, to a point being the western extension of the north right-of-way line of Rutger Street (60' wide); thence eastwardly, generally, across said South 14th Street along said western extension of the north right-of-way line of said Rutger Street to a point being the intersection of the north right-of-way line of said Rutger Street and the east right-of-way line of said South 14th Street, said point also being part of City Block 0475; thence along said north right-of-way line of said Rutger Street, eastwardly, generally, to a point being the intersection of the north right-of-way line of said Rutger Street and the west right-of-way line of South 13th Street (55' wide); thence, northwardly, generally, along said west right-of-way line of said South 13th Street, to a point being the intersection of the north right-of-way line of Hickory Street (55' wide) and the west right-of-way line of said South 13th Street, said point also being the southwestern extremity of property known and numbered 1029 South Tucker Boulevard, Parcel #04750001710, now, or formally owned by Pyramid Construction; thence northwardly, generally, along the west property line of said property to a point being a change in direction of said property line; thence westwardly, generally, along the south property line of said property to a point being the southeastern extremity of property known and numbered 1214 South 14th Street, Parcel #04750000500, now, or formally owned by St. Louis Housing Authority; thence westwardly, generally, along the south property line of said property to a point being the intersection of said property line and the east right-of-way line of said South 14th Street; thence northwardly, generally, along said east right-of-way line of said South 14th Street to a point being the

intersection of said east right-of-way line of said South 14th Street and the south right-of-way line of Lasalle Lane (50' wide); thence northwardly, generally, across said Lasalle Lane along said east right-of-way line of said South 14th Street to a point being the intersection of the east right-of-way line of said South 14th Street and the north right-of-way line of said Lasalle Lane; thence along said east right-of-way line of said South 14th Street northwardly, generally, to a point being the intersection of said east right-of-way line of said South 14th Street and the south right-of-way line of Chouteau Avenue (80' wide), said point also being the northwestern corner of City Block 0475; thence along said south right-of-way line of said Chouteau Avenue eastwardly, generally, to a point being the intersection of the south right-of-way line of said Chouteau Avenue and the west right-of-way line of said Lasalle Lane; thence eastwardly, generally, across said Lasalle Lane along said south right-of-way line of said Chouteau Avenue to a point being the intersection of the south right-of-way line of said Chouteau Avenue and the east right-of-way line of said Lasalle Lane; thence along said south right-of-way line of said Chouteau Avenue eastwardly, generally, to a point being the intersection of the south right-of-way line of said Chouteau Avenue and the west right-of-way line of said Tucker Boulevard (100' wide), said point also being the northeastern corner of City Block 0475; thence southwardly, generally, along the west right-of-way line of said Tucker Boulevard to a point being the intersection of the west right-of-way line of said Tucker Boulevard and the north right-of-way line of said Hickory Street; thence southwardly, generally, across said Hickory Street along said west right-of-way line of said Tucker Boulevard to a point being the intersection of the west right-of-way line of said Tucker Boulevard and the south right-of-way line of said Hickory Street; thence southwestwardly, generally, along said west right-of-way line of said Tucker Boulevard to a point being the intersection of the west right-of-way line of said Tucker Boulevard and the north right-of-way line of said Park Avenue, said point also being the southeastern corner of City Block 0475; thence westwardly, generally, along said north right-of-way line of said Park Avenue to a point being the intersection of the north right-of-way line of said Park Avenue and the east right-of-way line of said South 13th Street; thence westwardly, generally, across said South 13th Street along said north right-of-way line of said Park Avenue to a point being the intersection of the north right-of-way line of said Park Avenue and the west right-of-way line of said South 13th Street; thence westwardly, generally, along said north right-of-way line of said Park Avenue to a point being the intersection of the said north right-of-way line of said Park Avenue and the said east right-of-way line of said South 14th Street, said point also being the southwestern corner of City Block 0475; thence southwardly, generally, across said Park Avenue along said east right-of-way line of said South 14th Street to a point being the intersection of the south right-of-way line of said Park Avenue and the east right-of-way line of said South 14th Street, said point also being the northwestern corner of City Block 410; thence southwestwardly, generally, along said east right-of-way line of said South 14th Street to a point being the intersection of the said east right-of-way line of said South 14th Street and the north right-of-way line of Lafayette Avenue (120' wide), said point also being the southwestern corner of City Block 410; thence westwardly, generally, across said South 14th Street along said north right-of-way line of said Lafayette Avenue to a point being the intersection of the west right-of-way line of said South 14th Street and the north right-of-way line of said Lafayette Avenue, said point also being the southeastern corner of City Block 1252; thence along said north right-of-way line of Lafayette Avenue, North 81 degrees 03 minutes 52 seconds West a distance of 461.84 feet to a point in the east right-of-way line Grattan Street (60' wide); thence along said east right-of-way line of Grattan Street, north 08 degrees 55 minutes 52 seconds east a distance of 140 feet to a point in the South line of vacated Grattan Street (Vacation Ordinance No. 55602); thence along said south line of vacated Grattan Street, North 81 degrees 03 minutes 52 seconds west a distance of 30 feet to a point in the centerline of said vacated Grattan Street; thence along said centerline of vacated Grattan Street, North 08 degrees 55 minutes 52 seconds east a distance of 286.80 feet to a point in the south right-of-way of Carroll Street (60 feet wide); thence northwardly, generally, across said Carroll Street to a point being the intersection of said north right-of-way line of said Carroll Street and the west right-of-way line of said vacated Grattan Street; thence departing said north right-of-way line of Carroll Street, along said west right-of-way line of vacated Grattan Street, north 08 degrees 55 minutes 52 seconds east a distance of 139.49 feet to a point; thence departing said west right-of-way line

of vacated Grattan Street, north 17 degrees 28 minutes 24 seconds east a distance of 67.04 feet to a point; thence, north 13 degrees 46 minutes 04 seconds east a distance of 111.73 feet to a point; thence, north 15 degrees 17 minutes 51 seconds east a distance of 90.04 feet to a point; thence north 55 degrees 36 minutes 19 seconds east a distance of 19.44 feet to a point on the south right-of-way of said Park Avenue; thence northwardly, generally, across said Park Avenue to a point being the intersection of the north right-of-way line of said Park Avenue and the east right-of-way line of said Grattan Street, said point also being the southwestern corner of City Block 0480; thence eastwardly, generally, along said north right-of-way line of said Park Avenue to a point being the intersection of the north right-of-way line of said Park Avenue and the west right-of-way line of Dillon Street; thence eastwardly, generally, across said Dillon Street to a point being the intersection of the north right-of-way line of said Park Avenue and the east right-of-way line of said Dillon Street; thence eastwardly, generally, along said north right-of-way line of said Park Avenue to a point being the intersection of the north right-of-way line of said Park Avenue and the west right-of-way line of said South 14th Street, being the point of beginning.

But excluding from the above described area the following parcels:

Parcel 1: A tract of land being part of City Block 1250 of the City of St. Louis, Missouri, and being more particularly described as follows: Beginning at a point, said point being the southwest Corner of a tract of land conveyed to Land Reutilization Authority of the City of St. Louis by Deed Recorded in Deed Book M992, page 1492 of the St. Louis City Recorder's Office, said point also being the intersection of the north right of way line of Carroll Street (60' wide) and the east right of way line of Dillon Street (60' wide); thence departing said north right-of-way line of Carroll Street, along said east right-of-way line of Dillon Street, north 08 degrees 55 minutes 52 seconds east a distance of 164.45 to a point; thence departing said east right of way line of Dillon Street, South 75 degrees 26 minutes 28 seconds east a distance of 187.88 feet to a point; thence, south 81 degrees 06 minutes 13 seconds east a distance of 104.31 feet to a point on the centerline of vacated St. Ange Avenue (60' wide), vacated by Ordinance 50248; thence along said centerline of vacated St. Ange Avenue south 08 degrees 55 minutes 52 seconds west a distance of 145.91 feet to a point on said north right-of-way line of Carroll Street; thence departing said centerline of vacated St. Ange Avenue, along said north right-of-way line of Carroll Street north 81 degrees 06 minutes 13 seconds west a distance of 291.29 feet to a point, being the point of Beginning.

Parcel 2: A tract of land being part of the City of St. Louis, Missouri, and being more particularly described as follows: C. B. 822 14TH ST; 121.85 FT / 148 FT X 139.94 FT / IRREG; U S 2017,2972,3123 & 1/2 OF VAC. STREET; BND N-20.27 FT S OF PARK AVE (Also known as 1401 S 14TH ST, Parcel 08220000200, now, or formally owned by PAROCHIAL TRUST FUND OF THE).

Parcel 3: A tract of land being part of the City of St. Louis, Missouri, and being more particularly described as follows: C.B. 1252 LAFAYETTE AVE; THE GEORGIAN CONDOMINIUMS; RESERVED FOR DEVELOPMENT; BTO SEE 1252 00 00100 (Also known as 1515 LAFAYETTE AV, Parcel 12520000530, now or formally owned by CITY HOSPITAL DEVELOPMENT LLC).

Said description includes all properties within the described area on record with the St. Louis City Recorder's Office

#### **EXHIBIT B**

##### Legal Description of the Property

Lot 1-A of the Subdivision of Lot 1 of Carroll-Dillon Boundary Adjustment Plat, according to the plat thereof recorded in Book 09062013 page 122 and in City Blocks 1251 of the St. Louis City Records.

**Approved: February 13, 2014**