

**ORDINANCE #65668**  
**Board Bill No. 244**  
**Committee Substitute**

**AN ORDINANCE RECOMMENDED BY THE BOARD OF ESTIMATE AND APPORTIONMENT AND THE BOARD OF PUBLIC SERVICE OF THE CITY OF ST. LOUIS (THE "BOARD OF PUBLIC SERVICE") APPROVING A REDEVELOPMENT PLAN FOR THE SOUTH DOWNTOWN REDEVELOPMENT PROJECT AREA (THE "AREA") AFTER RECEIVING THE WRITTEN RECOMMENDATIONS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS (THE "LCRA") AND THE PLANNING COMMISSION OF THE CITY OF ST. LOUIS ("PLANNING COMMISSION"), AND AFTER FINDING THAT THE AREA IS A BLIGHTED AREA AND AN INSANITARY AREA AS DEFINED IN SECTION 99.320 OF THE REVISED STATUTES OF MISSOURI, 2000, AS AMENDED, ("R.S.MO."; SECTIONS 99.300 TO 99.715 R.S.MO. INCLUSIVE, BEING HERINAFTER REFERRED TO AS THE "STATUTE"); CONTAINING A DESCRIPTION OF THE BOUNDARIES OF SAID AREA IN THE CITY OF ST. LOUIS, MISSOURI ("CITY"), ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; FINDING THAT REDEVELOPMENT OF THE AREA IS IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE PEOPLE OF THE CITY; APPROVING THE REDEVELOPMENT PLAN DATED SEPTEMBER 24, 2002 FOR THE AREA, AS AMENDED (THE "PLAN") PURSUANT TO SECTION 99.430 OF THE STATUTE, ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B"; FINDING THAT THE PLAN IS FEASIBLE; FINDING THAT THE PLAN IS IN CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE COMMUNITY AS A WHOLE; FINDING THAT ANY PROPERTY IN THE AREA MAY BE ACQUIRED BY THE LCRA THROUGH THE EXERCISE OF EMINENT DOMAIN OR OTHERWISE; FINDING THAT THE PROPERTY WITHIN THE AREA IS CURRENTLY PARTIALLY OCCUPIED AND THAT THE REDEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING ANY ELIGIBLE OCCUPANTS DISPLACED AS A RESULT OF IMPLEMENTATION OF THE PLAN IN ACCORDANCE WITH A REDEVELOPMENT AGREEMENT WITH THE LCRA; FINDING THAT CERTAIN PUBLIC WORKS ARE NECESSARY TO ENABLE THE AREA TO BE REDEVELOPED IN ACCORDANCE WITH THE PLAN; AUTHORIZING THE DESIGN AND INSTALLATION OF SUCH NECESSARY PUBLIC WORKS BY THE CITY; DIRECTING THE BOARD OF PUBLIC SERVICE TO LET CONTRACTS, ACQUIRE REAL PROPERTY INTERESTS, ENTER INTO AGREEMENTS WITH THE LCRA, THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FEDERAL HIGHWAY ADMINISTRATION, UTILITIES, BI-STATE DEVELOPMENT AGENCY, AND OTHER GOVERNMENTAL AGENCIES, AND PROVIDE FOR THE DESIGN, CONSTRUCTION, AND INSTALLATION OF THE PUBLIC WORKS AS SET FORTH HEREIN; ESTABLISHING THE CITY SOUTH DOWNTOWN PROJECT AREA FUND; CONTAINING SECTIONS FOR DESCRIPTION OF THE PUBLIC WORKS, MATERIAL GUARANTEES, AND ESTIMATED EXPENDITURE ALLOCATION; FINDING THAT THERE SHALL BE AVAILABLE UP TO TWENTY-FIVE (25) YEARS OF REAL ESTATE TAX ABATEMENT; 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; CONTAINING A SEVERABILITY CLAUSE; AND CONTAINING AN EMERGENCY CLAUSE.**

**WHEREAS**, the Area, said Area being more fully described in Exhibit A, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, the existence of conditions which endanger life or property by fire or other causes or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; and

**WHEREAS**, the Area, in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare; 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 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 and to the Board of Aldermen (the "Board"), titled "Blighting and Insanitary Study and Redevelopment Plan for the South Downtown Redevelopment Project Area", dated September 24, 2002, as amended (the "Plan") attached hereto and incorporated herein by reference as Exhibit B; and

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

**WHEREAS**, the LCRA and the Planning Commission have made and presented to the Board the studies and statements required to be made and submitted by Section 99.430 of the Statute and the 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 LCRA and the Planning Commission have recommended approval of and have presented the Plan to the Board for its 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 the Board that the Plan conforms to said general plan; and

**WHEREAS**, the 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**, the Plan provides for the design, installation and performance of certain public works and improvements by the City; and

**WHEREAS**, the Plan has been presented to the Board of Public Service, and the Board of Public Service has recommended approval of the Plan, which recommendation includes an estimate of costs associated with the public works to be undertaken by the Board of Public Service which are necessary for implementation of the Plan; and

**WHEREAS**, the 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 of the Statute, on September 28, 2002 and on September 30, 2002, the Board advertised that on October 10, 2002, a public hearing would be held by the 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 the 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.** The Board of Alderman hereby adopts the foregoing recitals as findings, and further finds as follows:

- (a) There exists within the City a blighted area and an insanitary area, as defined by Section 99.320 of the Statute, described in Exhibit A, attached hereto and incorporated herein by this reference, known as the South Downtown Redevelopment Project Area.

- (b) 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.
- (c) The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is a blighted area and an insanitary area as defined in Section 99.320 of the Statute.
- (d) The Plan for the Area is feasible and in conformity with the general plan for the City.
- (e) 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.
- (f) The Plan for the Area gives due consideration to the provision of adequate public facilities and utilities.

**SECTION TWO.** The Plan, having been duly reviewed and considered, is hereby approved.

**SECTION THREE.** The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise, except for Parcel H of the Area as depicted on Exhibit C of the Plan. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper (as defined in Section 6, below) shall be given relocation assistance by the Redeveloper in accordance with a Redevelopment Agreement with the LCRA and with all applicable federal, state and local laws, ordinances, regulations and policies.

**SECTION FOUR.** 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 the Board and accordingly the 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 FIVE.** All parties participating as owners, redevelopers, purchasers or tenants of property in the Area for redevelopment (collectively referred to herein as the "Redeveloper"), shall agree for themselves and their heirs, successors and assigns, contractors and subcontractors, 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, any state having jurisdiction, and the United States of America.

**SECTION SIX.** In all contracts with private and public parties for redevelopment of any portion of the Area or the subsequent use of any portion of the Area, the 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; and
- (b) To use their good faith efforts to maximize the use of local contractors, subcontractors and workers in connection with the planning, design, acquisition, construction and equipping of all projects within the Area; and
- (c) That 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; and
- (d) To adhere to the requirements of the Executive Order #28 of the Mayor of the City, as amended, setting a goal of 25% for minority-owned business participation and 5% for women-owned business participation, or subsequent Executive Orders or Ordinances relating to such participation; and

- (e) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractor 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 the Board; and To permit the City to monitor and review compliance with the equal opportunity employment provisions contained in this Section Six and to provide to the City such information as may reasonably be required to enable the City to monitor and review compliance; and
- (f) That the language of this Section Six shall be included in its general construction contract and all other contracts for the construction or development of any portion of the Area or improvements within the Area.

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 born in 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 born in 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 Six shall include its successors in interest and assigns.

**SECTION SEVEN.** Any person, partnership, company, corporation or other entity which owns, rents or leases a sports facility within Parcel "G" of the Area as depicted on Exhibit C of the Plan, is hereby granted ten (10) years of real estate tax abatement pursuant to Sections 99.700-99.715, R.S.Mo. commencing upon issuance of a certificate of qualification for tax abatement by the LCRA in accordance with said sections. Pursuant to Section 99.700 R.S.Mo., the LCRA shall issue a certificate of qualification for tax abatement to any such person, partnership, company, corporation or other entity upon receiving plans as the LCRA may require, which show that the person, partnership, company, corporation or other entity is engaged in construction or rehabilitation of a sports facility within Parcel "G" of the Area as depicted on Exhibit C of the Plan, in compliance with the Plan.

In lieu of the ten (10) years of tax abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 R.S.Mo., shall hereby be entitled to real property ad valorem tax abatement for a total period of twenty-five (25) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

If property within or which is a part of Parcel "G" of the Area as depicted in Exhibit C of the Plan is sold or transferred by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 R.S.Mo. for the construction of a sports facility, or if any such redevelopment corporation shall own and construct a sports facility within Parcel "G" of the Area in accordance with the Plan, then for twenty five (25) years after the date the redevelopment corporation shall acquire title to, or an ownership interest in, such property, taxes on such sports facility shall be based upon the assessment of land exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such redevelopment corporation shall have acquired title to, or an ownership interest in, such sports facility.

This tax relief provision, during said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the sports facility property of the redevelopment corporation, so long as such successors shall continue to use such sports facility as provided in the Plan and in any contract with the LCRA.

Notwithstanding the foregoing provisions of this Section Seven, the Redeveloper, owner, or tenant of the sports facility within Parcel "G" shall make payments in lieu of taxes (hereinafter, the "PILOTS") on or before December 31st of each year during the term of abatement in such amounts as will cause the sum of the ad valorem taxes levied upon the Area, or any interest therein, for such year and such PILOTS to equal \$490,735. The Collector of Revenue for the City of St. Louis shall allocate the revenues received from such PILOTS among all taxing districts within the Area which impose ad valorem taxes, on the same pro rata basis and in the same manner as the ad valorem property tax revenues from the Area were allocated in the calendar year 2000.

Any person, partnership, company, corporation or other entity which owns, rents or leases property in the Area other than within Parcel "G" may seek ten (10) years of real estate tax abatement pursuant to Sections 99.700-99.715, R.S.Mo. upon issuance of a certificate of qualification for tax abatement by the LCRA in accordance with said sections. Pursuant to Section 99.700 R.S.Mo., the LCRA shall issue a certificate of qualification for tax abatement to any such person, partnership, company, corporation or other entity upon receiving plans as the LCRA may require, which show that the person, partnership, company, corporation or other

entity is engaged in construction or rehabilitation of property in the Area in connection with the Plan.

**SECTION EIGHT.** The alteration and addition of public utilities and improvements are hereby determined to be necessary to enable the Area to be redeveloped in accordance with the Plan, and therefore, the design, installation and performance of certain public works and improvements by the City, as described in Section B.11 of the Plan, to wit: (a) alteration of current and construction of new water, sewage, electrical and other public utilities; and (b) necessary public improvements including, but not limited to, measures for the control and movement of traffic, including new traffic signalization, improvements to street lighting, planting of street trees and other landscaping and buffering, construction of transit improvements, construction or repair of sidewalks, curbs and curb cuts, and any other improvements which may further the objectives of the Plan, are hereby authorized. The cost estimated by the Board of Public Service of the foregoing public works and improvements to be undertaken by the Board of Public Service is approximately \$1,000,000 and shall be paid by the City solely from, and to the extent that, the Redeveloper deposits funds, as required by a contract with the LCRA, or monetary donations are made by other governmental bodies or agencies or any other person or entity to the City South Downtown Project Area Fund (the "Fund"). The Fund is hereby established, and the Fund is hereby dedicated to pay for the foregoing public works. Such work shall be done as appropriations are made therefor, using materials specified by the Board of Public Service, and in accordance with detailed plans and specifications finally adopted and approved by the Board of Public Service before bids are advertised therefor. All other necessary public works and improvements shall be undertaken by the Redeveloper, the LCRA or other governmental agencies or private entities.

**SECTION NINE.** The Board of Public Service is hereby authorized and directed to let contracts, provide for the design, construction, material and equipment, employ labor consultants, pay salaries, fees and wages, acquire real property interests, and otherwise provide for the design, and construction of the public utilities and improvements as set forth above and authorized in Section 8 hereof as appropriations are made therefor.

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

**SECTION ELEVEN.** The Comptroller of the City of St. Louis is hereby authorized and directed to draw warrants from time to time and disburse funds from the City South Downtown Project Area Fund, appropriated by this ordinance and is further authorized to receive and disburse grant funds.

**SECTION TWELVE.** The Board of Public Service is hereby authorized to enter into agreements with the Missouri Highways and Transportation Commission, Federal Highway Administration, Bi-State Development Agency, utilities, other governmental agencies, and private entities for the public works hereinbefore mentioned.

**SECTION THIRTEEN.** The Board of Public Service is hereby authorized to accept on behalf of the City monetary donations from other governmental agencies and others persons or entities to assist in paying for the public works authorized in this ordinance. Funds received shall be deposited into the City South Downtown Project Area Fund herein established.

**SECTION FOURTEEN.** All specifications approved by the Board of Public Service and contracts let under authority of this ordinance shall provide for compliance with the Mayor's Executive Orders on Equal Opportunity and maximum MBE/WBE utilization except when otherwise superseded or prohibited by federal or state regulations.

**SECTION FIFTEEN.** All advertisements for bids pursuant to this ordinance shall be subject to Section 8.250, R.S.Mo., if applicable.

**SECTION SIXTEEN.** The LCRA may modify or change the Plan as necessary to effectuate the general purpose and intent of this Ordinance, provided, however, modifications which shall substantially change the Plan shall be approved by the Board in accordance with the Statute.

**SECTION SEVENTEEN.** It is hereby declared to be the intention of the Board 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 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 EIGHTEEN.** This being an ordinance for the immediate preservation of the public peace, health or safety, and providing for public work or improvements, 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 shall become effective immediately upon its passage and approval by the Mayor.

**Exhibit A**

**The South Downtown Redevelopment Project Area  
Legal Description**

Beginning at the intersection of the North line of Walnut Street and the West line of Eighth Street; thence Southwardly along said West line of Eighth Street across all intervening streets and alleys to its point of intersection with a line parallel to and 130 feet South of Spruce Street; thence Westwardly along said line 115 feet, more or less, to its point of intersection with the Center line of a former North-South 15 foot wide alley in City Block 417; thence Southwardly along said Center line 70 feet, more or less, to its point of intersection with a line parallel to and 200 feet South of Spruce Street; thence Westwardly 135 feet, more or less, to its point of intersection with the East line of Ninth Street; thence Southwardly along said East line of Ninth Street to its point of intersection with the Eastward prolongation of the South line of a street (30 feet wide) established under provisions of Ordinance No. 9191; thence Westwardly along said Eastward prolongation to its point of intersection with the West line of former Ninth Street, vacated under provisions of Ordinance No. 9191; thence Southwardly along said West line of former Ninth Street to its point of intersection with the South line of the former Cerre Street; thence Eastwardly along said South line of former Cerre Street across all intervening streets and alleys to a point of intersection with the West line of Seventh Street; thence Eastwardly across said Seventh Street to the point of intersection with the East line of Seventh Street and the South line of Cerre Street (as it currently exists); thence Eastwardly along said South line of Cerre Street across all intervening streets and alleys to its point of intersection with the East line of South Broadway; thence Northwardly along said East line of South Broadway across all intervening streets and alleys to its point of intersection with the North line of Walnut Street; thence Westwardly along said North line of Walnut Street across all intervening streets and alleys to the point of beginning.

Said Redevelopment Area contains the following:

<u>Exhibit D Parcel #</u>	<u>Parcel ID #</u>	<u>Exhibit D Parcel#</u>	<u>Parcel ID #</u>
1	04170000100	14	01470001150
2	04170000150	15	01470001050
3	04170000200	16	01470001200
4	04170000300	17	01620000100
5	04180000700	18	01620000200
6	01470000100	19	01620000300
7	01470000200	20	64650000101
8	01470000500	21	64660000100
9	01470000601	22	64690001000
10	01470000700		
11	01470000800		
12	01470000906		
13	01470001000		

**Exhibit B**

Blighting and Insanitary Study and Redevelopment Plan for the  
South Downtown Redevelopment Project Area

**BLIGHTING AND INSANITARY STUDY AND REDEVELOPMENT PLAN  
FOR THE  
SOUTH DOWNTOWN  
REDEVELOPMENT PROJECT AREA  
LAND CLEARANCE  
FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS  
PLAN #9458**

SEPTEMBER 24, 2002

MAYOR  
FRANCIS G. SLAY

**SOUTH DOWNTOWN  
REDEVELOPMENT PROJECT AREA**

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**A. Existing Conditions and Findings of a Blighted and Insanitary Area**

1. Delineation of Boundaries

The South Downtown Redevelopment Project Area (the “Area”) consists of approximately 25 parcels of real property with several improvements, including a professional sports facility (“Busch Stadium”), various commercial facilities, surface parking lots servicing Busch Stadium and business commuters, and a museum on land totaling approximately 43.3 acres in the downtown area of the City of St. Louis (the “City”). The Area is generally bounded by Walnut Street on the north, Broadway on the east, South 8th Street and vacated South 9th Street on the west, and Cerre Street (existing and vacated) on the south.

The legal description for the Area is attached hereto as Exhibit A, and incorporated herein by this reference. The boundaries of the Area are depicted on Exhibit B (the “Project Area Plan”), attached hereto and incorporated herein by this reference.

2. General Condition of the Area

The Area comprises all of City Blocks 147, 162, 6465, 6466 and 6469 and a portion of City Block 418 and 417 and which includes the following addresses: 500-726 and 501-725 Spruce St., 500-726 and 501-725 Clark St., 500-726 Walnut St., 500-826 and 501-825 Poplar St., 501-725 Cerre St., 101-639 S. Broadway, 100-640 and 101-639 S. 6th St., 100-640 and 101-639 S. 7th St., 100-640 and 601-639 S. 8th St. and 600-40 S. 9th St. The physical conditions of the Area are shown on Exhibit B (the Project Area Plan) and includes buildings and improvements which, by reason of dilapidation, deterioration, age, obsolescence and other conditions, constitute an economic and social liability and are detrimental to the public health, safety, morals and welfare of the City. Further discussion of the conditions of the Area is contained in Section 6 herein.

3. Present Land Use of the Area

Existing land uses within the Area include Busch Stadium, other commercial facilities, surface parking lots servicing Busch Stadium and business commuters, and a museum.

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

4. Present Land Use and Density of the Surrounding Properties

The properties surrounding the Area are generally commercial and light manufacturing. Residential density for the downtown area of the City is approximately 1.25 persons per acre.

5. Current Zoning

The Area is currently divided into three zoning classifications identified as “I” Central Business District, “J” Industrial District and “K” Unrestricted District pursuant to the Zoning Code of the City, which is incorporated into the Plan by this reference.

6. Finding of a Blighted and Insanitary Area

Section 99.300, et seq., of the Revised Statutes of Missouri (1994), as amended (the “Land Clearance for Redevelopment Authority Law”) defines a “blighted area” as:

an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire 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 its present condition and use[.]

R.S.Mo. § 99.320(3) (2000).

Similarly, the Land Clearance for Redevelopment Authority Law defines an “insanitary area” as:

an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare[.]

R.S.Mo. § 99.320(9) (2000).

Property within the Area is in a deteriorated condition and is continuing to decline. The under-utilization of this property, insanitary and unsafe conditions, crumbling pavement, deterioration of site improvements and existence of conditions which endanger property constitute both an economic and social liability to the City and a menace to the public health, safety, morals and welfare of its citizens. These conditions, therefore, qualify the Area as a “blighted area” within the meaning of the Land Clearance for Redevelopment Authority Law.

Furthermore, the Area qualifies as an “insanitary area” as it contains a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, constitute an economic or social liability and are detrimental to the public health, safety, morals, or welfare of the City.

Obsolescence of Area is apparent. In general, obsolescence is either functional or economic. Functional obsolescence relates to the physical utility of a structure, while economic obsolescence relates to a building’s ability to compete in the market place. Busch Stadium was originally constructed in 1966 as a multi-purpose stadium that could accommodate baseball and, with movement of some field-level seating sections, football games. This original multi-purpose design placed a significant percentage of seats in the upper deck (approximately 50%) and its circular layout pushed seats away from the baseball field of play. These factors limit the facility’s ability to provide baseball fans the best possible seat arrangements and sight lines, especially when compared to newer stadium models. In addition, the current design does not allow for the maximization of the number or location of less-expensive seating.

Further, Busch Stadium is limited in its ability to meet the demands related to non-game activities. These limitations include insufficient eating and drinking areas, the location and design of private party rooms and luxury boxes, and the lack of services to meet the needs of disabled and senior fans. Finally, the playing field was originally designed for a natural grass field. The design of Busch Stadium, which limits the airflow and

exposure to direct sunlight at field level, continues to present a challenge to maintain and support a top-tier grass playing field. Finally, the surrounding properties, including surface-level parking, sidewalks and other areas are deteriorated and do not provide efficient, safe or convenient access to Busch Stadium. Therefore, the Area has become functionally obsolete.

Economic obsolescence is generally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Obsolescence in buildings, because of physical characteristics or economic conditions limiting their long-term sound use or reuse, is typically difficult and expensive to correct. The resulting deferred maintenance, deterioration and vacancies often have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Busch Stadium is the sixth oldest major league ballpark and the oldest multi-purpose stadium that still has a major league tenant. The facility's age has resulted in a significant increase in annual maintenance costs, which will continue to rise in the future. In addition, it is estimated at least \$40,000,000 in capital improvements will need to be made over the next eight years to maintain and continue operation of Busch Stadium. The original design of Busch Stadium leaves little room for modification or enhancement to meet and compete with modern design standards for baseball stadiums.

Further, Busch Stadium is characterized by conditions which indicate that the structure is incapable of efficient or economic use as evidenced by: (i) inefficient or inflexible configuration of the structure, (ii) functional obsolescence; (iii) inadequate or deteriorated heating, electrical, plumbing and ventilation systems; (iv) inadequate services for the disabled; (v) inadequate design and capabilities for competitive seating and pricing; and (vi) excessive capital expense requirements. These characteristics make it practically impossible for Busch Stadium to meet the rising costs of maintenance and upkeep without substantially increasing ticket prices. This is an unpopular and risky alternative, which would likely lead to fan and revenue loss, further preventing Busch Stadium to compete and maintain a viable presence in the market.

Therefore, the Area has become economically obsolete. Its present condition and design prevent it from competing in the market place. Its declining ability to deliver a high level of economic activity, local jobs, and serve as a center for downtown sports, commercial and retail activity manifests a condition of economic obsolescence. The economic obsolescence of the Area constitutes an economic and social liability to the City and is a detriment to public health, safety, morals and welfare of its citizens. These conditions, therefore, qualify the Area as an "insanitary area" within the meaning of the Land Clearance for Redevelopment Authority Law.

## **B. Proposed Development and Regulations**

### **1. Development Objectives**

The primary objectives of this Plan are (i) to facilitate the construction of a new professional sports facility; (ii) to increase state and local tax revenues through the creation of new jobs and retention of existing jobs, increased sales, increased property tax values and increased employee-withholding taxes; (iii) to enhance regional tourism; (iv) to create an environment that will stimulate additional private investment within and around the Area; (v) to cure current blighted and insanitary conditions and to prevent the reoccurrence thereof; and (vi) to enhance the public health, safety, and welfare of the community by improving the infrastructure, mitigating blighting and insanitary conditions, and encouraging other public improvements necessary for insuring the community's stability and existing and future redevelopment.

### **2. Proposed Land Use of the Area**

The proposed land uses for the Area are a professional sports facility, commercial, office, residential and other purposes permitted in areas designated either "I" Central Business District, "J" Industrial District or "K" Unrestricted District by the City of the Zoning Code for the City as applicable depending upon their location within the Area. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City

of St. Louis (the "LCRA") to develop property in the Area (hereinafter referred to as the "Redeveloper") shall not be permitted to use said property for any use not allowed in the applicable zoning district. Exhibit C (the "Proposed Land Use Plan") attached hereto, shows the proposed uses for the Area. It is estimated that the residential density for the Area shall not exceed the current residential density for the Downtown Area of the City (as discussed above).

The Redeveloper shall develop a professional sports facility suitable for the exhibition of Major League Baseball and containing a capacity of approximately 45,000 ("Phase I").

The Redeveloper shall develop Parcels E and F (as shown on Exhibit C) at an aggregate cost of \$60,000,000 in the manner described herein ("Phase II"). Parcels E and F will consist of the following: (a) Parcel F – a 300,000 gross square foot, seven-story building (plus two stories of underground parking) including street-level retail space, office space, rooftop residential units and underground parking spaces; and (b) Parcel E – a public plaza containing certain monuments and statues, a 27,000 gross square foot, two-story building containing street-level retail space and class A office space on the second floor, and a 23,000 gross square foot, two-story building containing a museum, street-level retail space and class A office space. Parcel F must be completed no later than April 1, 2009. Parcel E must be completed no later than April 1, 2011.

3. Proposed Zoning

It is currently anticipated that zoning classifications for the Area will remain unchanged.

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 "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. Circulation and Proposed Street Layout

The Proposed Land Use Plan (Exhibit C) indicates the proposed circulation system of the Area. The layouts, levels and grades of all public rights-of-way may be altered in accordance therewith. 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.

6. 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 (the "PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code.

7. Urban Design

- a. Urban Design Objectives. The property may be redeveloped so it is an assembly of attractive commercial and residential structures which will attract new retail, commercial and residential uses to increase the tax base of the downtown area.
- b. Urban Design Regulations. The property may be developed and structures may be constructed in accordance with the requirements set forth by agreement between the Redeveloper and the LCRA which may include, but not be limited to, provisions on materials used, set back requirements, profile of improvements, site layout and landscaping.

8. Parking Regulations

Adequate parking may be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. All parking structures and surface lots may be constructed pursuant to an agreement between the Redeveloper and the LCRA. Surface parking lots will not be permitted in the portion of the Area lying north of United States Interstate Route 64 and east of 7th Street, except during the interim period of construction of a new professional sports facility or except as otherwise permitted by the LCRA in its sole discretion.

9. Sign Regulations

All new signs may be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project and approved by the LCRA.

10. 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.

11. Public Improvements

No additional schools, parks, community facilities or other public facilities are required but may be constructed and included within the Area.

The alteration and addition of public utilities and improvements will be necessary to enable the Area to be redeveloped in accordance with the Plan. Current water, sewage, electrical and other public utilities will need to be altered from their current location and capacity. Furthermore, additional water, sewage or other public utilities may be required depending on development. The City, LCRA or the Redeveloper shall undertake the development and/or alteration of all required utility facilities. The cost of such development and/or alterations of utility facilities will be borne by the Redeveloper or by the LCRA or the City from funds received by the LCRA or the City from the Redeveloper or any other person or entity. If requested by the LCRA, the Redeveloper shall, upon execution of a Redevelopment Agreement with the LCRA, deposit with the LCRA and/or the City sufficient funds to finance all costs associated therewith.

The LCRA, the City or the Redeveloper shall undertake the development of necessary public improvements including, but not limited to, measures for the control and movement of traffic, including new traffic signalization, improvements to street lighting, planting of street trees and other landscaping and buffering, construction of transit improvements, construction or repair of sidewalks, curbs and curb cuts, and any other improvements which may further the objectives of this Plan. The cost of such public improvements will be borne by the Redeveloper or by the LCRA or the City from funds received by the LCRA or the City from the Redeveloper or any other person or entity. If requested by the LCRA, the Redeveloper shall, upon execution of a Redevelopment Agreement with the LCRA, deposit with the LCRA and/or the City sufficient funds to finance all costs associated therewith.

All work performed by the City shall be done using materials specified by the City's Board of Public Service, and in accordance with detailed plans and specifications finally adopted and approved by said Board of Public Service before bids are advertised therefor. 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**

The implementation of this Plan will take place in two phases. Phase I will be initiated within approximately two years of approval of this Plan by ordinance and substantially completed by April 1, 2006. Phase II will be initiated within five years of approval of this Plan by Ordinance and will be substantially completed by April 1, 2011.

The LCRA may alter the above schedule as conditions warrant in accordance with a Redevelopment Agreement with the LCRA.

**D. Execution of Project**

1. Administration and Financing

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

All costs associated with the development of the Area will be borne by the Redeveloper and the LCRA, in accordance with a Redevelopment Agreement with the LCRA.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, grants, and equity funds provided by the Redeveloper, the LCRA, the City or any other source in accordance with Missouri law and in accordance with a Redevelopment Agreement with the LCRA.

2. Property Acquisition

The Acquisition Map, attached hereto as Exhibit D, identifies all the property located in the Area. The LCRA may acquire any property in the Area by the exercise of eminent domain or otherwise, except for Parcel "H" of the Area as depicted on Exhibit C hereof which shall not be subject to eminent domain by the LCRA.

3. Property Disposition

If the LCRA acquires property in the Area, it may sell or lease the property to the Redeveloper who shall agree to develop such property in accordance with this Plan and a Redevelopment Agreement with the LCRA. Any property acquired by the LCRA and sold to a Redeveloper shall be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in R.S.Mo. § 99.450 for uses in accordance with this Plan.

4. Relocation Assistance

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

**E. Cooperation of the City**

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

**F. Tax Abatement**

Any person, partnership, company, corporation or other entity which owns, rents or leases a sports facility within Parcel "G" of the Area as depicted on Exhibit C of the Plan, is hereby granted ten (10) years of real estate tax abatement pursuant to Sections 99.700 - 99.715, R.S.Mo. commencing upon issuance of a certificate of qualification for tax abatement by the LCRA in accordance with said sections. Pursuant to Section 99.700 R.S.Mo., the LCRA shall issue a certificate of qualification for tax abatement to any such person, partnership, company, corporation or other entity upon receiving plans as the LCRA may require, which show that the person, partnership, company, corporation or other entity is engaged in construction or rehabilitation of a sports facility within Parcel "G" of the Area as depicted on Exhibit C of the Plan, in compliance with the Plan.

In lieu of the ten (10) years of tax abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 R.S.Mo., shall hereby be entitled to real property ad valorem tax abatement for a total

period of twenty-five (25) years from the commencement of such tax abatement, in accordance with the following provisions of the Plan:

If property within or which is a part of Parcel "G" of the Area as depicted in Exhibit C of this Plan is sold or transferred by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 R.S.Mo. for the construction of a sports facility, or if any such redevelopment corporation shall own and construct a sports facility within Parcel "G" of the Area in accordance with the Plan, then for twenty five (25) years after the date the redevelopment corporation shall acquire title to, or an ownership interest in, such property, taxes on such sports facility shall be based upon the assessment of land exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such redevelopment corporation shall have acquired title to, or an ownership interest in, such sports facility.

This tax relief provision, during said twenty-five (25) year period, shall inure to the benefit of all successors in interest in the sports facility property of the redevelopment corporation, so long as such successors shall continue to use such sports facility as provided in the Plan and in a Redevelopment Agreement with the LCRA.

Notwithstanding the foregoing provisions of this Section Five, the Redeveloper, owner, or tenant of the sports facility within Parcel "G" shall make payments in lieu of taxes (hereinafter, the "PILOTS") on or before December 31st of each year during the term of abatement in such amounts as will cause the sum of the ad valorem taxes levied upon the Area, or any interest therein, for such year and such PILOTS to equal \$490,735. The Collector of Revenue for the City of St. Louis shall allocate the revenues received from such PILOTS among all taxing districts within the Area which impose ad valorem taxes, on the same pro rata basis and in the same manner as the ad valorem property tax revenues from the Area were allocated in the calendar year 2000.

Any person, partnership, company, corporation or other entity which owns, rents or leases property in the Area other than within Parcel "G" may seek ten (10) years of real estate tax abatement pursuant to Sections 99.700 - 99.715, R.S.Mo. upon issuance of a certificate of qualification for tax abatement by the LCRA in accordance with said sections. Pursuant to Section 99.700 R.S.Mo., the LCRA shall issue a certificate of qualification for tax abatement to any such person, partnership, company, corporation or other entity upon receiving plans as the LCRA may require, which show that the person, partnership, company, corporation or other entity is engaged in construction or rehabilitation of property in the Area in connection with the Plan.

#### **G. Compliance with Affirmative Action and Nondiscrimination Laws and Regulations**

##### **1. Land Use**

The Redeveloper and all of the Redeveloper's successors, assigns, agents, contractors and subcontractors 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 other conveyance of property within the Area. Furthermore, the Redeveloper, on behalf of itself and its successors and assigns, shall agree to use the property in accordance with the provisions of this Plan, and to be bound by the conditions and procedures set forth herein and in the ordinance approving this Plan.

##### **2. Construction and Operations**

The Redeveloper and all of the Redeveloper's successors, assigns, agents, contractors and subcontractors 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.

Additionally, the Redeveloper, on behalf of itself and its successors and assigns, shall agree (a) to use good faith efforts to maximize the use of local contractors, subcontractors and workers in connection with the planning, design, acquisition, construction and equipping of all projects within the Area. Additionally, the Redeveloper shall agree, on behalf of itself and its successors and assigns; (b) that bona fide Minority Business Enterprises ("MBEs") and Women's Business Enterprises ("WBEs") will be solicited and fairly considered for contracts, subcontracts and purchase orders; (c) to cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this Section G, minority and women subcontractors and material

supplier participation in the construction or development of any portion of the Area; and (d) that the language of this Section G will be included in its general construction contract and all other contracts for construction or development of any portion of the Area or improvements within the Area.

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.

3. Laws and Regulations

The Redeveloper, on behalf of itself and its successors, assigns, agents, contractors and subcontractors, shall agree to comply with and be bound by all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including, but not limited to: (a) the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended; (b) the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit E, attached hereto; and (c) Executive Order #28 dated July 24, 1997, setting a goal of 25% for minority-owned business participation and 5% for women-owned business participation.

4. Enforcement

All of the provisions of this Section G shall be incorporated in a Redevelopment Agreement between the LCRA and the Redeveloper, 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 F shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction, or the United States of America.

The Redeveloper, on behalf of itself and its successors and assigns, shall agree to: (a) report the results of its endeavors under this Section G to the Office of the Mayor of the City and the President of the City's Board of Aldermen on a semi-annual basis during any period of construction within the Area; (b) permit the City to monitor and review compliance with the equal opportunity employment provisions contained in this Section G and (c) provide the City with such information as may reasonably be required to enable the City to monitor compliance.

**H. Modifications to Plan**

The LCRA may modify or change the Plan in accordance with a Redevelopment Agreement as necessary to effectuate the general purpose and intent of this Ordinance, provided, however, modifications which shall substantially change the Plan shall be approved by the Board in accordance with the Statute.

**I. Duration of Regulation and Controls**

The regulations and controls set forth in this Plan shall be in full force and effect for thirty-three (33) years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period, the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G(4) of this Plan.

**J. Exhibits**

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

**K. Severability**

The elements of this Plan satisfy all requirements of state and local laws. Should any provision 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**

**The South Downtown Redevelopment Project Area  
Legal Description**

Beginning at the intersection of the North line of Walnut Street and the West line of Eighth Street; thence Southwardly along said West line of Eighth Street across all intervening streets and alleys to its point of intersection with a line parallel to and 130 feet South of Spruce Street; thence Westwardly along said line 115 feet, more or less, to its point of intersection with the Center line of a former North-South 15 foot wide alley in City Block 417; thence Southwardly along said Center line 70 feet, more or less, to its point of intersection with a line parallel to and 200 feet South of Spruce Street; thence Westwardly 135 feet, more or less, to its point of intersection with the East line of Ninth Street; thence Southwardly along said East line of Ninth Street to its point of intersection with the Eastward prolongation of the South line of a street (30 feet wide) established under provisions of Ordinance No. 9191; thence Westwardly along said Eastward prolongation to its point of intersection with the West line of former Ninth Street, vacated under provisions of Ordinance No. 9191; thence Southwardly along said West line of former Ninth Street to its point of intersection with the South line of the former Cerre Street; thence Eastwardly along said South line of former Cerre Street across all intervening streets and alleys to a point of intersection with the West line of Seventh Street; thence Eastwardly across said Seventh Street to the point of intersection with the East line of Seventh Street and the South line of Cerre Street (as it currently exists); thence Eastwardly along said South line of Cerre Street across all intervening streets and alleys to its point of intersection with the East line of South Broadway; thence Northwardly along said East line of South Broadway across all intervening streets and alleys to its point of intersection with the North line of Walnut Street; thence Westwardly along said North line of Walnut Street across all intervening streets and alleys to the point of beginning.

Said Redevelopment Area contains the following:

<u>Exhibit D Parcel #</u>	<u>Parcel ID #</u>	<u>Exhibit D Parcel#</u>	<u>Parcel ID #</u>
1	04170000100	14	01470001150
2	04170000150	15	01470001050
3	04170000200	16	01470001200
4	04170000300	17	01620000100
5	04180000700	18	01620000200
6	01470000100	19	01620000300
7	01470000200	20	64650000101
8	01470000500	21	64660000100
9	01470000601	22	64690001000
10	01470000700		
11	01470000800		
12	01470000906		
13	01470001000		

See attached Exhibits B, C & D

**Exhibit E**

**Equal Opportunity and Nondiscrimination Guidelines**

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

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

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

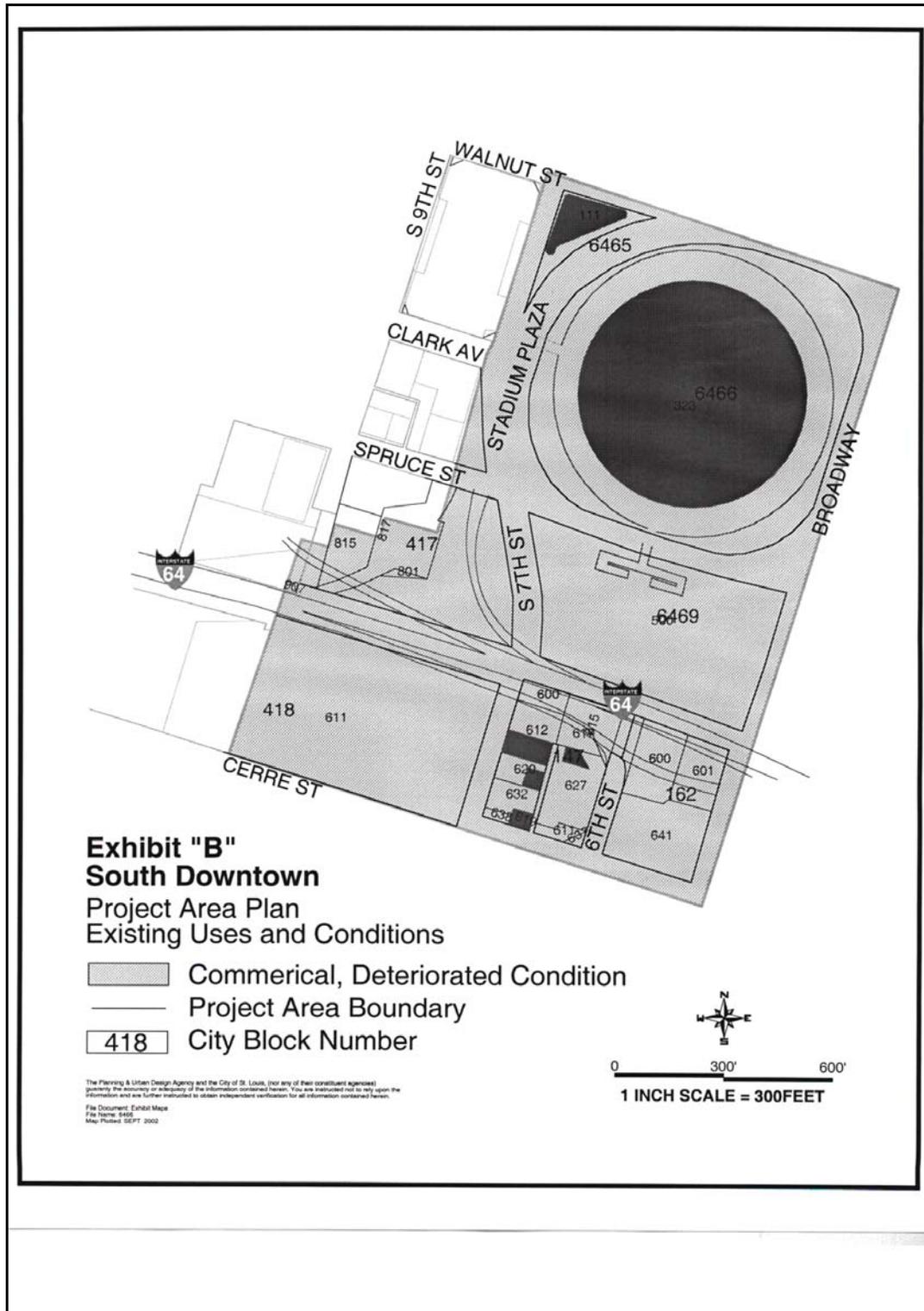
The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

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

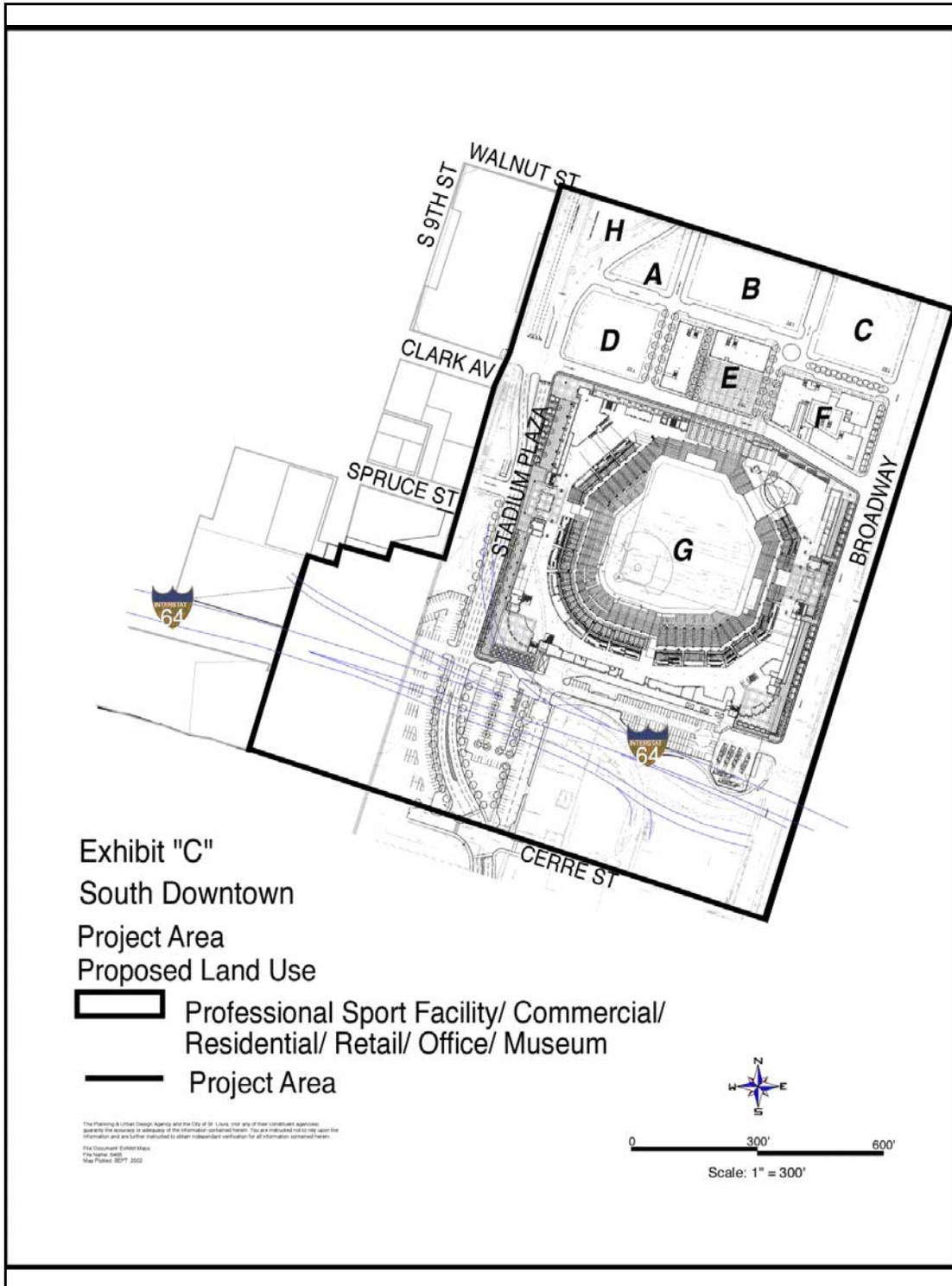
Redeveloper shall fully comply with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

**Approved: October 22, 2002**

ORDINANCE NO. 65668 - EXHIBITS B, C & D



ORDINANCE NO. 65668 - EXHIBITS B, C & D



ORDINANCE NO. 65668 - EXHIBITS B, C & D

