

ORDINANCE #68417
Board Bill No. 82

An ordinance approving a blighting study and redevelopment plan dated May 26, 2009 for the 3872 Delor Street 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 the 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 or otherwise; finding that none of the property within the Area is occupied, but if it should become occupied, the Redeveloper(s) (as defined herein) shall be responsible for providing relocation assistance pursuant to the Plan to any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to a ten (10) year real estate tax abatement; and pledging cooperation of this St. Louis Board of Aldermen ("Board") and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan; and containing a severability clause.

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

WHEREAS, this Board has considered the "Blighting Study and Redevelopment Plan for the 3872 Delor Street Redevelopment Area" dated May 26, 2009, consisting of a Title Page; a Table of Contents Page, nine (9) numbered pages and Exhibits "A" – "F" 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 3872 Delor Street 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 May 26, 2009 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 the property in the Area by the exercise of eminent domain or otherwise.

SECTION NINE. None of the property within the Area is currently occupied. If it should become occupied, all eligible occupants displaced by the Redeveloper(s)(as defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper(s) at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

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

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

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

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

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

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

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

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

SECTION FOURTEEN. The Redeveloper(s) may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, RSMo, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special

Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

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

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such urban redevelopment corporation shall own property within the Area, then for a period of up to the first ten (10) years after the date such urban redevelopment corporation shall acquire title to property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year two (2) years prior to the calendar year during which such urban redevelopment corporation shall have acquired title to that property. In addition to such taxes, any such urban redevelopment corporation shall for a period of up to ten (10) years make a payment in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the improvements located on the property during the calendar year two (2) years prior to the calendar year during which such urban redevelopment corporation shall have acquired title to such property. If such property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such urban redevelopment corporation for such period of up to the first ten (10) years of the lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year two (2) years prior to the calendar year during which such urban redevelopment corporation shall lease such property.

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

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

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

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

EXHIBIT "A"

**THE 3872 DELOR STREET AREA
LEGAL DESCRIPTION**

CB 5648 DELOR
 42 FT 6 IN X 125 FT
 WANDA PLACE ADDN
 BLOCK 2
 LOT 19

5648-00-00900

3872 Delor Street

ATTACHMENT "B"
Form: 05/01/09

BLIGHTING STUDY AND REDEVELOPMENT PLAN
FOR THE
3872 DELOR STREET
PROJECT # 1415
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
MAY 26, 2009

MAYOR
FRANCIS G. SLAY

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
3872 DELOR STREET AREA**

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- "F" BLIGHTING REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 3872 Delor Street Redevelopment Area ("Area") encompasses approximately 0.12 acres in the Bevo Mill Neighborhood of the City of St. Louis ("City") and is located on the southeast corner of Delor St. and Ulena Ave. with Gustine Ave. to the west and 38th St. to the east.

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 one parcel of City Block 5648. 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 a 10.0% unemployment rate for the City as of March, 2009. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include an unoccupied four family residential building.

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 15.14 persons per acre.

5. CURRENT ZONING

The Area is currently zoned "A" Single Family Dwelling District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

None of the property within the Area is occupied and it is 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 Areas designated "A" Single Family Dwelling District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper(s)") shall be permitted to use said property only for the above proposed uses.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area. The Strategic Land Use Plan as amended 2009 designated it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The zoning for the Area may need to be changed depending on future use. 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" (2009). 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 will be created in this Area because the proposed redevelopment is residential.

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 DESIGNa. **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 is 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.

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 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 agreements between the LCRA and the Redeveloper(s). 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 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) year(s) of approval of this Plan by ordinance and completed within approximately three (3) year(s) 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 acquire any property in the Area by the exercise of eminent domain or otherwise.**

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

None the property within the Area is currently occupied. If it should become 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

Redeveloper(s) 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 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, 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:

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 property in the Area, taxes on that property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year two years preceding the calendar

year during which the corporation shall have acquired title to the 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 two years preceding 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 ten (10) years of the lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year two years preceding 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 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 the 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 the 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 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, 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 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.

EXHIBIT "A"

**THE 3872 DELOR STREET AREA
LEGAL DESCRIPTION**

CB 5648 DELOR
42 FT 6 IN X 125 FT
WANDA PLACE ADDN
BLOCK 2
LOT 19

5648-00-00900
3872 Delor Street

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

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 conditions which endanger life or property by fire and other causes. If answer is yes, explain: Electrical code violations have been reported to owner

The subject property _____ X _____ has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency.
 If answer is yes, explain: Property has had stray dogs apprehended . Also, reports of rodents, drug usage and raw garbage have been reported on the property

CITY OF ST. LOUIS - Citizens' Service Bureau - Work Order Summary Report

Work Orders Since: 11111996 -"/ ? , / o ~

ComplaintDate: WorkOrderNum: CdCSBDept.Desc:

3872 DELOR

Comment: Resolution:

51611 996 27873 Building Division Please inspect 1E and 2W for occupancy permits. People are 5110196 occupancy permit issued moving in.

312611 998 31 1735 Animal Care & Con Rott holding citizen hostage. Called in by MaryIARC. 3/25/98 Picked up Rott

611 711 998 337579 Street Division Alley has hole throughout 716 prev. patched by another crew

711 711 998 347654 Building Division Please inspect interior for all violations. 8/4/98 problem corrected

711 711 998 347657 Health-Environmen No hot water. 7/23 A B I

1 1/9/1998 381943 Health-Environmen Please check for lead, child detected with lead poision Apt 2 E 11/20/98 No response

11/18/1998 384059 Building Division Apartment 2e very overcrowded. 12/6/98 notice to be sent

611 011 999 432130 Building Division 4 children and 3 adults living 4- room apartment. apt. 2E 7/15/99 notice to be sent

611 912000 532658 Animal Care & Con pitt loose in hall apt 2 west

12/28/2001 692028 Refuse Division container needed for this area

1/24/2002 697736 Refuse Division additional container needed

611 9 no dog in hallway heard

dog in apartment NRLC

12-28-01 proper number of

containers

01/24/02 Citizen contacted. Will

monitor.

411 612002 716720 Refuse Division YW CONTAINER IS OVERFLOWING WITH Sol-ID WASTE 4-16-02 who is doing this please

inform us so we can cite them

411 612002 716722 Refuse Division TRASH TRUCK LITTERING ALLEY 4-1 6-02 driver sent back to

clean up

411 612002 716723 Refuse Division CITIZENS NEED AN ADDITIONAL SW CONTAINER 4-1 6-02 proper number of

containers

5/24/2002 730520 Refuse Division 2 containers running over containers located near four family 5-24-02 not running over when bldg checked

711 512002 748976 Refuse Division please move the 2 dumpster away from this address, citizen is 7-15-02 no where else to go constantly picking up trash from them

Work Orders Since: 1/1/1996

ComplaintDate: WorkOrderNum: CdCSBDept.Desc: Comment: Resolution:

711 512002 748978 Refuse Division please replace the 2 dumpster near this address with larger 7-15-02 proper number of dumpsters containers

81112002 75681 3 Refuse Division Containers were removed from alley and replaced with roll 8-2-02 gave instructions

carts. Bulk was placed in alley by mistake. Please pick up one collection made

last time from alley Also please instruct on where to place bulk

8/20/2002 763798 Refuse Division bulk items have been placed out in the alley where they used to 8-20-02 not missed residents be collected have cart collection items need

to placed in front

9/26/2002 776561 Public Safety drug activity 11/13/02 TUA PER CJ

1 1/5/2002 786373 Building Division water damaged ceiling and broken windows 11/19/02 no entry (id #672)
 3/12/2003 808828 Health-Environmen Please test for lead. There's a 6 month old baby in house. NOT Premise cited. Violation SECTION 8 UNIT confirmed.
 411 712003 817819 Refuse Division resident says this is a 4-family flat and there is only 2 carts- 4-17-03 proper number of carts thinks that there should be more carts. any additional carts have to be purchased
 811 112003 856883 Tow Lot there is a dark blue chevy cavalier parked in the rear of address referred yo building dept for surrounded by weeds open storagelzoning
 8/27/2003 862838 Building Division please inspect for vehicle in rear/ no plates /not moving thanks 9/2/03 notice to be sent
 611 612004 936731 Animal Care & Con female Sheltie-Dachshund mix roaming neighborhood in 3800 Patrolled area. blockwell cared for and friendly/someone's pet who got outpls apprehend
 3/8/2005 13939 Building Division please cite for violationslthere are a couple of windows that notice to be sent (672) have been busted out
 511 112006 130458 Health-Environmen lids of 2 roll carts in front of this apt bldg are up and filled with NO EVIDENCE raw gar- bage and debris debris is falling into street around cartspls inspect
 511 112006 130459 Refuse Division 2 roll carts in front of this apt bldg are sitting in the street 2417. left instruction over- filled with raw garbage and debris falling into the streetpls inspect and instruct on proper disposal
 6/20/2006 142228 Refuse Division sitting out bulk before timelbut, they are sitting it out behind the gave instructions properties on the even side of Delor pls cite
 1211 112006 190545 Refuse Division roll out cart is overflowing please collect roll cart collected as scheduled
 195231 CSB Information C overcrowding
 195232 Refuse Division tenants are dumping trash into alley dumpsters across the left instructions street they have roll carts they shouldn't be using the alley dumpster
 Work Orders Since: 1/1/1996
 ComplaintDate: WorkOrderNum: CdCSBDept.Desc: Comment: Resolution:
 1/2/2007 195276 Refuse Division send instruction to this address they are leaving the trash all left instructions over the alley and yard
 1/2/2007 195277 Health-Environmen residents at this address are constantly leaving their trash on no evidence the ground
 3/30/2007 218895 Health-Environmen quite a bit of trash throughout property no evidence
 6/4/2007 240607 Building Division pmc violation letter sent #672
 611 112007 243183 Refuse Division contact the resident about the cart needed for a resident sent violation notice
 6/28/2007 249919 Building Division pls inspect electric line going to bldg; meterslwires falling off Violation letter sent (CH)
 6/28/2007 249921 Forestry Division trash & debris all around property abated by inspector 7/12
 6/28/2007 249923 CSB Information C large number of people in & out all hours of the day & night; loitering; loud noise
 711 712007 255723 Forestry Division very high weeds and grass in front, on the sides and in the rear abated per inspector yardspls inspect
 81612007 263384 Building Division pls inspect rear yard for open storagelwasher and dryer and violation letter sent #672 other appliances seen
 8/21/2007 269077 Forestry Division previously abated by inspector, high grass and weeds at this abated by inspector address, will need handtool on the corner of delor and ulena
 8/21/2007 269078 Building Division please check for all exterior violations here; fence and violation letter was prev sent unscreened windows #672
 9/21/2007 281610 Building Division unsecure bldg windows and rear door violation letter was, prev, sent #672
 9/26/2007 283203 Vector Control please treat for rats they are seen coming from this address TREATED
 10/2/2007 285330 Forestry Division refuse and furniture in front and side yards
 511 912008 342931 Forestry Division refer to foreman missed on schedule
 REFER TO REFUSE Bulk
 collected week of the 1st
 Monday
 on vacant building schedule

Citizens' Service Bureau

Service Request

Public Report

Request ID Number: 33968 Date Initiated: 4/22/2009 10:29:49 AM Date Closed: 4/28/2009 4:08:55 PM

Problem Address: 3872 DELOR ST Ward: 13

Submit To I Code: BUILDING DIV. / PPTY MAINT CODE-EXT

Details from Caller: PLEASE CITE FOR FENCE1 N BAD SHAPE WITH STRIOPS OF

Projected Completion Date: 5/12/2009

Comments from Department:

BY HUGHES, NIESHIA: 4/28/2009 4:08:56 PM

VIOLATION LETTER SENT.

5/21/2009 12:30:42 PM Page 1 of 1

Year AcctNum AddrNum AddrSuf StDir StName StTy Desc BalanceDue OwnerName Colect CollectDate CollectAmt

2009 41689 3872 DELOR ST Vacant Building 0 BREW, DORIAN 0

2008 41689 3872 DELOR ST Vacant Building 11 7.72 BREW, DORIAN 212812009 117.72

2007 41689 3872 DELOR ST Vacant Building 0 BREW, DORIAN 0

Thursday, May 21, 2009 Page 1 of 1

Original Letter Date September 11, 2007

Reinspection November 11, 2007

Dorian Brew

P.O. Box 114

St. Peters MO 63376

Re: 3872 DELOR ST

City Block: 5648.00

District: 2 Sub-District: 51

IMPACT 0 Ward: 13 Precinct: 6

Date Complied:

Date Abated: 03/27/09 CHRIS HURLEY

Refer to Court: Building Inspector

Date Appeal:

Conserv Area: 0

Violation Codes

.....
A permit is required from a licensed electrical contractor for all work.

ORD. 65020

Install adequate electrical service, permit required.

Repair or replace damaged electrical service.

Original Letter Date May 1, 2009

Reinspection July 1, 2009

Brew, ~orian

1013 pearview Dr

St Peters MO 63376

Re: 3872 DELOR ST

City Block: 5648.00

District: 2 Sub-District: 51

IMPACT 86 Ward: 13 Precinct: 6

Date Complied:

Date Abated: NICK DATTILO

Refer to Court: ~uilding Inspector

Date Appeal:

Conserv Area: 0

Violation Codes

19 as

NORTH

Replace broken or missing window pane(s) on garage/shed.

40 as

NORTH

Repair or replace defective, leaking, loose or missing gutter/
downspout on garage/shed.

PM-507.2

59 0s

SOUTH HANGING METAL SLATS

Remove open storage. Open storage constitutes illegal use of premises
in a residential zone. Items listed but not limited to.

Z 26.16.030

88 fn

SOUTH, WEST

Repair or remove rotted, cracked and/or missing fence post or fencing
material.

PM-302.7

357 co

EAST - GARAGE

Repair or replace defective cornice/facia. A permit may be required.

7-14-95 letter sent 619

10-12-95 letter sent 449

12/11/98 Letter sent. #460

Violation Codes

3872 DELOR ST

7/16/99, letter sent, 460

9/5/03 Ltr. sent. #672 md

2-8-05 ltr sent #672 km

04/13/05 extend 30 days; foreclosure 372 dr

5-11-05 extend 30 days foreclosure #672 ta

6-15-05 extend 30 days foreclosure #672 ta

7/18/05 extend 30 days wip 672

8-24-05 abate new owner #672 pick up on hcd exterior dk

05/18/2007 letter sent #672 fs

08/17/2007 letter sent #672 km

10/22/07 ext 30 days, wip #672 LLP

12/03/2007 fee ltr sent #672 js

03/17/2008 letter sent #672 gm

05/27/2008 letter sent #672 rl

07-28-08 ext 30 days wip #672 gam

09/05/2008 letter sent #672 rl

11/12/2008 fee ltr sent #672 rl

Violation Codes

3872 DELOR ST

02/12/2009 letter sent #672 gm

04/17/2009 fee ltr sent #672 rl

05/01/2009 letter sent #672 nh

Building Division Court Section

Case File

.....
3872 DELOR ST Date Received: 03/25/96

Charge Date: ID Code: 86 407 Inspector: 449 Property Type:

Owner :

Block: 5648.00 District: 2

Luepker, Robert F. Ward : 13 Sub. Dist: 51

5428 Charglow Ct. C Area: 0 Court Insp. 0

St. Louis MO 63129 OwnerOcc: N CorpRpt.

Personal Cont: Date: How: Comm :

Assessor Date: Conveyance: Daily: 0

Total Inspections: 0 Companion Cases: 0

Witnesses:

407 Recharge: Abate/Comply: Date: Court Inspector:

2E (KITCHEN, TOILET)

(fail to) maintain smoke detectors in all required residential locations.

In Violation of Section:IRC SEC. R313 of Ordinance:59376

Subject to penalty clause set forth in:SECTION 9

NORTH

(fail to) replace broken or missing window pane(s).

In Violation of Section:PM-304.13.1 of Ordinance:66787

Subject to penalty clause set forth in:106.4

NORTH

(fail to) paint all exterior window trim.

In Violation of Section:PM-304.2 of Ordinance:66787

Subject to penalty clause set forth in:106.4

2E (STAIRWAY, BEDROOM)

(fail to) remove and replace water damaged portion of ceiling in rooms (necessary to acheive required fire resistance rating).

In Violation of Section:PM 703.1 of Ordinance:66787

Subject to penalty clause set forth in:106.4

2E (STAIRWAY, LIVING ROOM, BEDROOM, TOILET)

(fail to) remove and replace water damaged portions of walls in room (necessary to achieve required fire resistance).

In Violation of Section:PM 703.1 of Ordinance:66787

Subject to penalty clause set forth in:106.4

2E (KITCHEN)

(fail to) scrape and paint chipped, peeling or flaking paint on interior doors, window frames, interior trim, tile and/or walls.

In Violation of Section:PM-304.2 of Ordinance:66787

Subject to penalty clause set forth in:106.4

2E (KITCHEN, TOILET)

(fail to) replace worn and/or tattered floor covering.

In Violation of Section:PM-305.4 of Ordinance:66787

Subject to penalty clause set forth in:106.4

Building Division Court Section
Case File

3872 DELOR ST Date Received: 05/28/96

Charge Date: ID Code: 86 407 Inspector: 449 Property Type:

Owner :

Block: 5648.00 District: 2

Luepker, Robert F. Ward: 13 Sub. Dist: 51

5428 Charglow Ct. C Area: 0 Court Insp. 0

St. Louis MO 63129 Owner Occ : N Corp Rpt .

Personal Cont: Date: How: Comm :

Assessor Date: Conveyance: Daily: 0

Total Inspections: 0 Companion Cases: 0

Witnesses:

407 Recharge: Abate/Comply: Date: Court Inspector:

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Subject to penalty clause set forth in:106.4

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Subject to penalty clause set forth in:106.4

2E (KITCHEN, TOILET)

(fail to) replace worn and/or tattered floor covering.

In Violation of Section:PM-305.4 of Ordinance:66787

Subject to penalty clause set forth in:106.4

05/21/09 Building Division Court Section

Case File

.....
3872 DELOR ST Date Received: 06/14/96

Charge Date: 03/22/96 ID Code: 86 407 Inspector: 449 Property Type: 0

Owner :

Block: 5648.00 District: 2

Luepker, Robert F. Ward : 13 Sub-Dist: 51

5428 Charglow Ct. C Area: 0 Court Insp. 449

St. Louis MO 63129 Owner Occ : N Corp Rpt . N

Personal Cont: Y Date: How: IP Comm:

Assessor Date: 03/22/96 Conveyance: 08/02/73 Daily: 65

Total Inspections: 1 Companion Cases: 1

Witnesses: G HEINTZ 622-3604

407 Recharge: Abate/Comply : Date : Court Inspector:

.....
Case#: H 29042 Clerk#: 5 Case Type: ES Filed: 08/05/96 State Code: 84300990

Defendant:

Luepker, Robert F.

Home: 5428 Charglow ct. St. Louis MO 63129 Phone:

Work : Phone :

Race: Sex: Age: 0 Birthdate: Height : Weight : 0

Driver Licence: SS#:

Charge Date: 03/22/96 Nolle Prose: N Total Settings: 5

.....
First Court: 09/19/96 3 0100 P Plea: CHOU Letter:

Next Court: 0 Stat: PAID War: 07/15/97 Bond Amt: 0 Fine: 2

.....
2E (KITCHEN, TOILET)

(fail to) maintain smoke detectors in all required residential locations.

In Violation of Section:IRC SEC. R313 of Ordinance:59376

Subject to penalty clause set forth in:SECTION 9
NORTH

(fail to) replace broken or missing window pane(s).
In Violation of Section:PM-304.13.1 of Ordinance:66787

Subject to penalty clause set forth in:106.4
NORTH

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In Violation of Section:PM-304.2 of Ordinance:66787

Subject to penalty clause set forth in:106.4
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Subject to penalty clause set forth in:106.4

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In Violation of Section:PM 703.1 of Ordinance:66787
Subject to penalty clause set forth in:106.4

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Subject to penalty clause set forth in:106.4

2E (KITCHEN, TOILET)
(fail to) replace worn and/or tattered floor covering.

In Violation of Section:PM-305.4 of Ordinance:66787
Subject to penalty clause set forth in:106.4

Court Date: 07/09/97
Case updated to CD on 7/15/97 from the Rejis docket. mw
Court Date: 07/15/97

CASE BENCH WARMT, VERY LITTLE PROGRESS.
Court Date: 06/22/98

Rejis updated this case to CD on 6/24/98. mw
Court Date: 06/24/98

CASE UPDATED IN REJIS TO CONTINUED FOR REGULAR TRIAL-DEFENDANT TO
07/22/98. MCY

Court Date: 07/22/98
CASE STAYED FOR PAYMENT TO 09/21/98: PLED GUILTY AND ALL
VIOLATIONS COMPLIED FILE SENT TO BLDG.

Court Date: 09/21/98
case paid, fine \$22: mcy

Building Division Court Section
Case File

.....
3872 DELOR ST Date Received: 07/25/07
Charge Date: 07/17/07 ID Code: 0 407 Inspector: 672 Property Type: 0
Owner :
Block: 5648.00 District: 2
DORIAN BREW Ward: 13 Sub. Dist: 51
P.O. BOX 114 C Area: 0 Court Insp. 672
ST PETERS MO 63376 Owner Occ: N Corp Rpt.
Personal Cont : Date : How: Comm :
Assessor Date: Conveyance: Daily: 0
Total Inspections: 1 Companion Cases: 1
Witnesses: N DATTILO 622-3609 PO EDWARD REECE DSN 5165 POLICE CASE

407 Recharge: Abate/Comply: Date: Court Inspector:
 Case#: H 106034 Clerk#: 679 Case Type: CI Filed: 07/30/07 State Code: 86013990
 Defendant:
 SUTTON, PEGGY
 Home: 3872 DELOR ST APT2E ST LOUIS MO 63116 Phone:
 Work : Phone :
 Race: B Sex: F Age: 47 Birthdate: 11/11/59 Height: 5'3 Weight: 180
 Driver Licence: SS#: 587-76-0662
 Charge Date: 07/17/07 Nolle Prose: N Total Settings: 1

.....
 First Court: 08/16/07 6 0300 P Plea: CHOU Letter:
 Next Court: 0 Stat: BWAR War: 08/16/07 Bond Amt: 500 Fine:

.....
 Court Date: 08/16/07
 CASE BENCH WARRANT: \$500 BOND REQUIRED FOR A NEW COURT DATE/NO
 PROGRESS/OCCUPIED. MCY
 05/21/09 Building Division Court Section
 Case File

.....
 3872-23 DELOR ST Date Received: 05/06/98
 Charge Date: 05/01/98 ID Code: 81 407 Inspector: 925 Property Type: 0
 Owner :
 Block: 5648.00 District: 2
 Robert F. & Barbara A. Luepker Sr. Ward : 13 Sub. Dist: 51
 5428 Charglow C Area: 0 Court Insp. 925
 St. Louis, MO 63129 Owner Occ : N Corp Rpt .
 Personal Cont: Date: How: Comm :
 Assessor Date: Conveyance: Daily: 0
 Total Inspections: 1 Companion Cases: 1
 Witnesses: BARB JONES 658-1000

407 Recharge: ~bate/Comply: Date: Court Inspector:
 Case#: H 42619 Clerk#: 8550 Case Type: LP Filed: 05/06/98 State Code: 84010990
 Defendant:
 Luepker, Robert F. SR
 Home: 5428 Charglow St. Louis MO 63129 Phone:
 Work : Phone :
 Race: Sex: Age: 0 Birthdate: Height : Weight : 0
 Driver Licence: SS#:
 Charge Date: 05/01/98 Nolle Prose: N Total Settings: 4

.....
 First Court: 06/03/98 3 0100 P Plea: N CHOU Letter:
 Next Court: 0 Stat: PAID War: Bond Amt : 0 Fine: 12
 Case#: H 42621 Clerk#: 8550 Case Type: LP Filed: 05/06/98 State Code: 84010990
 Defendant:
 Luepker, Barbara A.
 Home: 5428 Charglow St. Louis MO 63129 Phone:
 Work : Phone :
 Race: Sex: Age: 0 Birthdate: Height : Weight : 0
 Driver Licence: SS#:
 Charge Date: 05/01/98 Nolle Prose: N Total Settings: 3

.....
 First Court: 06/03/98 3 0100 P Plea: N CHOU Letter:
 Next Court: 0 Stat: PAID War: Bond Amt : 0 Fine: 2

.....
 Court Date: 05/01/98
 Per V. Phillips - Contacted Kimberly Gray, tenant, at premise.
 Violations 7 & 8 in compliance. No progress on exterior sashes

violations 1 & 3, refer to court. (hl)
 Court Date: 05/12/98
 Per V. Phillips - Contacted Robert Luepker, owner at premise.
 Reviewed remaining violations. Mr. Luepker was very hostile and
 upset. (hl)
 Court Date: 05/15/98
 Per V, Phillips - Contacted Kimberly Gray, tenant, @ premise. All
 violations in compliance at time of inspection, ABATED. (h.1.)
 Court Date: 06/03/98
 m.h. From this setting both defendants of Robert E. Sr. & Barbara
 A. Luepker plead not-guilty and case continued until 06/24/98 for
 trial, CRTD each.
 Court Date: 06/24/98
 m.h. From this setting both defendants of Robert F. Sr. & Barbara
 A. Luepker were continued until 07/22/98 for trial, CRTD each.
 Court Date: 07/22/98
 m.h. From this setting defendant Robert F. Luepker, Sr. was found
 guilty and was fined \$100 + 16 + 5 = \$121.00 and continued until
 08/03/98 as CD. Has 10 days to file for an appeal. Co-defendant
 Court Date: 07/22/98
 Barbara A. Luepker was fined \$19 + 3 = \$22.00 and Paid.
 Court Date: 08/03/98
 m.h. From this setting defendant Robert F. Luepker, Sr. PAID
 \$100 + 16 + 5 = \$121.00.
 05/21/09 Building Division Court Section
 Case File

.....
 3872-2ND FL E DELOR ST Date Received: 08/04/89
 Charge Date: 08/04/89 ID Code: 84 407 Inspector: 300 Property Type: 0
 Owner :
 Block: 5648.00 District: 2
 Robert Luepker Ward : 13 Sub-Dist: 51
 3872 Delor C Area: 0 Court Insp. 44
 St Louis MO 63116 Owner Occ: Y Corp Rpt.
 Personal Cont: Date: How : Comm :
 Assessor Date: Conveyance: Daily: 0
 Total Inspections: 2 Companion Cases: 1
 Witnesses:
 407 Recharge: ~bate/Comply: Date: Court Inspector:

.....
 Case#: D 376861 Clerk#: 5 Case Type: SD Filed: 08/04/89 State Code: 84305990
 Defendant:
 Luepker, Robert
 Home: 3872 Delor Apt 2E St Louis MO 63116 Phone:
 Work : Phone :
 Race: Sex: Age: 0 Birthdate: Height : Weight : 0
 Driver Licence: SS#:
 Charge Date: 08/04/89 Nolle Prose: Y Total Settings: 3

.....
 First Court: 10/19/89 3 0100 P Plea: CHOU Letter: 10/19/89
 Next Court: 0 Stat: NP War: 01/20/94 Bond Amt: 0 Fine:

.....
 Court Date:
 Court Date: 11/06/91
 Letter date January 3, 1991 from Housing Conservation indicates
 that the condemnation for occupancy effected on October 10, 1990
 has been lifted effective January 3, 1990.

Court Date: 01/14/94
r1 Warrant amnesty program?
05/21/09 Building Division Court Section
Case File

.....
3872-APT 2E (CFO) DELOR ST Date Received: 02/06/07
Charge Date: 02/06/07 ID Code: 3 407 Inspector: 672 Property Type: 0
Owner :
Block: 5648.00 District: 2
DORIAN BREW Ward: 13 Sub-Dist: 51
P.O. BOX 114 C Area: 0 Court Insp. 672
ST PETERS MO 63376 Owner Occ: N Corp Rpt. N
Personal Cont: Y Date: How: Comm :
Assessor Date: 01/28/07 Conveyance: 09/11/06 Daily: 226
Total Inspections: 1 Companion Cases: 1
Witnesses: N DATTILO 622-3609
407 Recharge: Abate/Comply: Date: Court Inspector:
.....

.....
Case#: H 104930 Clerk#: 679 Case Type: CA Filed: 02/19/07 State Code: 84300990
Defendant:
BREW, DORIAN
Home: P 0 BOX 114 ST PETERS MO 63376 Phone: 398-5341
Work : Phone :
Race: Sex: Age: 0 Birthdate: Height : Weight : 0
Driver Licence: SS#:
Charge Date: 02/06/07 Nolle Prose: N Total Settings: 16
.....

.....
First Court: 04/04/07 6 0300 P Plea: CHOU Letter:
Next Court: 05/19/09 6 0100 P Stat: SFP War: Bond Amt: 0 Fine: 10
.....

.....
In Violation of Section:ORD. 67914 of Ordinance:
Subject to penalty clause set forth in:
Court Date: 04/04/07
CASE CONTINUED 05/16/07 FOR PLEA: NO PROGRESS. MCY
Court Date: 05/16/07
CASE CONTINUED 06/27/07: NO PROGRE~S/OCCUPIED. MCY
Court Date: 06/27/07
CASE CONTINUED 08/01/07: NO PROGRESS. MCY
Court Date: 07/16/07
CD 7/24/07 PER REJIS.
Court Date: 07/24/07
CASE STAYED FOR PAYMENT 08/28/07: PLED GUILTY. FINE/COURT COST
\$150.50. NO PROGRESS/FILE SENT TO BLDG TO BE RECITED. MCY
Court Date: 08/28/07
CASE STAYED FOR PAYMENT 09/25/07: MCY
Court Date: 10/01/07
CD 10/9/07 PER REJIS.
Court Date: 10/15/07
CD 10/25/07 PER REJIS.
Court Date: 10/25/07
CASE CONTINUED 11/15/07 PER REJIS, VACANT. KYH
Court Date: 11/15/07
CASE CONTINUED 1/8/08, CHANGE IN OCCUPANCY STATUS FROM OCCUPIED
TO UNOCCUPIED. KYH
Court Date: 01/08/08
CASE CONTINUED 2/26/08 PER REJIS, VACANT/BUILDING IS BOARDED UP.
.....

KYH

Court Date: 02/26/08

CASE CONTINUED 5/7/08, VACANT. KYH

Court Date: 05/07/08

CASE STAYED FOR PAYMENT 08/05/08 PER REJIS: NO PROGRESS. MCY

Court Date: 08/05/08

CASE CONTINUED 9/4/08. KYH

Court Date: 09/04/08

CASE STAYED FOR PAYMENT 10/23/08, CHANGE IN OCCUPANCY STATUS FROM OCCUPIED TO UNOCCUPIED, VACANT. KYH

Court Date: 10/23/08

CASE STAYED FOR PAYMENT 5/19/09, FINES S/B PAID THRU BANKRUPTCY PROCEEDING ATTY'S MOTION TO WITHDRAW WAS DENIED. KYH

05/21/09 Building Division Court Section

Case File

.....
 3872-APT 2W (CFO) DELOR ST Date Received: 02/06/07

Charge Date: 02/06/07 ID Code: 3 407 Inspector: 672 Property Type: 0

Owner :

Block: 5648.00 District: 2

DORIAN BREW Ward : 13 Sub. Dist: 51

P 0 BOX 114 C Area: 0 Court Insp. 672

ST PETERS MO 63376 OwnerOcc: N CorpRpt. N

Personal Cont: Y Date: How : Comm :

Assessor Date: 01/28/07 Conveyance: 09/11/06 Daily: 226

Total Inspections: 1 Companion Cases: 1

Witnesses: N DATTILO 622-3609

407 Recharge : ~bate/Comply: Date: Court Inspector:

.....
 Case#: H 104929 Clerk#: 679 Case Type: CA Filed: 02/19/07 State Code: 84300990

Defendant:

BREW, DORIAN

Home: P 0 BOX 114 ST LOUIS MO 63376 Phone: 398-5341

Work : Phone :

Race: Sex: Age: 0 Birthdate: Height : Weight : 0

Driver Licence: SS#:

Charge Date: 02/06/07 Nolle Prosse: N Total Settings: 5

.....
 First Court: 04/04/07 6 0300 P Plea: CHOU Letter:

Next Court : 0 Stat: PAID War: Bond Amt : OFine: 10

.....
 In Violation of Section:ORD. 67914 of Ordinance:

Subject to penalty clause set forth in:

Court Date: 04/04/07

CASE CONTINUED 05/16/07 FOR PLEA: NO PROGRESS. MCY

Court Date: 05/16/07

CASE CONTINUED 06/27/07: NO PROGRESS/OCCUPIED. MCY

Court Date: 06/27/07

CASE CONTINUED 08/01/07: NO PROGRESS. MCY

Court Date: 07/16/07

CD 7/24/07 PER REJIS.

Court Date: 07/24/07

CASE STAYED FOR PAYMENT 08/28/07: PLED GUILTY. FINE/COURT COST

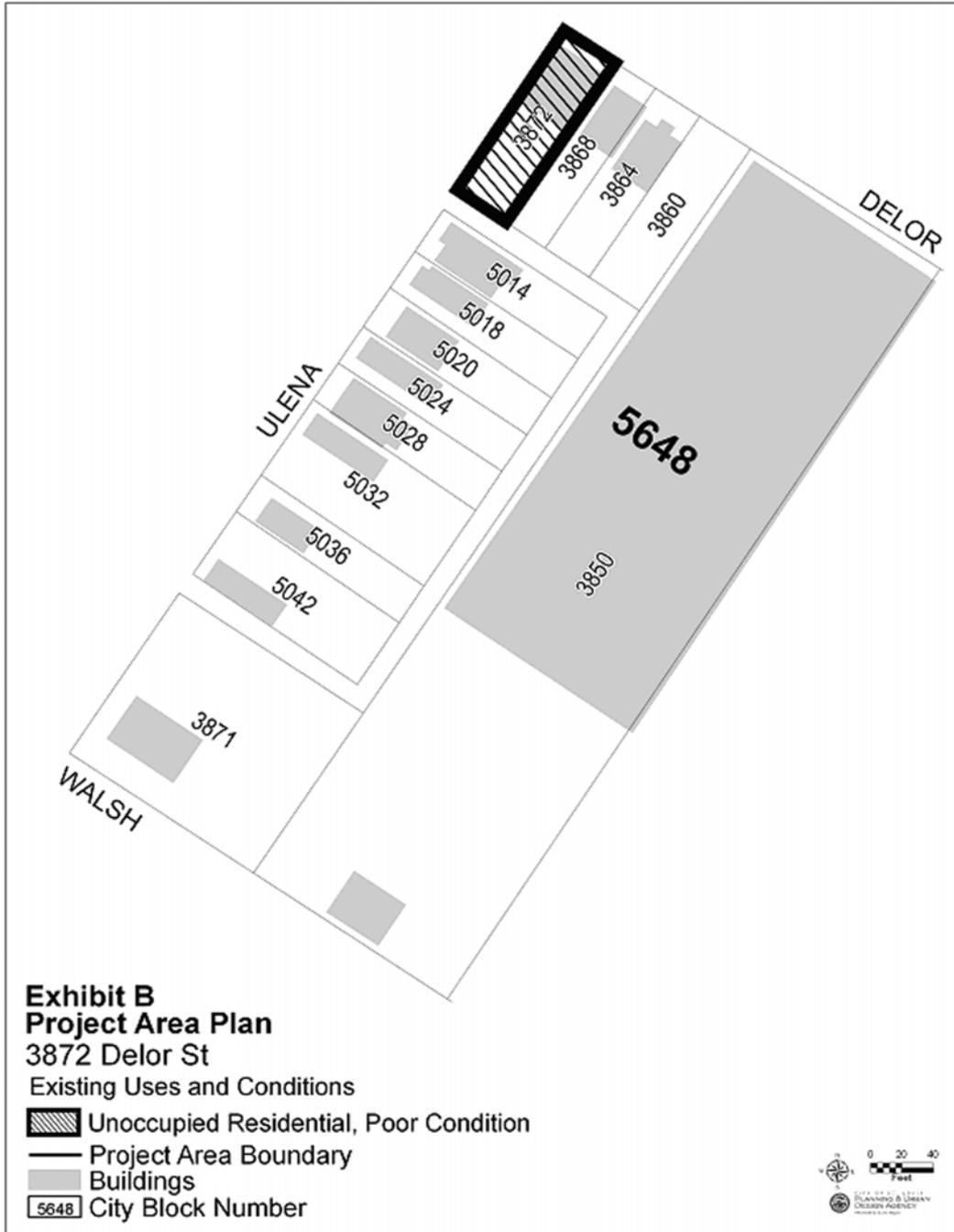
\$150.50. NO PROGRESS. MCY

Court Date: 08/28/07

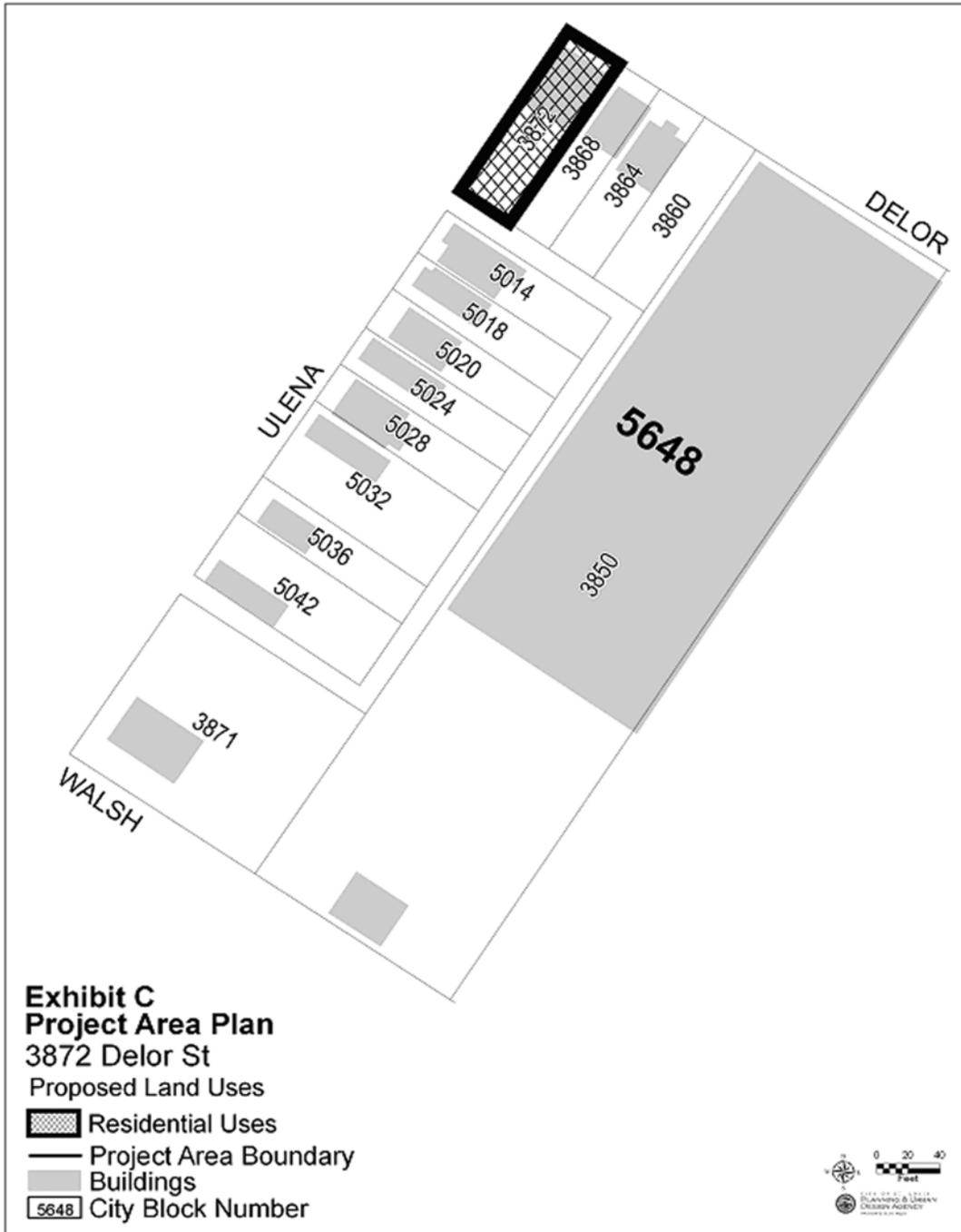
CASE PAID/CLOSED: FINE/COURT COST \$150.50. FILE SENT TO BLDG. MCY

Approved: July 27, 2009

ORDINANCE NO. 68417 – EXHIBITS B



ORDINANCE NO. 68417 – EXHIBITS C



ORDINANCE NO. 68417 – EXHIBITS D

