

ORDINANCE #70191
Board Bill No. 247

An ordinance authorizing and directing the Fire Commissioner, on behalf of the Mayor and the City of Saint Louis, to enter into and execute a Grant Agreement with the U.S. Department of Homeland Security, Federal Emergency Management Agency, Assistance to Firefighters Grant, to fund the 2014 Fire Prevention and Safety Get Alarmed Program, upon approval of the Board of Estimate and Apportionment, and to expend funds by entering into contracts or otherwise for grant purposes and containing an emergency clause.

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

SECTION ONE. The Mayor and Fire Commissioner are hereby authorized and directed, on behalf of the City of St. Louis, to enter into and execute a Grant Agreement with the U.S. Department of Homeland Security, Federal Emergency Management Agency, Assistance to Firefighters Grant, to fund the 2014 Fire Prevention and Safety Get Alarmed Grant to fund firefighter and civilian safety through the distribution of and training on smoke detectors and CO alarms.

SECTION TWO. The Fire Commissioner is hereby authorized and directed, upon approval of the Board of Estimate and Apportionment, to expend the funds, which are hereby appropriated for said purpose, by entering into contracts or otherwise received pursuant to the 2014 Grant Agreement, totaling \$206,262.00, in a manner that is consistent with the provisions of said Agreement, a copy of which is attached hereto and shall become part of the ordinance.

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

Approved: February 2, 2016

ORDINANCE #70192
Board Bill No. 267

An ordinance recommended by the Board of Estimate and Apportionment authorizing and directing the St. Louis Municipal Finance Corporation (as further defined herein, the "Corporation") to issue and sell its Carnahan Courthouse Leasehold Revenue Refunding Revenue Bonds, Series 2016A (City of St. Louis, Missouri, Lessee) (the "Series 2016A Bonds") in an aggregate principal amount of not to exceed \$21,000,000 in order to refund all or a portion of its outstanding Carnahan Courthouse Leasehold Revenue Refunding Bonds, Series 2006A (City of St. Louis, Missouri, Lessee) (the "Series 2006A Bonds") issued by the Corporation in the original aggregate principal amount of \$23,725,000, the proceeds of which were used to refinance the Corporation's Carnahan Courthouse Leasehold Revenue Bonds, Series 2002A (the "Series 2002A Bonds"), the proceeds of which were used for the construction, renovation, equipping and installation of furnishings and equipment for Carnahan Courthouse, all for the general welfare, safety and benefit of the citizens of The City of St. Louis, Missouri (the "City"); authorizing and directing the officers of the Corporation to execute and deliver the Third Supplemental Indenture, the Second Supplemental Lease Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, the Escrow Agreement, if any, and any Credit Agreement (the "Corporation Documents"); authorizing the obtaining of credit enhancement, if any, for the Series 2016A Bonds from a Credit Provider, as defined below, authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Mayor, the Comptroller and any other appropriate City officials, if necessary, to execute the Second Supplemental Lease Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Escrow Agreement, if any, and any Credit Agreement, or other documents related thereto (all as defined herein, the "City Documents"); authorizing participation of appropriate City officials, agents and employees in preparing the Corporation's preliminary Official Statement and final Official Statement for the Series 2016A Bonds, and the acceptance of the terms of a Bond Purchase Agreement for the Series 2016A Bonds and the taking of further actions with respect thereto; and authorizing and directing the taking of other actions, and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof, and containing an emergency clause.

WHEREAS, the Board of Aldermen of the City has previously authorized and directed the issuance of the Series 2002A Bonds by the Corporation pursuant to an Indenture of Trust between the Corporation and UMB Bank, N.A., as trustee (the "Trustee"), dated as of April 1, 2002 (as amended and supplemented, and as further defined herein, the "Indenture"), to finance the cost of the acquisition of real and personal property, and the construction, renovation, equipping and installing of furnishings and equipment for the Carnahan Courthouse, out of the net proceeds of the Series 2002A Bonds, all pursuant to a structure providing for the granting by the City to the Corporation of a leasehold interest in the Property, as defined in the Indenture, and the leasing of such Property from the Corporation under the Lease Agreement, as defined in the Indenture, providing for the payment, subject

to annual appropriation, by the City of certain amounts necessary to pay principal of and interest on the Bonds, but only if and to the extent annually appropriated by the Board of Aldermen of the City;

WHEREAS, the Corporation previously refunded the Series 2002A Bonds through the issuance of the Series 2006A Bonds issued in the original aggregate principal amount of \$23,725,000, pursuant to a First Supplemental Indenture of Trust dated as of October 1, 2006, between the Corporation and the Trustee;

WHEREAS, the Corporation and the Trustee entered into a Second Supplemental Indenture of Trust dated as of July 1, 2010, to amend certain provisions of the Indenture;

WHEREAS, the City has determined that it is in the best interest of the City to direct the Corporation to issue and sell the Series 2016A Bonds through a negotiated sale for the purpose of refunding all or a portion of the outstanding Series 2006A Bonds, funding a debt service reserve fund, if any, and paying the costs of issuance thereof; and to amend certain provision of the Indenture as herein provided;

WHEREAS, concurrently with the issuance and delivery of the Series 2016A Bonds and the Series 2016C Bonds, if issued, the City has authorized the Corporation to issue a series of Taxable Qualified Energy Conservation Bonds (Energy Efficiency Program), Series 2016B (the "Series 2016B Bonds"), a portion of the proceeds of which will be used to finance additional improvements to the Carnahan Courthouse and/or energy efficiency improvements to other qualifying public buildings of the City (as further defined herein, the "Financed Property") which will be leased by the Corporation to the City pursuant to the Second Supplemental Lease Agreement, as defined herein, and a portion of the proceeds of which will be used for the purpose of making low-interest loans for residential energy efficiency projects;

WHEREAS, concurrently with the issuance and delivery of the Series 2016A Bonds and the Series 2016B Bonds, the City has further authorized the Corporation to issue a series of Taxable Energy Conservation Bonds (Energy Efficiency Program), Series 2016C, if issued (the "Series 2016C Bonds"), for the purpose of funding additional program and financing costs of the energy efficiency program funded with the proceeds of the Series 2016B Bonds;

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

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

"Additional Rentals" means the amounts payable by the City on an annual appropriation basis as additional rentals pursuant to Section 4.2 of the Lease Purchase Agreement.

"Board of Aldermen" means the Board of Aldermen of the City.

"Bond Purchase Agreement" means the Bond Purchase Agreement related to the issuance and sale of the Series 2016A Bonds.

"Bonds" means the Series 2016A Bonds and any Additional Bonds issued and delivered under and pursuant to the Indenture.

"Carnahan Courthouse" means the former federal courthouse building located at 1100-1114 Market Street, St. Louis, Missouri, and the acquisition, construction, renovation, equipping and installing of furnishings and equipment thereof, and any Improvements thereto, acquired, constructed, renovated, furnished, equipped and installed as part of the Project as described in Schedule I to the Lease Agreement, the Property and any other personalty hereafter acquired by the Corporation and leased by the Corporation to the City pursuant to any Supplemental Lease Agreement, as defined in the Indenture, with respect to the Carnahan Courthouse.

"City" means The City of St. Louis, Missouri.

"City Documents" means the Second Supplemental Lease Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Escrow Agreement, if any, and any Credit Agreement, or other documents related thereto and instruments as may be necessary or desirable to facilitate the issuance of the Series 2016A Bonds and to carry out and comply with the intent of this Ordinance, including without limitation the City's consent to the Third Supplemental Indenture.

"Continuing Disclosure Agreement" means that certain Continuing Disclosure Agreement executed by the City and dated as of the date of issuance of the Series 2016A Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Corporation" means the St. Louis Municipal Finance Corporation, a corporation organized under the Missouri Nonprofit Corporation Act, or such other suitable municipal financing corporation as may be approved to serve as the Corporation for the financing authorized by this Ordinance.

"Corporation Documents" means the Third Supplemental Indenture, the Second Supplemental Lease Agreement, the Tax Compliance Agreement, the Official Statement, the Bond Purchase Agreement, the Escrow Agreement, if any, and any Credit Agreement, or other documents and instruments related thereto as may be necessary or desirable to facilitate the issuance of the Series 2016A Bonds and to carry out and comply with the intent of this Ordinance.

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

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

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

"Dated Date," with respect to the Series 2016A Bonds, shall mean the date of issuance of the Series 2016A Bonds, or such other date as may be approved by the parties signatory to the Third Supplemental Indenture.

"Escrow Agreement" means the Escrow Agreement, if any, among the City, the Corporation and the escrow agent provided therein, dated as of the Dated Date.

"Financed Property" means the new HVAC system to be installed in the Carnahan Courthouse, which is being financed from the proceeds of the Series 2016B Bonds, or energy efficiency improvements to other qualifying public buildings of the City, which are financed from the proceeds of the Series 2016B Bonds.

"First Supplemental Indenture" means the First Supplemental Indenture of Trust, dated as of October 1, 2006, between the Corporation and the Trustee.

"Indenture" means the Indenture of Trust, dated as of April 1, 2002, as amended and supplemented by the First Supplemental Indenture, the Second Supplemental Indenture and the Third Supplemental Indenture, pursuant to which the Series 2016A Bonds shall be issued and the Corporation has pledged and assigned the rents, revenues and receipts received pursuant to the Lease Purchase Agreement to the Trustee for the benefit of and security of the holders of the Series 2016A Bonds upon the terms and conditions as set forth therein.

"Lease Agreement" means the Lease Purchase Agreement dated as of April 1, 2002, by and between the City and the Corporation, as amended and supplemented, pursuant to which the Corporation conveyed a leasehold interest in the Property to the City, and the City leased the Property, together with any improvements thereon, from the Corporation and agreed, subject to annual appropriation, to pay Rentals sufficient to pay the principal and interest due on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if any, each fiscal year of the City, Additional Rentals and any other amounts due under the Lease Agreement.

"Municipal Advisors" means Public Financial Management, Inc. and TKG & Associates LLC, the co-municipal advisors to the City with respect to the Series 2016B Bonds and Series 2016C Bonds, if issued.

"Official Statement" means the preliminary or final Official Statement or Official Statements prepared in connection with the issuance, sale and delivery of the Series 2016A Bonds.

"Register" means the Register of the City.

"Rentals" means the Rentals as defined under the Indenture.

"Second Supplemental Indenture" means the Second Supplemental Indenture of Trust, dated as of July 1, 2010, between the Corporation and the Trustee.

"Second Supplemental Lease Agreement" means the Second Supplemental Lease Purchase Agreement between the Corporation and the City.

"Series 2006A Bonds" means the Corporation's Carnahan Courthouse Leasehold Revenue Refunding Bonds, Series 2006A (City of St. Louis, Missouri, Lessee).

"Series 2016A Bonds" means the Corporation's Carnahan Courthouse Leasehold Revenue Refunding Bonds, Series 2016A (City of St. Louis, Missouri, Lessee).

"Tax Compliance Agreement" means the Tax Compliance Agreement by and among the Corporation, the City, and the Trustee executed in connection with the Series 2016A Bonds.

"Third Supplemental Indenture" means the Third Supplemental Indenture of Trust between the Corporation and the Trustee relating to the issuance of the Series 2016A Bonds.

"Trustee" means UMB Bank, N.A. of St. Louis, Missouri, as trustee or any successor thereto under the Indenture.

"Underwriters" means the underwriters with respect to the Series 2016A Bonds.

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

- (a) to authorize and direct the Corporation to issue its Series 2016A Bonds (i) to refund all or a portion of the Series 2006A Bonds, (ii) to fund a debt service reserve fund, if any, and (iii) to pay reasonable expenses incurred by the Corporation and the City in connection with the issuance and sale of the Series 2016A Bonds, pursuant to the Indenture and in accordance with the Lease Agreement and the Bond Purchase Agreement.
- (b) to authorize and direct the Corporation to issue the Series 2016A Bonds through a negotiated sale, and
- (c) to authorize and direct the Corporation to amend the Indenture as provided in the Third Supplemental Indenture, to authorize and direct the Corporation to amend the Lease Agreement as provided in the Second Supplemental Lease Agreement, and to enter into such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and
- (d) to authorize and direct certain officials of the City to amend the Lease Agreement as provided in the Second Supplemental Lease Agreement, to acknowledge and deliver its consent to the Third Supplemental Indenture and to enter into such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Authority and Direction to Issue the Series 2016A Bonds. The City hereby authorizes and directs the Corporation to issue the Series 2016A Bonds on behalf of the City for the purposes set forth in Section 2 hereof. The Series 2016A Bonds (i) shall have a final maturity not more than 15 years from their date of issuance, (ii) shall bear a fixed rate of interest of not more than 7.00%, and (iii) may be sold at a premium or at a discount with such discount not to exceed the maximum discount allowable under Missouri law. The terms and provisions of the Series 2016A Bonds shall be as provided in the Third Supplemental Indenture.

Section 4. Limited Obligations. The Series 2016A Bonds and the interest thereon shall be special obligations of the Corporation payable solely out of the Rentals and Additional Rentals, and other revenues, moneys and receipts derived by the Corporation pursuant to the Lease Agreement, and are secured by a pledge and assignment of the Trust Estate, as defined in the Indenture, in favor of the bondowners, as provided in the Indenture. The Series 2016A Bonds and the interest thereon shall not be a debt of the City or the State of Missouri (the "State"), and the City and the State shall not be liable thereon, and the Series 2016A Bonds shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction. The obligation of the City to make payments of Rentals and other amounts under the Lease Agreement is subject to annual appropriation as provided therein. Neither the obligation of the City to make such payments under the Lease Agreement nor the Series 2016A Bonds does or shall constitute a debt of the City. The issuance of the Series 2016A Bonds will not directly or contingently obligate the City to make any payments beyond those appropriated for in its then current fiscal year.

Section 5. Annual Appropriation. The Board of Aldermen hereby directs the officials of the City at any time charged with the responsibility of formulating budget proposals to include in each annual budget prepared and presented to the Board of Aldermen an appropriation of the amount necessary to pay Rentals and Additional Rentals under the Lease Agreement with respect to debt service on the Series 2016A Bonds in the next succeeding Fiscal Year.

Section 6. Authority and Direction to Sell the Series 2016A Bonds in a Negotiated Sale. In connection with the issuance of the Series 2016A Bonds, the City hereby authorizes and directs the Corporation to negotiate the sale thereof with Stern Brothers & Co. and the other underwriters named in the Bond Purchase Agreement, subject to the provisions of this Ordinance.

Section 7. Authorization with Respect to Sale of the Series 2016A Bonds. The preparation of a preliminary Official Statement and a final Official Statement, the execution and delivery of the final Official Statement by the City, and the execution and delivery of a Bond Purchase Agreement are hereby contemplated, and the Mayor, the Comptroller, and other appropriate officials, agents and employees of the City are hereby authorized and directed to take such further actions, and execute such other documents as are required by the City thereunder, with their respective signatures thereon to be evidence of such approval by the City.

The Mayor, the Comptroller, and other appropriate officials, agents and employees of the City, with the advice and concurrence of the City Counselor, are hereby authorized and directed to participate with the Corporation and the Underwriters in the preparation of the preliminary Official Statement and final Official Statement, and to execute and deliver the final Official Statement and such continuing disclosure agreements as are necessary and desirable in order to assist the Underwriters in complying with Rule 15c2-12 of the Securities and Exchange Commission.

Section 8. Selection of Municipal Advisors and Other Participants. The City hereby designates Public Financial Management, Inc. and TKG & Associates LLC as co-municipal advisors for the transaction. The City hereby designates the Comptroller to select such other advisors, counsel and participants to the proposed transaction as are desirable to further the purposes of this Ordinance.

Section 9. Authority and Direction to Execute and Deliver Certain Corporation Documents. In connection with the amendment of the Indenture, the City hereby authorizes and directs the Corporation to execute and deliver the Corporation Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, in such forms as shall be approved by the appropriate officers of the Corporation executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Corporation's approval thereof.

Section 10. Authorization and Direction to Execute and Deliver City Documents. The City is hereby authorized to enter into, and the Mayor or the Comptroller and such other officials of the City as are appropriate are hereby authorized and directed to execute, seal, attest and deliver, for and on behalf of and as the act and deed of the City, the City Documents in such forms as shall be approved by the City Counselor and by the appropriate officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof. The Second Supplemental Lease Agreement shall be for a lease term to terminate no later than the final maturity of the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if any, subject to annual appropriation of Rentals equal to the principal and interest due on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if issued, and certain Additional Rentals due under such Lease Agreement. The Second Supplemental Lease Agreement shall further provide the City with an option to purchase the Corporation's leasehold interest in the Carnahan Courthouse (as defined in the Indenture) upon the defeasance, or adequate provision therefor, of the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if issued. The Lease Agreement shall contain such other terms and provisions as shall adequately secure and protect the payment of principal and interest due on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds.

Section 11. Authority and Direction to Obtain Credit Enhancement. The City hereby authorizes and directs the Corporation to obtain Credit Enhancement for the Series 2016A Bonds from a Credit Provider if, in the opinion of the Underwriters and the co-municipal advisors, the use of such Credit Enhancement will achieve an economic benefit for the City. Any Credit Agreement executed in connection therewith may pledge Rentals and Additional Rentals on a parity basis to payment of (i) debt service on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if issued, and (ii) any amounts due and owing to the Credit Provider under the Credit Agreement. The Comptroller is hereby authorized to approve the terms of any agreement for Credit Enhancement with the Credit Provider, and the Comptroller, with the advice of the City Counselor as to form thereof, is hereby authorized and directed to execute such agreement for Credit Enhancement and other documents in connection therewith as required to obtain the Credit Enhancement.

Section 12. Severability. It is hereby declared to be the intent of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part,

section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 13. Further Authority. The City and the Mayor, Comptroller, Treasurer (as to permitted investments only) and other appropriate officials, agents and employees of the City are hereby authorized to take such further actions and execute such other documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City with respect to the City Documents.

Section 14. Repeal of Inconsistent Ordinances. Any Ordinance inconsistent with the terms hereof is hereby repealed, but only to the extent of such inconsistency.

Section 15. Emergency Clause. The passage of this Ordinance shall be and is hereby declared to be an emergency measure within the meaning of Article IV, Sections 19 and 20, of the Charter of The City of St. Louis, and, as such, this Ordinance shall take effect immediately upon its approval by the Mayor.

Approved: February 2, 2016

ORDINANCE #70193
Board Bill No. 269

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute a Quit Claim Deed to Myrtle Hilliard Davis Comprehensive Health Centers, Inc. for certain City-owned property located in City Block 3677, which property is described in Exhibit A, upon receipt of and in consideration of the sum of One Dollar (\$1.00), and containing an emergency clause.

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

SECTION ONE. The Mayor and Comptroller are hereby authorized and directed to execute, the Contract for the Sale of Real Estate, in substantially the form as attached hereto as **Exhibit A** and incorporated by reference herein, with Myrtle Hilliard Davis Comprehensive Health Centers, Inc. for certain City-owned property located in City Block 3677 and which is more fully described in said **Exhibit A**.

SECTION TWO. The Mayor and Comptroller are hereby authorized and directed to execute, upon receipt of, and in consideration of, the sum of One Dollar (\$1.00) and other valuable consideration, and after satisfaction of all the terms and conditions of the Contract for Sale of Real Estate, the Quit Claim Deed attached hereto as **Exhibit B** and incorporated by reference herein, to remise, release and quit-claim unto Myrtle Hilliard Davis Comprehensive Health Centers, Inc. certain City-owned property located in City Block 3677, which property is more fully described in said Quit Claim Deed.

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

EXHIBIT A

CONTRACT FOR SALE
OF REAL ESTATE

This Contract is made and entered into this _____ day of _____, 2016, by and between the City of St. Louis, Missouri, a municipal corporation of the State of Missouri, 1200 Market Street, Saint Louis, Missouri 63103, referred to as Seller, and Myrtle Hilliard Davis Comprehensive Health Centers, Inc., a Missouri nonprofit corporation, whose address is 5471 Dr. Martin Luther King Drive, St. Louis Missouri 63112-4299 hereinafter referred to as Buyer.

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

A tract of land being all of lots 1 through 8 and all of lots 12 through 41 and the southern two feet of lot 9 all in block 5 of the Estate of Honorable Robert Wash a subdivision filed for record in plat book 6 page 89 and those portions of St. Ferdinand vacated by ordinance 47509 and those portions of a 15 foot wide North and South alley vacated by ordinance 47509 and that portion of a 15 foot wide East and West alley vacated by ordinance 47509 and being part of St. Louis City Block 3677, St. Louis City, Missouri and further described as:

Beginning at the Southernmost corner of St. Louis City Block 3677, said point being where the West line of Whittier Street (formerly Wash Ave. 60 feet wide) intersects the North line of North Market (formerly Parsons Street, 50 feet wide); thence North 61 degrees 05 minutes 42 seconds West along the north line of North Market as previously mentioned a distance of 526.85 feet to a point on the East line of Annie Malone Drive (formerly Goode Avenue, 60 feet wide); thence leaving said North Market 27 degrees 54 minutes 39 seconds East along the East line of said Annie Malone Drive a distance of 206.00 feet to the most Western corner of a tract conveyed to St. Philip's Evangelical Lutheran Church by a deed recorded in book 6892 at page 487 in the St. Louis City Land Records; thence leaving the East line of Annie Malone Drive South 61 degrees 05 minutes 42 seconds East along the Southern line of the St. Philip's Evangelical Lutheran Church tract and the prolongation thereof a distance of 144.99 feet to a point, said point being on the Eastern line of a 15 foot wide North and South alley; thence leaving said Southern line North 27 degrees 18 minutes 23 seconds East along the East line of said alley as previously mentioned and the prolongation thereof a distance of 123.95 feet to a point in the North line of vacated St. Ferdinand Drive (50 feet wide); thence leaving said alley prolongation South 60 degrees 57 minutes 00 seconds East along the North line of said vacation a distance of 389.26 feet to a point on the West line of Whittier Street; thence South 28 degrees 58 minutes 04 seconds West a distance of 327.89 feet to the point of beginning and containing 156,720 square feet or 3.60 acres more or less.

Together with all improvements (including buildings) and appurtenances thereto and thereon, and all right, title and interest of Seller in and to all of said property (hereinafter collectively referred to as the "Real Estate"). Title shall be marketable in fact and Seller shall convey marketable title by quit claim deed, which quit claim deed shall be in form satisfactory to and approved by the City Counselor of the City of Saint Louis.

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

1. Purchase Price.

The total purchase price of the Real Estate is One Dollar (\$1.00) subject to the provisions contained herein. The Real Estate is being sold to Buyer for nominal consideration so that Buyer may pursue and obtain a federal grant to construct, and actually construct, a new health clinic on the real estate. The Real Estate will only be used by Buyer for the operation of a health clinic.

2. Contingencies.

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

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

(i) Buyer obtaining from a title company a title insurance commitment for an Owner's Title Insurance Policy, subject only to exceptions acceptable to Buyer, and containing no restrictions on Buyer's intended use of the Real Estate except as set forth in the quit claim deed to Buyer.

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

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

3. Conveyance of Title.

Conveyance shall be by quit claim deed. Seller shall tender to Buyer fee simple title to the Real Estate by quit claim deed, in form approved by the City of St. Louis City Counselor's Office; and Buyer to pay all closing, title insurance and recording fees. The quit claim deed to Buyer will contain a right (or rights) of reverter in favor of the Seller in the event that (i) Buyer fails to obtain a federal grant to construct a new health clinic on the Real Estate on or before the 1st day of April, 2017 or (ii) Buyer obtains such a grant but fails to complete construction of a new health clinic on the Real Estate on or before the 1st day of April, 2018. The deed to Buyer will also contain certain use restrictions on the use of the Real Estate by Buyer. The form of quit claim deed is attached to this Contract as Exhibit 1.

4. Taxes / Miscellaneous Claims.

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

5. Liens / Judgments / Violations.

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

6. Personal Property; Condition of Real Estate.

It is expressly understood by the parties hereto that there is no personal property located on the Real Estate which is being conveyed to Buyer under this Contract. EXCEPT WITH RESPECT TO THOSE WARRANTIES EXPRESSLY MADE HEREIN, IF ANY, SELLER HEREBY DISCLAIMS ALL WARRANTIES, IMPLIED OR EXPRESS, WRITTEN OR ORAL, AS TO THE REAL ESTATE. SELLER HEREBY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND ANY EXPRESS OR IMPLIED WARRANTY AS TO THE QUALITY OR CONDITION OF THE REAL ESTATE, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER. THE REAL ESTATE IS TO BE CONVEYED TO BUYER IN ITS "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES TO BUYER AS TO WHETHER THERE ARE ANY HAZARDOUS MATERIALS OR SUBSTANCES LOCATED ON OR ABOUT THE REAL ESTATE OR WHETHER THE REAL ESTATE IS IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, AND BUYER ASSUMES ALL RESPONSIBILITY FOR THE SAME, INCLUDING ALL COSTS OF REMEDIATING OR REMOVING HAZARDOUS MATERIALS OR SUBSTANCES OR CAUSING THE REAL ESTATE TO COMPLY WITH APPLICABLE ENVIRONMENTAL LAWS. BUYER SHALL INDEMNIFY SELLER AGAINST AND HOLD SELLER HARMLESS FROM ANY CLAIMS, JUDGMENTS, COSTS, ATTORNEYS' FEES, OR OTHER EXPENSES INCURRED BY SELLER IN CONNECTION WITH ANY CLAIMS RELATING TO HAZARDOUS MATERIALS OR SUBSTANCES. BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS NOT RELIED ON ANY WARRANTY OR REPRESENTATION OF SELLER, IMPLIED OR EXPRESS, WRITTEN OR ORAL AS TO THE CONDITION OR QUALITY OF THE REAL ESTATE AND BUYER AGREES TO PURCHASE THE REAL ESTATE IN ITS "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. BUYER REPRESENTS AND WARRANTS TO SELLER THAT BUYER IS FAMILIAR WITH THE CONDITION OF THE REAL ESTATE AND THE CONDITION OF THE REAL ESTATE IS SATISFACTORY TO BUYER IN EVERY RESPECT.

7. Possession.

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

8. Closing.

Delivery of the quit claim deed conveying title shall be concurrent with the Buyer's payment of the purchase price set forth herein. The closing date ("Closing Date") for the foregoing sale shall be on a date which is mutually agreed. The closing of the sale ("Closing") shall take place at the Title Company. The Closing of the sale is contingent upon satisfaction or waiver of all contingencies or conditions precedent set forth in this

contract. Title will pass when sale is closed.

9. Broker.

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

10. Entire Agreement.

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

11. Time of Essence.

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

12. Missouri Law Governs.

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

13. Cooperation - Additional Documents.

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

(This portion of page intentionally left blank)

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

Myrtle Hilliard Davis
Comprehensive Health Centers, Inc.

City of St. Louis

By: _____
Angela R. Clabon
Chief Executive Officer
(Buyer)

By: _____
Darlene Green
Comptroller
(Seller)

Approved as to form:

Michael A Garvin
City Counselor

Attest:

Parrie L. May
City Register

Exhibit B
(Also Exhibit 1 to the Contract for Sale of Real Estate)

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2016, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, with an address of 1200 Market Street, St. Louis, Missouri 63103 (Grantor), and

Myrtle Hilliard Davis Comprehensive Health Centers, Inc., a Missouri nonprofit corporation, with an address of 5471 Dr. Martin Luther King Drive, St. Louis Mo. 61112-4299 (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it paid by the said Grantee, the terms, conditions, covenants, and agreements set forth in this Deed, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit (the "Premises"):

A tract of land being all of lots 1 through 8 and all of lots 12 through 41 and the southern two feet of lot 9 all in block 5 of the Estate of Honorable Robert Wash a subdivision filed for record in plat book 6 page 89 and those portions of St. Ferdinand vacated by ordinance 47509 and those portions of a 15 foot wide North and South alley vacated by ordinance 47509 and that portion of a 15 foot wide East and West alley vacated by ordinance 47509 and being part of St. Louis City Block 3677, St. Louis City, Missouri and further described as:

Beginning at the Southernmost corner of St. Louis City Block 3677, said point being where the West line of Whittier Street (formerly Wash Ave. 60 feet wide) intersects the North line of North Market (formerly Parsons Street, 50 feet wide); thence North 61 degrees 05 minutes 42 seconds West along the north line of North Market as previously mentioned a distance of 526.85 feet to a point on the East line of Annie Malone Drive (formerly Goode Avenue, 60 feet wide); thence leaving said North Market 27 degrees 54 minutes 39 seconds East along the East line of said Annie Malone Drive a distance of 206.00 feet to the most Western corner of a tract conveyed to St. Philip's Evangelical Lutheran Church by a deed recorded in book 6892 at page 487 in the St. Louis City Land Records; thence leaving the East line of Annie Malone Drive South 61 degrees 05 minutes 42 seconds East along the Southern line of the St. Philip's Evangelical Lutheran Church tract and the prolongation thereof a distance of 144.99 feet to a point, said point being on the Eastern line of a 15 foot wide North and South alley; thence leaving said Southern line North 27 degrees 18 minutes 23 seconds East along the East line of said alley as previously mentioned and the prolongation thereof a distance of 123.95 feet to a point in the North line of vacated St. Ferdinand Drive (50 feet wide); thence leaving said alley prolongation South 60 degrees 57 minutes 00 seconds East along the North line of said vacation a distance of 389.26 feet to a point on the West line of Whittier Street; thence South 28 degrees 58 minutes 04 seconds West a distance of 327.89 feet to the point of beginning and containing 156,720 square feet or 3.60 acres more or less.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that, subject to the terms, conditions, covenants, and agreements contained in this Deed, neither the said Grantor, nor its successors or assigns, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid Premises, or any part thereof, but they and every one of them shall, subject to the terms, conditions, covenants, and agreements contained in this Deed, by these presents, be excluded and forever barred.

Notwithstanding anything in this Deed to the contrary, the conveyance of the Premises to the Grantee is subject to the following terms, conditions, covenants, and agreements:

1. Grantee covenants and agrees that the Premises shall only be used for the purpose of operating a health clinic and related appurtenances and uses. This covenant shall not release the Grantee from obtaining any governmental approvals required for such use, whether such approvals are to be obtained from the Grantor or any other jurisdiction. Grantee covenants and agrees to comply with all applicable laws and ordinances, including, without limitation, all ordinances of the Grantor relating to access and prohibiting discrimination on the basis of race, gender, or other classification.

2. The Premises are being conveyed to Grantee for nominal consideration so that Grantee may pursue a federal grant to demolish the existing improvements on the Premises and construct a new health clinic building on the Premises (the "New Clinic"). The New Clinic shall be constructed by Grantee in accordance with all applicable laws and ordinances.

3. In the event that Grantee fails to obtain the federal grant to demolish the existing improvements and construct the New Clinic on or before the 1st day of April, 2017 (the "Grant Deadline Date"), then the fee ownership of, and title to, the Premises shall immediately and unconditionally revert to the Grantor.

4. In the event that the Grantee does obtain the federal grant to demolish the existing improvements and construct the New Clinic on or before the Grant Deadline Date but fails to complete construction of the New Clinic on or before the 1st day of April, 2018 (the "Construction Deadline Date"), then, subject to the terms of the following Section 5, the fee ownership of, and title to, the Premises shall immediately and unconditionally revert to the Grantor.

5. If, in Grantor’s reasonable judgment, Grantee has made substantial progress toward completion of the New Clinic, Grantor may extend the Construction Deadline Date for a period not to exceed 24 months. If, at the end of the extension of the Construction Deadline Date, the New Clinic is not complete, the fee ownership of, and title to, the Premises shall immediately and unconditionally revert to the Grantor.

6. In the event that fee ownership of, and title to, the Premises reverts to the Grantor for any reason under this Deed, Grantee hereby releases and waives any claims to compensation for work done by Grantee or in connection with the New Clinic.

7. The foregoing terms, conditions, covenants, and agreements shall run with the land and bind the Premises, and be binding upon the successors and assigns of the parties hereto for a period of 40 years from the date of this Deed first set forth above.

[The remainder of this page is intentionally blank-signature page follows.]

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

THE CITY OF SAINT LOUIS
(Grantor)

Myrtle Hilliard Davis
Comprehensive Health Centers, Inc
(Grantee)

BY: _____
Francis G. Slay
Mayor

BY: _____
Angela R. Clabon
Chief Executive Officer

BY: _____
Darlene Green
Comptroller

Attest:

Parrie L. May
City Register

Approved as to form:

Michael A. Garvin
City Counselor

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

On this ____ day of _____ 2016, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of Saint Louis.

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

Notary Public

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

On this ____ day of _____ 2016, before me appeared Angela R. Clabon, to me personally known, who being by me duly sworn did say that she is Chief Executive Officer of Myrtle Hilliard Davis Comprehensive Health Centers, Inc., a Missouri nonprofit corporation, and that she is authorized to execute this Quit-Claim Deed on behalf of said corporation under the

authority of its board of directors, and acknowledged that she executed said instrument as her free act and deed.

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

Notary Public

Approved: February 2, 2016

ORDINANCE #70194
Board Bill No. 226

An ordinance approving a Redevelopment Plan for the 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 27, 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that some of the property within the Area is occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

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

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave.," dated October 27, 2015 consisting of a Title Page, a Table of Contents Page, and Nineteen (19) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave. Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 27, 2015, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

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

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

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

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

the Plan; and

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

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

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

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

- (c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;

- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.

- (e) To comply with the requirements of Ordinance No. 60275 of the City;

- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

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

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

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

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

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

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

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, to the urban design objectives, to the urban design regulations, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. development schedule) by the LCRA.

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"

4626-4670, 4625-4631, and 4647-4663 ST. FERDINAND AVE. REDEVELOPMENT AREA LEGAL DESCRIPTION

Parcel 1

4626 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
25 FT X 130 FT 6 IN
SELLS ADDN
LOT W-39 E-40

Parcel 2

4628 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
27 FT X 130 FT 6 IN
SELLS ADDN
LOT W-40 E-41

Parcel 3

4630 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
29 FT X 130 FT 6 IN
SELLS ADDN
LOT W-41 E-42

Parcel 4

4634 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
29 FT X 130 FT 6 IN
SELLS ADDN
LOT 43-W42

Parcel 5

4636 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT 44-E45

Parcel 6

4638 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-45 E-46

Parcel 7

4642 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-46 E-47

Parcel 8

4644 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-47 E-48

Parcel 9

4646-48 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
40 FT X 130 FT 6 IN
SELLS ADDN
LOTS 49 W-48 E-50

Parcel 10

4650 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
19.5 FT X 130 FT 6 IN
SELLS ADDN
PARCEL B LOT W-50 E-51

Parcel 11

4652 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
19 FT X 130 FT 6 IN
SELLS ADDN
PARCEL A LOT W-51

Parcel 12

4654-56 ST FERDINAND AVE
C.B. 4472 ST FERDINAND

40 FT X 130 FT 6 IN
SELLS ADDN
LOT 52 W-51 E-53

Parcel 13

4660 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-53 E-54

Parcel 14

4662 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS SUB
LOT 55 W-54

Parcel 15

4666 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS ADDN
LOT 56 E-57

Parcel 16

4668 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS ADDN
LOT W-57 E-58

Parcel 17

4670 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30.5 FT X 130 FT 6 IN
SELLS ADDN
LOT W-58

Parcel 18

4625 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
55 FT X 130 FT 9 IN
SELLS SUBN
LOT 19, 22 & W-18

Parcel 19

4631-4633 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
50 FT X 130 FT 9 IN
SELLS ADDN
LOT 23 & 26

Parcel 20

4647 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130 FT 8 1/2 IN
SELLS ADDN
LOT PT 35

BOUNDED E-210 FT OF CORA AVE

Parcel 21

4649 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
15 FT X 130 FT 8 1/2 IN
SELLS ADDN
LOT W-35 E-38

Parcel 22

4651 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130 FT 8 1/2 IN
SELLS ADDN
LOT W-38 E-39

Parcel 23

4653 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 1 IN X 130 FT 8 3/8 IN
SELLS ADDN
LOT PT 39 BOUNDED W-77 FT E OF ALLEY

Parcel 24

4655 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
14 FT 11 IN X 130 FT 8 3/8 IN
SELLS ADDN
LOT W 1 FT 11 IN 39 E-13 FT 42

Parcel 25

4657 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 6 IN X 130 FT 8 3/4 IN
SELLS ADDN
LOT W-42 E-43

Parcel 26

4659 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130.70 FT
SELLS ADDN
BOUNDED N-173 FT E OF MARCUS AVE

Parcel 27

4661 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
14 FT 9 IN X 130.69/130.70 FT
SELLS SUB ADDN
LOT W-43 E-46

Parcel 28

4663 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
19 FT X 130.69 FT
SELLS SUB
LOT W-46

ATTACHMENT "B"
Form: 10/8/09

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
4626-4670, 4625-4631, and 4647-4663 ST.FERDINAND AVE. REDEVELOPMENT AREA
PROJECT # 2041
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
OCTOBER 27, 2015

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
4626-4670, 4625-4631, and 4647-4663 ST. FERDINAND AVE. REDEVELOPMENT AREA

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EXHIBITS

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

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 4626-4670, 4625-4631, and 4647-4663 St. Ferdinand Ave. Redevelopment Area ("Area") encompasses 28 parcels totaling approximately 2.38 acres in the Greater Ville Neighborhood of the City of St. Louis ("City") and is located on both north and south of St. Ferdinand Ave. between Marcus Ave. and Cora Ave.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises portions of City Blocks 4472 and 4471. The Area is in poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate an 5.7% unemployment rate for the City as of September, 2015. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are approximately no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include several vacant lots, occupied and unoccupied residential buildings.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 10.18 persons per acre.

5. CURRENT ZONING

The Area is currently zoned “C” Multiple Family Residential pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and in the conditions outlined 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 *et seq.* of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

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

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated “C” Multiple Family Residential 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 not be permitted to use the property within the Area only for residential use.

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 2015) designated it as a Neighborhood Development Area and Neighborhood Commercial Area.

3. PROPOSED ZONING

The zoning for the Area can remain “C” Multiple Family Residential. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the “Strategic Land Use Plan of the City of St. Louis” (2015). 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 THIS AREA

No new jobs proposed for the area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit “C”) indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged except for the vacation of the alley in the block.

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 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.

A 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 shall be redeveloped such that it is an attractive residential asset to the surrounding neighborhood.

b. **Urban Design Regulations**

- 1.) **Rehabilitation** shall respect the original exterior 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 their lot so that any existing recurrent building masses and spaces are continued as well as the pattern of setback from the street.
- 3.) **Exterior Materials** All new building materials on facades 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 approval.
- 4.) **Architectural Details** on existing structures 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.** When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.
- 6.) **Roof Materials** shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

c. **Landscaping**

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

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

Existing, healthy trees shall be retained, if feasible.

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.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the 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 development. The cost of such utility improvements will be borne by the Redeveloper(s).

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 redevelopment that promotes the health, safety, morals, order, convenience, prosperity, general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF REDEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by 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 of Missouri.

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 Property 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, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications 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, and if a low-income tax credit program is implemented to finance particular parcels' redevelopment, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan. If no low income tax credit program has been implemented to finance the redevelopment of a particular parcel, then that parcel shall only be eligible to receive tax abatement for a period of up to ten (10) years.

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the first 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 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 corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year 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 property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond fifteen (15) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS1. 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 or occupancy of the Area.

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.

I. DURATION OF REGULATION AND CONTROLS

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

J. EXHIBITS

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

K. SEVERABILITY

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

ATTACHMENT "A"

**4626-4670, 4625-4631, and 4647-4663 ST. FERDINAND AVE. REDEVELOPMENT AREA
LEGAL DESCRIPTION****Parcel 1**

4626 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
25 FT X 130 FT 6 IN
SELLS ADDN
LOT W-39 E-40

Parcel 2

4628 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
27 FT X 130 FT 6 IN
SELLS ADDN
LOT W-40 E-41

Parcel 3

4630 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
29 FT X 130 FT 6 IN
SELLS ADDN
LOT W-41 E-42

Parcel 4

4634 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
29 FT X 130 FT 6 IN
SELLS ADDN
LOT 43-W42

Parcel 5

4636 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT 44-E45

Parcel 6

4638 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-45 E-46

Parcel 7

4642 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-46 E-47

Parcel 8

4644 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN

LOT W-47 E-48

Parcel 9

4646-48 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
40 FT X 130 FT 6 IN
SELLS ADDN
LOTS 49 W-48 E-50

Parcel 10

4650 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
19.5 FT X 130 FT 6 IN
SELLS ADDN
PARCEL B LOT W-50 E-51

Parcel 11

4652 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
19 FT X 130 FT 6 IN
SELLS ADDN
PARCEL A LOT W-51

Parcel 12

4654-56 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
40 FT X 130 FT 6 IN
SELLS ADDN
LOT 52 W-51 E-53

Parcel 13

4660 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30 FT X 130 FT 6 IN
SELLS ADDN
LOT W-53 E-54

Parcel 14

4662 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS SUB
LOT 55 W-54

Parcel 15

4666 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS ADDN
LOT 56 E-57

Parcel 16

4668 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
31.5 FT X 130 FT 6 IN
SELLS ADDN
LOT W-57 E-58

Parcel 17

4670 ST FERDINAND AVE
C.B. 4472 ST FERDINAND
30.5 FT X 130 FT 6 IN
SELLS ADDN
LOT W-58

Parcel 18

4625 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
55 FT X 130 FT 9 IN
SELLS SUBN
LOT 19, 22 & W-18

Parcel 19

4631-4633 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
50 FT X 130 FT 9 IN
SELLS ADDN
LOT 23 & 26

Parcel 20

4647 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130 FT 8 1/2 IN
SELLS ADDN
LOT PT 35
BOUNDED E-210 FT OF CORA AVE

Parcel 21

4649 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
15 FT X 130 FT 8 1/2 IN
SELLS ADDN
LOT W-35 E-38

Parcel 22

4651 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130 FT 8 1/2 IN
SELLS ADDN
LOT W-38 E-39

Parcel 23

4653 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 1 IN X 130 FT 8 3/8 IN
SELLS ADDN
LOT PT 39 BOUNDED W-77 FT E OF ALLEY

Parcel 24

4655 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
14 FT 11 IN X 130 FT 8 3/8 IN
SELLS ADDN
LOT W 1 FT 11 IN 39 E-13 FT 42

Parcel 25

4657 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 6 IN X 130 FT 8 3/4 IN
SELLS ADDN
LOT W-42 E-43

Parcel 26

4659 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
18 FT 3 IN X 130.70 FT
SELLS ADDN
BOUNDED N-173 FT E OF MARCUS AVE

Parcel 27

4661 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
14 FT 9 IN X 130.69/130.70 FT
SELLS SUB ADDN
LOT W-43 E-46

Parcel 28

4663 ST FERDINAND AVE
C.B. 4471 ST FERDINAND
19 FT X 130.69 FT
SELLS SUB
LOT W-46

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 02/08/08

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

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

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

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

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

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

EXHIBIT "F"

**4626-4670, 4625-4631, AND 4647-4663 ST. FERDINAND AVE.
REDEVELOPMENT AREA**

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

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

Subject Property is: vacant land occupied and unoccupied residential

Subject Property is: secured unsecured

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

The subject property has has not insanitary or unsafe conditions
If answer is yes, explain: Some of the buildings in the area are unoccupied. Unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and fire.

The subject property has has not deterioration of site conditions
If answer is yes, explain: The unoccupied buildings are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

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

The subject property has has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The unoccupied buildings in the area are subject to illegal dumping and use by transients, which combined make them a significant risk for fire.

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

The subject property does does not constitute an economic liability
If answer is yes, explain: The unoccupied and severely deteriorated buildings drag down the values of the surrounding properties.

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

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

The subject property is is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The buildings in the area are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

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

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

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

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

ORDINANCE NO. 70194 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.
Existing Uses and Conditions
 [Hatched Box] Occupied and Unoccupied Residential, Poor Conditions
 [Solid Line] Project Area Boundary
 [Grey Box] Buildings
 [Dashed Line] City Block Number



Exhibit C
Project Area Plan
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.
Proposed Land Uses
 [Grid Box] Residential Use
 [Solid Line] Project Area Boundary
 [Grey Box] Buildings
 [Dashed Line] City Block Number



Exhibit D
Project Area Plan
 4626-4670, 4625-4631, 4647-4663 St. Ferdinand Ave.
Project Acquisitions Map
 [Box with Number] Parcel Number
 [Solid Line] Project Area Boundary
 [Grey Box] Buildings
 [Dashed Line] City Block Number

Approved: February 3, 2016

ORDINANCE #70195
Board Bill No. 238

An ordinance approving a blighting study and redevelopment plan dated August 25, 2015 for the 5301-13 Pershing Ave. Redevelopment Area (as further defined herein, the "Plan") after finding that said Redevelopment Area ("Area") is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 RSMo inclusive, as amended); containing a description of the boundaries of the Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan attached hereto and incorporated herein as Attachment "B", pursuant to Section 99.430 RSMo, as amended; finding that there is a feasible financial plan for the redevelopment of the Area which affords maximum opportunity for redevelopment of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA"), a public body corporate and politic created under Missouri law, through the exercise of eminent domain; finding that the property within the Area is partially occupied, and the Redeveloper (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a five (5) year real estate tax abatement; providing that, in conjunction with such real estate tax abatement, there shall be payments in lieu of taxes to the current special business district wherein the property within the Area is located for the calendar years of the abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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

WHEREAS, this Board has considered the "Blighting Study and Redevelopment Plan for the 5301-13 Pershing Ave. Redevelopment Area" dated August 25, 2015, consisting of a Title Page; a Table of Contents Page, twenty-one (21) numbered pages including Exhibits "A" – "G" attached hereto and incorporated herein as Attachment "B" ("Plan"); and based on the information in the Plan, specifically the Blighting Report in Exhibit "F" to the Plan, considered each parcel of property in the Area and found the preponderance of the Area to be blighted, and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, as amended (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached hereto and incorporated herein, known as the 5301-13 Pershing Ave. Area ("Area"). The existence of deteriorated property and other conditions constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.320(3) RSMo, as amended, and are evidenced by the Blighting Report attached as Exhibit "F" ("Blighting Report") to the Blighting Study and Redevelopment Plan for the Area dated August 25, 2015 which is attached hereto, and labeled Attachment "B" and incorporated herein by reference ("Plan").

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

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

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

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

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

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

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

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

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

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

- (a) Pledges its cooperation in helping to carry out the Plan;

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

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

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

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

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises (as further defined below, "MBEs") and Women's Business Enterprises ("as further defined below ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBEs and WBEs established by the City;

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997, as has been extended.

(e) To comply with applicable requirements of Ordinance No. 60275 of the City (First Source Jobs Policy, as codified at St. Louis City Revised Code Chapter 3.90);

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction pursuant to the Plan. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Assistant Director-Certification and Compliance of the City and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts entered into directly by Redeveloper.

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

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

SECTION FOURTEEN. A Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District or any other single local taxing district created in accordance with Missouri law, whether now existing or later created. In conjunction with the real estate tax abatement, there shall be payments in lieu of taxes made to the current special business district wherein the property within the Area is located for the calendar years of the abatement, for a total period of up to five (5) years from the commencement of such tax abatement, in

accordance with the following provisions:

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

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said five (5) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use the property as provided in this Plan and in any agreement with the LCRA. In no event shall such benefits extend beyond five (5) years after the redevelopment corporation shall have acquired title to the property. In conjunction with any real estate tax abatement, either authorized or implemented pursuant to this section, there shall be payments in lieu of taxes made to the current special business district wherein the property within the Area is located for the calendar years of the abatement.

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.

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"

**5301-13 PERSHING AVE. AREA
LEGAL DESCRIPTION**

C.B. 3877 UNION
170 FT X 140 FT
KINGSBURY PL ADDN
LOT 1 & E-2

PARCEL # 3877-00-0150

ATTACHMENT "B"

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
5301-13 PERSHING AVE. REDEVELOPMENT AREA
PROJECT# 1985
AUGUST 25, 2015
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
5301-13 PERSHING AVE. REDEVELOPMENT AREA**

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Table with 2 columns: Label (A-G) and Description (LEGAL DESCRIPTION, PROJECT AREA PLAN - EXISTING USES AND CONDITIONS, etc.)

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 5301-13 Pershing Ave. Redevelopment Area ("Area") encompasses approximately .55 acres in the DeBaliviere Place neighborhood of the City of St. Louis ("City") and is located on the north side of Pershing Ave. between Union Blvd. and Belt Ave.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 3877.00. 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".

The Area is in the Market Type A category of the January 2014 St. Louis Market Value Analysis (the MVA). This category has higher than average recorded home sales.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 7.1% unemployment rate for the City for the month of June, 2015. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently 13 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a partially occupied, mixed-use building.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 16.78 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

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

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

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

The City Planning Commission adopted a Sustainability Plan on January 9, 2013. 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 use for the Area is mixed-use permitted in zones designated "H" Area Commercial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to redevelop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2015) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

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

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2015). 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 will be 15 new full-time jobs and 5 new part-time 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"). 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 warehouse distribution 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. There shall be no barring, boarding, or covering of windows. All mechanical systems (HVAC, electrical, and plumbing) shall meet current building codes of the City.
- 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.

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

d. Fencing

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 lesser 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.

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

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

district created in accordance with Missouri law, whether now existing or later created, for a total period of up to five (5) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

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

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

In conjunction with such real estate tax abatement, there shall be payments in lieu of taxes to the current special business district wherein the property within the Area is located for the calendar years of the abatement.

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, to the urban design objectives, to the urban design regulations, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. 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"

**5301-13 PERSHING AVE. AREA
LEGAL DESCRIPTION**

C.B. 3877 UNION
170 FT X 140 FT
KINGSBURY PL ADDN
LOT 1 & E-2

PARCEL # 3877-00-0150

See attached Exhibits B, C & D

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

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

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

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

The 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 partially occupied 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.

EXHIBIT "G"

5301-13 Pershing Ave. (1985)

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		
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. - D7	The project will maintain or plant new street trees around the development.
I. - SAA4	New street trees will surround the development
I. - F1	The project consists of saving and renovating a large, historic building.
I. - F2	The project integrates preservation and historic renovation.
I. - F4	The project will save a very important and iconic building vulnerable to demolition.
I. - F5	The project will promote the redevelopment of commercial properties and living in historic buildings.
I. - G6	The owners have worked in the community for over thirty years bringing new jobs and opportunities.
I. - J4	The project preserves a major element in this neighborhood's main commercial corridor.
I. - J8	The project incorporates sustainability as outlined in this summary.
IV. - A5	The proposed plans for this property include vertical circulation, a clearly defined means of egress and updated building materials which provide a safe environment for potential residents.
IV. - B5	The renovation of the existing buildings will be undertaken by a contractor certified to safely remove lead paint.
IV. - D4	The building will be located in a very walkable neighborhood near public transportation.
V. - A2	The project is on a major bus line route in a very walkable neighborhood with many amenities and attractions.
V. - SAA18	The project will have bike racks exterior to the building.
V. - G2	The developer will strive to maximize clean energy in this new renovation.
V. - G5	The existing building will be recycled and reused diverting waste from land-fills.
V. - G6	Interior spaces will be properly ventilated with appropriate air exchanges to meet or exceed comfortable living standards.
VI. -SSA26	This document constitutes the sustainability impact statement for the proposed development.
VI. - C3	The project will promote small and local businesses in its commercial space capacity.
VI. - C4	The project will incorporate new and innovative business models.
VI. - D5	Based on the scale, amenities, potential entry level job opportunities and location of this property, the project will be easily marketed to recent college graduates.
VI. - G3	This mixed-use project promotes a flexible development approach for the benefit of the city.

ORDINANCE NO. 70195 - EXHIBITS B, C & D



Exhibit B
Project Area Plan
 5301-13 Pershing Ave.
Existing Uses and Conditions
 [Hatched Box] Commercial Use/ Fair Conditions
 [Dashed Line] Project Area Boundary
 [Grey Box] Buildings
 [Numbered Box] City Block Number



Exhibit C
Project Area Plan
 5301-13 Pershing Ave.
Proposed Land Uses
 [Cross-hatched Box] Mixed-Use
 [Dashed Line] Project Area Boundary
 [Grey Box] Buildings
 [Numbered Box] City Block Number



Exhibit D
Project Area Plan
 5301-13 Pershing Ave.
Project Acquisition Map
 [Box with 1234] Parcel Number
 [Dashed Line] Project Area Boundary
 [Grey Box] Buildings
 [Numbered Box] City Block Number



Approved: February 3, 2016

ORDINANCE #70196
Board Bill No. 245

An ordinance approving a Redevelopment Plan for the 4150 Shenandoah Ave. ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated October 27, 2015 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that no property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

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

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the 4150 Shenandoah Ave.," dated October 27, 2015 consisting of a Title Page, a Table of Contents Page, and Nineteen (19) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

WHEREAS, the Plan has been presented and recommended by LCRA (no tax abatement) and the Planning Commission to this Board for review and approval; and

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

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

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

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

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

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

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 4150 Shenandoah Ave. Area.

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

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

SECTION FOUR. The Blighting Study and Plan for the Area, dated October 27, 2015, ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

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

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, to the urban design objectives, to the urban design regulations, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. development schedule) by the LCRA.

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"

**4150 SHENANDOAH AVE.
LEGAL DESCRIPTION**

C.B. 4926 SHENANDOAH AVE.
83FT 4 IN X 123 FT 4 IN/ 123 FT 4 5/8 IN
TYLER PLACE ADDN
BLOCK 39 LOT 10 & E-11

PARCEL #4926000090

**ATTACHMENT "B"
Form: 1/15/16**

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
4150 SHENANDOAH AVE. REDEVELOPMENT AREA
PROJECT# 2043
OCTOBER 27, 2015
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
4150 SHENANDOAH AVE. REDEVELOPMENT AREA**

PAGE

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2.	GENERAL CONDITION OF THE AREA	1
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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT1. DELINEATION OF BOUNDARIES

The 4150 Shenandoah. Redevelopment Area ("Area") encompasses approximately .24 acres in the Shaw neighborhood of the City of St. Louis ("City") and is located on the southern side of Shaw Blvd. between Klemm St. and Thurman Ave.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 4926. The Area is a 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".

The Area is in the Market Type-C Category of the January 2014 St. Louis Market Value Analysis (MVA). This category has higher average levels of owner occupancy.

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 5.7% unemployment rate for the City for the month of September, 2015. 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 occupied single-family home.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 17.85 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

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

B. PROPOSED DEVELOPMENT AND REGULATIONS1. DEVELOPMENT OBJECTIVES

The primary objectives of this Plan are to eliminate blight within the Area and to facilitate the redevelopment

of the Area into productive residential uses.

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

2. PROPOSED LAND USE OF THE AREA

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

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2014) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

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

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2015). 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. The proposal shall also address the Area's lower than average levels of owner occupancy as determined by the 2014 MVA.

5. PROPOSED EMPLOYMENT FOR THE AREA

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

6. CIRCULATION

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

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

7. BUILDING AND SITE REGULATIONS

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

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

8. URBAN DESIGN**a. Urban Design Objectives**

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

b. Urban Design Regulations

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

c. Landscaping and Sidewalk Maintenance

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

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

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

d. Fencing

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

9. PARKING REGULATIONS

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

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

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

C. PROPOSED SCHEDULE OF DEVELOPMENT

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

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

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair

value, taking into account and giving consideration to those factors enumerated in Section 99.450, RSMo. as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

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

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

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

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

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

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

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

H. MODIFICATIONS OF THIS PLAN

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

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA.

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"

**4150 SHENANDOAH AVE.
LEGAL DESCRIPTION**

C.B. 4926 SHENANDOAH AVE.
83FT 4 IN X 123 FT 4 IN/ 123 FT 4 5/8 IN
TYLER PLACE ADDN
BLOCK 39 LOT 10 & E-11

If answer is yes, explain: _____

The subject property _____ has has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: _____

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

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

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

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

The subject property is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: The property is deteriorated. They drag down the value of surrounding properties and would take significant investment to bring up to code.

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

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

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

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

EXHIBIT "G"

EXHIBIT
"G"

4150 Shenandoah Ave.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. They Mayor has issued a Sustainable 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		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy		x
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		x
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		X

G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable	X	
H4	Continue to remove site contamination and promote brownfields redevelopment		x
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
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		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
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		
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		
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		
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		
C3	Focus on small and local businesses as a key part of the City economy		
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
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		
G3	Foster innovation		X
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment		
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		X

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

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
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region
G8	Offer housing that is energy efficient and environmentally sustainable
A5	Plan and design buildings, spaces and environments for safety
B5	Reduce exposure of lead-paint poisoning
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings
G4	Advance the use of high-efficiency building related water systems and technologies
SAA26	Require a sustainability impact statement for all new City development
B2	Encourage small scale redevelopment with economic incentives
E3	Promote flexible development approaches by developers, land owners and business firms

ORDINANCE NO. 70196 - EXHIBITS B, C & D

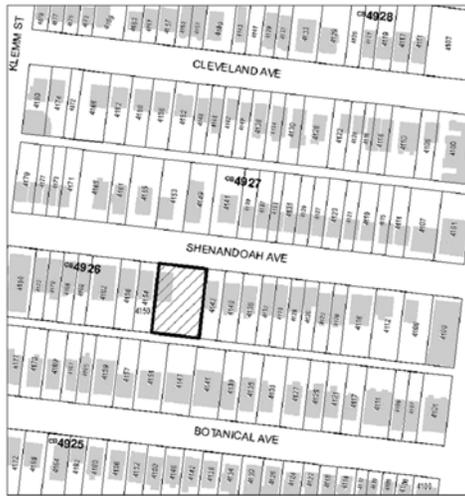


Exhibit B
Project Area Plan
4150 Shenandoah Ave.
Existing Uses and Conditions

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

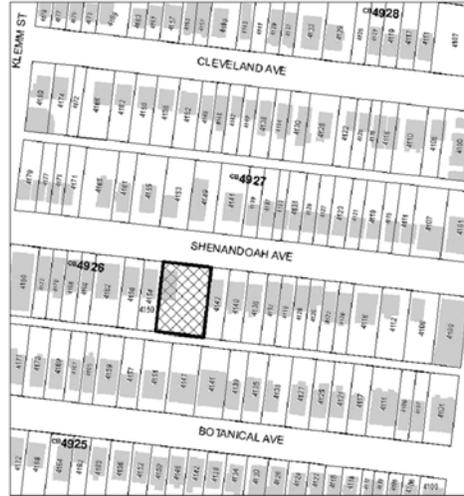


Exhibit C
Project Area Plan
4150 Shenandoah Ave.
Proposed Land Uses

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

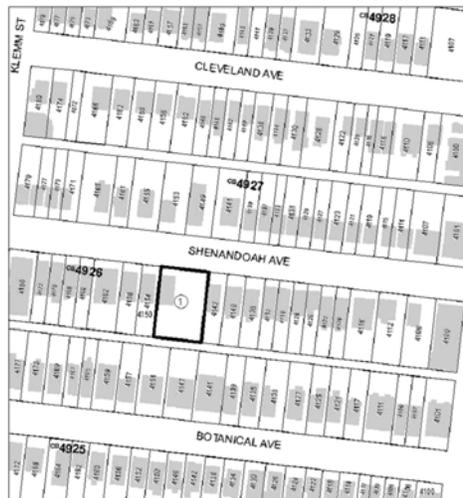


Exhibit D
Project Area Plan
4150 Shenandoah Ave.
Project Acquisitions Map

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



Approved: February 3, 2016

ORDINANCE #70197
Board Bill No. 254

An ordinance repealing Ordinance 70087 and in lieu thereof enacting a new ordinance prohibiting the issuance of any package or drink liquor licenses for any currently non-licensed premises within the boundaries of the Fourth Ward Liquor Control District, as established herein, for a period of three years from the effective date hereof; containing exceptions and allowing, during the moratorium period, for the transfer of existing licenses, under certain circumstances, and the issuance of a drink license to persons operating a restaurant at a previously non-licensed premises and containing an emergency clause.

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

SECTION ONE. Ordinance number 70087 is hereby repealed and in lieu thereof the following provisions are enacted:

SECTION TWO. The existence of alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of single- and multiple-family within the district, including fear for the safety of children, elderly residents and of visitors to the district. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages and the associated problems discourage more desirable and needed commercial uses in the area. In order to preserve the residential character and the neighborhood-serving commercial uses of the area, there shall be a moratorium on the issuance of new liquor licenses within the area Beginning at the point of intersection of Page Blvd and N Vandeventer Ave, and proceeding westerly along Page Blvd to north/south alleyway between Whittier St and Pendleton Ave, and southerly along such alleyway to east/west alleyway between Page Blvd and Cook Ave, and proceeding westerly along such alleyways to N Newstead Ave, and proceeding northerly along N Newstead Ave to Page Blvd, and proceeding westerly on Page Blvd to N Taylor Ave, and proceeding southerly along N Taylor Ave to Newberry Ter, and proceeding westerly along Newberry Ter to Walton Ave, and proceeding northerly along Walton Ave to Newcomb Pl, and proceeding easterly along Newcomb Pl to Marcus Ave, and proceeding northerly along Marcus Ave to Cote Brilliante Ave, and proceeding westerly along Cote Brilliante Ave to N Euclid Ave, and proceeding northerly along N Euclid Ave to Greer Ave, and proceeding easterly along Greer Ave to Marcus Ave, and proceeding northerly along Marcus Ave to an east/west alleyway between Ashland Ct and Lexington Ave, and proceeding westerly along such alleyway to Shreve Ave, and proceeding northerly along Shreve Ave to Palm St, and proceeding easterly along Palm St to Marcus Ave, and proceeding northerly along Marcus Ave to Palm St, and proceeding easterly along Palm St to Cora Ave, and proceeding northerly along Cora Ave to east/west alleyways between Natural Bridge Ave and Lexington Ave, and proceeding easterly along such alleyway to north/south alleyway, and proceeding southerly along such alleyway to Lexington Ave, and proceeding easterly along Lexington Ave to N Newstead Ave, and proceeding northerly along N Newstead Ave to east/west alleyway between Natural Bridge Ave and W Lexington Ave, and proceeding easterly along such alleyway to Harris Ave, and proceeding northerly along Harris Ave to Natural Bridge Ave, and proceeding easterly along Natural Bridge Ave to N Vandeventer Ave proceeding southerly along N Vandeventer Ave to Lincoln Ave, and proceeding easterly along Lincoln Ave to Prairie Ave, and proceeding southerly along Prairie Ave to Cottage Ave, and proceeding easterly on Cottage Ave to N Spring Ave, and proceeding southerly on N Spring Ave to N Market St, and proceeding easterly on N Market St to Bacon St, and proceeding southerly on Bacon St to Cass Ave, and proceeding westerly on Cass Ave to N Grand Ave, and proceeding northerly on N Grand Ave to Aldine Ave, and proceeding westerly on Aldine Ave to Prairie Ave, and proceeding northerly on Prairie Ave to Garfield Ave, and proceeding westerly on Garfield Ave to N Vandeventer Ave, and proceeding southerly along N Vandeventer Ave to Dr Martin Luther King Dr, and proceeding westerly along Dr Martin Luther King Dr to N Vandeventer Ave, and proceeding southerly along N Vandeventer Ave to the point of beginning. Such area shall be known as the Fourth Ward Liquor Control District.

SECTION THREE. The Excise Commissioner shall not, for a period of three years, beginning as of the effective date of this Ordinance, approve the issuance of a package liquor license for any premises which is located within the boundaries of the Fourth Ward Liquor Control District established in Section Two of this ordinance.

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

- (1) Approve transfer of an existing license to another premises within the petition circle of the currently licensed premises, pursuant to the provisions of subsection (B) of section 14.06.330 of Ordinance 68536; and
- (2) Issue a drink license for premises, not licensed as of the effective date of this Ordinance, which currently is or will be, upon opening, operated as a restaurant, as such term is defined in section 14.01.390 of Ordinance 68536.

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

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

Approved: February 3, 2016

ORDINANCE #70198
Board Bill No. 255
Committee Substitute

AN ORDINANCE APPROVING AN AMENDMENT TO THE GRAND CENTER TIF REDEVELOPMENT AREA PLAN, REMOVING CERTAIN PROPERTY FROM THE REDEVELOPMENT AREA DESCRIBED THEREIN; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTION BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

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

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

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

WHEREAS, the City’s Board of Alderman did duly consider and adopt Ordinance No. 65703 on December 2, 2002 approving a redevelopment plan titled the “Tax Increment Blighting Analysis and TIF Redevelopment Plan” dated August 2, 2002 (the “Redevelopment Plan”) approving the redevelopment projects described therein and designating the redevelopment area described therein pursuant to and in accordance with the TIF Act; and

WHEREAS, the Redevelopment Plan has been amended, most recently by Ordinance No. 68874 adopted by the Board of Alderman on February 22, 2011, which established the current “Grand Center Redevelopment Area” as legally described in Exhibit A-1 to Ordinance No. 68874 entitled “Legal Description of Redevelopment Area”; and

WHEREAS, staff and consultants of the City prepared for consideration by the TIF Commission a proposed Amendment to the Redevelopment Plan dated November 9, 2015 (the “Amendment”), which Amendment provided for, among others, the exclusion of certain real property within the Grand Center Redevelopment Area and to the exclusion from the redevelopment project or projects contemplated in the Redevelopment Plan any projects contemplated to be within the Excluded Area (such redevelopment project or projects being the “Redevelopment Projects”); and

WHEREAS, on November 18, 2015, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comment from all interested persons and taxing districts relative to the Amendment; and

WHEREAS, on November 18, 2015, the TIF Commission voted to recommend that the Board of Alderman adopt an ordinance in the form required by the TIF Act approving the Amendment; and

WHEREAS, the Board of Alderman has received the recommendations of the TIF Commission regarding the Amendment and wishes to accept the recommendation that the Redevelopment Plan be amended to provide for the exclusion from the Grand Center Redevelopment Area of the Excluded Area; and

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

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

SECTION TWO. The Amendment to the Redevelopment Plan, as reviewed and recommended by the TIF Commission

on November 18, 2015 and attached hereto as Exhibit A, is hereby approved and the Redevelopment Plan and redevelopment projects therein are hereby deemed amended in accordance therewith.

SECTION THREE. The Comptroller is hereby directed to calculate the amount of moneys, if any, on deposit in the Special Allocation Fund established for the Original Redevelopment Area that were generated from the Excluded Area and to distribute such moneys to the applicable taxing districts in the manner prescribed by Section 99.850.2 of the TIF Act.

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

SECTION FIVE. The Mayor and the Comptroller or their designated representatives are hereby further authorized and directed to make any changes to the documents and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

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

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

EXHIBIT A

AMENDMENT TO GRAND CENTER REDEVELOPMENT PLAN

The Grand Center TIF Redevelopment Plan approved by Ordinance No. 68874 is hereby amended by removing from the Redevelopment Area approved therein the following area (the "Excluded Area"):

PARCEL ID NO.	ADDRESS
10610000100	3520 Dr. Samuel Shepard
10610000200	3514 Dr. Samuel Shepard
10610000400	3500 Dr. Samuel Shepard
10610000500	3501 Washington
10610000600	3511 Washington
10610000700	3519 Washington
10610000800	3517 Washington
10610000900	3525 Washington
106100001200	634 North Grand
106100001300	3529 Washington

After removal of the Excluded Area the Grand Center TIF Redevelopment Area shall be and consist of the following Area:

GRAND CENTER TIF REDEVELOPMENT AREA

Parcel ID	Address
103800010	3220 DELMAR BLVD
103800020	3220 DELMAR BLVD
103800030	3216 DELMAR BLVD
103800040	3212 DELMAR BLVD
103800050	3208 DELMAR BLVD
103800060	3204 DELMAR BLVD
103800100	715 N COMPTON AV
103800110	709 N COMPTON AV
103800120	3201 DR SAMUEL T SHEPARD DR
103800130	3203 DR SAMUEL T SHEPARD DR
103800140	3205 DR SAMUEL T SHEPARD DR
103800150	3207 DR SAMUEL T SHEPARD DR
103800160	3209 DR SAMUEL T SHEPARD DR
103800170	3211 DR SAMUEL T SHEPARD DR
103800180	3213 DR SAMUEL T SHEPARD DR
103800190	3215 DR SAMUEL T SHEPARD DR
103800200	3217 DR SAMUEL T SHEPARD DR
103800210	3221 DR SAMUEL T SHEPARD DR
103800220	3225 DR SAMUEL T SHEPARD DR
103800230	3227 DR SAMUEL T SHEPARD DR
103800240	3229 DR SAMUEL T SHEPARD DR
103900010	3230 DR SAMUEL T SHEPARD DR
103900020	3218 DR SAMUEL T SHEPARD DR
103900030	3208 DR SAMUEL T SHEPARD DR
103900040	3206 DR SAMUEL T SHEPARD DR
103900050	3204 DR SAMUEL T SHEPARD DR
103900060	3200 DR SAMUEL T SHEPARD DR
103900070	617 N COMPTON AV
103900090	3207 WASHINGTON AV
103900100	3229 WASHINGTON AV
104000010	3232 WASHINGTON AV
104000020	3216 WASHINGTON AV
104000030	3200 WASHINGTON AV
104000040	3201 LOCUST
104000050	3219 LOCUST
104000060	3219 LOCUST
104000070	3221 LOCUST
104000080	3225 LOCUST
104000090	3227 LOCUST
104100010	3224 LOCUST
104100020	3216 LOCUST
104100030	3214 LOCUST
104100040	3210 LOCUST

Exhibit A-1-1

Parcel ID	Address
104100050	3206 LOCUST ST
104100060	3200 LOCUST ST
104100070	3203 OLIVE ST
104100080	3211 OLIVE ST
104100090	3217 OLIVE ST
104100100	3221 OLIVE ST
104100110	3225 OLIVE ST
104100125	3227 OLIVE ST
104218106	3320 LOCUST ST
104218107	3320 LOCUST ST
104300010	3338 WASHINGTON AV
104300020	3336 WASHINGTON AV
104300030	3330 WASHINGTON AV
104300040	3328 WASHINGTON AV
104300050	3326 WASHINGTON AV
104300060	3318 WASHINGTON AV
104300070	3316 WASHINGTON AV
104300080	3306 WASHINGTON AV
104300090	3300 WASHINGTON AV
104300100	3301 LOCUST ST
104300110	3321 LOCUST ST
104300120	3323 LOCUST ST
104300130	3327 LOCUST ST
104300140	3331 LOCUST ST
104300150	500 N JOSEPHINE BAKER AV
104400025	3329 WASHINGTON AV
104400040	3322 DR SAMUEL T SHEPARD DR
104400055	3300 DR SAMUEL T SHEPARD DR
104400080	3301 WASHINGTON AV
104400100	3305 WASHINGTON AV
104400115	3321 WASHINGTON AV
104400120	3323 WASHINGTON AV
104500010	3336 WASHINGTON AV
104500020	3316 DELMAR BLVD
104500050	3314 DELMAR BLVD
104500060	3312 DELMAR BLVD
104500070	3310 DELMAR BLVD
104500080	3308 DELMAR BLVD
104500090	3306 DELMAR BLVD
104500100	3304 DELMAR BLVD
104500110	3302 DELMAR BLVD
104500120	3300 DELMAR BLVD
104500130	718 N LEONARD AV
104500140	3301 DR SAMUEL T SHEPARD DR
104500150	3315 DR SAMUEL T SHEPARD DR
104500160	3317 DR SAMUEL T SHEPARD DR
104500170	3319 DR SAMUEL T SHEPARD DR
104500180	3321 DR SAMUEL T SHEPARD DR
104500190	3323 DR SAMUEL T SHEPARD DR
104500200	3325 DR SAMUEL T SHEPARD DR

Parcel ID	Address
104500210	3327 DR SAMUEL T SHEPARD DR
104500220	3329 DR SAMUEL T SHEPARD DR
104500230	3331 DR SAMUEL T SHEPARD DR
105400015	3432 DELMAR BLVD
105400025	3430 DELMAR BLVD
105400035	3422 DELMAR BLVD
105400196	3419 DR SAMUEL T SHEPARD DR
105400225	3433 DR SAMUEL T SHEPARD DR
105500010	3440 DR SAMUEL T SHEPARD DR
105500020	3438 DR SAMUEL T SHEPARD DR
105500030	3426 DR SAMUEL T SHEPARD DR
105500040	3424 DR SAMUEL T SHEPARD DR
105500050	3416 DR SAMUEL T SHEPARD DR
105500060	3410 DR SAMUEL T SHEPARD DR
105500070	3400 DR SAMUEL T SHEPARD DR
105500080	3401 WASHINGTON AV
105500090	3407 WASHINGTON AV
105500100	3411 WASHINGTON AV
105500110	3415 WASHINGTON AV
105500120	3427 WASHINGTON AV
105500130	614 N THERESA AV
105600015	3418 WASHINGTON AV
105600022	3414 WASHINGTON AV
105600030	3412 WASHINGTON AV
105600040	3410 WASHINGTON AV
105600050	3408 WASHINGTON AV
105600090	3400 WASHINGTON AV
105600100	3401 LOCUST ST
105600110	3417 LOCUST ST
105600120	3427 LOCUST ST
105700010	3431 OLIVE ST
1 05700030	3423 OLIVE ST
105700040	3415 OLIVE ST
105700060	3407 OLIVE ST
105700075	3401 OLIVE ST
105800010	3432 OLIVE ST
105800020	3420 OLIVE ST
105800030	3401 LINDELL BLVD
105900010	3554 OLIVE ST
105900020	3546 OLIVE ST
105900030	3544 OLIVE ST
105900040	3542 OLIVE ST
105900050	3536 OLIVE ST
105900070	3532 OLIVE ST
105900080	3526 OLIVE ST
105900090	3524 OLIVE ST
105900100	3522 OLIVE ST
105900110	3528 OLIVE ST
105900130	3514 OLIVE ST
105900140	3500 OLIVE ST

Exhibit A-1-3

Parcel ID	Address
105900160	3515 LINDELL BLVD
105900170	3531 LINDELL BLVD
105900190	3533 LINDELL BLVD
105900200	3539 LINDELL BLVD
105900230	3545 LINDELL BLVD
105900240	3547 LINDELL BLVD
105900255	300 N GRAND BLVD
105900256	3559 LINDELL BLVD
105900257	3559 LINDELL BLVD
105900260	314 N GRAND BLVD
106000010	516 N GRAND BLVD
106000030	3540 WASHINGTON AV
106000040	3536 WASHINGTON AV
106000050	3534 WASHINGTON AV
106000060	3532 WASHINGTON AV
106000070	3530 WASHINGTON AV
106000080	3526 WASHINGTON AV
106000095	3520 WASHINGTON AV
106000110	3518 WASHINGTON AV
106000120	3512 WASHINGTON AV
106000140	3504 WASHINGTON AV
106000160	3501 OLIVE ST
106000200	3523 OLIVE ST
106000210	3533 OLIVE ST
106000220	3551 OLIVE ST
106000230	500 N GRAND BLVD
106000240	526 N GRAND BLVD
106000250	3528 WASHINGTON BLVD
106100030	3508 DR SAMUEL T SHEPARD DR
106100100	3531 WASHINGTON BLVD
106100110	620 N GRAND BLVD
106100120	626 N GRAND BLVD
106200035	3500 DELMAR BLVD
106200065	3501 DR SAMUEL T SHEPARD DR
106200075	3515 DR SAMUEL T SHEPARD DR
106200085	3523 DR SAMUEL T SHEPARD DR
106200090	3521 DR SAMUEL T SHEPARD DR
106200100	3533 DR SAMUEL T SHEPARD DR
106200110	700 N GRAND BLVD
106200135	714 N GRAND BLVD
106200145	3514 DELMAR BLVD

Exhibit A-1-4

Parcel ID	Address
195000010	96 N JOSEPHINE BAKER AV
195000013	3201 LACLEDE AV
195000020	3338 OLIVE ST
195000180	3338 R OLIVE ST
195000300	217 N COMPTON AV
195600010	3556 LINDELL BLVD
195600020	3550 LINDELL BLVD
195600030	3622 WEST PINE BLVD
195600040	3500 LINDELL BLVD
195600045	3500 R LINDELL BLVD
195600120	275 N JOSEPHINE BAKER AV
195600130	215 N JOSEPHINE BAKER AV
195600140	3401 LACLEDE AV
195600145	3599 PINE ST
195600147	3590 R LINDELL BLVD
195600150	3561 PINE ST
195600160	3539 PINE ST
195600165	3550 R LINDELL BLVD
195600170	3521 PINE ST
195600180	3501 PINE ST
195600190	3456 R LINDELL BLVD
195600200	3446 R LINDELL BLVD
195600210	3442 R LINDELL BLVD
195600220	3431 PINE ST
195600225	3420 R LINDELL BLVD
195600235	3418 R LINDELL BLVD
195600240	3408 R LINDELL BLVD
195600250	200 N GRAND BLVD
195600280	3400 LINDELL BLVD
195900011	2 N SPRING AV
195900021	24 R N SPRING AV
195900031	19 N GRAND BLVD
195900041	17 N GRAND BLVD
195900050	3 N GRAND BLVD
195900061	3615 LACLEDE AV
196000010	3604 LINDELL BLVD
196000020	3655 WEST PINE BLVD
196000030	3689 WEST PINE BLVD
196000040	220 N SPRING AV
196100010	3610 OLIVE ST
196100210	3663 LINDELL BLVD
196100220	3681 LINDELL BLVD
196100230	3693 LINDELL BLVD
196100240	3600 OLIVE ST
196100250	3623 LINDELL BLVD
220200110	3650 LACLEDE AV
220300010	3634 LACLEDE AV
220300020	3624 LACLEDE AV
220300030	3618 LACLEDE AV
220300035	3614 LACLEDE AV

Exhibit A-1-5

Parcel ID	Address
220300040	17 S GRAND BLVD
220300050	35 S GRAND BLVD
220300060	3615 FOREST PARK AV
220300070	3631 FOREST PARK AV
222600010	3520 LACLEDE AV
222600020	3518 LACLEDE AV
222600030	3400 LACLEDE AV
222600040	3200 LACLEDE AV
228700035	3670 WASHINGTON AV
228700050	3664 WASHINGTON AV
228700060	3656 WASHINGTON AV
228700070	3646 WASHINGTON AV
228700085	3644 WASHINGTON AV
228700090	3640 WASHINGTON AV
228700095	517 N GRAND BLVD
228700100	531 N GRAND BLVD
228700110	521 N GRAND BLVD
228700120	501 N GRAND BLVD
228700130	3615 OLIVE ST
228700140	3621 OLIVE ST
228700150	3641 OLIVE ST
228700160	3645 OLIVE ST
228700230	3699 OLIVE ST
228700320	3720 WASHINGTON AV
228700330	3750 WASHINGTON AV
228700340	3687 OLIVE ST
228700350	3657 OLIVE ST
228700400	3750 WASHINGTON AV
228700410	3716 OLIVE ST
228806010	3746 GRANDEL SQUARE
228806020	3740 GRANDEL SQUARE
228806030	3736 GRANDEL SQUARE
228806041	3730 GRANDEL SQUARE
228806051	3730 GRANDEL SQUARE
228806060	3722 GRANDEL SQUARE
228806070	3716 GRANDEL SQUARE
228806080	3710 GRANDEL SQUARE
228806090	3708 GRANDEL SQUARE
228806100	3700 GRANDEL SQUARE
228806110	3662 GRANDEL SQUARE
228806120	3658 GRANDEL SQUARE
228806125	3654 GRANDEL SQUARE
228806130	3636 GRANDEL SQUARE
228806140	3630 GRANDEL SQUARE
228806150	3610 GRANDEL SQUARE
228806170	617 N GRAND BLVD
228806195	3623 WASHINGTON AV
228806210	3643 WASHINGTON AV
228806220	3651 WASHINGTON AV
228806230	3655 WASHINGTON AV

Exhibit A-1-6

Parcel ID	Address
228806240	3661 WASHINGTON AV
228806250	3701 WASHINGTON AV
228806260	3713 WASHINGTON AV
228806270	3719 WASHINGTON AV
228806280	3721 WASHINGTON AV
228806290	3733 WASHINGTON AV
228806325	3737 WASHINGTON AV
228806330	620 N SPRING AV
228806500	607 N GRAND BLVD
228806510	607 N GRAND BLVD
228819010	3743 DELMAR BLVD
228819020	3743 ENRIGHT AV
228819030	3738 ENRIGHT AV
228819040	3718 ENRIGHT AV
228819050	3710 ENRIGHT AV
228819060	3678 ENRIGHT AV
228819070	3643 DELMAR BLVD
228819080	3617 DELMAR BLVD
228819090	807 N GRAND BLVD
228819100	701 N GRAND BLVD
228819105	3617 GRANDEL SQUARE
228819120	3625 GRANDEL SQUARE
228819130	3631 GRANDEL SQUARE
228819140	3639 GRANDEL SQUARE
228819150	3641 GRANDEL SQUARE
228819180	3707 GRANDEL SQUARE
228819190	3711 GRANDEL SQUARE
228819200	3715 GRANDEL SQUARE
228819210	3725 GRANDEL SQUARE
228819220	3727 GRANDEL SQUARE
228819230	3735 GRANDEL SQUARE
228819240	3741 GRANDEL SQUARE
229001020	3620 FINNEY AV
229001030	3618 FINNEY AV
229001035	3616 FINNEY AV
229001040	3602 FINNEY AV
229001050	1045 N GRAND BLVD
229001060	1041 N GRAND BLVD
229001070	1039 N GRAND BLVD
229001075	1027 N GRAND BLVD
229001080	1023 N GRAND BLVD
229001090	1023 ST ALPHONSUS ST
229001100	1027 ST ALPHONSUS ST
229001110	3616 R FINNEY AV
229002010	1015 N GRAND BLVD
229300190	1129 N GRAND BLVD
229300200	1127 N GRAND BLVD
229300210	1200 N GRAND BLVD
229300220	1125 N GRAND BLVD
229300230	1117 N GRAND BLVD

Exhibit A-1-7

Parcel ID	Address
229300240	1111 N GRAND BLVD
229300250	1109 N GRAND BLVD
229300260	1107 N GRAND BLVD
229300270	1101 N GRAND BLVD
229400180	3616 PAGE BLVD
229400200	3610 PAGE
229400210	1225 N GRAND BLVD
229400220	1221 N GRAND BLVD
229400230	1213 N GRAND BLVD
229400240	1211 N GRAND BLVD
229400250	1209 N GRAND BLVD
229400260	1207 N GRAND BLVD
251200010	3632 WINDSOR PL
251300010	3888 WINDSOR PL
251300020	3886 WINDSOR PL
251300030	3884 WINDSOR PL
251300040	3878 WINDSOR PL
251300050	3874 WINDSOR PL
251300060	3872 WINDSOR PL
251300700	3870 WINDSOR PL
251300190	3836 WINDSOR PL
251300200	3834 WINDSOR PL
251300210	3832 WINDSOR PL
251300220	3828 WINDSOR PL
251300230	3824 WINDSOR PL
251300240	3820 WINDSOR PL
251300245	3814 WINDSOR PL
251300250	3818 WINDSOR PL
251300270	3814 WINDSOR PL
251300280	3808 WINDSOR PL
251300290	3804 WINDSOR PL
251300300	3802 WINDSOR PL
251300330	3861 BELL AVE
251300340	3863 BELL AVE
251300350	3865 BELL AVE
251300360	3867 BELL AVE
251300370	3869 BELL AVE
251300390	3873 BELL AVE
251300400	3875 BELL AVE
251300410	3877 BELL AVE
251300420	2879 BELL AVE
251300430	3881 BELL AV
251300440	3883 BELL AV
251300450	3887 BELL AV
251300460	1000 N VANDEVENTER AV
251300470	1004 N VANDEVENTER AV
392500010	3858 WESTMINSTER PL
392500020	3850 WESTMINSTER PL
392500030	3842 WESTMINSTER PL
392500055	3832 WESTMINSTER PL

Exhibit A-1-8

Parcel ID	Address
392500065	3822 WESTMINSTER PL
392500130	3734 WESTMINSTER PL
392500140	3730 WESTMINSTER PL
392500150	3718 WESTMINSTER PL
392500160	3701 LINDELL BLVD
392500170	3733 LINDELL BVD
392500180	3755 LINDELL BLVD
392500190	3765 LINDELL BLVD
392500200	3801 LINDELL BLVD
392500210	3805 LINDELL BLVD
392500220	3821 LINDELL BLVD
392500230	3839 LINDELL BLVD
392500240	3853 LINDELL BLVD
92600010	3856 OLIVE ST
392600020	3848 OLIVE ST
392600030	3842 OLIVE ST
392600040	3838 OLIVE ST
392600050	3834 OLIVE ST
392600060	3830 OLIVE ST
392600070	3826 OLIVE ST
392600080	3820 OLIVE ST
392600090	3812 OLIVE ST
392600100	3810 OLIVE ST
392600110	3808 OLIVE ST
392600120	3802 OLIVE ST
392600130	3800 OLIVE ST
392600140	3758 OLIVE ST
392600150	3756 OLIVE ST
392600160	3754 OLIVE ST
392600170	3752 OLIVE ST
392600180	3744 OLIVE ST
392600190	3742 OLIVE ST
392600200	3740 OLIVE ST
392600210	3738 OLIVE ST
392600220	3730 OLIVE ST
392600230	3724 OLIVE ST
392600240	3718 OLIVE ST
392600260	3714 OLIVE ST
392600270	3710 OLIVE ST
392600280	3704 OLIVE ST
392600290	3700 OLIVE ST
392600300	323 N SPRING AV
392600320	3711 WESTMINSTER PL
392600330	3717 WESTMINSTER PL
392600340	3727 WESTMINSTER PL
392600350	3731 WESTMINSTER PL
392600360	3737 WESTMINSTER PL
392600370	3739 WESTMINSTER PL
392600380	3747 WESTMINSTER PL
392600390	3751 WESTMINSTER PL

Exhibit A-1-9

Parcel ID	Address
392600400	3757 WESTMINSTER PL
392600410	3759 WESTMINSTER PL
392600420	3763 WESTMINSTER PL
392600430	3803 WESTMINSTER PL
392600435	3805 WESTMINSTER PL
392600440	3807 WESTMINSTER PL
392600450	3811 WESTMINSTER PL
392600485	3815 WESTMINSTER PL
392600490	3829 WESTMINSTER PL
392600500	3835 WESTMINSTER PL
392600510	3841 WESTMINSTER PL
392600520	3845 WESTMINSTER PL
392700030	3840 LINDELL BLVD
392700050	3824 LINDELL BLVD
392700060	3800 LINDELL BLVD
392700080	3750 LINDELL BLVD
392700090	3744 LINDELL BLVD
392700100	3740 LINDELL BLVD
392700170	3741 WEST PINE BLVD
392700190	3753 WEST PINE BLVD
392700195	3733 WEST PINE BLVD
392700200	3811 WEST PINE BLVD
392700205	3741 WEST PINE BLVD
392700220	3825 WEST PINE BLVD
392700230	3837 WEST PINE BLVD
392700240	3843 WEST PINE BLVD
392700250	3847 WEST PINE BLVD
392700260	3863 WEST PINE BLVD
392700265	3700 LINDELL BLVD
392800010	3860 WEST PINE BLVD
392800020	3852 WEST PINE BLVD
392800040	3842 WEST PINE BLVD
392800050	3838 WEST PINE BLVD
92800060	3820 WEST PINE BLVD
392800120	3700 WEST PINE BLVD
392800155	7 N SPRING AV
392800195	1 N SPRING AV
392800200	3715 LACLEDE AV
392800205	3717 LACLEDE AV
392800210	3721 LACLEDE AV
392800215	3731 LACLEDE AV
392800220	3737 LACLEDE AV
392800245	3741 LACLEDE AV
92800260	3747 LACLEDE AV
92800270	3751 LACLEDE AV
92800340	3863 LACLEDE AV
92800350	20 N VANDEVENTER AV
92800355	3757 LACLEDE AV
92800360	3800 WEST PINE BLVD
458500025	3890 WASHINGTON AV

Exhibit A-1-10

Parcel ID	Address
500030	3886 WASHINGTON AV
458500040	3880 WASHINGTON AV
458500051	3868 WASHINGTON AV
458500075	3858 WASHINGTON AV
458500090	3854 WASHINGTON AV
458500095	3850 WASHINGTON AV
458500100	3848 WASHINGTON AV
458500110	3840 WASHINGTON AV
458500125	3830 WASHINGTON AV
458500140	3820 WASHINGTON AV
458500150	3816 WASHINGTON AV
458500160	3810 WASHINGTON AV
458500165	3800 WASHINGTON AV
458500180	3701 OLIVE ST
458500210	3727 OLIVE ST
458500220	3739 OLIVE ST
458500230	3817 OLIVE ST
458500250	3821 OLIVE ST
458500260	3829 OLIVE ST
458500270	3831 OLIVE ST
458500280	3835 OLIVE ST
458500440	500 N VANDEVENTER AV
458500450	3892 WASHINGTON AV
503600010	3830 LINDELL BLVD
649300010	3530 PAGE BLVD
649300020	3534 PAGE BLVD
649300030	3536 PAGE BLVD
649300060	1118 N GRAND BLVD
649300070	1212 N GRAND BLVD
649300080	1220 N GRAND BLVD
649400010	920 N GRAND BLVD
649400030	900 N GRAND BLVD
649500020	3525 DELMAR BLVD
649600030	3510 COOK AV
650400060	303 S GRAND BLVD
	25 S COMPTON (WARING SCHOOL)

Exhibit A-1-11**Approved: February 3, 2016****ORDINANCE #70199
Board Bill No. 266**

An Ordinance recommended by the Board of Estimate and Apportionment amending and supplementing Ordinance No. 69893 which, among other things, establishes a green community program for the purpose of making low-interest loans for residential energy efficiency projects and public building energy conservation projects and to authorize the St. Louis Municipal Finance Corporation (as further defined herein, the "Corporation") to sell one or more series of energy conservation bonds on behalf of The City of St. Louis, Missouri (the "City") in an aggregate principal amount not to exceed \$4,550,000 (as further defined herein, the "Series 2016B Bonds," and the "Series 2016C Bonds," if issued) in order to finance public building energy conservation projects and the low-interest loan green community program (as further defined herein, the "Series 2016B Projects"), and additional program and financing costs all for the general welfare, safety and benefit of the citizens of the City, authorizing and directing the officers of the Corporation to execute and deliver the Indenture, the Second Supplemental Lease Agreement, the Program Compliance Agreement, the Offering Document, the Bond Purchase Agreement, and the Credit Agreement, if any (all as defined herein, the "Corporation Documents"); authorizing the obtaining of credit enhancement for the Series 2016B Bonds and Series 2016C Bonds, if issued, from a Credit Provider; authorizing the payment of any obligations due to a Credit Provider, if any, and authorizing the Mayor, the Comptroller and any other appropriate City officials to execute the Second Supplemental Lease Agreement, the Program Compliance Agreement, the Continuing Disclosure Agreement, the Offering Document, the Bond Purchase Agreement, and the Credit Agreement,

if any (all as defined herein, the "City Documents"); authorizing participation of appropriate City officials in preparing a disclosure document in the form of either an Official Statement or Private Placement Memorandum (as further defined herein, the "Offering Document"), if any; authorizing the acceptance of the terms of the Bond Purchase Agreement and the taking of further actions with respect thereto; authorizing the payment of certain costs of issuance, green community program expenses and/or reimbursement of City general fund expenses in connection with the Series 2016B Bonds and Series 2016C Bonds, if issued; authorizing and directing the taking of other actions and approval and execution of other documents as necessary or desirable to carry out and comply with the intent hereof; superseding provisions of prior ordinances of the City to the extent inconsistent with the terms hereof; and containing an emergency clause.

WHEREAS, the City is establishing its "green community program" within the meaning of Section 54D of the Internal Revenue Code of 1986, as amended (the "Code") for the purpose of promoting energy efficiency and conservation throughout the City; and

WHEREAS, the City has determined that it is advisable or necessary that one or more series of bonds be issued as "qualified energy conservation bonds" (as further defined herein, the "QECB Bonds") under Section 54D of the Code and "qualified tax credit bonds" under Section 54A or 6431 of the Code and IRS notices 2009-29, 2010-35 and 2012-44 which bonds, subject to compliance with certain conditions, would be eligible for a direct payment by the United States Treasury (the "Treasury") to the City of a portion of the interest on such bonds ("Direct Interest Subsidy Payments") provided, however, that with respect to any series of bonds issued as QECB Bonds to finance any Series 2016B Projects, any such portions of the Series 2016B Projects shall be completed by the City for "qualified conservation purposes" as defined in Section 54D of the Code, and

WHEREAS, the City has received an allocation of \$3,637,371 from the State of Missouri (the "State") to issue QECB Bonds in the principal amount of up to \$3,637,371; and

WHEREAS, the City intends to use a portion of the proceeds of the QECB Bonds to finance a public building energy conservation project consisting of improvements to the HVAC system of the Carnahan Courthouse or energy efficiency improvements to other qualifying public buildings of the City and a portion of the proceeds for the purpose of making low-interest loans for residential energy efficiency projects; and

WHEREAS, the QECB Bonds may be issued to fund projects for which 100% of the available project proceeds of the QECB Bonds are used for qualified conservation purposes; and to implement a "green community program" which constitutes a qualified conservation purpose under Section 54D of the Code, including the use of loans, grants, or other repayment mechanisms to implement such a program; and

WHEREAS, the City determined that it is in the best interest of the City to direct the Corporation to issue the Series 2016B Bonds and the Series 2016C Bonds, if issued, through a negotiated sale to finance the Series 2016B Projects, to pay capitalized interest on the Series 2016B Bonds and the Series 2016C Bonds, if issued, to fund a reserve fund or funds, if any, and to pay for the costs of issuance of the Series 2016B Bonds and the Series 2016C Bonds, if issued; and

WHEREAS, concurrently with the issuance and delivery of the Series 2016B Bonds and the Series 2016C Bonds, if issued, the City has authorized the Corporation to issue a series of Carnahan Courthouse Leasehold Revenue Refunding Revenue Bonds, Series 2016A (City of St. Louis, Missouri, Lessee) (the "Series 2016A Bonds") for the purpose of refunding all or a portion of its outstanding Carnahan Courthouse Leasehold Revenue Refunding Bonds, Series 2006A (City of St. Louis, Missouri, Lessee), funding a debt service reserve fund, if any, and paying the costs of issuance thereof; and

WHEREAS, it is necessary and desirable in connection with the issuance of the Series 2016B Bonds and Series 2016C Bonds, if issued, for the City to execute and deliver certain documents and take certain other actions as herein provided.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY AS FOLLOWS:

Section 1. Definitions. Capitalized terms used herein and not otherwise defined in Ordinance 69893 or this Ordinance or the preambles hereto shall have the meanings ascribed to such terms in the Indenture. As used in Ordinance 69893 and in this amended Ordinance, the following words shall be defined as follows:

"Additional Rentals" means the amounts payable by the City on an annual appropriation basis as additional rentals pursuant to Section 4.2 of the Lease Purchase Agreement.

"Base Lease" means the Base Lease, between the City and the Corporation, dated as of April 1, 2002, as from time to time supplemented or amended in accordance with Section 7.3 thereof.

"Bond Purchase Agreement" means the Bond Purchase Agreement or Bond Purchase Agreements related to the issuance and sale of the Series 2016B Bonds and the Series 2016C Bonds, if issued.

"City Documents" means the Second Supplemental Lease Agreement, the Program Compliance Agreement, the Offering Document, the Bond Purchase Agreement, the Continuing Disclosure Agreement, and any Credit Agreement, or other documents related thereto and instruments as may be necessary or desirable to facilitate the issuance of the Series 2016B Bonds and Series 2016C Bonds, if issued, and to carry out and comply with the intent of this Ordinance.

"Continuing Disclosure Agreement" means that certain Continuing Disclosure Agreement executed by the City and dated as of the date of issuance of the Series 2016B Bonds and Series 2016C Bonds, if issued, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Corporation" means the St. Louis Municipal Finance Corporation, a corporation organized under the Missouri Nonprofit Corporation Act, or such other suitable municipal financing corporation as may be approved to serve as the Corporation for the financing authorized by this Ordinance.

"Corporation Documents" means the Indenture, Second Supplemental Lease Agreement, the Program Compliance Agreement, the Offering Document, the Bond Purchase Agreement, and any Credit Agreement, or other documents related thereto and instruments as may be necessary or desirable to facilitate the issuance of the Series 2016B Bonds and the Series 2016C Bonds, if issued, and to carry out and comply with the intent of this Ordinance.

"Energy Efficiency Program" means the green community energy conservation program initially established by the City pursuant to Ordinance 69893 for the purpose of financing public building energy conservation projects and a low-interest loan green community program.

"Financed Property" means the new HVAC system to be installed in the Carnahan Courthouse or energy efficiency improvements to other qualifying public buildings of the City which are financed from a portion of the proceeds of the Series 2016B Bonds.

"Indenture" means the Trust Indenture between the Corporation and the Trustee, as may be further amended pursuant to the terms thereof, pursuant to which the Series 2016B Bonds are issued and the Series 2016C Bonds may be issued.

"Lease Agreement" means the Lease Purchase Agreement dated as of April 1, 2002, by and between the City and the Corporation, as amended and supplemented, pursuant to which the Corporation conveyed a leasehold interest in the Property to the City, and the City leased the Property, together with any improvements thereon, from the Corporation and agreed, subject to annual appropriation, to pay Rentals sufficient to pay when due the principal of and interest on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if issued, and Additional Rentals and any other amounts due under the Lease Agreement for each fiscal year of the City.

"Municipal Advisors" means Public Financial Management, Inc. and TKG & Associates LLC, the co-municipal advisors to the City with respect to the Series 2016B Bonds and Series 2016C Bonds, if issued.

"Offering Document" means the Preliminary Official Statement or Private Placement Memorandum, and the final Official Statement or Private Placement Memorandum, prepared in connection with the issuance, sale, and delivery of the Series 2016B Bonds and Series 2016C Bonds, if issued.

"Program Compliance Agreement" means the Program Compliance Agreement entered into by and between the City and the Trustee concerning compliance with regulations concerning QECCB Bonds.

"QECCB Bonds" means bonds which are "qualified energy conservation bonds" pursuant to Section 54D of the Code.

"Rentals" means the Rentals as defined under the Indenture.

"Second Supplemental Lease Agreement" means the Second Supplemental Lease Purchase Agreement between the Corporation and the City.

"Series 2016B Bonds" shall mean Taxable Qualified Energy Conservation Bonds (Energy Efficiency Program), Series 2016B, which, together with the Series 2016C Bonds, if issued, shall be issued in an aggregate principal amount of not to exceed \$4,550,000 to fund the Series 2016B Projects and with respect to such Series 2016B Bonds to pay certain costs of issuance, program

fees and expenses and reimbursing the City for its administrative costs in connection with the Energy Efficiency Program.

"Series 2016B Projects" means the funding of a qualified energy conservation projects, including the funding of low-interest energy efficiency loans for home and commercial property owners, and/or public building energy conservation projects, including the installation of the Financed Property, which qualify for financing with QECB Bonds, and to pay additional program and financing costs relating to the Energy Efficiency Program.

"Series 2016C Bonds" means the Corporation's Taxable Energy Conservation Bonds, (Energy Efficiency Program), Series 2016C, if issued, the proceeds of which will be used to fund additional program and financing costs of the Energy Efficiency Program, including a debt service fund for the Series 2016B Bonds and the Series 2016C Bonds, if any, costs of issuance and capitalized interest on the Series 2016B Bonds and Series 2016C Bonds, if issued, and funding a reserve fund, if any.

"Trustee" means UMB Bank, N.A., or any successor trustee designated by the City's Treasurer.

"Underwriters" means the underwriter or underwriters with respect to the Series 2016B Bonds and Series 2016C Bonds, if issued.

Section 2. Findings and Determinations. The Board of Aldermen hereby finds and determines as follows:

- (a) It is in the best interest of the City to authorize and direct the Corporation to issue its bonds to (i) fund the Series 2016B Projects, (ii) fund a debt service reserve fund, if any, for the Series 2016B Bonds and Series 2016C Bonds, if issued, (iii) fund capitalized interest on the Series 2016B Bonds and the Series 2016C Bonds, if issued, and (iv) pay reasonable expenses incurred by the Corporation and the City in connection with the issuance and sale of the Series 2016B Bonds and the Series 2016C Bonds, if issued, all pursuant to the Indenture and the Bond Purchase Agreement.
- (b) The issuance by the Corporation of the Series 2016B Bonds and the Series 2016C Bonds, if issued, and the sale and delivery thereof through a negotiated sale to the Underwriters, to accomplish the purpose in subparagraph (a) of this Section 2, is necessary and desirable for the City.
- (c) It is in the best interests of the City to authorize and direct the Corporation to execute and deliver the Corporation Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.
- (d) It is in the best interests of the City to authorize and direct certain officials of the City to enter into the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to pay reasonable expenses incurred by the Corporation and the City in connection with the issuance of the Series 2016B Bonds and the Series 2016C Bonds, if issued.

Section 3. Authority and Direction to Issue the Series 2016B Bonds and the Series 2016C Bonds. The City hereby authorizes and directs the Corporation to issue one or more series of its Taxable Qualified Energy Conservation Bonds (Energy Efficiency Program), Series 2016B and its Taxable Energy Conservation Bonds (Energy Efficiency Program), Series 2016C, if any, in an aggregate principal amount not to exceed \$4,550,000 on behalf of the City for the purposes set forth in Section 2(a) hereof. The Series 2016B Bonds and Series 2016C Bonds, if issued, (i) shall have a final maturity not more than 20 years from their date of issuance, (ii) shall bear a fixed rate of interest of not more than the maximum interest rate legally permissible by the State, and (iii) may be sold at a premium or at a discount with such discount not to exceed the maximum discount allowable under Missouri law. The final terms and provisions of the Series 2016B Bonds and Series 2016C Bonds, if issued, shall be as provided in the Indenture. Payment of the Series 2016B Bonds and Series 2016C Bonds, if issued, will be subject to annual appropriation of Rentals and Additional Rentals, as defined in the Lease Agreement, pursuant to the Lease Agreement.

Section 4. Designation of Series 2016B Bonds as "Qualified Energy Conservation Bonds." The Board of Aldermen hereby irrevocably designates the Series 2016B Bonds as "qualified energy conservation bonds" under Section 54D of the Code and elects to receive cash subsidy payments from the Treasury. Under Section 54D of the Code, Direct Interest Subsidy Payments for QECB Bonds may be made in the lesser of 100% of the interest due on the applicable payment date on QECB Bonds or 70% of the amount of interest that would have been due on QECB Bonds on the applicable payment date if the interest were determined at the tax credit rate determined by the Treasury. The Series 2016C Bonds, if issued, are not designated as "qualified energy conservation bonds" under Section 54D of the Code.

Section 5. Limited Obligations. The Series 2016B Bonds and the Series 2016C Bonds, if issued, and the interest thereon

shall be special, limited obligations of the Corporation payable solely out of the Rentals and Additional Rentals, and other revenues, moneys and receipts derived by the Corporation pursuant to the Lease Agreement, and are secured by a pledge and assignment of the Trust Estate, as defined in the Indenture, in favor of the bondowners, as provided in the Indenture. The Series 2016B Bonds and Series 2016C Bonds, if issued, and the interest thereon shall not be a debt of the City or the State of Missouri (the "State"), and the City and the State shall not be liable thereon, and the Series 2016B Bonds and the Series 2016C Bonds, if issued, shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction. The obligation of the City to make payments of Rentals and other amounts under the Lease Agreement is subject to annual appropriation as provided therein. Neither the obligation of the City to make such payments under the Lease Agreement nor the Series 2016B Bonds and/or Series 2016C Bonds, if issued, does or shall constitute a debt of the City. The issuance of the Series 2016A Bonds will not directly or contingently obligate the City to make any payments beyond those appropriated for in its then current fiscal year.

Section 6. Annual Appropriation. The Board of Aldermen hereby directs the officials of the City at any time charged with the responsibility of formulating budget proposals to include in each annual budget prepared and presented to the Board of Aldermen an appropriation of the amount necessary to pay Rentals and Additional Rentals under the Lease Agreement, without offset for any anticipated Treasury Direct Interest Subsidy Payments with respect to debt service on the Series 2016B Bonds in the next succeeding Fiscal Year.

Section 7. Authority and Direction to Execute and Deliver City Documents; Approval of Documents. The Mayor, the Comptroller, the Treasurer (as to permitted investments only), and other appropriate officials of the City are hereby authorized and directed to execute and deliver the City Documents in forms that are consistent with the provisions of this Ordinance, as such City Documents are approved as to form by the City Counselor, with the respective signatures of such officials thereon to be evidence of the approval of the City; and the Register of the City is hereby authorized and directed to affix the corporate seal of the City to the City Documents and to attest to the same.

Section 8. Authority and Direction to Execute and Deliver Corporation Documents; Approval of Documents. The City hereby authorizes and directs the Corporation to execute and deliver the Corporation Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, in such forms as shall be approved by the appropriate officers of the Corporation executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Corporation's approval thereof.

Section 9. Authority and Direction to Obtain Credit Enhancement. The City hereby authorizes and directs the Corporation to obtain Credit Enhancement for the Series 2016B Bonds and Series 2016C Bonds, if issued, from a Credit Provider if in the opinion of the Underwriters and the Municipal Advisors, the use of Credit Enhancement will achieve an economic benefit for the City. Any Credit Agreement executed in connection therewith may pledge Rentals and Additional Rentals on a parity basis to payment of (i) debt service on the Series 2016A Bonds, the Series 2016B Bonds, and the Series 2016C Bonds, if issued, and (ii) any amounts due and owing to the Credit Provider under the Credit Agreement. The Comptroller is hereby authorized to approve the terms of any agreement for Credit Enhancement with the Credit Provider, and the Comptroller, with the advice of the City Counselor as to form thereof, is hereby authorized and directed to execute such agreement for Credit Enhancement and other documents in connection therewith as required to obtain the Credit Enhancement.

Section 10. Authorization with Respect to Sale of the Series 2016B Bonds and the Series 2016C Bonds, if issued. The Mayor, the Comptroller, and other appropriate officials, agents, and employees of the City are hereby authorized and directed to participate with the Underwriters in the preparation of the Offering Document; the Mayor and the Comptroller are hereby authorized and directed to execute and deliver the final Offering Document in a form that is consistent with the provisions of this Ordinance, as is approved by the Mayor and the Comptroller with the advice of the Underwriters, and the Municipal Advisors, and as is approved as to form by the City Counselor, with the respective signatures of the Mayor and the Comptroller thereon to be evidence of the approval of the City.

Section 11. Authority and Direction to Sell the Series 2016B Bonds and Series 2016C Bonds in a Negotiated Sale or Private Placement. In connection with the issuance of the Series 2016B Bonds and Series 2016C Bonds, if issued, the City hereby authorizes and directs the Corporation to negotiate the sale thereof with US Bancorp and other Underwriters named in the Bond Purchase Agreement, subject to the provisions of this Ordinance, or to authorize and direct a private placement of the Series 2016B Bonds and/or the Series 2016C Bonds, if issued.

Section 12. Selection of Municipal Advisor and Other Participants. The City hereby designates Public Financial Management, Inc. and TKG & Associates LLC as co-municipal advisors for the transaction. The City hereby designates the Comptroller to select such other advisors, counsel and participants to the proposed transaction as are desirable to further the purposes of this Ordinance.

Section 13. Further Authority. The Mayor, the Comptroller, the Treasurer (as to permitted investments only), the Register, and other appropriate officials, agents, and employees of the City, with the advice and concurrence of the City Counselor, are hereby authorized and empowered to take such further actions and execute such other documents, including, but not limited to, any documents or forms necessary to qualify the Series 2016B Bonds as "Qualified Energy Conservation Bonds" under the Code, as may be necessary or desirable to carry out and comply with the intent of this Ordinance, and to carry out, comply with and perform the duties of the City with respect to the City Documents.

Section 14. Superseding of Inconsistent Provisions. The provisions of this Ordinance hereby amend any provision of any ordinance of the City inconsistent with the terms hereof, including but not limited to Ordinance 69893, but only to the extent of such inconsistency. References to the Series 2014 Bonds contained in Ordinance 69893 are hereby amended to reference the Series 2016B Bonds and the Series 2016C Bonds, as applicable.

Section 15. Emergency Clause. The passage of this Ordinance shall be and is hereby declared to be an emergency measure within the meaning of Article IV, Sections 19 and 20, of the Charter of The City of St. Louis, and, as such, this Ordinance shall take effect immediately upon its approval by the Mayor.

Approved: February 3, 2016

ORDINANCE #70200
Board Bill No. 178

An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of the sum of Three Hundred Dollars (\$300.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and forever quit-claim unto Cassandra Griffin certain City-owned property located in City Block 3709, which property is known by address of 1029 N. Spring.

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

SECTION ONE. The Mayor and Comptroller are hereby authorized and directed to execute, upon receipt of and in consideration of the sum of Three Hundred Dollars (\$300.00) and other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise, release and forever quit-claim unto, Cassandra Griffin, certain City-owned property located in City Block 3709, which property is known by address as 1029 N. Spring and described in said Exhibit A.

SECTION TWO. The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments as may be necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2015, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, St. Louis, Missouri 63103, (Grantor), and Cassandra Griffin whose address is 3808 Windsor Pl. St. Louis Mo, 63113, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of (\$300.00) to be paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

See Exhibit A attached hereto and incorporated into this deed.

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

City Parcel : 3709.00.440.0

Approved: February 3, 2016

ORDINANCE #70201
Board Bill No. 251
Committee Substitute

An Ordinance designating a portion of The City of St. Louis, Missouri as a redevelopment area known as the 634 North Grand TIF Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act; adopting and approving a redevelopment plan; adopting and approving a redevelopment project for redevelopment project area 1 as described in the Redevelopment Plan with respect thereto; adopting tax increment financing within the redevelopment project area 1; making findings with respect thereto; establishing the 634 North Grand Special Allocation Fund; authorizing certain actions by City officials; and containing a severability clause.

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

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

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

WHEREAS, staff and consultants of the City and TLG 634 N. Grand LLC, a Missouri limited liability company (the “Developer”), prepared a plan for redevelopment titled the “634 North Grand Tax Increment Financing (TIF) Redevelopment Plan” dated November 9, 2015, (the “Redevelopment Plan”) for an area containing ten (10) parcels containing approximately 2.5 acres of land and generally bounded by North Grand Boulevard to the west, described as properties south of Samuel Shepard Drive to the north, North Theresa Avenue to the east and Washington Avenue to the south, though several parcels within that block are excluded, in the City of St. Louis (the “Redevelopment Area” or “Area”), which Redevelopment Area is more fully described in the Redevelopment Plan, attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the Redevelopment Area is split into two Redevelopment Project Areas (“RPA’s”) known as RPA1 and RPA2, with RPA1 to be activated with the approval of the Redevelopment Agreement of this Plan. RPA2 will be activated at a later date.

WHEREAS, the Redevelopment Plan proposes to redevelop the RPA1 Redevelopment Area by acquiring land, demolition or renovation of existing improvements, the installation of site improvements and other infrastructure, and the renovation of a commercial building into offices, a hotel, and retail facility, as set forth in the Redevelopment Plan (the “RPA1 Redevelopment Project,” or “TIF Project”); and

WHEREAS, on November 18, 2015, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act, and received comments from all interested persons and taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 18, 2015, the TIF Commission found that completion of the RPA1 Redevelopment Project would provide a substantial and significant public benefit through the elimination of blighting conditions, the creation of new jobs in the City, increased property values and tax revenues, the strengthening of employment and economic base of the City, stabilization of the Redevelopment Area, facilitation of the economic stability of the City as a whole, and further found that without the assistance of tax increment financing in accordance with the TIF Act, the RPA1 Redevelopment Project is not financially feasible and would not otherwise be completed; and

WHEREAS, on November 18, 2015, the TIF Commission voted to recommend that the Board of Aldermen adopt an ordinance in the form required by the Act (i) adopting tax increment financing within RPA1 of the Redevelopment Area, (ii) approving the Redevelopment Plan, (iii) approving and designating the RPA1 of the Redevelopment Area as a “redevelopment area”

as provided in the Act, (iv) approving the RPA1 Redevelopment Project as described within the Redevelopment Plan, and (v) approving the issuance of one or more tax increment financing revenue notes in the amount as specified in the Redevelopment Plan; and

WHEREAS, the Board of Alderman hereby recognizes that redevelopment of the RPA1 Project Area in accordance with the Redevelopment Plan is of economic significance to the City, and will (i) serve to eliminate the conditions that cause the RPA1 Project Area to be blighted, (ii) assist physical, economic, and social development of the community, (iii) encourage a sense of community identity, safety and civic pride, (iv) eliminate incompatible land uses, (v) eliminate structurally substandard buildings, and (vi) eliminate impediments to land disposition and development, and therefore, the RPA1 Redevelopment Project, through tax increment financing, will serve to benefit the general welfare of the City; and

WHEREAS, the Developer has demonstrated that the RPA1 Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, redevelopment of the RPA1 Project Area in accordance with the Redevelopment Plan is not feasible and would not otherwise be completed; and

WHEREAS, the Board of Aldermen has received the recommendations of the TIF Commission regarding the Redevelopment Area and the Redevelopment Plan and finds that it is desirable and in the best interests of the City to designate the Redevelopment Area as a "redevelopment area" as provided in the TIF Act, adopt the Redevelopment Plan and the RPA1 Redevelopment Project in order to encourage and facilitate the redevelopment of the Redevelopment Area; and

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

WHEREAS, the property constituting the Redevelopment Area is underutilized and/or vacant with deteriorated site improvements, defective or inadequate street layout, unsanitary and unsafe conditions, improper subdivision or obsolete platting, and conditions exist which endanger lives or property by fire or other causes, thus discouraging investment and the Redevelopment Area represents a menace to the public health, safety, morals or welfare, a social and economic liability to the City and displays a lack of growth and development by private enterprise; and

WHEREAS, it is necessary and desirable and in the best interest of the City to approve the Redevelopment Project to allow the redevelopment of the area as outlined in the Redevelopment Plan; and

WHEREAS, it is necessary and desirable and in the best interest of the City to adopt tax increment allocation financing within the RPA1 Project Area and to establish a special allocation fund for the RPA1 Project Area in order to provide for the promotion of the general welfare through redevelopment of the RPA1 Project Area in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City of St. Louis, providing for a stabilized population and plan for the optimal growth of the City of St. Louis, encouragement of a sense of community identity, safety and civic pride, and the elimination of impediments to land disposition and development in the City of St. Louis.

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

SECTION ONE. The Board of Aldermen hereby adopts the foregoing recitals as findings and makes the following additional findings:

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

B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole.

C. In accordance with the TIF Act, the Redevelopment Plan states the estimated dates of completion of the RPA1 Redevelopment Project and retirement of the financial obligations issued to pay for certain redevelopment project costs and these dates are twenty three (23) years or less from the date of approval of the RPA1 Redevelopment Project. Moreover, no ordinance approving a redevelopment project for RPA2 will be adopted later than ten (10) years from the effective date of this Ordinance.

D. A plan has been developed for relocation assistance for businesses and residences as set forth in Ordinance No. 62481 adopted December 20, 1991.

E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is on file with the St. Louis Development Corporation, which costbenefit analysis shows the impact on the economy if the RPA1 Redevelopment Project is not built, and if the RPA1 Redevelopment Project is built pursuant to the Redevelopment Plan as well as a fiscal impact study on every affected political subdivision and sufficient information for the TIF Commission to evaluate whether the RPA1 Redevelopment Project is financially feasible.

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

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

H. The RPA1 Project Area includes only those parcels of real property and improvements thereon directly and substantially benefitted by the proposed RPA1 Redevelopment Project.

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

SECTION THREE. The Redevelopment Plan as reviewed and recommended by the TIF Commission on November 18, 2015, including amendments thereto, if any, and the Redevelopment Project described in the Redevelopment Plan are hereby adopted and approved. A copy of the Redevelopment Plan is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION FOUR. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the "634 North Grand RPA1 Special Allocation Fund." To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the 634 North Grand RPA1 Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof.

SECTION FIVE. Tax increment allocation financing is hereby adopted within the RPA1 Project Area. After the total equalized assessed valuation of the taxable real property in the RPA1 Project Area exceeds the certified total initial equalized assessed valuation of the taxable real property in the RPA1 Project Area, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in the RPA1 Project Area by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until redevelopment costs have been paid shall be divided as follows:

A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the area selected for the RPA1 Redevelopment Project shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the RPA1 Redevelopment Project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the RPA1 Redevelopment Project shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such payments in lieu of taxes into the 634 North Grand RPA1 Special Allocation Fund for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the RPA1 Redevelopment Project from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

SECTION SIX. In addition to the payments in lieu of taxes described in Section Five of this Ordinance, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing districts, and which are generated by economic activities within the RPA1 Project Area over the amount of such taxes generated by economic activities within the RPA1 Project Area in the calendar year prior to the adoption of the RPA1 Redevelopment Project by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri (2000) as amended, taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of

Missouri (2000) as amended, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon and any other taxes excluded from tax increment financing by Missouri law, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the 634 North Grand RPA1 Special Allocation Fund.

SECTION SEVEN. The Comptroller of the City is hereby authorized to enter into agreements or contracts with other taxing districts as necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Sections Five and Six of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the 634 North Grand RPA1 Special Allocation Fund for the payment of redevelopment project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

SECTION EIGHT. The City Register is hereby directed to submit a certified copy of this Ordinance to the City Assessor, who is directed to determine the total equalized assessed value of all taxable real property within the RPA1 Redevelopment Area as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within the RPA1 Redevelopment Area, and shall certify such amount as the total initial equalized assessed value of the taxable real property within the RPA1 Redevelopment Area.

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

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

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

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

EXHIBIT A

**634 NORTH GRAND
TIF REDEVELOPMENT PLAN
(Is on file in the Register's Office.)**

Approved: February 8, 2016

