

## *St. Louis City Ordinance 64796*

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 172

INTRODUCED BY ALDERMAN PHYLLIS YOUNG

An ordinance affirming that the area blighted by Ordinance 60101 , known as the Kosciusko Urban Renewal Area ("Area") as described in Exhibit "A-1" attached hereto and incorporated by reference, is a blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), affirming 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 Amended Blighting Study and Plan dated August 24, 1999 for the Area ("Amended Plan"), incorporated herein by Exhibit "B" for an Amended Area (?Amended Area?), incorporated herein by Exhibit ?A,? pursuant to Section 99.430; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is currently partially occupied, and the Redeveloper shall be responsible for providing relocation assistance pursuant to the Amended Plan to any eligible occupants displaced as a result of implementation of the Amended Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Amended Plan; finding that there shall be available up to twenty-five (25) year tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and exercise their respective powers in a manner consistent with the Plan.

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

WHEREAS, by Ordinance 60101, this Board found the property located in the Kosciusko Urban Renewal Area to be a "blighted area" as defined in Section 99.320 (3) of the Statute and said property remains blighted; and

WHEREAS, by Ordinance 60101, this Board also approved a Redevelopment Plan for the Area, dated October 20, 1986; and

WHEREAS, it is desirable and in the public interest to amend the Redevelopment Plan approved by Ordinance 60101 by approving an Amended Area; and

WHEREAS, the LCRA has recommended such an amended plan to the Planning Commission of the City of St. Louis (?Planning Commission?) and to this St. Louis Board of Aldermen ("Board"), titled "Amended Blighting Study and Plan for Kosciusko Urban Renewal Area," dated October 20, 1959, most recently amended August 24, 1999, consisting of a Title Page, a Table of Contents Page, and thirteen (13) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Amended Plan"); and

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

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

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

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

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

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

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

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

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

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

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

SECTION ONE. The finding of the Board of Aldermen, by St. Louis Ordinance 60101, that certain property described therein (and described herein as Exhibit "A-1" attached hereto and incorporated herein) is a blighted area, as defined in Section 99.320(3) of the Revised Statutes of Missouri, 1994, as amended (the "Statute" being Section 99.300 to 99.715 inclusive, as amended) is hereby confirmed.

SECTION TWO. The redevelopment of the Amended Area as described in Exhibit "A", 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 Amended Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the additional property included in the Amended Area is also blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Amended Blighting Study and Plan for the Area, amended August 24, 1999 ("Amended Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Amended Plan with the Minutes of this meeting.

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

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

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

SECTION EIGHT. The Amended Plan for the Amended Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Amended Area by the exercise of eminent domain or otherwise.

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

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

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Amended 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 Amended 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 Amended Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Amended Area for redevelopment ("Redeveloper") shall agree

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

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

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

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

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

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1994, as amended, upon application as provided therein.

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

If property in the Amended 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 Amended Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount

based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

For the ensuing period of up to fifteen (15) years following the original period stated above, any such corporation shall pay taxes and payments in lieu of taxes as provided above in an amount based upon fifty percent (50%) of the then normal assessment of the land and improvements.

Thereafter any such corporation shall pay the full amount of taxes.

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 twenty five (25) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond twenty-five (25) years after the redevelopment corporation shall have acquired title to the property.

**SECTION FIFTEEN.** Any proposed modification which will substantially change the Amended Plan, shall be approved by the St. Louis Board of Aldermen in the same manner as the Amended Plan was first approved. Modifications which will substantially change the Amended 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 Amended Area, or to other items which alter the nature or intent of the Amended Plan.

The Amended 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 the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Amended Plan.

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.

AMENDED

REDEVELOPMENT PLAN

FOR

KOSCIUSKO

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

OCTOBER 20, 1959

REVISED: APRIL 24, 1970

SEPTEMBER 17, 1973

MAY 10, 1978

AMENDED: AUGUST 20, 1986

AMENDED: AUGUST 24, 1999

CLARENCE HARMON

MAYOR

KOSCIUSKO

REDEVELOPMENT PLAN

A.	DESCRIPTION OF PROJECT	1	
	1.	Delineation of Area	1
	2.	Proposed Redevelopment and Objectives	1
B.	LAND USE PLAN	1	
	1.	Proposed Land Use	1
	2.	Regulations and Controls	2
	a.	Building and Regulations	2
	b.	Parking Regulations	2
	c.	Sign Regulations	2
	d.	Building and Sign Permits	3
	3.	Circulation	3
	4.	Public Improvements	3
C.	EXECUTION OF PROJECT	3	
	1.	Administration and Financing	3
	2.	Property Acquisition	3
	3.	Property Disposition	4
	4.	Relocation Assistance	4
	5.	Cooperation of the City	4
	6.	Tax Abatement and Payment in Lieu of Taxes	4
	7.	Compliance with Affirmative Action and Nondiscrimination Laws and Regulations	5
	8.	Proposed Schedule of Development	6
D.	OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	6	
E.	PROCEDURE FOR CHANGES IN APPROVED PLAN	6	
F.	DURATION OF REGULATIONS AND CONTROLS	7	
G.	EXHIBITS	8	
	"A"	LEGAL DESCRIPTION	8
	"B"	PROJECT AREA PLAN	10
	◆"C"	PROPOSED LAND USE	11
	"D"	REDEVELOPMENT REGULATIONS AND CONTROLS	12
	"E"	EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES	13

## A. DESCRIPTION OF PROJECT

### 1. Delineation of Area

The Legal Description of the Kosciusko Redevelopment Area (the "Area") is attached and labeled Exhibit "A" and the boundaries of the Area are delineated on Exhibit "B" (Project Area Plan).

The Area includes approximately 220 acres located to the south of the Central Business District, and is bounded on the west by Seventh Boulevard and Eighth

Street, on the north by 1 55, on the east by Second and First Streets and on the south by St. George and Dorcas Streets.

## 2. Proposed Redevelopment and Objectives

The redevelopment activity proposed by this Plan contemplates construction of commercial, institutional and industrial uses.

The primary objective of this amended Plan is to encourage continued redevelopment in this Area, which is south of the Central Business District along the riverfront.

## B. LAND USE PLAN

### 1. Proposed Land Uses

The proposed land use within this Area is shown on the Proposed Land Use Plan, Exhibit "C" hereof. The proposed land use of the Area is commercial, institutional and industrial. The Proposed Land Use Plan also shows that the public rights of way will remain the same as those in place as of the date of the last revision of this Plan, May 10, 1978.

Commercial uses allowed are as in the "G" zoning district of the City of St. Louis Zoning Code approved April 25, 1950, as amended, except for the following uses which shall be prohibited:

- (a) Automobile body or fender repair shops
- (b) Bakeries other than those whose products are sold exclusively at retail on the premises
- (c) Dyeing and cleaning works
- (d) Ice plants
- (e) Laundries
- (f) Livery stables or riding academies
- (g) Milk distributing or bottling plants
- (h) Printing shops
- (i) Tinsmith or sheet metal shops

## 2. Regulations and Controls

### a. Building and Use Regulations

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the Building Code and Zoning District Regulations of the City of St. Louis and those listed in Exhibit "D". The Area is currently zoned "J" Industrial and "K" Unrestricted. It is contemplated that the Area will not be rezoned.

The architectural character of new construction shall be of high quality. All property shall be well landscaped, which landscaping shall include street trees.

Redevelopers shall maintain all structures, equipment, paved areas and landscaped areas located in the Area in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting.

### b. Parking Regulations

Off street parking shall be in accordance with Exhibit "D" and the City Code. All commercial and industrial uses shall provide off street loading.

### c. Sign Regulations

All new signs shall be limited as set out in the City Code, this Plan, and agreements between the Land Clearance for Redevelopment Authority of the City of St. Louis (the "Authority") and redevelopers. All new signs shall be restricted to those identifying the name and/or business and principal products of the Person or firm occupying the premises. New wall signs shall be placed only on those sides of the buildings fronting on public or private streets or ways, project no more than eighteen (18) inches from the face of the building, not extend above the primary roof line of the structure, and not exceed one hundred (100) square feet or ten percent (10%) of the ground floor wall surface fronting on such public streets, whichever is the lesser; painted wall signs, moving signs, animated or flashing signs or permanent or portable message board signs shall not be permitted, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained thereon except that construction signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof. Ground or monument signs may be permitted provided they do not exceed eight (8) feet in height nor exceed twenty five (25) square feet per side and provided such a sign is needed based upon the use, location or siting of the building. In addition, businesses having more than 40,000 square feet of ground floor area may have proportionately larger signs provided the Authority confirms that there is a need to do so based on the use, location or siting of the building.

In addition to the above signage, four "South Broadway Shopping Center" pole signs may be erected along the east side of Seventh Street. Each sign shall identify the area as the "South Broadway Shopping Center" and may also identify one or more of the uses occupying space along South Broadway. These four pole signs shall be a maximum of fifty (50) square feet per side and not exceed twenty feet (20) in height.'

d. Building and Sign Permits

No building, conditional use or sign permits shall be issued by the City of St. Louis without prior approval of the Authority.

3. Circulation

The proposed Land Use Plan (Exhibit "C") indicates the proposed circulation of the Area. Most streets shall remain unchanged.

4. Public Improvements

If funds are made available to the Authority, the Authority will provide public improvements, including measures for the control of traffic, improvements to street lighting, street trees, and any other improvements necessary for the carrying out of this amended Plan.

C. EXECUTION OF PROJECT

1. Administration and Financing

The Authority shall be responsible for the administration of this amended Plan.

Implementation of this amended Plan will be financed by funds obtained from public and private sources including, without limitation, equity funds provided by redevelopers and revenue bonds.

2. Property Acquisition

The Authority may acquire any property in the Area except as may be prohibited by contracts between the Authority and redevelopers.

All cost of acquisition shall be borne by redevelopers, and funds for the direct or indirect cost thereof shall be advanced, or caused to be advanced, and guaranteed to the Authority prior to initiation of negotiations for acquisition.

3. Property Disposition

If the Authority acquires property, the Authority may sell, or lease the property for redevelopment to a redeveloper who shall agree to develop the property in accordance with this Plan and the contracts with such redeveloper.

#### 4. Relocation Assistance

All occupants displaced by the Authority from property acquired by the Authority will be provided with relocation assistance as provided in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and regulations promulgated for the implementation thereof. All costs of such relocation shall be borne by the redeveloper, and funds shall be advanced, or caused to be advanced to the Authority, prior to commencement of any relocation activities.

All occupants displaced by any redeveloper from property acquired by said redeveloper shall be given relocation assistance by the redeveloper in accordance with all applicable federal, state and local laws, ordinances, regulations and policies. In addition, the redeveloper shall provide timely notice of its activities to all occupants and assist occupants in finding comparable space at affordable rents.

#### 5. Cooperation of the City

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

#### 6. Tax Abatement And In Lieu Of Tax Payments

If property is sold by the Authority to a redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten years after the date the Authority shall sell such property, taxes on such property shall be based on the assessment of land, exclusive of any improvements thereon, the first day of the calendar year in which such redevelopment corporation shall own such property. In addition to such taxes, such corporations shall for the same ten year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis on the property as of the first day of the calendar year in which such redevelopment corporation shall own such property. If property shall be tax exempt because it is owned by the Authority and leased to any such corporation, then such corporation for the first ten years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount equal to the taxes on the property, land and improvements, as of the first day of the calendar year in which such redevelopment corporation shall own such property.

For the ensuing fifteen years following the ten year period stated above, such corporations shall pay taxes, or payments in lieu of taxes, in an amount equal to fifty percent of the then normal assessment of the land and improvements and thereafter shall pay in the amount of full taxes.

All payments in lieu of taxes shall be a lien upon the property and when paid to the Collector of Revenue of the City of St. Louis, shall be distributed as all other taxes. Said partial tax relief and payments in lieu of taxes provisions during said twenty five year period shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this amended Plan and in any contract entered into with the Authority, however, in no event shall such benefits extend beyond twenty five years after their first use on the property.

Further, in lieu of the twenty five year abatement, outlined above, a redeveloper can seek ten year tax abatement pursuant to Sections 99.700 99.715, Revised Statutes of Missouri, upon application as provided therein.

## 7. Compliance With Affirmative Action And Nondiscrimination Laws and Regulations

### a. Land Use

A redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, or physical handicap in the lease, sale or occupancy of any property in the Area.

### b. Construction and Operations

A redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, 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 such opportunities to everyone in all activities of the project, including enforcement, contracting, operating, and purchasing.

### c. Laws and Regulations

All redevelopers shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and guidelines in Exhibit "E", attached.

### d. Enforcement

All of the provisions of this Section 7 shall be incorporated in agreements between the Authority and all redevelopers, which agreements shall be recorded in the office of the Recorder of Deeds. The Provisions of 7 (a) shall be covenants running with the land, without limitation as to time, and the provisions of 7 (b) shall be for the duration of this Plan and any extension thereof. All of the provisions of Section 7 shall be enforceable against a redeveloper, and its heirs, successors or assigns, by the Authority, the City of St. Louis, or any agency of the State or the United States of America having jurisdiction.

#### 8. Proposed Schedule of Development

The redevelopment of the Area has been initiated. Existing facilities may from time to time be expanded, modified or replaced with new developments.

#### D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

This amended Plan is consistent with the City's General Plan. The elements of the 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.

#### E. PROCEDURES FOR CHANGES IN APPROVED PLAN

This amended Plan may be modified at any time by the Authority with the consent of the Community Development Agency; provided that, if modified after the sale or long term lease of real property in this Area, modification must be concurred in by all redevelopers or successors in interest, affected by the proposed modifications.

When proposed modifications will substantially change this Plan, modifications shall be approved by the St. Louis Board of Aldermen.

#### F. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this amended Plan shall be in full force and effect for twenty five (25) years commencing with the effective date of approval of this amended Plan by Ordinance, and for additional ten (10) year periods, unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this amended Plan as of the end of the term then in effect, except as provided in Section 7 (d) of this amended Plan.

## EXHIBIT "A-1"

### LEGAL DESCRIPTION KOSCIUSKO

As Approved By Ordinance #60101

Beginning at the point of intersection of the north line of Convent Street and the east line of Third Street, thence running southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 202, said northwest corner being approximately 130 feet south of the intersection of the south line of Merchant Street and the east line of Third Street; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north south alley between Second and Third Streets, thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along said extension and along the south property line to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Barry Street; thence eastwardly along the north line of Barry Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the east line of Third Street; thence southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 709, said northwest corner being 90 feet south of the south line of Lafayette Avenue; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north south alley in City Block 709; thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along the extension and along the south property line of said parcel to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Lesperance Street; thence eastwardly along the north line of Lesperance Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the north line of Victor Street; thence eastwardly approximately 1520 feet along the north line of Victor Street, and Victor Street extended, to a point; thence southwardly and perpendicular to the last described line a distance of approximately 60 feet to the south line of Victor Street extended; thence westwardly along the south line of Victor Street extended and Victor Street to the east line of First Street; thence southwardly along the east line of First Street to the south line of Sidney Street; thence westwardly along the south line of Sidney Street to the center line of the 15 foot wide north south alley in City Block 757; thence southwardly approximately 150 feet along the center line of said alley to the west extension of the south line of a parcel in City Block 757; thence eastwardly along the west extension and along the south line of said parcel and

along the east extension of said line to the east line of First Street; thence southwardly along the east line of First Street to the south line of St. George Street; thence westwardly along the south line of St. George Street the east line of the 15 foot wide north south alley in City Block 759; thence southwardly approximately 185 feet along the east line of said alley to the extension of the south line of the 10 foot wide east west alley in City Block 759; thence westwardly along the extension and along the south line of said alley to the east line of Second Street; thence southwardly along the east line of Second Street approximately 345 feet; thence westwardly, at right angles to the east line of Second Street, to the west line of Second Street; thence northwardly along a line to a Point in the center line of the 15 foot wide east west alley in City Block 760, said point being 20 feet west of the west line of Second Street; thence westwardly along the center line of said alley to the center line of the 15 foot wide north south alley in City Block 760; thence northwardly along the center line of said alley to a point in the extension of the northernmost property line of a parcel in City Block 760, said point being approximately 327 feet south of the south line of St. George Street; thence westwardly along the extension and along said northernmost line of said parcel in City Block 760 to the east line of Third Street; thence southwardly along the east line of Third Street to the south line of Dorcas Street; thence westwardly along the south line of Dorcas Street to a point approximately 150 feet west of the west line of Broadway, which is also a point in the southern extension of the center line of an alley in City Block 851 vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley approximately 287 feet to the center line of an east west alley, vacated by Ordinance 46823; thence eastwardly approximately 52 feet along the center line of said vacated alley to the extension of the center line of a north south alley vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley to the south line of Lynch Street; thence westwardly along the south line of Lynch Street to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the extension of the west line of Eighth Street; thence northwardly along the extension and along the west line of Eighth Street to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Park Avenue; thence eastwardly along the north line of Park Avenue to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Convent Street; thence eastwardly along the north line of Convent Street to the eastern line of Third Street and the point of beginning.

EXHIBIT "A"

AMENDED  
LEGAL DESCRIPTION

KOSCIUSKO

Beginning at the point of intersection of the north line of Convent Street and the east line of Third Street, thence running southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 202, said northwest corner being approximately 130 feet south of the intersection of the south line of Merchant Street and the east line of Third Street; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north south alley between Second and Third Streets, thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along said extension and along the south property line to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Barry Street; thence eastwardly along the north line of Barry Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the east line of Third Street; thence southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 709, said northwest corner being 90 feet south of the south line of Lafayette Avenue; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north south alley in City Block 709; thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along the extension and along the south property line of said parcel to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Lesperance Street; thence eastwardly along the north line of Lesperance Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the north line of Victor Street; thence eastwardly approximately 1520 feet along the north line of Victor Street, and Victor Street extended, to a point; thence southwardly and perpendicular to the last described line a distance of approximately 60 feet to the south line of Victor Street extended; thence westwardly along the south line of Victor Street extended and Victor Street to the east line of First Street; thence southwardly along the east line of First Street to the south line of Sidney Street; thence westwardly along the south line of Sidney Street to the center line of the 15 foot wide north south alley in City Block 757; thence southwardly approximately 150 feet along the center line of said alley to the west extension of the south line of a parcel in City Block 757; thence eastwardly along the west extension and along the south line of said parcel and along the east extension of said line to the east line of First Street; thence southwardly along the east line of First Street to the south line of St. George Street; thence

westwardly along the south line of St. George Street the east line of the 15 foot wide north south alley in City Block 759; thence southwardly approximately 185 feet along the east line of said alley to the extension of the south line of the 10 foot wide east west alley in City Block 759; thence westwardly along the extension and along the south line of said alley to the east line of Second Street; thence southwardly along the east line of Second Street approximately 345 feet; thence westwardly, at right angles to the east line of Second Street, to the west line of Second Street; thence northwardly along a line to a Point in the center line of the 15 foot wide east west alley in City Block 760, said point being 20 feet west of the west line of Second Street; thence westwardly along the center line of said alley to the center line of the 15 foot wide north south alley in City Block 760; thence northwardly along the center line of said alley to a point in the extension of the northernmost property line of a parcel in City Block 760, said point being approximately 327 feet south of the south line of St. George Street; thence westwardly along the extension and along said northernmost line of said parcel in City Block 760 to the east line of Third Street; thence southwardly along the east line of Third Street to the south line of Dorcas Street; thence westwardly along the south line of Dorcas Street to a point approximately 150 feet west of the west line of Broadway, which is also a point in the southern extension of the center line of an alley in City Block 851 vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley approximately 287 feet to the center line of an east west alley, vacated by Ordinance 46823; thence eastwardly approximately 52 feet along the center line of said vacated alley to the extension of the center line of a north south alley vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley to the south line of Lynch Street; thence westwardly along the south line of Lynch Street to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the extension of the west line of Eighth Street; thence northwardly along the extension and along the west line of Eighth Street to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Park Avenue; thence eastwardly along the north line of Park Avenue to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Convent Street; thence eastwardly along the north line of Convent Street to the eastern line of Third Street and the point of beginning; exempting the following property:

A lot in Block 691-W of the City of St. Louis, beginning at a point formed by the intersection of the east line of Seventh Boulevard and the south line of Rutger Street (vacated), hence eastwardly along the south line of Rutger Street (vacated), to the west line of Sixth Street (vacated), hence southwardly 426 feet, hence westwardly and

parallel with Rutger Street (vacated) to the east line of Seventh Boulevard, hence northwardly along the east line of Seventh Boulevard to the point of beginning.

EXHIBIT "D"

REDEVELOPMENT REGULATIONS AND CONTROLS KOSCIUSKO PROJECT,

LAND USES

1. LAND USE RESTRICTIONS	As in "J" Zoning District except residential, bill except: boards, open storage visible from any public street, and coal yards.	As in "K" Zoning District (a) Billboards  (b) Open storage visible from any public street  (c) Cement, lime, gypsum, or plaster of paris manufacture  (d) Fireworks, explosives, manufacture or storage  (e) Garbage, offal or dead animals reduction or dumping  (f) Glue manufacture, fat rendering or distillation of bones  (g) Petroleum refining  (h) Stock yard or abattoir  (i) Junk yards and coal yards
2. COVERAGE OF LAND BY BUILDINGS	Site Plan approval by Land Clearance Authority is required.	Site Plan approval by Land Clearance Authority is required.
3. OFF STREET PARKING	Not less than 1 parking space per 5 employees	Not less than 1 parking space per 5 employees

4. OFF STREET LOADING	Entirely within property lines	Entirely within property lines
5. BUILDING SET BACKS	10 feet from east property line of 7th Blvd. between Russell and Sidney	
6. LOT SIZE	4 acres minimum; except that Land Clearance Authority may approve smaller lot.	4 acres minimum; except that Land Clearance Authority may approve smaller lot.

<b>Legislative History</b>				
<b>1ST READING</b>	<b>REF TO COMM</b>	<b>COMMITTEE</b>	<b>COMM SUB</b>	<b>COMM AMEND</b>
<b>09/24/99</b>	<b>09/24/99</b>	<b>HUDZ</b>		
<b>2ND READING</b>	<b>FLOOR AMEND</b>	<b>FLOOR SUB</b>	<b>PERFECTN</b>	<b>PASSAGE</b>
<b>11/12/99</b>			<b>11/19/99</b>	<b>11/19/99</b>
<b>ORDINANCE</b>	<b>VETOED</b>		<b>VETO OVR</b>	
<b>64796</b>				