

1 **BOARD BILL NO. 254 INTRODUCED BY ALDERMAN FRANK WILLIAMSON**

2 An ordinance approving a Redevelopment Plan for the 1301 Union Ave. Area ("Area")
3 after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of
4 Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a
5 description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and
6 incorporated herein as Attachment "A", finding that redevelopment and rehabilitation of the Area is
7 in the interest of the public health, safety, morals and general welfare of the people of the City;
8 approving the Plan dated January 23, 2018, for the Area ("Plan"), incorporated herein by attached
9 Attachment "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the
10 development of the Area which affords maximum opportunity for development of the Area by
11 private enterprise; finding that no property in the Area may be acquired by the Land Clearance for
12 Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent
13 domain; finding that the property within the Area is unoccupied, but if it should become occupied
14 the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of
15 implementation of the Plan; finding that there shall be available 10 year tax abatement; and
16 pledging cooperation of the Board of Aldermen and requesting various officials, departments,
17 boards and agencies of the City to cooperate and to exercise their respective powers in a manner
18 consistent with the Plan.

19 WHEREAS, by reason of predominance of defective or inadequate street layout, unsanitary
20 or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting,
21 there exist conditions which endanger life or property by fire or other causes and constitute an
22 economic or social liability or a menace to the public health, safety, morals or welfare in the

1 present condition and use of the Area, said Area being more fully described in Attachment "A";
2 and

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

6 WHEREAS, there is a need for the LCRA, a public body corporate and politic created
7 under Missouri law, to undertake the development of the above described Area as a land clearance
8 project ("Project") under said Statute, pursuant to plans by or presented to the LCRA under Section
9 99.430.1 (4); and

10 WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the
11 City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"),
12 titled "Blighting Study and Plan for the 1301 Union Ave.," dated January 23, 2018 consisting of a
13 Title Page, a Table of Contents Page, and twenty (20) numbered pages, attached hereto and
14 incorporated herein as Attachment "B" ("Plan"); and

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

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

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

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

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

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

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

11 WHEREAS, this Board is cognizant of the conditions which are imposed on the
12 undertaking and carrying out of the Project, including those relating to prohibitions against
13 discrimination because of race, color, familial status, national origin or ancestry, sex, marital status,
14 age, sexual orientation, gender identity or expression, religion or disability; and

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

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

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

22 **SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as
23 defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute"

1 being Sections 99.300 to 99.715 inclusive, as amended) described in Attachment "A", attached
2 hereto and incorporated herein, known as the 1301 Union Ave. Area.

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

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

9 **SECTION FOUR.** The Blighting Study and Plan for the Area, dated January 23, 2018,
10 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by
11 reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby
12 directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

1 **SECTION NINE.** The property within the Area is currently unoccupied. If it should
2 become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being
3 defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its
4 expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and
5 policies.

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

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

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

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

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

17 **SECTION TWELVE.** All parties participating as owners or purchasers of property in the
18 Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and
19 assigns that they shall not discriminate on the basis of race, color, familial status, national origin or
20 ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or
21 disability in the sale, lease, or rental of any property or improvements erected or to be erected in the
22 Area or any part thereof and those covenants shall run with the land, shall remain in effect without
23 limitation of time, shall be made part of every contract for sale, lease, or rental of property to which

1 Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of
2 America.

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

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

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

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

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

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

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

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

22 The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-
23 profit organization owned, operated and controlled by minority group members who have at least

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Sponsor: **Alderman Frank Williamson**

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

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

14 **SECTION FOURTEEN.** The Redeveloper(s) may seek ten (10) year ad valorem
15 real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715,
16 RSMo, as amended, upon application as provided therein.

17 The tax abatement described above shall not apply to special assessments and shall not serve to
18 reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with
19 respect to the applicable real property or portion thereof, except as expressly described above.

20 Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from
21 increasing or decreasing the assessed value of the any real property or portion thereof that is not
22 subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

1 All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of
2 Revenue in the same manner as regular ad valorem real estate taxes.

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

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

BOARD BILL FISCAL NOTE

Preparer's Name Aminah Wright

Phone Number or Email Address (will be available publicly) wrighta@stlouis-mo.gov

Bill Sponsor Alderman Williamson

Bill Synopsis:	authorizes a 10-year tax abatement for the property at 1301 Union Ave.
Type of Impact:	None
Agencies Affected:	None

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? ___Yes __X__No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? ___Yes __X__No.
- A commitment of city funding in the future under certain specified conditions? ___Yes __X__No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? ___Yes __X__No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? ___Yes __X__No.
- A capital improvement project that increases operating costs over the current adopted city budget? ___Yes __X__No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? ___Yes __X__No.

If the answer is yes to any of the above questions, then a fiscal note must be attached to the board bill. Complete Section B of the form below.

ATTACHMENT "A"

**1301 UNION AVE. AREA
LEGAL DESCRIPTION**

**CB 3800 UNION BL
2.404 ACS
LUCAS HUNT ADDN
BLK 19
LOTS 1 THRU 9 E-10 & E-30 & VAC ALLEY
PARCEL # 380000021**

ATTACHMENT "B"
Form: 1/30/18

BLIGHTING STUDY AND REDEVELOPMENT PLAN

FOR THE

1301 UNION AVE. REDEVELOPMENT AREA

PROJECT# 2261

JANUARY 23, 2018

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS

MAYOR
LYDA KREWSON

**BLIGHTING STUDY AND REDEVELOPMENT PLAN FOR
1301 UNION AVE. REDEVELOPMENT AREA**

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EXHIBITS

- "A" LEGAL DESCRIPTION

- "B" PROJECT AREA PLAN - EXISTING USES AND CONDITIONS

- "C" PROJECT AREA PLAN - PROPOSED LAND USES

- "D" PROJECT AREA PLAN - ACQUISITION MAP

- "E" EQUAL OPPORTUNITY AND NON-
DISCRIMINATION GUIDELINES

- "F" BLIGHTING REPORT

- "G" SUSTAINABILITY REPORT

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 1301 Union Ave. Redevelopment Area ("Area") encompasses one parcel in the Hamilton Heights neighborhood of the City of St. Louis ("City") and is located on the West side of Union Ave. between Minerva Ave. and Page Blvd.

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

2. GENERAL CONDITION OF THE AREA

The Area comprises a portion of City Block 3800. The Area includes a vacant commercial building. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" ("Project Area Plan-Existing Uses and Conditions") and enumerated in Exhibit "F" "Blighting Report".

Unemployment figures, computed by the Missouri Economic Research and Information Center, Missouri Department of Economic Development, indicate a 3.8% unemployment rate for the City for the month of November, 2017. It is estimated that this rate is applicable to residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include a vacant commercial building.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

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

Residential density for the surrounding neighborhoods is approximately 9.93 persons per acre.

5. CURRENT ZONING

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

6. FINDING OF BLIGHT

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

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

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

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

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in zones designated “F” Neighborhood Commercial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall be permitted to use the property within the Area for only the above proposed uses.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area. The General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2016) designates it as a Neighborhood Preservation Area (NPA).

3. PROPOSED ZONING

The proposed zoning for the Area is “F” Neighborhood Commercial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City which includes the "Strategic Land Use Plan" (as amended 2016). Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THE AREA

There are 17 new jobs expected to be created in this Area because of the proposed redevelopment.

6. CIRCULATION

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

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

7. BUILDING AND SITE REGULATIONS

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

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

8. URBAN DESIGN

a. **Urban Design Objectives**

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

b. **Urban Design Regulations**

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

c. **Landscaping and Sidewalk Maintenance**

The Area shall be well-landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private

streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

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

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

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.

WALL OPTION

All permanent at-grade parking areas shall be screened on street-facing sides with a decorative wall and/or fence of masonry, cast metal, wrought iron, or a combination thereof, with eight foot masonry piers capped with appropriate stone material located at gates, corners and every twenty-five (25) feet along the perimeter. All such cast metal or wrought iron fencing must be planted with a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and which is maintained at a minimum height of three and one-half (3-1/2) feet at maturity.

If parking lots exceed twenty-five (25) spaces, three percent (3%) of the interior of the parking lots shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. These trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low-lying ground cover or other plant material.

HEDGE OPTION

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

10. SIGN REGULATIONS

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

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

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

12. PUBLIC IMPROVEMENTS

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

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

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

C. PROPOSED SCHEDULE OF DEVELOPMENT

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

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

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

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

3. PROPERTY DISPOSITION

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

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

The Redeveloper(s) may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein.

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above.

Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

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, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability in the lease, sale, rental or occupancy of any property, or any improvements erected or to be erected in the Area, or any part thereof.

2. CONSTRUCTION AND OPERATIONS

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

3. LAWS AND REGULATIONS

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

4. ENFORCEMENT

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

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

H. MODIFICATIONS OF THIS PLAN

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

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

I. DURATION OF REGULATION AND CONTROLS

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

J. EXHIBITS

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

K. SEVERABILITY

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

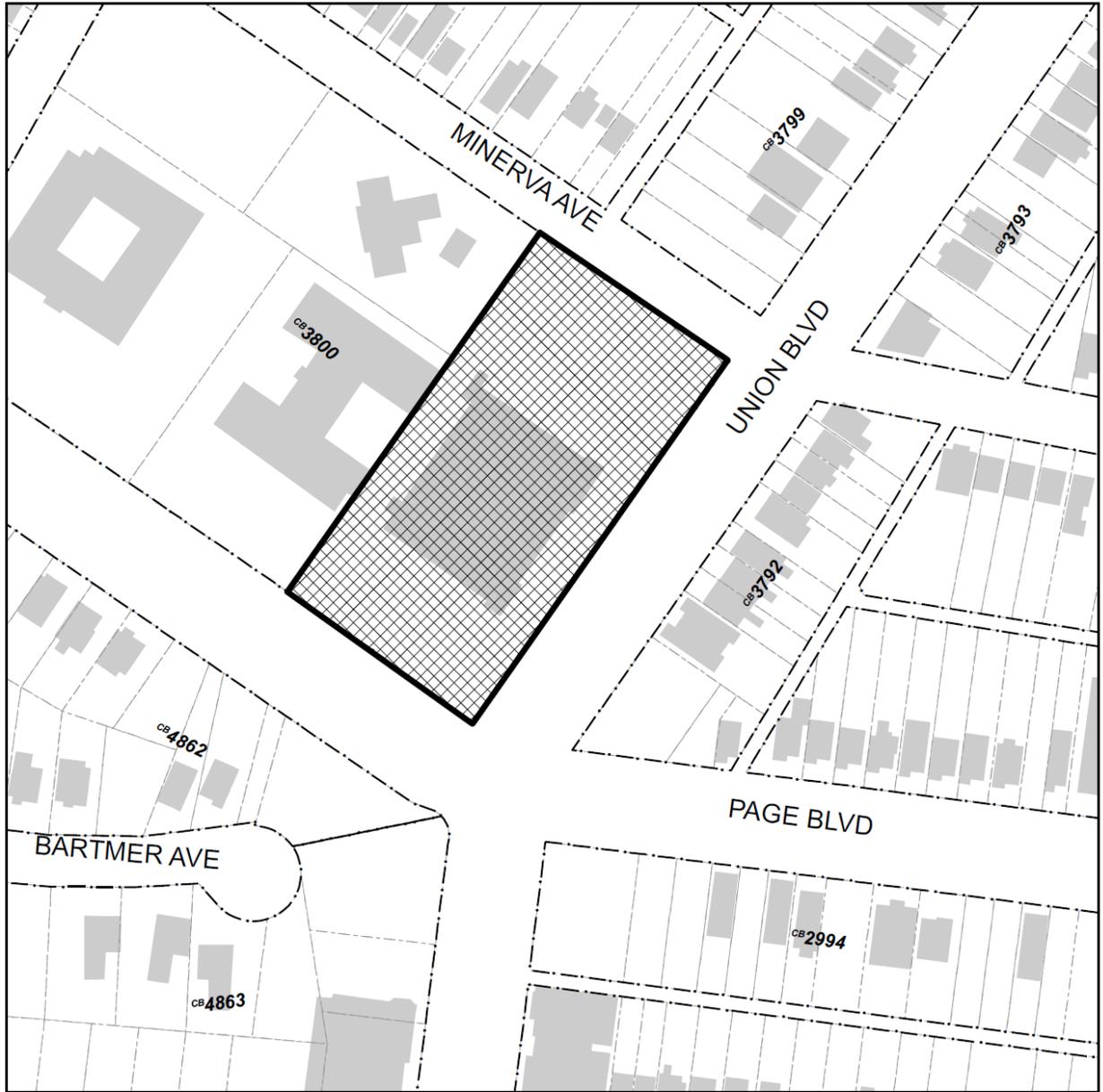
EXHIBIT "A"

**1301 UNION AVE. AREA
LEGAL DESCRIPTION**

**CB 3800 UNION BL
2.404 ACS**

**LUCAS HUNT ADDN
BLK 19
LOTS 1 THRU 9 E-10 & E-30 & VAC ALLEY
PARCEL # 380000021**

EXHIBIT "B"



-  Project Area Boundary
-  Buildings
-  City Block Number

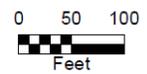
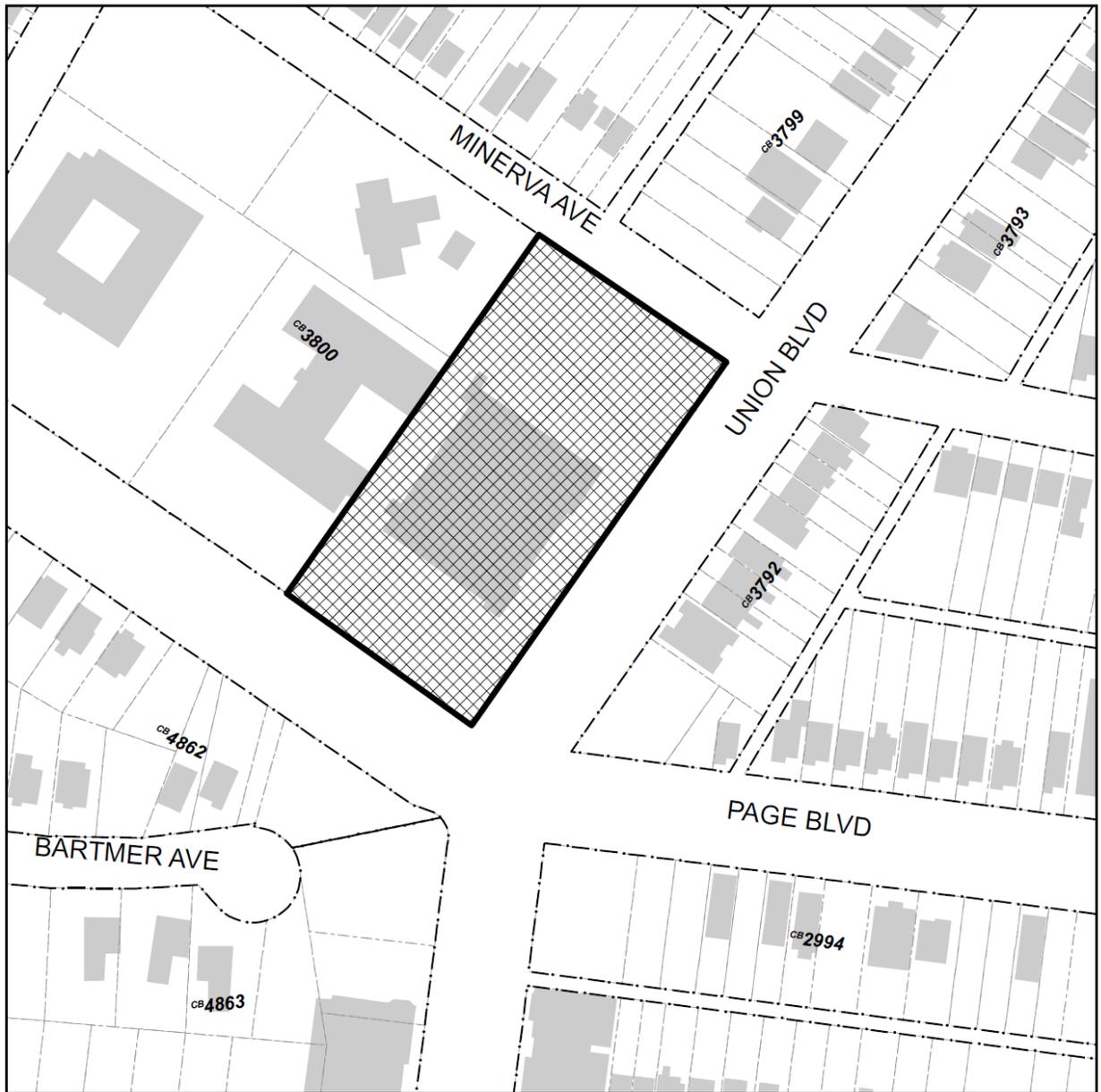


EXHIBIT "C"



- Project Area Boundary
- Buildings
- CB1234 City Block Number

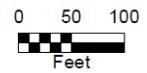
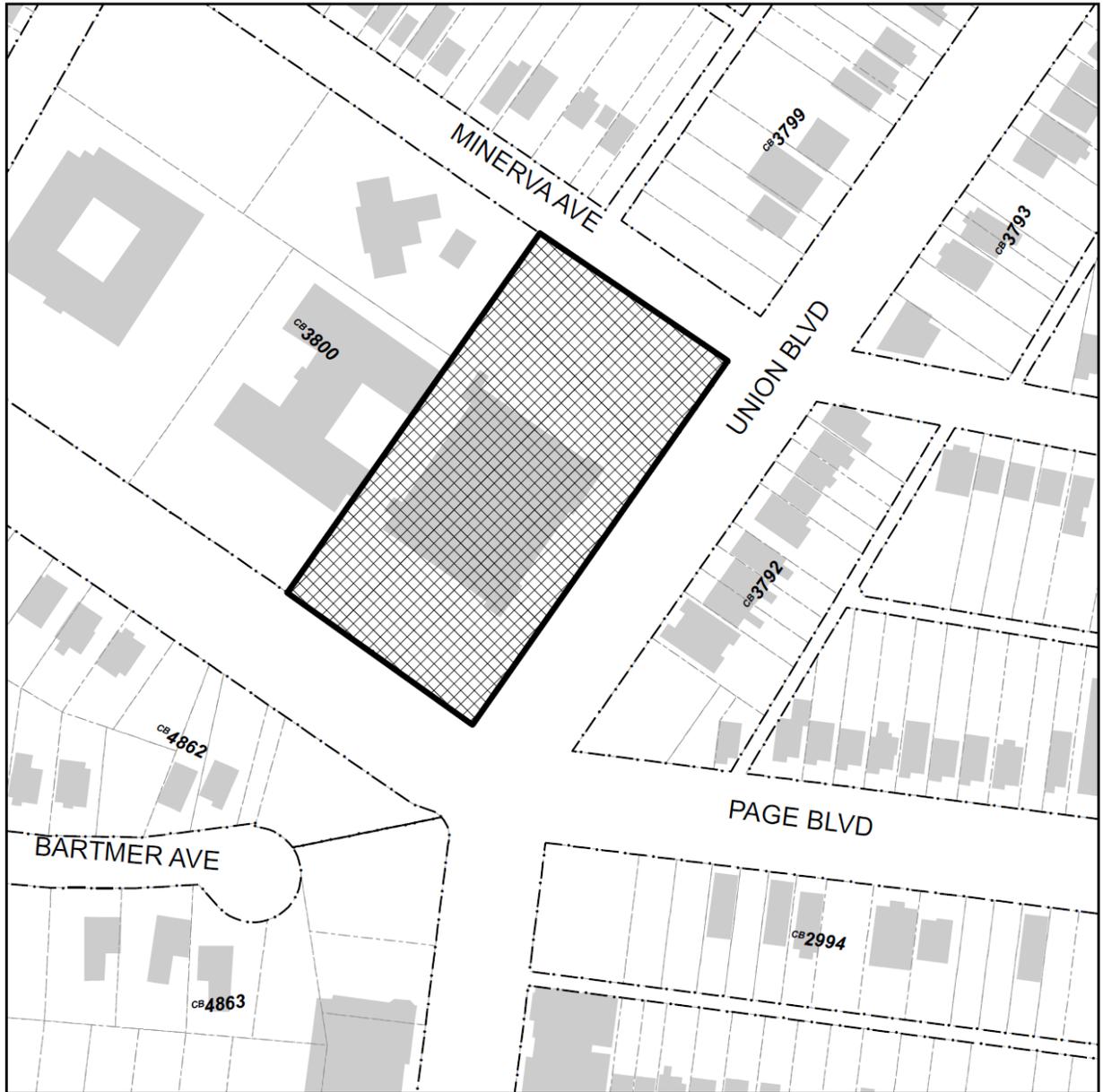
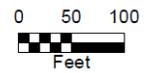


EXHIBIT "D"



- Project Area Boundary
- Buildings
- CB1234 City Block Number



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, and the contractors and subcontractors of its commercial tenants, to comply with such laws.

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

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

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, familial status, national origin or ancestry, sex, marital status, age, sexual orientation, gender identity or expression, religion or disability 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.

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

The subject property X is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: _____ The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

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

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

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

The subject property X has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and _____. If answer is yes, explain: _____ The property is unoccupied. Portions of it are subject to illegal dumping, rat infestation, and use by transients.

SUSTAINABILITY IMPACT STATEMENT - RESIDENTIAL

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart shows how the objectives of this Redevelopment Plan relate to selected Functional Categories and development related Objectives of the City's Sustainability Plan. The Mayor has issued a Sustainable Action Agenda (SAA). The following chart also shows items that may relate to development projects.

		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region	X	
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		X
A5	Provide development incentives to encourage transit-oriented development		X
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		X
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.		X
B2	Update local street design standards and implement the Complete Streets Ordinance		X
B3	Create Citywide, and multiple neighborhood-scale mobility plans		X
B4	Discourage development that reduces transit, bike and pedestrian activities		X
C1	Design public spaces and neighborhood streets as gathering spaces for people		X
C5	Maintain public spaces and neighborhood streets		X
D7*	Expand the City's urban tree canopy	X	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%	X	
E1	Celebrate and increase activity along the Mississippi River		X
E2	Remove/change infrastructure to improve riverfront access		X
F1	Preserve and reuse buildings as a means of achieving sustainability		X
F2	Continue to integrate preservation into the planning and building approval process		X
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		X
F5	Promote the redevelopment of historic homes and commercial properties		X
G1	Develop affordable homes in concert with long-range transit and development planning		X
G2	Encourage mixed-use affordable housing in high amenity		X

	neighborhoods		
G4	Integrate low income housing into market-rate and mixed-use development		X
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		X
G8	Offer housing that is energy efficient and environmentally sustainable		X
H4	Continue to remove site contamination and promote brownfields redevelopment		X
I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors		X
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		X
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		X
A5	Diversify the City's range of arts, creative and innovative industries		X
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TODs		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		X
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units		X
E5	Create pathways for qualified low-income families to become homeowners		X
SAA10	Implement Board Bill 297 pertaining to workforce inclusion		X
F1	Address blighting and environmental health hazards	X	
F6	Ensure the application of universal design and accessibility codes		X
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	X	
B5	Reduce exposure of lead-paint poisoning		X
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		X
SAA14	End chronic Homelessness		X

D4	Design buildings to encourage physical activity		X
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub		
A2	Encourage transit oriented development		X
SAA1 8	Increase bike racks by 150%		X
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		X
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		X
G3	Ensure building and site development integrated with natural site ecology		X
G4	Advance the use of high-efficiency building related water systems and technologies		X
G5	Encourage re-use of materials and divert waste from land-fills		X
G6	Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA2 6	Require a sustainability impact statement for all new City development		X
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		X
B2	Encourage small scale redevelopment with economic incentives		X
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
C3	Focus on small and local businesses as a key part of the City economy		
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions		X
D5	Market and encourage living in the City to recent college graduates	X	
E3	Promote flexible development approaches by developers, land owners and business firms		X
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	X	
SAA2 7	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
G3	Foster innovation		X
SAA2 8	Remediate and prepare at least 40 vacant properties for redevelopment	X	
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

