

ORDINANCE #69680
Board Bill No. 282

An Ordinance to amend Ordinance No. 66007, recommended by the Board of Estimate and Apportionment, authorizing and directing the issuance and delivery of not to exceed \$4,000,000 plus issuance costs principal amount of subordinate tax increment revenue notes (City Hospital TIF RPA1 Project) Series 20__-B, of the City of St. Louis, Missouri; prescribing the form and details of such subordinate notes and the covenants and agreements made by the City to facilitate and protect the payment thereof; prescribing other matters relating thereto, and containing a severability clause.

WHEREAS, The City of St. Louis, Missouri (the "City"), is a body corporate and 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, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865, Revised Statutes of Missouri, (the "TIF Act" or "Act"), authorizes the City to undertake redevelopment projects within designated areas of the City; and

WHEREAS, staff and consultants of the City and City Hospital Development, L.L.C., a Missouri limited liability company, the Developer, prepared a plan for redevelopment titled "City Hospital TIF Redevelopment Plan" dated April 18, 2003, as amended on June 13, 2003, with further amendments, if any, and as may be amended from time to time (the "Redevelopment Plan"), for an area containing sixty-seven (67) parcels located within City Blocks 475, 1250, 1251, 822, 419, 820, 414, and 415 in the City of St. Louis (the "Redevelopment Area" or "Area"), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, on July 23, 2003, the Board of Aldermen of the City adopted (a) Ordinance No. 65977 (i) approving the Redevelopment Plan, (ii) designating the Redevelopment Area described therein 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 Project" or "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 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 Project (the "Series A 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 Series A Note Ordinance, upon substantial completion of the Redevelopment Project by the Developer, the City 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, 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

WHEREAS, of the \$4,000,000 plus issuance costs 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 plus issuance costs of tax increment revenue notes may still be issued; and

WHEREAS, on _____, 2014, after approval by the Board of Aldermen, the Mayor signed Ordinance No. _____ (Board Bill No. _____) authorizing the City to enter into a second amendment to the Redevelopment Agreement among the City, the Developer and the University to address the development of the proposed teaching dental clinic within RPA 1 and the issuance of the Subordinate TIF Notes (as hereinafter defined); and

WHEREAS, the City desires to issue, from time to time, its subordinate Tax Increment Revenue Notes (City Hospital TIF RPA1 Project), Series 20__-B, (the "Subordinate TIF Notes" or "Subordinate Notes"), to provide funds for the aforesaid purpose,

said Subordinate Notes being payable solely from certain proceeds deposited into the Special Allocation Fund (as defined herein); and

WHEREAS, the City has determined that it is in the best interest of the City to sell the Subordinate Notes from time to time at a private sale, without advertisement, to the Original Purchaser at a price equal to 100% of their face value; and

WHEREAS, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants that the Subordinate Notes be issued and secured in the form and manner as hereinafter provided.

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

SECTION ONE. The Board of Alderman hereby find and determine that it is necessary and advisable and in the best interest of the City and of its inhabitants that the Subordinate Notes be issued and secured in the form and manner as hereinafter provided.

SECTION TWO. In the case of any inconsistency between this Ordinance and Ordinance No. 66007, the provisions of this Ordinance shall control.

SECTION THREE. Ordinance No. 66007 is hereby deemed amended so that, except as may be necessary to replace or reissue the Series 2007 Note and/or the Series 2009 Note, no additional tax increment financing notes may be issued pursuant to the provisions thereof.

SECTION FOUR. Any Subordinate TIF Notes issued pursuant to this Ordinance shall conform to the following terms and conditions.

**ARTICLE I.
DEFINITIONS**

Section 101 Definitions of Words and Terms. In addition to the words and terms defined elsewhere in this ordinance (the "Ordinance"), the following capitalized words and terms, as used in this Ordinance, shall have the following meanings:

"Act" or "TIF Act" means the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri (2000).

"Approved Investors" means (a) the Developer, the University, a Related Entity, any federal historic tax credit investor in the Redevelopment Project, any member, any partner or a majority shareholder of the Developer or a Related Entity of Developer, (b) an "accredited investor" under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, (c) a "qualified institutional buyer" under Rule 144A promulgated under the Securities Act of 1933 or (d) any general business corporation or enterprise with total assets in excess of \$50,000,000.

"Approving Ordinance" means Ordinance No. 65978 signed by the Mayor on July 23, 2003, designating the Redevelopment Area, approving the Redevelopment Plan, approving the RPA 1 Project, making certain findings with respect thereto, adopting tax increment financing with respect to RPA 1, establishing the Special Allocation Fund, and authorizing certain related actions by City officials.

"Authorized Denominations" means an initial amount of \$100,000 or any integral multiple of \$1,000 in excess thereof, subject to the limitation provided in Section 201 of this Ordinance.

"Authorizing Ordinance" means, collectively, Ordinance No. 65978 [Committee Substitute for Board Bill No. 157], signed by the Mayor on July 29, 2003, affirming adoption of the Redevelopment Plan, the Redevelopment Area, and the RPA 1 Project, authorizing execution of a Redevelopment Agreement for the construction of the RPA 1 Project, making certain findings related thereto, designating City Hospital Development, L.L.C., as Developer of the Redevelopment Area and the RPA 1 Project, and authorizing other related action in connection with the redevelopment of RPA 1, and Ordinance No. _____ (Board Bill No. _____), signed by the Mayor on _____, 2014, authorizing the execution of the Second Amendment.

"Available Revenues" means all TIF Revenues on deposit from time to time in the Special Allocation Fund excluding: (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer, or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum.

“Bond Counsel” means Armstrong Teasdale LLP, St. Louis, Missouri, or an attorney at law or a firm of attorneys acceptable to the City of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on obligations issued by states and their political subdivisions duly admitted to the practice of law before the highest court of any state of the United States of America or the District of Columbia.

“City” means The City of St. Louis, Missouri, a body corporate and political subdivision duly authorized and existing under the its charter and the Constitution and laws of the State of Missouri.

“Debt Service Fund” means the fund by that name created in Section 401 of this Ordinance.

“Developer” means City Hospital Development, L.L.C., a Missouri limited liability company, or its permitted successors or assigns in interest.

“Economic Activity Taxes” or “EATs” shall have the meaning ascribed to such term in Section 99.805 of the TIF Act.

“EATs Account” means the Economic Activity Tax Account of the Revenue Fund.

“Finance Officer” means the Comptroller of the City or her authorized agent.

“Government Obligations” means direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America.

“Issuance Costs” means all costs reasonably incurred by the City in furtherance of the issuance of Subordinate TIF Notes, including without limitation, the fees and expenses of financial advisors and consultants, the City’s attorneys (including issuer’s counsel and Bond Counsel), the St. Louis Development Corporation’s administrative fees and expenses (including fees and costs of planning consultants), underwriters’ discounts and fees, the costs of printing any Subordinate TIF Notes and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, debt service reserves and the fees of any rating agency rating any Subordinate TIF Notes.

“Maturity Date” means August 23, 2026, which is the date that is twenty-three (23) years after the date of adoption of the Approving Ordinance.

“Original Purchaser” means the Developer, the University, a Related Entity, any federal historic tax credit investor in the Redevelopment Project, any member, any partner or a majority shareholder of the Developer or a Related Entity of Developer, or an Approved Investor designated by the Developer as the Original Purchaser.

“Owner” means, when used with respect to any Subordinate TIF Note, the present holder of any of the Subordinate TIF Notes.

“Payment Date” means, with respect to any Subordinate TIF Note, each March 1 and September 1, commencing with the first March 1 or September 1 that immediately succeeds the City’s acceptance of the Certificate of Substantial Completion as provided in the Redevelopment Agreement.

“Payments in Lieu of Taxes” or “PILOTs” shall have the meaning ascribed to such term in Section 99.805 of the TIF Act.

“PILOTs Account” means the Payments in Lieu of Taxes Account of the Revenue Fund.

“Redevelopment Agreement” means that certain Redevelopment Agreement dated as of July 27, 2006, between the City and the Developer, as amended by the First Amendment to Redevelopment Agreement dated as of September 21, 2006, and the Second Amendment, and as may be further amended from time to time.

“RPA 1” means the portion of the Redevelopment Area described in the Redevelopment Plan as “RPA 1.”

“Redevelopment Plan” means the redevelopment plan titled “City Hospital TIF Redevelopment Plan” adopted by the City pursuant to the Approving Ordinance and affirmed by the Authorizing Ordinance, as such plan may be amended from time to time in accordance with the TIF Act.

“Register” means the books for registration, transfer and exchange of the Subordinate TIF Notes kept at the office of the Finance Officer.

“Reimbursable Redevelopment Project Costs” means those Redevelopment Project Costs (as defined in the TIF Act) for which the Developer is eligible for reimbursement in accordance with the TIF Act and in accordance with the Redevelopment Agreement.

“Related Entity” means any party or entity related to the Developer or the University by one of the relationships described in Section 267(b) of the Internal Revenue Code of 1986, as amended.

“RPA 1 Project” means the Redevelopment Project for RPA 1 described in the Redevelopment Plan and the Redevelopment Agreement.

“Second Amendment” means the Second Amendment to Redevelopment Agreement, dated as of _____, 2014, among the City, the Developer and the University.

“Series A Notes” means tax increment financing notes issued pursuant to Ordinance No. 66007, which include one (1) Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2007, issued to Nuveen High Yield Fund and dated March 21, 2007 in the aggregate amount of \$2,535,000 and one (1) Tax-Exempt Tax Increment Revenue Note (City Hospital RPA1 Project), Series 2009, issued to Great Southern Bank and dated February 20, 2009 in the aggregate amount of \$400,000).

“Series B Note(s)” means the subordinate [Taxable][Tax-Exempt] Tax Increment Revenue Note (City Hospital TIF RPA1 Project), Series 20____-B, issued pursuant to this Ordinance in an aggregate principal amount of not to exceed \$4,000,000 plus Issuance Costs, less the original principal amount of the Series A Notes, in substantially the form set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

“Special Allocation Fund” means the City Hospital Special Allocation Fund for the City Hospital TIF Redevelopment Project, created by Ordinance No. 65977 (Board Bill No. 156) effective on August 21, 2003 and including the Revenue Fund and other accounts into which TIF Revenues are from time to time deposited in accordance with the TIF Act, the Redevelopment Agreement and this Ordinance, as ratified and further described in Section 401 hereof.

“Taxable TIF Notes” means any TIF Note, the interest on which (in the opinion of Bond Counsel), is not exempt from federal income taxation.

“Tax-Exempt TIF Notes” means any TIF Note, the interest on which (in the opinion of Bond Counsel), is exempt from federal income taxation.

“TIF Notes” means the Series A Notes and Series B Notes.

“TIF Revenues” means: (1) payments in Lieu of Taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property located within RPA1 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA1, as allocated and paid to the City Treasurer by the City Collector of Revenue and deposited into the Special Allocation Fund (as set forth in Section 99.845.1(2) of the Act), during the term of the Redevelopment Agreement; and (2) fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are generated by economic activities within RPA1 over the amount of such taxes generated by economic activities within RPA1 in the calendar year ending December 31, 2002, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 Mo. Rev. Stat., and taxes levied for the purpose of public transportation pursuant to Section 94.660 of Mo. Rev. Stat, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, all as provided in Section 99.845 of the TIF Act, as may be amended from time to time.

“University” means A.T. Still University of Health Sciences, a nonprofit corporation organized and existing under the laws of the State of Missouri.

Rules of Construction. For all purposes of this Ordinance, except as otherwise expressly provided or unless the context otherwise requires:

- (a) Words of masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders.
- (b) Words importing the singular number shall include the plural and vice versa and words importing person shall

include firms, corporations, partnerships, associations and limited liability companies, including public bodies. The headings and captions herein are not a part of this document.

(c) Terms used in an accounting context and not otherwise defined shall have the meaning ascribed to them by generally accepted principles of accounting. Whenever an item or items are listed after the word "including," such listing is not intended to be an exhaustive listing that excludes items not listed.

ARTICLE II. AUTHORIZATION OF SUBORDINATE TIF NOTES

Section 201 Authorization of Subordinate TIF Notes. There are hereby authorized and directed to be issued by the City to the Original Purchaser one or more series of the Series B TIF Notes in an aggregate principal amount not to exceed Four Million Dollars and no/100 (\$4,000,000) plus Issuance Costs less the aggregate original principal amount of the Series A Notes. The Series B TIF Notes shall be in substantially the form of **Exhibit A**, attached hereto and incorporated herein by reference.

Section 202 Description of Subordinate TIF Notes.

(a) Title of Subordinate TIF Notes. There shall be issued one series of one or more Series B TIF Notes in an aggregate principal amount not to exceed \$4,000,000 plus Issuance Costs less the original principal amount of Series A TIF Notes. The Series B TIF Notes shall be designated "[Taxable][Tax-Exempt] Tax Increment Revenue Notes (City Hospital TIF RPA1 Project), Series 20__-B". These Subordinate TIF Notes may have such further appropriate particular designation added to or incorporated in such title for the Subordinate TIF Notes of any particular series as the City may determine.

(b) Form of Subordinate TIF Notes. The Subordinate TIF Notes shall be substantially in the form set forth in **Exhibit A**, attached hereto and incorporated herein by reference, with such appropriate variations, omissions and insertions as are permitted or required by this Ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

(c) Terms of Subordinate TIF Notes. The Subordinate TIF Notes shall mature (subject to redemption and payment prior to maturity as provided in Article III hereof), on the date that is twenty-three (23) years after the date of adoption of the RPA1 Project by Ordinance. Each TIF Note shall bear simple interest at a fixed rate per annum equal to (i) seven and one-half percent (7 ½ %) if the interest on such Subordinate TIF Notes is, in the opinion of Bond Counsel, not exempt from federal income taxation, or, (ii) six percent (6%) if the interest on such Subordinate TIF Notes is, in the opinion of Bond Counsel, exempt from federal income taxation. Interest shall be computed on the basis of a 360-day year of twelve 30-day months. The Subordinate TIF Notes shall bear interest from their registration date or from the most recent Payment Date to which interest has been paid or duly provided for. Interest that accrues but remains unpaid on any Payment Date shall be compounded semi-annually.

(d) Denominations. The Subordinate TIF Notes shall be issuable as fully registered Subordinate TIF Notes in Authorized Denominations.

(e) Numbering. Unless the City directs otherwise, each series of Subordinate TIF Notes shall be numbered from R-1 upward.

(f) Dating. The Subordinate TIF Notes shall be dated as provided in Section 207, as evidenced by the Finance Officer's signature on Schedule A to each Subordinate TIF Note.

(g) Evidence of Principal Payments. The payment of principal of the Subordinate TIF Notes on each Payment Date shall be noted on the Subordinate TIF Notes on Schedule A thereto. The Subordinate TIF Notes and the original Schedule A thereto shall be held by the Finance Officer in trust, unless otherwise directed in writing by the Owners thereof. If the Subordinate TIF Notes are held by the Finance Officer, the Finance Officer shall, on each Payment Date, send a revised copy of Schedule A via facsimile to the Owner. Absent manifest error, the amounts shown on Schedule A held by the Finance Officer shall be conclusive evidence of the principal amount paid on the Subordinate TIF Notes.

(h) Sale of Subordinate TIF Notes. When Subordinate TIF Notes have been executed and authenticated as required by this Ordinance, the Finance Officer shall hold the Subordinate TIF Notes in trust or, if directed in writing by the Owners thereof, deliver the Subordinate TIF Notes to or upon the order of the Owners thereof, as provided in paragraph (g) above, but only upon satisfaction of the provisions of Section 207 of this Ordinance.

Section 203 Finance Officer to Serve as Paying Agent and Registrar. The Finance Officer is hereby designated as the paying agent for the payment of principal of and interest on the Subordinate TIF Notes and the bond registrar with respect to the registration, transfer and exchange of the Subordinate TIF Notes and for allocating and holding funds as provided herein.

Section 204 Security for Subordinate TIF Notes. The Series B TIF Notes shall be equally and ratably secured by the Available Revenues on a subordinate basis to the Series A Notes as to the payment of both principal and interest. The Subordinate TIF Notes shall be special, limited obligations of the City payable solely from and secured as to the payment of principal and interest by a pledge of the Available Revenues. The taxing power of the City is not pledged to the payment of the Subordinate TIF Notes either as to principal or interest. The Subordinate TIF Notes shall not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provision, limitation or restriction. **THE OBLIGATIONS OF THE CITY WITH RESPECT TO THE SUBORDINATE TIF NOTES SHALL TERMINATE ON THE FIRST TO OCCUR OF (i) THE FULL PAYMENT AND DISCHARGE OF THE Subordinate TIF NOTES OR (ii) THE MATURITY DATE (WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HAS BEEN PAID IN FULL).**

Section 205 Method and Place of Payment of Subordinate TIF Notes. The principal of and interest on the Subordinate TIF Notes shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of debts due the United States of America. Payment shall be made by the Finance Officer at his/her offices on each Payment Date upon presentation of the applicable Subordinate TIF Notes by a duly authorized representative of the Owner. Principal and interest shall be payable by check or draft at the office of the Finance Officer to the person in whose name such Subordinate TIF Note is registered on the Register on each Payment Date.

Section 206 Registration, Transfer and Assignment. So long as the Subordinate TIF Notes remain outstanding, the City shall cause to be kept at the office of the Finance Officer books for the registration, transfer and exchange of the Subordinate TIF Notes as herein provided. The Subordinate TIF Notes when issued shall be registered in the name of the Original Purchaser thereof on the Register.

The Subordinate TIF Notes and beneficial interest therein may only be purchased by or transferred or assigned to Approved Investors upon the execution by each proposed purchaser, transferee or assignee of a letter in substantially the form of **Exhibit B**, attached hereto and incorporated herein by reference, stating that such purchaser, transferee or assignee (i) is an Approved Investor and (ii) has sufficient knowledge and experience in business and financial matters in general, and investments such as the Subordinate TIF Notes in particular, to enable the purchaser, transferee or assignee to evaluate the risks involved in an investment in the Subordinate TIF Notes. The Subordinate TIF Notes may be transferred and exchanged only upon the records of the City.

Upon surrender of a Subordinate TIF Note to the Finance Officer, the Finance Officer shall transfer or exchange the Subordinate TIF Notes for new Subordinate TIF Notes, which shall be (i) in any denomination, subject to the limitation on the aggregate principal amount, and (ii) of the same Maturity Date and in the same aggregate principal amount outstanding as the Subordinate TIF Note which was presented for transfer or exchange. The Subordinate TIF Notes presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Finance Officer, duly executed by the Owner thereof or by the Owner's duly authorized agent. Upon any transfer, exchange or assignment as provided in this Section, the transferor shall reimburse the City for all of the reasonable out-of-pocket costs incurred by the City in connection with the administration of such transfer, exchange or assignment.

Section 207 Execution, Authentication and Delivery of the Subordinate TIF Notes. Each of the Subordinate TIF Notes, including any Subordinate TIF Notes issued in exchange or as substitution for the Subordinate TIF Notes initially delivered, shall be signed by the manual or facsimile signature of the Mayor, the Finance Officer and the Treasurer of the City, attested by the manual or facsimile signature of the Register of the City, and shall have the official seal of the City affixed thereto or imprinted thereon. If any officer whose signature appears on any TIF Note ceases to be such officer before the delivery of such TIF Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such person had remained in office until delivery. Any TIF Note may be signed by such persons who at the actual time of the execution of such TIF Note are the proper officers.

The Mayor, Finance Officer, Treasurer and Register of the City are hereby authorized and directed to prepare and execute the Subordinate TIF Notes as hereinbefore specified, and when duly executed, to deliver the Subordinate TIF Notes to the Finance Officer for authentication. The Subordinate TIF Notes shall have endorsed thereon a certificate of authentication substantially in the form set forth in Schedule A of **Exhibit A** hereto, which shall be manually executed by an authorized signatory of the Finance Officer, but it shall not be necessary that the same signatory sign the certificate of authentication on all of the Subordinate TIF Notes that may be issued hereunder at any one time. No TIF Note shall be entitled to any security or benefit under this Ordinance or be valid or obligatory for any purpose until the certificate of authentication has been duly executed by the Finance Officer. Such executed certificate of authentication upon any TIF Note shall be conclusive evidence that such TIF Note has been duly authenticated and delivered under this Ordinance.

The Subordinate TIF Notes shall be initially executed and authenticated by the City and issued to the Original Purchaser upon acceptance of the following: (i) the execution of the Second Amendment by all parties (including the consents by the owners of the Series A Notes); (ii) payment of the City's Issuance Costs in connection with the Subordinate TIF Notes and the payment of all other costs to be paid by the University upon the execution of the Second Amendment; (iii) an opinion of Bond Counsel regarding the taxable nature of the Subordinate TIF Notes; and (iv) such other documentation as the City shall reasonably require of Developer or the University in order for the City to obtain an opinion of Bond Counsel.

Upon satisfaction of the foregoing, the Finance Officer shall issue the Subordinate TIF Notes to the University or its designee in the principal amount specified in the Second Amendment.

Section 208 Mutilated, Lost and Stolen Subordinate TIF Notes. If any mutilated TIF Note is surrendered to the Finance Officer or the Finance Officer receives evidence to his/her satisfaction of the destruction, loss or theft of any Subordinate TIF Note and there is delivered to the Finance Officer such security or indemnity as may be required by it to save the City and the Finance Officer harmless, then, in the absence of written notice to the Finance Officer that such Subordinate TIF Note has been acquired by a bona fide purchaser, the City shall execute and the Finance Officer shall register and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Subordinate TIF Note, a new Subordinate TIF Note with the same Maturity Date and of like tenor and principal amount. Upon the issuance of any new Subordinate TIF Note under this Section, the City and the Finance Officer may require the payment by the Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses connected therewith. If any such mutilated, destroyed, lost or stolen Subordinate TIF Note has become or is about to become due and payable, the Finance Officer may, in its discretion, pay such Subordinate TIF Note instead of issuing a new Subordinate TIF Note.

Section 209 Cancellation, Discharge and Abatement of Subordinate TIF Notes. All Subordinate TIF Notes that have been paid or redeemed or that otherwise have been surrendered to the Finance Officer, either at or before the Maturity Date, shall be canceled and destroyed by the Finance Officer in accordance with existing security regulations upon the payment or redemption of such TIF Note and the surrender thereof to the Finance Officer. The Finance Officer shall execute a certificate in duplicate describing the Subordinate TIF Notes so cancelled and destroyed, and shall file an executed counterpart of such certificate with the City.

ARTICLE III. REDEMPTION AND PAYMENT OF PRINCIPAL AND INTEREST

Section 301 Optional Redemption. The Subordinate TIF Notes are subject to optional redemption by the City in whole at any time or in part on any Payment Date at a redemption price of 100% of the principal amount of the Subordinate TIF Note to be redeemed, plus accrued interest thereon to the date fixed for redemption. The Subordinate TIF Notes shall be called by the City for optional redemption pursuant to this Section without the necessity of any action by the City other than as provided in Section 403 of this Ordinance. If only a partial redemption is to occur, then each Subordinate TIF Note shall be redeemed in the order of maturity designated by the City, and within any maturity the Subordinate TIF Notes shall be redeemed in Authorized Denominations by the City in such manner as it may determine. In the event of an optional redemption of the Notes, unless waived by any Registered Owner of Notes to be redeemed, official notice of any redemption shall be given by the Finance Officer on behalf of the City by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days (five days if all of the Notes are owned by the Developer) and not more than sixty (60) days prior to the date fixed for redemption, to each Registered Owner of the Notes to be redeemed at the address shown on the Note Register.

All official notices of optional redemption shall be dated and shall contain the following information: (a) the redemption date; (b) the redemption price; (c) if less than all outstanding Notes are to be redeemed, the identification number and maturity date(s) (and, in the case of partial redemption of any Notes, the respective principal amounts) of the Notes to be redeemed; (d) a statement that on the redemption date the redemption price will become due and payable upon each Note or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the redemption date; and (e) the place where such Notes are to be surrendered for payment of the redemption price, which shall be the office of the Finance Officer. The failure of any Registered Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption.

Section 302 Special Mandatory Redemption. All Subordinate TIF Notes are subject to special mandatory redemption by the City on each Payment Date, at a redemption price equal to 100% of the principal amount being redeemed, together with accrued interest thereon to the date fixed for redemption, which amount of principal being redeemed shall be an amount equal to Available Revenues then on deposit in the applicable account of the Special Allocation Fund and which will not be required for the payment of interest on such Payment Date.

Section 303 Selection of Notes to be Redeemed. Subordinate TIF Notes shall be redeemed only in Authorized

Denominations. When less than all of the outstanding Subordinate TIF Notes are to be redeemed and paid prior to maturity, such Subordinate TIF Notes or portions of Subordinate TIF Notes to be redeemed shall be selected in Authorized Denominations by the Fiscal Agent in such equitable manner as it may determine. In the case of a partial redemption of Subordinate TIF Notes when Subordinate TIF Notes of denominations greater than the minimum Authorized Denomination are then outstanding, then for all purposes in connection with such redemption each Authorized Denomination unit of face value shall be treated as though it was a separate Subordinate TIF Note of the denomination of the minimum Authorized Denomination.

Section 304 Notice and Effect of Call for Redemption. In the event of any optional or special mandatory redemption of the Notes, unless waived by any Registered Owner of Notes to be redeemed, official notice of any redemption shall be given by the Finance Officer on behalf of the City by mailing a copy of an official redemption notice by first class mail to each Registered Owner of the Notes to be redeemed at the address shown on the Note Register.

All official notices of redemption shall be dated and shall contain the following information:

- (a) the redemption date;
- (b) the redemption price;
- (c) if less than all Outstanding Notes are to be redeemed, the identification (and, in the case of partial redemption of any Notes, the respective principal amounts) of the Notes to be redeemed;
- (d) a statement that on the redemption date the redemption price will become due and payable upon each Note or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the redemption date; and
- (e) the place where such Notes are to be surrendered for payment of the redemption price, which shall be the office of the Finance Officer.

The failure of any Registered Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption. All Notes that have been redeemed shall be cancelled and destroyed by the Finance Officer as provided herein and shall not be reissued.

ARTICLE IV. FUNDS AND REVENUES

Section 401 Creation of Funds and Accounts. There are hereby created or ratified and ordered to be established in the treasury of the City the Special Allocation Fund into which all TIF Revenues shall be deposited, and within it the following separate funds and accounts:

- (a) a Revenue Fund and, within it, (i) a PILOTs Account; and (ii) an EATs Account, into which all TIF Revenues shall be deposited;
- (b) a Debt Service Fund; and
- (c) a Project Fund.

Section 402 Administration of Funds and Accounts. The Special Allocation Fund and the funds and accounts established therein shall be maintained in the treasury of the City and administered by the City solely for the purposes and in the manner as provided in the Act, this Ordinance, the Approving Ordinance, and the Authorizing Ordinance so long as any Subordinate TIF Notes remain outstanding hereunder.

Section 403 Revenue Fund.

- (a) On or before the date that is five (5) days prior to each Payment Date while the Subordinate TIF Notes remain outstanding, the City shall transfer all Available Revenues on deposit in the Special Allocation Fund for deposit into the Revenue Fund of the Special Allocation Fund.
- (b) Moneys in the Revenue Fund shall be disbursed by the Finance Officer on each Payment Date, first from the EATs Account and then from the PILOTs Account, for the purposes and in the amounts as follows:

First, to the Finance Officer of the City and the St. Louis Development Corporation, an amount sufficient to pay all or any portion of the fees and expenses incurred by the Finance Officer of the City and the St. Louis Development Corporation but not to exceed, in the aggregate, the lesser of Sixteen Thousand Dollars and no/100 (\$16,000), or 0.4% of the Notes outstanding on January 1 of each calendar year, plus any accumulated deficiency from previous years, unless the City has incurred costs pursuant to Section 7.15 of the Redevelopment Agreement that have not otherwise been reimbursed to the City through the issuance of Subordinate TIF Notes purchased by the Developer;

Second, to the Debt Service Fund, an amount sufficient to pay all or any portion of past due interest owing as a result of prior deficiencies of moneys to pay interest due any Series A TIF Notes on each Payment Date;

Third, to the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series A TIF Notes on such Payment Date;

Fourth, to the Debt Service Fund, an amount sufficient to pay the principal of any Series A TIF Notes that are subject to redemption pursuant to Section 302 of the Series A Note Ordinance;

Fifth, to the Debt Service Fund, an amount sufficient to pay all or any portion of past due interest owing as a result of prior deficiencies of moneys to pay interest due any Series B TIF Notes on each Payment Date;

Sixth, to the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series B TIF Notes on such Payment Date;

Seventh, to the Debt Service Fund, an amount sufficient to pay the principal of any Series B TIF Notes that are subject to redemption pursuant to Section 302 of this Ordinance;

Eighth, to the City all other remaining money to be declared as surplus and distributed in the manner provided in the Act, subject to Section 403(c) of this Ordinance.

(c) Upon the payment in full of the principal of and interest on all Subordinate TIF Notes (or provision has been made for the payment thereof as specified in this Ordinance), payment in full of the fees and expenses of the Finance Officer and the St. Louis Development Corporation, and payment in full of any other amounts required to be paid under this Ordinance, all amounts remaining on deposit in the Revenue Fund shall be declared as surplus and distributed in the manner provided in the Act.

Section 404 Debt Service Fund.

(a) Subject to the terms of repayment of the Series A TIF Notes under the Series A Note Ordinance and the Redevelopment Agreement, all remaining amounts paid and credited to the Debt Service Fund shall be expended solely for (i) the payment of the principal of and interest on the Subordinate TIF Notes as the same mature and become due or upon the redemption thereof, said Subordinate TIF Notes all being subject to special mandatory redemption thereof, or (ii) to purchase Subordinate TIF Notes for cancellation prior to maturity.

(b) The City hereby authorizes and directs the Finance Officer to withdraw sufficient moneys from the Debt Service Fund to pay the principal of and interest on the Subordinate TIF Notes as the same become due and payable, and to make said moneys so withdrawn available for the purpose of paying said principal of and interest on the Subordinate TIF Notes.

(c) After payment in full of the principal of and interest on the Subordinate TIF Notes (or provision has been made for the payment thereof as specified in this Ordinance), payment of the fees and expenses of the Finance Officer, and payment of any other amounts required to be paid under this Ordinance, all amounts remaining in the Debt Service Fund shall be declared as surplus and distributed in the manner provided in the Act.

Section 405 Project Fund. Upon the submittal by the Developer and the approval of by the Finance Officer of the form of a Note Purchase Agreement, if any, and the issuance of a Subordinate TIF Note pursuant to Section 207.A of this Ordinance, the proceeds from the sale of the Subordinate TIF Note to the Original Purchaser shall be deposited in the Project Fund and shall be disbursed to the Developer in accordance with the terms of the Redevelopment Agreement. Alternatively, and/or in addition to upon the acceptance by the City of a Certificate of Reimbursable Redevelopment Project Costs and the issuance or endorsement of a Subordinate TIF Note pursuant to Section 207.B of this Ordinance, the Developer shall be deemed to have advanced funds necessary to purchase such Subordinate TIF Note and the City shall be deemed to have deposited such funds in the Project Fund and shall be deemed to have reimbursed the Developer or paid for in full for such costs from the amounts deemed to be on deposit in the Project Fund.

Section 406 Nonpresentment of Notes. If any Subordinate TIF Note is not presented for payment when the principal thereof becomes due at stated maturity or prior redemption date, if funds sufficient to pay such Subordinate TIF Note have been made available to the Finance Officer, all liability of the City to the Registered Owner thereof for the payment of such Subordinate TIF Note shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Finance Officer to hold such funds, without liability for interest thereon, for the benefit of the Registered Owner of such Subordinate TIF Note, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Ordinance or on, or with respect to, said Subordinate TIF Note. If any Subordinate TIF Note is not presented for payment within five (5) years following the date when such Subordinate TIF Note becomes due at maturity, the Finance Officer shall repay to the City the funds theretofore held by it for payment of such Subordinate TIF Note, and such Subordinate TIF Note shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the City, and the Registered Owner thereof shall be entitled to look only to the City for payment, and then only to the extent of the amount so repaid to it by the Finance Officer, and the City shall not be liable for any interest thereon and shall not be regarded as a Finance Officer of such money.

ARTICLE V. REMEDIES

Section 501 Remedies. The provisions of this Ordinance, including the covenants and agreements herein contained, shall constitute a contract between the City and the Owner. The Owner shall have the right:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of the Owner against the City and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of this Ordinance or by the constitution and laws of the State of Missouri;

(b) by suit, action or other proceedings in equity or at law to require the City, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law of enjoin any acts or things which may be unlawful or in violation of the rights of the Owner.

Section 502 Limitation on Rights of Owner. The Owner secured hereby shall not have any right in any manner whatever by its action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided.

Section 503 Remedies Cumulative. No remedy conferred herein upon the Owner is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of the Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owner by this Ordinance may be enforced and exercised from time to time and as often as may be deemed expedient. If any suit, action or proceedings taken by the Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or has been determined adversely to the Owner, then, and in every such case, the City and the Owner shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owner shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VI. DEPOSIT AND INVESTMENT OF MONEYS

Section 601 Deposits of Moneys. All moneys deposited with or paid to the Finance Officer for the account of the various funds established under this Ordinance shall be held by the Finance Officer in trust and shall be applied only in accordance with this Ordinance, the Series A Note Ordinance and the Redevelopment Agreement. The Finance Officer shall not be under any liability for interest on any moneys received hereunder except as otherwise provided herein.

Section 602 Investment of Moneys. Moneys held in any fund or account referred to in this Ordinance shall be invested by the City in Government Obligations or in time or demand deposits or in certificates of deposit issued by any bank having combined capital, surplus and undivided profits of at least Fifty Million Dollars (\$50,000,000) but only to the extent such time or demand deposits or certificates of deposit are fully insured by the Federal Deposit Insurance Corporation; provided, however, that no such investment shall be made for a period extending longer than the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any fund shall accrue to and become a part of such

fund or account.

ARTICLE VII. MISCELLANEOUS PROVISIONS

Section 701 Covenant to Request Appropriations. The City agrees that the officer of the City at any time charged with the responsibility of formulating budget proposals will be directed to include in the budget proposal submitted to the Board of Aldermen for each fiscal year that the Subordinate TIF Notes are outstanding a request for an appropriation of all moneys on deposit in the Special Allocation Fund for transfer to the Finance Officer for deposit at the times and in the manner provided in Section 403 of this Ordinance.

Section 702 Tax Matters. Neither the City nor the Developer shall use or permit the use of any proceeds of the tax exempt Subordinate TIF Note to acquire any securities or obligations, and shall not take or permit to be taken any other action or actions, which would cause the tax exempt Subordinate TIF Note to be an “arbitrage bond” within the meaning of Section 148(a) of the Code, or “federally guaranteed” within the meaning of Section 149(b) of the Code. The City (to the extent within its power or discretion) and the Developer shall not use or permit the use of any proceeds of the tax exempt Subordinate TIF Note, and shall not take or permit to be taken any other action or actions, which would result in the tax exempt Subordinate TIF Note being treated as other than an obligation described in Section 103(a) of the Code. The City (to the extent within its power or discretion) and the Developer shall not use any portion of the proceeds of the tax exempt Subordinate TIF Note, including any investment income earned on such proceeds, in any manner that would cause the tax exempt Subordinate TIF Note to be a “private activity bond” within the meaning of Section 141(a) of the Code. The officers of the City, including the Mayor, the Finance Officer, the Treasurer, the Register and the Finance Officer, shall be, and they hereby are, authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Section.

Section 703 Payments Due on Saturdays, Sundays and Holidays. In any case where the Payment Date is a Saturday, a Sunday or a legal holiday or other day that is not a business day, then payment of principal or interest need not be made on such date but may be made on the next succeeding business day with the same force and effect as if made on the Payment Date, and no interest shall accrue for the period after such date.

Section 704 Notices, Consents and Other Instruments. Any notice, consent, request, direction, approval, objection or other instrument required by this Ordinance to be signed and executed by the Owner of the Subordinate TIF Notes may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owner in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of the Subordinate TIF Note, if made in the following manner, shall be sufficient for any of the purposes of the Ordinance, and shall be conclusive in favor of the City with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of the Subordinate TIF Note, the amount or amounts and other identification of the Subordinate TIF Note, and the date of holding the same shall be proved by the Registrar.

Section 705 Execution of Documents; Further Authority. The City is hereby authorized to enter into and the Mayor, the Comptroller and the Treasurer of the City are hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the City, the Subordinate TIF Notes and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance. The officers of the City, including without limitation the Mayor, the Comptroller, the Treasurer and the Register, are hereby authorized and directed to execute, and the City Register is hereby authorized and directed where appropriate to attest, all certificates, documents or other instruments, and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instrument and other documents herein approved, authorized and confirmed which they determine to be in the City’s best interest, and the execution or taking of such action shall be conclusive evidence of such determination.

Section 706 Severability. If any section or other part of this Ordinance, whether large or small, is for any reason be held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Ordinance.

Section 707 Governing Law. This Ordinance shall be governed exclusively by and constructed in accordance with the applicable internal laws of the State of Missouri without reference or application of its conflict of laws principles.

Section 708 Private Sale. The Board of Aldermen of the City hereby declares that it is in the City’s best interest to sell the Subordinate TIF Notes at private sale because a public sale of the Subordinate TIF Notes would cause additional expense to the City and because the condition of the current financial markets makes such a public sale not feasible or the best course of action for the City.

**EXHIBIT A
Form of Note**

THIS TIF NOTE OR ANY PORTION HEREOF MAY BE TRANSFERRED, ASSIGNED OR NEGOTIATED ONLY TO “APPROVED INVESTORS,” AS DEFINED HEREIN, AND IN ACCORDANCE WITH THE PROVISIONS HEREOF.

**UNITED STATES OF AMERICA
STATE OF MISSOURI**

**Registered
No. R-__**

**Registered
Not to Exceed \$4,000,000
plus Issuance Costs
(See Schedule A attached)**

CITY OF ST. LOUIS, MISSOURI

**[TAXABLE][TAX-EXEMPT] TAX INCREMENT REVENUE NOTE
(City Hospital TIF RPA1 Project)
SERIES 20__-B**

Rate of Interest: [7%][6%] Maturity Date: _____, 2026 Dated Date: _____ CUSIP Number: None

REGISTERED OWNER: _____
PRINCIPAL AMOUNT: See **SCHEDULE A** attached hereto.

The CITY OF ST. LOUIS, MISSOURI, a body corporate and a political subdivision duly organized and validly existing under its charter and the Constitution and laws of the State of Missouri (the “City”), for value received, hereby promises to pay to the Registered Owner shown above, or registered assigns, the Principal Amount shown from time to time on Schedule A attached hereto on the Maturity Date shown above unless called for redemption prior to the Maturity Date, and to pay interest thereon from the effective date of registration shown from time to time on Schedule A attached hereto or from the most recent Payment Date to which interest has been paid or duly provided for, at the Rate of Interest shown above computed on the basis of a 360-day year of twelve 30-day months. Interest and principal shall be payable each March 1 and September 1 (each, a “Payment Date”), commencing September 1, 2014, until the Subordinate TIF Notes are paid in full. The Subordinate TIF Notes shall bear interest from their registration date or from the most recent Payment Date to which interest has been paid or duly provided for. Interest that accrues but remains unpaid on any Payment Date shall be compounded semi-annually.

Except as otherwise provided herein, the capitalized terms herein shall have the meanings as provided in Ordinance No. _____ (Board Bill No. ___) adopted by the Board of Aldermen on _____, 2014 (the “Subordinate Note Ordinance”), or if not therein, then the Redevelopment Agreement defined therein.

THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS SUBORDINATE TIF NOTE TERMINATE TWENTY-THREE YEARS FROM THE DATE OF APPROVAL BY THE BOARD OF ALDERMEN OF THE APPROVING ORDINANCE APPROVING THE RPA1 PROJECT, WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HEREON HAS BEEN PAID IN FULL. REFERENCE IS MADE TO THE SUBORDINATE NOTE ORDINANCE FOR A COMPLETE DESCRIPTION OF THE CITY’S OBLIGATIONS HEREUNDER.

Subject to the preceding paragraph, the principal of and interest on this Subordinate TIF Note shall be paid at maturity or upon earlier redemption as provided in Article III of the Subordinate Note Ordinance to the person in whose name this Subordinate TIF Note is registered at the maturity or redemption date hereof, upon presentation and surrender of this Subordinate TIF Note at the payment office of the Comptroller of the City or her authorized agent (the “Finance Officer”). The principal of and interest on the Subordinate TIF Notes shall be payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of debts due the United States of America. The principal of or interest on this Subordinate TIF Note

shall be payable by check or draft at the office of the Finance Officer to the person in whose name this Subordinate TIF Note is registered on the Register on each Payment Date. Except as otherwise provided in Section 208 of the Subordinate Note Ordinance with respect to mutilated, destroyed, lost or stolen Subordinate TIF Notes, no principal on the TIF Notes is payable unless the Owner thereof has surrendered such Subordinate TIF Notes at the office of the Finance Officer.

This Subordinate TIF Note is one of an authorized series of fully registered Notes of the City designated "City of St. Louis, Missouri, [Taxable][Tax-Exempt] Tax Increment Revenue Note (City Hospital TIF RPA1 Project), Series 20___-B," issued in an aggregate principal amount of not to exceed \$4,000,000 plus Issuance Costs, less the aggregate original principal amount of the Series A Notes. The Subordinate TIF Notes are being issued for the purpose of paying a portion of the Redevelopment Project Costs in connection with the Redevelopment Plan, under the authority of and in full compliance with the Constitution and laws of the State of Missouri, including particularly the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, of the Revised Statutes of Missouri (2000) (the "Act"), and pursuant to the Subordinate Note Ordinance.

The Subordinate TIF Notes and the interest thereon shall be special, limited obligations of the City payable solely from and secured as to the payment of principal and interest, by the Available Revenues and other moneys pledged thereto and held by the Finance Officer as provided herein. "Available Revenues" means all TIF Revenues on deposit from time to time in the Special Allocation Fund, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum.

The monies on deposit in the PILOTs Account of the Revenue Fund of the Special Allocation Fund are those payments in lieu of taxes (as defined in Sections 99.805 and 99.845 of the Act) attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in RPA 1 and any applicable penalty and interest over and above the initial equalized assessed value (as provided for by Section 99.855 of the Act) of such unit of property in RPA 1, as allocated and paid to the City's Treasurer by the City's Collector of Revenue who shall deposit such PILOTs into the Special Allocation Fund while tax increment financing remains in effect.

The monies on deposit in the EATs Account of the Revenue Fund of the Special Allocation Fund are those amounts equal to fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing district (as that term is defined in Section 99.805 of the Act) and which are generated by economic activities within RPA 1 over the amount of such taxes generated by economic activities within RPA 1 in the calendar year ending December 31, 2002 (subject to annual appropriation by the City as provided in the Act), while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000), and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri (2000) all in accordance with Section 99.845.3 of the Act, as may be amended from time to time.

All Subordinate TIF Notes shall be equally and ratably secured by Available Revenues on a subordinate basis to the Series A Notes as to both the payment of principal and interest. The Subordinate TIF Notes shall be special, limited obligations of the City payable solely from and secured as to the payment of principal and interest by a pledge of the Available Revenues. The taxing power of the City is not pledged to the payment of the Subordinate TIF Notes either as to principal or interest. The Subordinate TIF Notes shall not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provision, limitation or restriction. **THE OBLIGATIONS OF THE CITY WITH RESPECT TO THE SUBORDINATE TIF NOTES SHALL TERMINATE ON THE FIRST TO OCCUR OF THE FULL PAYMENT AND DISCHARGE OF THE TIF NOTES OR THE MATURITY DATE (WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HAS BEEN PAID IN FULL).**

Available Revenues shall be applied, first from the EATs Account and then from the PILOTs Account, to payments on this Subordinate TIF Note as follows:

First, to the Finance Officer of the City and the St. Louis Development Corporation, an amount sufficient to pay all or any portion of the fees and expenses incurred by the Finance Officer of the City and the St. Louis Development Corporation but not to exceed, in the aggregate, the lesser of Sixteen Thousand Dollars and no/100 (\$16,000), or 0.4% of the Notes outstanding on January 1 of each calendar year, plus any accumulated deficiency from previous years, unless the City has incurred costs pursuant to Section 7.15 of the Redevelopment Agreement that have not otherwise been reimbursed to the City through the issuance of Series A Notes;

Second, to the Debt Service Fund, an amount sufficient to pay all or any portion of past due interest owing as a result of prior deficiencies of moneys to pay interest due any Series A TIF Notes on each Payment Date;

Third, to the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series A TIF Notes on such Payment Date;

Fourth, to the Debt Service Fund, an amount sufficient to pay the principal of any Series A TIF Notes that are subject to redemption pursuant to Section 302 of the Series A Note Ordinance;

Fifth, to the Debt Service Fund, an amount sufficient to pay all or any portion of past due interest owing as a result of prior deficiencies of moneys to pay interest due on any Subordinate TIF Notes on each Payment Date;

Sixth, to the Debt Service Fund, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Subordinate TIF Notes on such Payment Date;

Seventh, to the Debt Service Fund, an amount sufficient to pay the principal of any Subordinate TIF Notes that are subject to redemption pursuant to Section 302 of the Subordinate Note Ordinance;

Eighth, to the City all other remaining money to be declared as surplus and distributed in the manner provided in the Act, subject to Section 403(c) of the Subordinate Note Ordinance.

Upon the payment in full of the principal of and interest on the Subordinate TIF Notes (or provision has been made for the payment thereof as specified in the Subordinate Note Ordinance), payment in full of the fees and expenses of the Finance Officer and the St. Louis Development Corporation, and payment in full of any other amounts required to be paid under the Subordinate Note Ordinance, all amounts remaining on deposit in the Revenue Fund and the Debt Service Fund shall be declared as surplus and distributed in the manner provided in the Act.

The City covenants that the officer of the City at any time charged with the responsibility of formulating budget proposals will be directed to include in the budget proposal submitted to the Board of Aldermen of the City for each fiscal year that the Subordinate TIF Notes are outstanding a request for an appropriation of all moneys on deposit in the Special Allocation Fund for transfer to the Finance Officer for deposit at the times and in the manner provided in Section 403 of the Subordinate Note Ordinance.

The Subordinate TIF Notes are subject to optional redemption by the City in whole at any time or in part on any Payment Date at a redemption price of 100% of the principal amount of the Subordinate TIF Note to be redeemed, plus accrued interest thereon to the date fixed for redemption.

The Subordinate TIF Notes are subject to special mandatory redemption by the City on each Payment Date, at a redemption price equal to 100% of the principal amount being redeemed, together with accrued interest thereon to the date fixed for redemption, in an amount equal to Available Revenues on deposit in the applicable accounts of the Special Allocation Fund and which are not required for the payment of accrued interest on such Payment Date.

The Subordinate TIF Notes or portions thereof to be redeemed shall become due and payable on the redemption date, at the redemption price therein specified, and from and after the redemption date (unless the City defaults in the payment of the redemption price) such Subordinate TIF Notes or portion thereof shall cease to bear interest. Upon surrender of such Subordinate TIF Notes for redemption in accordance with such notice, the redemption price of such Subordinate TIF Notes shall be paid by the Finance Officer. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Subordinate TIF Note, there shall be prepared for the Registered Owner a new Subordinate TIF Note or Notes of the same maturity in the amount of the unpaid principal as provided herein. All Subordinate TIF Notes that have been redeemed shall be cancelled and destroyed by the Finance Officer as provided herein and shall not be reissued.

Subordinate TIF Notes shall be redeemed only in the principal amount of One Thousand Dollars (\$1,000) or any integral multiple thereof. When less than all of the outstanding Subordinate TIF Notes are to be redeemed and paid prior to maturity, such Subordinate TIF Notes shall be selected by the Finance Officer in One Thousand Dollar (\$1,000) units of face value in such equitable manner as the Finance Officer may determine.

The Subordinate TIF Notes are issuable in the form of fully registered Notes without coupons in any denomination, subject to the limitation on the aggregate Principal Amount.

This Subordinate TIF Note may be transferred or exchanged as provided in the Subordinate Note Ordinance only upon the Register, upon surrender of this Subordinate TIF Note together with a written instrument of transfer satisfactory to the Finance Officer duly executed by the Registered Owner or the Registered Owner's duly authorized agent.

THE OWNER HEREOF EXPRESSLY AGREES, BY SUCH OWNER’S ACCEPTANCE HEREOF, THAT THE RIGHT TO PURCHASE, TRANSFER, ASSIGN OR NEGOTIATE THIS TIF NOTE SHALL BE LIMITED TO PURCHASE, TRANSFER, ASSIGNMENT OR NEGOTIATION TO APPROVED INVESTORS AND UPON THE EXECUTION BY THE PROPOSED PURCHASER OR TRANSFEREE OF AN INVESTMENT LETTER IN SUBSTANTIALLY THE FORM OF EXHIBIT C TO THE SUBORDINATE NOTE ORDINANCE, SIGNED BY THE PROPOSED PURCHASER OR TRANSFEREE, SHOWING THAT THE PROPOSED PURCHASER OR TRANSFEREE IS AN APPROVED INVESTOR. “Approved Investor” means (a) the Developer, the University or any party or entity related to the Developer or the University by one of the relationships described in Section 267(b) of the Internal Revenue Code of 1986, as amended, (b) an “accredited investor” under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, (c) a “qualified institutional buyer” under Rule 144A promulgated under the Securities Act of 1933 or (d) any general business corporation or enterprise with total assets in excess of \$50,000,000.

Subject to the limitations of the preceding paragraph, upon surrender thereof at the office of the Finance Officer, the Finance Officer shall transfer or exchange any Subordinate TIF Note for a new Subordinate TIF Note of the same maturity and in the same principal amount as the Outstanding principal amount of the Subordinate TIF Note that was presented for transfer or exchange. Any TIF Note presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Finance Officer, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent.

This Subordinate TIF Note shall not be valid or binding on the City or be entitled to any security or benefit under any indenture until the Certificate of Authentication hereon has been executed by the Finance Officer.

IT IS HEREBY CERTIFIED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Subordinate TIF Notes have existed, happened and been performed in due time, form and manner as required by law.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, THE CITY OF ST. LOUIS, MISSOURI has executed this Subordinate TIF Note by causing it to be signed by the manual or facsimile signature of its Mayor and Finance Officer and attested by the manual or facsimile signature of its City Register, and its official seal to be affixed or imprinted hereon, and this Subordinate TIF Note to be dated as of the effective date of registration as shown on Schedule A attached hereto.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Mayor

By: _____
Comptroller

Attest:
(Seal)

City Register

Approved as to Form:

City Counselor

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Print or Type Name, Address and Social Security Number or other Taxpayer Identification Number of Transferee)

the within TIF Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ agent to transfer the within Note on the books kept by the Finance Officer for the registration thereof, with full power of substitution in the premises.

Dated: _____.

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears on the face of the within Note in every particular.

Signature Guaranteed By:

(Name of Eligible Guarantor Institution)

By: _____
Title: _____

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 17Ad-15 (17 CFR 240.17Ad-15).

SCHEDULE A

CERTIFICATE OF AUTHENTICATION

This TIF Note is one of the Series 20__-B TIF Notes described in the within-mentioned Subordinate Note Ordinance.

<u>Date</u>	<u>Additions to Principal Amount</u>	<u>Principal Amount Paid</u>	<u>Outstanding Principal Amount</u>	<u>Authorized Signature of Finance Officer</u>
_____, ____	\$	\$	\$	
_____, ____				
_____, ____				
_____, ____				
_____, ____				
_____, ____				
_____, ____				
_____, ____				
_____, ____				

EXHIBIT B

Form of Letter of Representations

_____, 20__

City of St. Louis
City Hall
Tucker and Market Streets
St. Louis, Missouri 63103
Attention: Mayor, Room 200
Attention: Comptroller, Room 311

Re: City of St. Louis, Missouri, Tax Increment Revenue Notes, (City Hospital TIF RPA1 Project), Series 20__-B

Ladies and Gentlemen:

This letter is to provide you with certain representations and agreements with respect to the purchase by the undersigned of \$_____ aggregate principal amount of Tax Increment Revenue Notes, (City Hospital TIF RPA1 Project), Series 20__-B (the "Subordinate TIF Notes"), issued by the City of St. Louis, Missouri (the "City"). The Subordinate TIF Notes are secured in the manner set forth in Ordinance No. _____ (Board Bill No. _____) of the City adopted on _____, 2014 (the "Subordinate Note Ordinance"). The undersigned hereby represents to each of you and agrees with each of you, as follows:

1. The undersigned is an Approved Investor (as defined in the Subordinate Note Ordinance).
2. The undersigned acknowledges that neither the City nor its financial advisor has not made any representation or warranty concerning the accuracy or completeness of any information furnished in connection with the purchase by the undersigned of the Subordinate TIF Notes. Accordingly, the undersigned has not relied upon the City or its financial advisor as to the accuracy or completeness of such information. As a sophisticated investor, the undersigned has made its own decision to purchase the Subordinate TIF Notes based solely upon its own inquiry and analysis.
3. The undersigned understands that the Subordinate TIF Notes do not constitute an indebtedness of the City or a loan or credit thereof within the meaning of any constitutional or statutory debt limitation or restriction.
4. The undersigned is familiar with and has counsel who are familiar with the federal and state legislation, rules, regulations and case law pertaining to the transfer and distribution of securities, including, but not limited to, disclosure obligations of the seller incident to any such transfer or distribution. The undersigned hereby covenants and agrees that the undersigned will not sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the Subordinate TIF Notes or any interest therein in violation of applicable federal or state law or in violation of restrictions on sale, assignment, negotiation or transfer of the Subordinate TIF Notes as set forth in paragraph 6 below.
5. The undersigned is purchasing the Subordinate TIF Notes for its own account for investment (and not on behalf of another) and, other than a contemplated pledge of the TIF Notes, has no present intention of reselling the Subordinate TIF Notes or dividing its interest therein. Notwithstanding the foregoing, the undersigned has the right to sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the Subordinate TIF Notes at some future date determined by it, provided that such disposition is not in violation of restrictions on sale, assignment, negotiation or transfer of the Subordinate TIF Notes as set forth in paragraph 6 below.
6. The undersigned acknowledges that the right to sell, assign, negotiate or otherwise transfer the TIF Notes shall be limited to Approved Investors (as defined in the Subordinate Note Ordinance) and that it has received and reviewed the Subordinate Note Ordinance, including but not limited to the definition of Approved Investor.
7. The undersigned agrees to indemnify and hold the City and its financial advisor harmless from any and all claims, judgments, attorneys' fees and expenses of whatsoever nature, whether relating to litigation or otherwise, resulting from any attempted or affected sale, offer for sale, pledge, transfer, conveyance, hypothecation, mortgage or disposition of the Subordinate TIF Notes in violation of this letter.
8. The undersigned has satisfied itself that the Subordinate TIF Notes may be legally purchased by the undersigned.

Sincerely,

_____,
as Purchaser

By: _____
Title: _____

Approved: February 13, 2014

ORDINANCE #69681
Board Bill No. 285

An ordinance approving a blighting study and redevelopment plan dated December 17, 2013 for the 4257 W. Martin Luther King Dr. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that none of the property within the Area is occupied, but if it should become occupied the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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

WHEREAS, this Board has considered the "Blighting Study and Redevelopment Plan for the 4257 W. Martin Luther King Dr. Redevelopment Area" dated December 17, 2013, consisting of a Title Page; a Table of Contents Page, twenty-one (21) 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 4257 W. Martin Luther King Dr. 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. The Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

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

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

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

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

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

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

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

ATTACHMENT "A"

**4257 W. DR. MARTIN LUTHER KING DR. AREA
LEGAL DESCRIPTION**

C.B. 3682 DR MARTIN LUTHER KING DR
27 FT X 127 FT
ALLEARD PL ADDN
LOT W 14

PARCEL # 3682-00-0330

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

**BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
4257 W. DR. MARTIN LUTHER KING DR.**

REDEVELOPMENT AREA
 PROJECT# 1815
 DECEMBER 17, 2013
 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
 OF THE CITY OF ST. LOUIS

MAYOR
 FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
 4257 DR. MARTIN LUTHER KING DR. REDEVELOPMENT AREA**

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EXHIBITS

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"F" BLIGHTING REPORT

"G" SUSTAINABILITY IMPACT STATEMENT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 4257 Dr. Martin Luther King Dr. Redevelopment Area ("Area") encompasses approximately .06 acres in the Ville neighborhood of the City of St. Louis ("City") and is located on the north side of W. Dr. Martin Luther King Dr. between Pendleton Ave. and Annie Malone Dr.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 3682.00. 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 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 commercial building.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

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

5. CURRENT ZONING

The Area is currently zoned "G" Local Commercial and Office 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 "G" Local Commercial and Office 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 "G" Local Commercial and Office. 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 8 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 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

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

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

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

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

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

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

H. MODIFICATIONS OF THIS PLAN

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

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

I. DURATION OF REGULATION AND CONTROLS

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

J. EXHIBITS

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

K. SEVERABILITY

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

EXHIBIT "A"

**4257 W. DR. MARTIN LUTHER KING DR. AREA
LEGAL DESCRIPTION**

C.B. 3682 DR MARTIN LUTHER KING DR
27 FT X 127 FT
ALLEARD PL ADDN
LOT W 14

PARCEL # 3682-00-0330

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

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.

4257 W. Martin Luther King Dr.

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
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		X
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, 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
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		X
C2	Facilitate development of arts, culture and innovative TODs		X
C5	Target developing arts and cultural districts for streetscape and public space improvements		X
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	X	
F1	Revitalize existing and develop new arts and cultural facilities		X
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion	X	
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes	X	
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning	X	
C1	Eliminate food deserts and improve access to fresh produce		X
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		X
D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub		X
A2	Encourage transit oriented development		X
SAA18	Increase bike racks by 150%	X	
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills	X	
G6	Provide healthy interior environments in commercial buildings	X	

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

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.
SAA18	Install at least two bike racks.
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. - SAA	The redevelopment of this property promotes flexible development approaches by developers, land owners and business firms.
VI. - SAA28	This property shall be remediated.
SAA4	Increase the Number of Trees Planted by 16,000 or 15%

ORDINANCE NO. 69681 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
4257 Dr. Martin Luther King Dr.
Existing Uses and Conditions
Unoccupied Commercial Use, Fair Condition
Project Area Boundary
Buildings
City Block Number



Exhibit C
Project Area Plan
4257 Dr. Martin Luther King Dr.
Proposed Land Uses
Commercial Use
Project Area Boundary
Buildings
City Block Number



Exhibit D
Project Area Plan
4257 Dr. Martin Luther King Dr.
Project Acquisition Map
Parcel Number
Project Area Boundary
Buildings
City Block Number



ORDINANCE #69682
Board Bill No. 88

An ordinance pertaining to the collection of funds to assist in the City's efforts to support the restoration of St. Louis City Hall; authorizing the Comptroller to establish "The City Hall Restoration Fund" to help provide needed repairs and restoration to the St. Louis City Hall, located at 1200 Market; directing the Collector of Revenue to transfer to the Comptroller any amount of money in excess of the amount due on any water bill, personal property or real estate tax bill in the City of St. Louis which is designated by any person, firm or corporation for the "The City Hall Restoration Fund" program; the depositing of "The City Hall Restoration Fund" funds; and the use of "The City Hall Restoration Fund" funds.

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

SECTION ONE. The City Hall Restoration Fund established

The Comptroller is authorized and directed to establish a fund to be designated as "The City Hall Restoration Fund" to help provide needed repairs and restoration to the St. Louis City Hall, located at 1200 Market. All interest earned by the funds deposited in such special account shall be retained in the account to be appropriated according to provisions of this ordinance. All expenditures from such fund shall be appropriated in accordance with applicable law.

SECTION TWO. Excess payment disposition.

When any person, firm or corporation participating in "The City Hall Restoration Fund" program pays an amount in excess of the amount due on any water bill, personal property or real estate tax bill the Collector of Revenue shall remit to the Comptroller the excess amount on a monthly basis.

SECTION THREE. Deposit in The City Hall Restoration Fund.

The Comptroller, upon receipt of such excess payments designated for the "The City Hall Restoration Fund" program remitted by the collector, shall place said receipted payments in the "The City Hall Restoration Fund" established in Section One.

SECTION FOUR. Use of funds.

Funds maintained in "The City Hall Restoration Fund" account shall only be used for purposes relating to the mission of The City Hall Restoration Fund

The Mayor's Office shall provide annually to all members of the Board of Aldermen a report detailing the use of funds provided by the "The City Hall Restoration Fund."

Approved: February 19, 2014

ORDINANCE #69683
Board Bill No. 266

An Ordinance authorizing the Treasurer to enter into the amended and restated Missouri Securities Investment Program Intergovernmental Cooperation Agreement and containing an effective date.

WHEREAS, the City of St. Louis is a city not within a county of the State of Missouri, organized and existing under the Constitution and laws of the state; and

WHEREAS, Article VI, section sixteen of the Constitution of Missouri provides that any municipality or political subdivision of the state may cooperate under contract to provide a common service as provided by law; and

WHEREAS, Section 70.210 – 70.320 R.S.Mo. provides that political subdivisions, including cities, towns, and villages, may jointly exercise their authority to provide a common service so long as the subject and purposes of such contract are within the scope of the powers of each such participating subdivision; and

WHEREAS, the City Board of Aldermen of the City of St. Louis, Missouri deems it to be in the best interest of the City and its citizens to enter into an intergovernmental cooperation agreement for the investment of public funds through the Missouri Securities Investment Program.

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

Section 1: Authorization of Intergovernmental Cooperation Agreement. The Board of Aldermen of the City of St. Louis hereby authorizes the Treasurer to enter into the amended and restated Missouri Securities Investment Program Intergovernmental Cooperation Agreement, in substantially the form attached to this Ordinance and marked Exhibit A (the "Agreement"), submitted to and reviewed by the Governing Body of the City, a copy of which shall be filed with the minutes of the meeting at which this Ordinance is adopted, with such changes therein as shall be approved by the representatives of the city executing the Agreement, such representatives signatures thereon being conclusive evidence of their approval thereof.

Section 2: Execution of Documents. The Mayor, the Treasurer, and the Comptroller of the City are hereby authorized and directed to execute and attest, respectively, and deliver the agreement for and on the behalf of and as the act and deed of the city. The City Registrar is hereby further authorized and directed to cause a copy of said agreement to be filed in the office of the Secretary of State of Missouri.

Such officers further authorize the executive and attest, respectively, such other documents, certificates and instruments and to take and perform such further acts on behalf of the City as may be necessary or desirable to carry out and comply with and give effect to the intent of the Ordinance and the Agreement.

Section 3: Authorization of Investments. The City hereby authorizes the investment and withdrawal of its available funds from time to time in accordance with the terms of the agreement and the following officers are hereby designated as having full power and authority to invest and withdraw invested funds of the City as provided in the Agreement: (must be the same as section 6 of the Master Account Application)

Tishaura O. Jones
Treasurer

Francis Slay
Mayor

Darlene Green
Comptroller

Section 4: Authorization to Serve as a Member of Board of Directors. The Treasurer of the City is hereby authorized to serve as a member of the Board of Directors of the Missouri Securities Investment Program if elected or appointed under the provisions of the agreement.

Section 5: Further Authority. The City shall, and the officers and agents of the city are hereby authorized and directed to, take such action, expend such funds and execute other documents, certificates and instruments as may be necessary or desirable to carry out and comply with and perform the duties of the City with respect to the agreement.

Section 6: Effective Date. This Ordinance shall be in force and effect from and after its passage by the Board of Alderman and approved by the Mayor.

**Amended and Restated
Missouri Securities Investment Program
Intergovernmental Cooperation Agreement
(Is on file in the Register's Office.)**

Approved: February 19, 2014

**ORDINANCE #69684
Board Bill No. 271**

An ordinance authorizing and direction the Street Commissioner to take all necessary actions to honorarily designate Pine Street between 4th Street and Broadway (FH logo then) "Bill Anderson Way."

WHEREAS, Bill Anderson will be retiring from FleishmanHillard at the end of 2013. Bill has worked for FH for 29 years and is considered a cultural icon of this St. Louis-based global firm. He specializes in communications that support corporate brands and profiles, and works with clients in changing or challenging situations. As one of three vice chairmen, he and two colleagues

report to the firm's president and CEO, Dave Senay, and are responsible for FleishmanHillard's overall operations and growth. He also works closely with the firm's network of Asia Pacific offices and has managed the company's practice groups, chaired its new-business effort, and served as regional president for the Midwest and general manager of the headquarters office in St. Louis.

WHEREAS, Bill Anderson and has counseled a number of corporations including Emerson, UPS, Caterpillar, Wal-Mart, SBC Communications (now AT&T), Baxter International, Textron, EDS, and several banking and financial clients. His crisis experience includes government investigations, labor disputes, financial and minority issues and challenges to credibility and ethics.

WHEREAS, Bill Anderson has provided strategic counsel and positioning support to a number of public and not-for-profit institutions in St. Louis.

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

SECTION ONE. Pursuant to the provisions of Ordinance 68937, the 200 Block of North Broadway shall hereafter be honorarily designated as "Bill Anderson Way." The Director of Streets shall erect an honorary street-name sign which shall read "Bill Anderson Way."

Approved: February 19, 2014

**ORDINANCE #69685
Board Bill No. 278**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in the remaining 149.30 feet of the 20 foot wide north/south alley in City Block 603 as bounded by Mullanphy (vacated by Ordinance 49626), Ninth, Cass and Tenth in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

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

A tract of land being part of a twenty foot wide north-south alley between Howard Street (60' W) and Cass Avenue (60' W) located in City Block 603 of the City of St. Louis, Missouri, and being described as:

Commencing at the southwest corner of City Block 603, said point being at the intersection of the northern right-of-way line of Cass Avenue and the eastern right-of-way line of North Tenth Street and being the southwest corner of a tract conveyed to Transitions Inc. & Raymond J. Mrozewski by deed recorded on July 19th, 2005 at daily number 514, thence north 14 degrees 48 minutes 12 seconds east along the east right-of-way line of North Tenth Street (60' W) a distance of 228.72 feet to a point in the north right-of-way line of the fifteen foot wide east-west alley, said point being the southwest corner of a tract conveyed to Inland Realty Enterprises LLC 7 date and Daily November 3rd, 1999 #218; thence leaving said right-of-way line and along the northern right-of-way line of said fifteen foot wide east-west alley south 75 degrees 12 minutes 38 seconds east a distance of 125.08 feet to a point in the west right-of-way line of the twenty foot wide north-south alley, said point being the point of beginning of the tract herein described; thence along the west right-of-way line of said alley north 14 degrees 48 minutes 04 seconds east a distance of 149.30 feet to a point, said point being the southwest corner of a twenty foot wide alley vacated by Ordinance No. 49626; thence along the south line of said vacated alley south 75 degrees 12 minutes 38 seconds east a distance of 20.00 feet to a point, said point being in the east line of said twenty foot wide alley; thence south 14 degrees 48 minutes 04 seconds west along said east line of said north-south alley a distance of 149.30 feet to a point, said point being in the northern right-of-way line of the fifteen foot wide east-west alley; thence north 75 degrees 12 minutes 38 seconds west along said east-west alley a distance of 20.00 feet to the point of beginning and containing 2,985 square feet, more or less.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: Inland Realty Enterprises LLC will use the vacated area to consolidate property.

SECTION THREE: All rights of the public in the land bearing rights-of-way traversed by the foregoing conditionally

vacated alley, are reserved to the City of St. Louis for the public including present and future uses of utilities, governmental service entities and franchise holders, except such rights as are specifically abandoned or released herein.

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

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

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

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

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

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

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

SECTION TEN: An affidavit stating that all of the conditions be submitted to the Director of Streets for review of compliance with conditions 365 days (1 year) from the date of the signing and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted within the prescribed time the ordinance will be null and void.

Approved: February 19, 2014

**ORDINANCE #69686
Board Bill No. 283**

An ordinance recommended by the Board of Public Service to vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in Dillon from Carroll northwardly 140 feet to a point previously vacated in City Block 1250 and 1251 in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

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

A tract of land being part of Dillon Street between City Blocks 1250 and 1251 of the City of St. Louis extending Northwardly to the Southern line of Lot 4 of Carroll-Dillon Boundary Adjustment Plat as recorded in Plat Book 07162008 Page 0142 of the City of St. Louis Land Records being more particularly described as follows:

Beginning at a point being the Southeast corner of Lot 1 of said Carroll-Dillon Boundary Adjustment Plat being on the Northern right of way line of Carroll Street (60'W) and the Western right of way line of Dillon Street (60'); thence along the Western right of way line of Dillon Street, North 08 degrees 55 minutes 52 seconds East a distance of 140.00 feet to a point being the Southwest corner of Lot 4; thence along the Southern line of said Lot 4, South 81 degrees 06 minutes 13 seconds East a distance of 60.00 feet to a point on the Eastern right of way line of Dillon Street' thence along the said line South 08 degrees 55 minutes 52 seconds West a distance of 140.00 feet to a point on the Northern right of way line of Carroll Street; thence North 81 degrees 06 minutes 13 seconds West a distance of 60.00 feet to the point of beginning containing 8,400 square feet or 0.19 acres more or less.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: Petitioners are AT Still University of Health Sciences and CH Powers Plant LLC. Vacated area will be used to consolidate property for parking. The Water Division has a 6" water main with appurtenances in Dillon in the area of the proposed vacation and as shown on the accompanying drawings. The Water Division will require an easement for our existing facilities allowing for uninhibited access for the purposes of maintenance and repair, uninhibited use of the fire hydrant both by the Water Division and by the Fire Department and access to the meter vaults for the existing service connections off of the water main within the proposed vacated area. Nor construction of any kind can occur on or above the water main and appurtenances without the prior review and approval of the Water Commissioner.

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

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

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

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

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

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

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

- 1) CITY WATER DIVISION to cover the full expenses of removal and/or relocation of Water facilities, if any.

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

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

Approved: February 19, 2014

ORDINANCE #69687
Board Bill No. 284

An ordinance recommended by the Board of Public Service to vacate above surface, surface and sub-service rights for vehicle, equestrian and pedestrian travel in Duncan from Vandeventer westwardly approximately 984 feet to a point and the 15 foot wide east/west alley in City Block 3918-W as bounded by Forest Park Ave., Vandeventer, Duncan and Sarah in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

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

An East-West alley being 15 feet wide located in City Block 3918W of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at an Iron Pipe found marking the intersection of the northern right-of-way line of above said 15 feet wide alley with the eastern right-of-way line of Sarah Avenue, variable width, thence along said northern right-of-way line, South 75 degrees 17 minutes 11 seconds East, 1366.48 feet to its intersection with the western right-of-way line of Vandeventer Avenue, 60 feet wide; thence along last said western right-of-way line, South 14 degrees 39 minutes 21 seconds West, 15.00 feet to its intersection with the southern right-of-way line of said 15 feet wide alley; thence along said southern right-of-way line, North 75 degrees 17 minutes 25 seconds West, 1366.45 feet to its intersection with the above said eastern right-of-way of Sarah Avenue; thence along said right-of-way line, North 14 degrees 31 minutes 21 seconds East, 15.09 feet to the Point of Beginning and containing 20.559 square feet or 0.471 acres more or less.

A tract of land being part of Duncan Avenue, 60 feet wide, between Sarah Avenue, variable width, and Vandeventer Avenue, 60 feet wide located between City Blocks 3918W and 3953 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at a Found Cross marking the intersection of the western right-of-way line of above said Vandeventer Avenue with the southern right-of-way line of above said Duncan Avenue; thence along said southern right-of-way line North 75 degrees 02 minutes 09 seconds West, 983.59 feet, thence departing last said southern right-of-way line, North 14 degrees 34 minutes 59 seconds East, 59.98 feet to the northern right-of-way line of Duncan Avenue; thence along said northern right-of-way line, South 75 degrees 00 minutes 57 seconds East, 300.93 feet and South 75 degrees 01 minutes 40 seconds East, 683.12 feet to its intersection with the western right-of-way line of above said Vandeventer Avenue; thence along said western right-of-way line, South 15 degrees 01 minutes 15 seconds West 59.78 feet to the Point of Beginning and containing 58,890 square feet or 1,352 acres more or less.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: SLLC Real Estate LLC will use vacated area to consolidate property for redevelopment.

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

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

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

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

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

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

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

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

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

Approved: February 19, 2014

**ORDINANCE #69688
Board Bill No. 287**

An ordinance recommended by the Board of Public Service to conditionally vacate above surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in the easternmost 80.41 ± .02 feet of the 15 foot wide east/west alley in City Block 2102 as bounded by Arsenal, Grand, Hartford and Spring in the City of St. Louis, Missouri, as hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of Article XXI of the Charter and imposing certain conditions on such vacation.

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

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

A tract of land being part of a 15' wide East-West alley located in City Block 2102 of the City of St. Louis, Missouri, and more particularly described as follows:

Beginning at the Northeast corner of City Block 2102, said point is also the Northeast corner of Lot 55 of Tower Grove Heights amended Subdivision, as recorded in Plat Book 16 page 134 of the City of St. Louis Records, and is at the intersection of the South line of Arsenal Street, as widened by Ordinance No. 37862 of the City of St. Louis, with the West line of Grand Boulevard, 80' wide; thence along the West line of said Grand Boulevard, S 6 degrees 35' 47" W a distance of 115.00' by record and survey, to the Southeast corner of said Lt 55 and to the North line of a 15' wide alley, and to the point of beginning of the vacated alley herein described; thence along the North line of said alley, N 83 degrees 15' 50" W a distance of 80.39' to a point; thence leaving said line, S 6 degrees 44' 10" W a distance of 15.00' to the south line of said alley, 15' wide; thence along the South line of said alley, S 83 degrees 15' 50" E a distance of 80.43' to the West line of Grand Boulevard, 80' wide; thence along the West line of said Grand Boulevard, N 6 degrees 35' 47" E a distance of 15.00' to the North line of said alley, 15' wide, and to the Southeast corner of said Lot 55 of Tower Grove Heights Amended Subdivision, and to the point of beginning of the Vacated Alley herein described, containing 0.03 acre or 1206 square feet, according to a boundary survey performed by T.L. Consultants in August, 2013.

are, upon the conditions hereinafter set out, vacated.

SECTION TWO: Petitioners are GST Properties LLC and G & A of STL, Inc. Vacated area will be used to construct pedestrian walkway and permit tenants to load and unload.

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

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

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

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

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

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

SECTION NINE: This ordinance shall be ineffective unless within three hundred sixty (360) days after its approval, or such longer time as is fixed by the Board of Public Service not to exceed three (3) days prior to the affidavit submittal date as specified in the last section of this ordinance, the owner(s) of the area to be vacated must fulfill the following monetary requirements,

if applicable, as specified by the City of St. Louis Agencies listed below. All monies received will be deposited by these agencies with the Comptroller of the City of St. Louis.

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

SECTION TEN: An affidavit stating that all of the conditions be submitted to the Director of Streets for review of compliance with conditions 365 days (1 year) from the date of the signing and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted within the prescribed time the ordinance will be null and void.

Approved: February 19, 2014

ORDINANCE #69689
Board Bill No. 235

An Ordinance recommended by the Planning Commission on November 6, 2013, to change the zoning of property as indicated on the Central West End Form-Based District Map, from "NCT1" Neighborhood Center Type 1 Zone to the "NGT3" Neighborhood General Type 3 Zone in City Block 3920 (4054-66 West Pine Boulevard), so as to include the described parcel of land in SECTION ONE below and in City Block 3920; and to further change the overall boundaries of the "NCT1" Neighborhood Center Type 1 (Eastern Area) Zone and the "NGT3" Neighborhood General Type 3 (Eastern Area) Zone in the attached Amended Exhibit B and Amended Exhibit C and established under ordinance 69406; and containing an emergency clause.

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

SECTION ONE. The Central West End Form-Based District Zone designation of certain real property located in City Block 3920 is hereby changed to the "NGT3" Neighborhood General Type 3 Zone, real property being particularly described and shown in Exhibit A as follows:

A lot in Block 3920 of the City of St. Louis, 176.71 feet on the South line of West Pine Boulevard by a depth Southwardly of 213 feet, more or less, to an alley, bounded East by property conveyed to George R. Lantz, et al., by deed recorded in Book 7058, Page 546 and West by Sarah Street.

SECTION TWO. The boundaries of the "NCT1" Neighborhood Center Type 1 (Eastern Area) Zone and the "NGT3" Neighborhood General Type 3 (Eastern Area) Zone are hereby amended, real property being particularly described and shown in Amended Exhibit B and Amended Exhibit C, attached.

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

EXHIBIT A

Central West End Form-Based District Overlay Map (Regulating Plan)



Current Zone (Building Envelope Standards)

- Neighborhood General Type 1 (NGT1)
- Neighborhood General Type 2 (NGT2)
- Neighborhood General Type 3 (NGT3)
- Neighborhood Center Type 1 (NCT1)

- Neighborhood Center Type 2 (NCT2)
- Neighborhood Core (NC)
- Boulevard Type 1 (BT1)
- Boulevard Type 2 (BT2)

Central West End Form-Based District

Rezoning Area

Rezoning from
NCT1 to NGT3

PDA-138-13-FBD



AMENDED EXHIBIT B**LEGAL DESCRIPTION FOR
Central West End Form-Based District**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along its said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 and continuing along its prolongation across York Avenue to the Western boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTIONS FOR
Building Envelope Standards (Zones)****LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Western Area)**

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

along said Eastern boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-031; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420, being the point of beginning.

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

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

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

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

boundary line of City Parcel Locator Number 3915-00-550; thence northwardly along said Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3915; thence westwardly along the East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-050; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440, being the point of beginning.

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

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

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

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

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

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

Newstead Avenue to its intersection with the prolongation of the East-West alley center line in city Block 3906; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3906-00-565; thence southwardly along the Eastern boundary line of said parcel and the adjoining City Parcel Locator Number 3906-00-505 and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the North-South alley center line in City Block 3905; thence southwardly along said alley center line to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-010; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along the East-West center line of Forest Park Avenue to its intersection with the North-South center line of South Newstead Avenue, being the point of beginning.

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

Beginning at the intersection of the North-South center line of North Boyle Avenue and the prolongation of the East-West alley center line in City Block 3915 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line in City Block 3915 to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-560; thence southwardly along the Eastern boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-220; thence southwardly along the Eastern boundary of said parcel and continuing along the Eastern boundary line of the adjacent parcel being City Parcel Locator Number 3916-00-300; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said boundary line to its intersection with the North-South center line of South Boyle Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-270; thence northwardly along the Western boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-265; thence northwardly along the Western boundary line of said parcel and continuing more or less along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3905-00-255; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West alley center line in City Block 3915, being the point of beginning.

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

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210 in City Block 3920 located in the City of St. Louis, Missouri, and proceeding northwardly along said line to its intersection with the East-West alley center line in City Block 3920; thence westwardly along said alley center line in City Block 3920 and its prolongation to its intersection with the North-South center line of North Sarah Street; thence northwardly along said center line of North Sarah Street to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line of West Pine Boulevard to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3921-00-515 in City Block 3921; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3921; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-110; thence southwardly along the Eastern boundary line of said parcel crossing the East-West alley in City Block 3920; thence southwardly along the Eastern boundary line of City Parcel Locator Number 3920-00-140, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3919-04-180; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3919.04; thence proceeding westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-080; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210, being the point of beginning.

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

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

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

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

along said alley center line to its intersection with the North-South center line of North Sarah St, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 2**

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

**LEGAL DESCRIPTION FOR
Neighborhood Core**

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

with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 1**

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

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

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

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

Beginning at the intersection of the East-West center line of West Pine Boulevard and the North-South center line of North Vandeventer Avenue located in the City of St. Louis, Missouri, and proceeding southwardly along said center line of North Vandeventer Avenue to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Boyle Avenue; thence northwardly along said center line of South Boyle Avenue to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3916-00-150; thence

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

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

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



Approved: March 4, 2014

**ORDINANCE #69690
Board Bill No. 273**

An Ordinance, recommended by the Board of Public Service, authorizing and directing the Mayor and the Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, a permanent, irrevocable Easement, which shall give, grant, extend and confer on The Metropolitan St. Louis Sewer District, its agents, successors, and assigns, the exclusive right to build and maintain a sewer or sewers, including storm water improvements, on the strip or strips of ground described, and in City Block 9115 and containing an emergency clause.

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

SECTION ONE. The Mayor and the Comptroller of the City of St. Louis are hereby authorized and directed to execute a permanent, irrevocable Easement, attached hereto and incorporated by reference herein as Attachment "A", which shall give, grant, extend and confer onto The Metropolitan St. Louis Sewer District, its agents, successors, and assigns, the exclusive right to build and maintain a sewer or sewers, including storm water improvements, on the strip or strips of ground described, and in City Block 9115.

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

ATTACHMENT "A"

DOCUMENT TYPE: PUBLIC SEWER EASEMENT

DATE OF DOCUMENT:

GRANTOR: CITY OF SAINT LOUIS
C/O BOARD OF PUBLIC SERVICE
1200 MARKET STREET
SAINT LOUIS, MO 63103

GRANTEE: METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
SAINT LOUIS, MO 63103

PROPERTY ADDRESS: 9050 R RIVERVIEW DR
SAINT LOUIS, MO 63137

CITY LOCATOR #: 91150002600

CITY/MUNICIPALITY: CITY OF SAINT LOUIS

LEGAL DESCRIPTION: PART OF LOT 7 – MELANIE BRAZEAU’S SUBD AND PART OF LOT 2 OF PASCHALL H. ST. CYR ETAL PARTITION OUTLOT 115, NOW KNOWN AS CITY BLOCK 9115

E A S E M E N T

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, THAT the City of St. Louis, a municipal corporation of the State of Missouri, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to it in hand paid by The Metropolitan St. Louis Sewer District, the receipt of which is hereby acknowledged, does hereby give, grant, extend and confer on The Metropolitan St. Louis Sewer District the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof and to use such additional space adjacent to the easement(s) so granted as may be required for working room during the construction, reconstruction, maintenance or repair of the aforementioned sewer or sewers, including stormwater improvements. The Metropolitan St. Louis Sewer District may from time to time enter upon said premises to construct, reconstruct,

PROJECT NAME: 9050-R RIVERVIEW DRIVE
M.S.D.P# 28584.00

69690

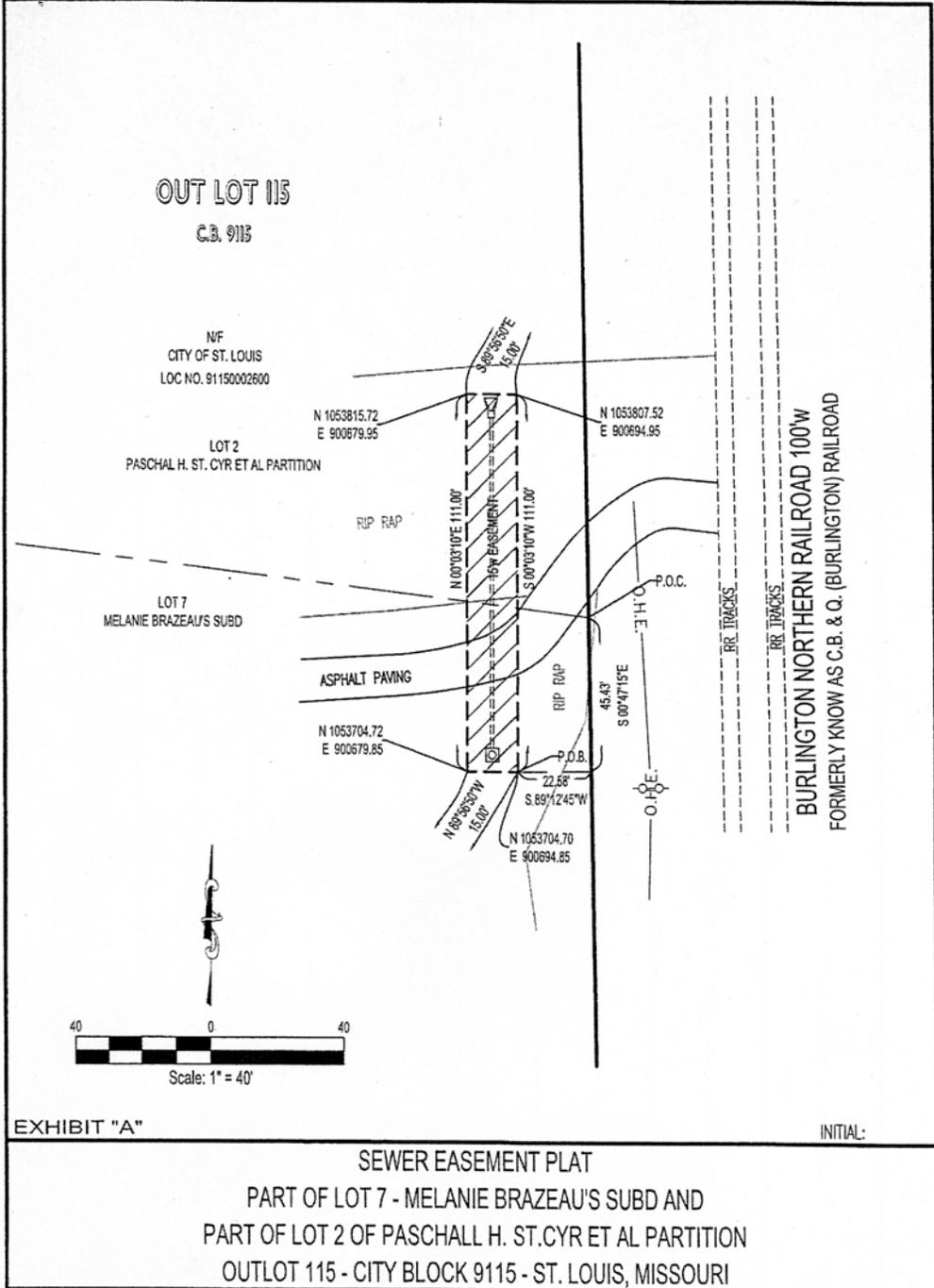


EXHIBIT "A"

INITIAL:

SEWER EASEMENT PLAT
 PART OF LOT 7 - MELANIE BRAZEAU'S SUBD AND
 PART OF LOT 2 OF PASCHAL H. ST. CYR ET AL PARTITION
 OUTLOT 115 - CITY BLOCK 9115 - ST. LOUIS, MISSOURI

DATE: NOV 18, 2013

P:\2013 PROJECTS\13-322 ST. LOUIS CITY -- RIVERVIEW\Survey\133225W.dwg

69690


Pitzman's Co.
Of Surveyors & Engineers

est. 1859

LEGAL DESCRIPTION FOR SEWER EASEMENT

A PARCEL OF GROUND BEING IN LOT 7, OF MELANIE BRAZEAU'S SUBDIVISION AND IN LOT 2, OF PASCHAL H. ST. CYR ET AL PARTITION, IN OUTLOT 115 AND NOW CITY BLOCK 9115, IN THE CITY OF ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WESTERN LINE OF BURLINGTON NORTHERN RAILROAD, 100 FEET WIDE FORMERLY KNOWN AS C.B. & Q. (BURLINGTON) RAILROAD WITH THE NORTHERN LINE OF SAID LOT 7, ALSO BEING THE SOUTHERN LINE OF SAID LOT 2;

THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS EAST 45.43 FEET, ALONG THE WESTERN LINE OF SAID BURLINGTON NORTHERN RAILROAD, TO A POINT;

THENCE SOUTH 89 DEGREES 12 MINUTES 45 SECONDS WEST 22.58 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS WEST 15.00 FEET, TO A POINT;

THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST 111.00 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 15.00 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST 111.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,665 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

2725 Sutton Blvd.
St. Louis, MO 63143
☐ (314) 781-5665
☐ (314) 781-1801
pitzmans.com

Approved: March 4, 2014

ORDINANCE #69691
Board Bill No. 300

An ordinance recommended by and authorizing and directing the Board of Public Service to let contracts, purchase materials, equipment and supplies, employ labor, hire consultants, pay fees, salaries and wages, and do all things necessary to provide for building, facility and equipment improvements to the Waterworks System of the City of St. Louis Water Division by projects approved by the Water Revenue Bonds (State of Missouri-Direct Loan Program), Series 2013 issuance in connection with the sale thereof to the Missouri Department of Natural Resources, as authorized by Ordinance Number 69504 approved July 11, 2013; to appropriate and pay the estimated cost of Eight Million Dollars (\$8,000,000.00) from the Water Works Contingent Account, pursuant to Section Five Hundred Two (502) of Ordinance Number 63135 approved March 29, 1994, which costs will be reimbursed to the Water Works Contingent Account by the Missouri Department of Natural Resources pursuant to Ordinance Number 69504; containing sections for description of the work, approval of plans and specifications, work and material guarantees, estimated expenditures, allocation and reversion authorizations, reimbursement authorization, applicable state and federal wage rate requirements, equal opportunity provisions, the Mayor's Executive Orders, contract advertising statutes, and a public work emergency clause.

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

SECTION ONE. The Board of Public Service is hereby authorized and directed to let contracts, purchase materials, equipment and supplies, employ labor, hire consultants, pay fees, salaries and wages, and otherwise provide for building, facility and equipment improvements to Waterworks System of the City of St. Louis Water Division, projects approved by the Water Revenue Bonds (State of Missouri-Direct Loan Program), Series 2013 issuance in connection with the sale thereof to the Missouri Department of Natural Resources, as authorized by Ordinance Number 69504 approved July 11, 2013; in accordance with the plans and specifications approved and adopted by the Board of Public Service.

SECTION TWO. The work provided herein shall be carried out in accordance with detailed plans and specifications to be adopted and approved by the Board of Public Service before bids are advertised therefore.

SECTION THREE. Any contract, or contracts, shall provide that the contractor, or contractors, doing said work shall guarantee and keep in good repair all of the work and materials used in connection therewith for a term of at least one (1) year, commencing on the date of acceptance of the work by the City.

SECTION FOUR. The sum of Eight Million Dollars (\$8,000,000.00) is hereby appropriated and allocated to pay the estimated cost of the work authorized herein from the Water Works Contingent Account, pursuant to Section Five Hundred Two (502) of Ordinance Number 63135 approved March 29, 1994, which costs will be reimbursed to the Water Works Contingent Account by the Missouri Department of Natural Resources pursuant to Ordinance Number 69504. All funds remaining in this appropriation and allocation, after the final time of acceptance of the work, shall revert to the same source from which they were appropriated and allocated, after the expiration of any guarantee period.

SECTION FIVE. All construction contracts let under authority of this ordinance shall provide that no less than the prevailing hourly rate of wages be paid in the City of St. Louis, as determined by the Federal Davis-Bacon Act and the Department of Labor and Industrial Relations of the State of Missouri; said prevailing wage shall be paid for each craft or type of worker needed in the actual construction work of the job herein authorized, as well as the general prevailing rate of pay for legal holidays and overtime work. All labor performed under this contract shall be subject to the provisions of Section 290.210 to 290.340 inclusive, of the Revised Statutes of Missouri, 1986, as amended, and the charter and Code of the City of St. Louis.

SECTION SIX. The Comptroller of the City of St. Louis shall be hereby directed to draw warrants from time to time on the Treasurer of said City for the several payments and costs specified in Section One hereof.

SECTION SEVEN. All specifications approved by the Board of Public Service and contracts let under the authority of this ordinance shall provide for compliance with all ordinances and Mayor's Executive Orders on equal opportunity and on selection of experts and consultants except when superseded or otherwise prohibited by Federal or State Regulations.

SECTION EIGHT. All advertisements for bids, pursuant to this Ordinance, shall be subject to Section 8.250 of the Revised Statutes of Missouri, 1986, as amended.

SECTION NINE. EMERGENCY CLAUSE.

This being an Ordinance providing for public work and improvements, and the passage thereof being deemed necessary

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

Approved: March 4, 2014

ORDINANCE #69692
Board Bill No. 286

An Ordinance intended to eliminate, reduce and remedy discrimination in housing, employment, education, services, public accommodations, and real property transactions and uses, and to provide equal opportunity enforcement amending and restating Sections Four and Ten (C) of Ordinance 67119 approved June 13, 2006 and containing a severability clause.

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

SECTION ONE. Section Four of Ordinance 67119 is hereby amended to read as follows:

Section Four. Composition of the Commission.

The Commission shall consist of thirteen (13) members, one of whom shall be the Chairman of the Legislation Committee of the Board of Alderman. The other twelve (12) members shall be appointed by the Mayor, with the advice and consent of the Board of Aldermen. The terms of office of each member shall be for three (3) years. All members shall serve without compensation.

SECTION TWO. Section Ten (C) of Ordinance 67119 is hereby amended to read as follows:

(C) Investigation.

(1) The Agency shall make an investigation of a complaint of prohibited discriminatory practice, commencing before the end of the 30th day after receipt of the complaint.

(2) The investigation of a complaint alleging a violation of the Fair Housing Act, 42 U.S.C. § 3601 et seq. or a violation of Section Five (C) of Ordinance 68715 shall be completed within 100 days. If the Agency is unable to complete the investigation within 100 days of the receipt of the complaint, the Agency shall continue the investigation and shall notify the complainant and respondent in writing of the reasons for the delay. The Agency shall make a final administrative disposition of said complaint within one year of the date of receipt of a complaint, unless it is impracticable to do so. If the Agency is unable to do so, it shall notify the complainant and respondent in writing of the reasons for not doing so and shall continue with the investigation, administrative proceeding or conciliation of the complaint.

(3) If the parties enter into conciliation agreement pursuant to the provisions of Section Ten (B) of Ordinance 67119, any investigation shall be terminated upon approval of the conciliation agreement by the Director.

(4) The Agency may, in the course of its investigation, direct interrogatories to any or all complainants and/or respondents. Parties shall respond to said interrogatories within twenty (20) days of issuance thereof.

(5) At the conclusion of the investigation of a complaint pursuant to the provisions of this section, the Agency shall prepare a final investigative report which shall contain the names and dates of contacts with witnesses and a summary of statements made by such witnesses; a summary and dates of correspondence and contact with the complainant(s) and respondent(s); a summary of other pertinent documents examined by the Agency; and answers to interrogatories propounded by the Agency. This report may be amended if additional relevant evidence is uncovered subsequent to the filing of the report. The investigative report shall be made available to both the complainant and the respondent. Until completion of such a report, a party shall only be given access to documents or other materials in the possession of the Commission or Agency which that party provided to the Agency.

SECTION THREE. Severability Clause.

If any provision of this Ordinance shall be held invalid, the remainder of this Ordinance, to the extent severable therefrom, shall not thereby be invalidated.

Approved: March 5, 2014