

## *St. Louis City Ordinance 65120*

FLOOR SUBSTITUTE  
BOARD BILL NO. 223 [00]

INTRODUCED BY ALDERMAN KENNETH ORTMANN, LEWIS REED,  
KENNETH ORTMANN

An ordinance finding that a certain 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), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Tower Grove East Scattered Sites II Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated May 23, 2000 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that certain 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 partly occupied and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public

health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

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

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

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the Tower Grove East Scattered Sites II Area", dated May 23, 2000, consisting of a Title Page, a Table of Contents Page, and twenty (20) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

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

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

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

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

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

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

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

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of 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 Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

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

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

**SECTION ONE.** There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive) described in Exhibit "A", attached hereto and incorporated herein, known as the Tower Grove East Scattered Sites II Area ("Area").

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

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

**SECTION FOUR.** The Blighting Study and Plan for the Area, dated May 23, 2000 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

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

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

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

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

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

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

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

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative

responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

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

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

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

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

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

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

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated

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

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

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

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

**SECTION FOURTEEN.** The Redeveloper may seek ten (10) year 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 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 ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to

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

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

**SECTION FIFTEEN.** Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved.

Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, 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. Changes which are not substantial are those that do not go to the crux of the 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.

DRAFT  
Form: 11/3/00

BLIGHTING STUDY AND PLAN  
FOR  
THE TOWER GROVE EAST SCATTERED SITES II AREA  
PROJECT #9201  
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY  
OF THE CITY OF ST. LOUIS  
MAY 23, 2000  
MAYOR  
CLARENCE HARMON  
BLIGHTING STUDY AND PLAN FOR THE TOWER  
GROVE EAST SCATTERED SITES II AREA

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#### A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

##### 1. DELINEATION OF BOUNDARIES

The Tower Grove East Scattered Sites II Area ("Area") consists of 70 commercial and split-use properties encompassing approximately 8 acres in the in the Tower Grove East and Compton Heights neighborhoods of the City of St. Louis ("City").

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 part of City Blocks 1428, 1429, 1430, 1431, 1434, 1435, 1437, 1440, 1441, 1447, 1450, 1453, 1454, 1455, 1456, 1457, 1459, 1462, 1464, 1469, 1480, 1490, 1491, 1492, 1495, 1500, 2062, 2063, 2078, 2080 and 2081 and includes the following addresses: 3000-08, 3001-11, 3012-18, 3101-03, 3131, 3151-53, 3201-09, 3301-05, 3325, 3456-58, 3536 Arsenal Street, 2727-29 S. Compton Avenue, 3000, 3126, 3301, 3325-27, 3457-59, 3500, 3504 Magnolia Avenue, 2900-02, 3200-04, 3206-08, 3324-26, 2901-07, 3149, 3155 and 3525 Shenandoah Avenue, 2901 Sidney Street, 2315-19 Tennessee Avenue, 2900-02 Victor Street, 2601, 2600-02, 2900, 2901-03 Virginia Avenue, 3301 Humphrey Street, 3441 Juniata Street, 2642-46, 2900, 2901-03 Michigan Avenue, 2525, 2601-13 2649, 2800-10, 2855 and 3127 Minnesota Avenue, 2317 and 2601 Nebraska Avenue, 2849 and 3009 Pennsylvania Avenue, 2901-21, 2929, 3001, 3115, 3149, 3181, 3209, 3315, 3351, 3357 and 3405-13 Gravois Avenue, 3171 Arkansas Avenue, **3305**, 3458 and 3459-61 Utah St. The Area is in fair to poor condition. The physical conditions within the

Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 4.5% unemployment rate for the City as of November, 1999. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 100 jobs within the Area.

### 3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include commercial and split-use properties in poor to fair condition.

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 residential.

Residential density for the Tower Grove East neighborhood is approximately 23.70 persons per acre; residential density for the Compton Heights neighborhood is approximately 9.88 persons per acre.

### 5. CURRENT ZONING

The Area is zoned "B" Two-Family Dwelling, "C" Multiple-Family Dwelling, "H" Area Commercial and "J" Industrial Districts pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

## 6. FINDING OF BLIGHT

The property within the Area is partially unoccupied and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis 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 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

## **B. PROPOSED DEVELOPMENT AND REGULATIONS**

### 1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive commercial and residential uses. More specifically, the objective of the Plan is to facilitate the creation of office or professional services which are compatible with the residential character of the Tower Grove East and Compton Heights neighborhoods.

### 2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in the "B" Two-Family Dwelling District and commercial uses permitted in Areas designated "F" Neighborhood Commercial and "G" Local Commercial and Office Districts by the City of St. Louis Zoning Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, unlicensed massage parlors or health spas, (i.e., those not staffed by L.M.T or C.M.T accredited personnel) auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rental requiring outside storage, furniture and home appliance rent-to-own shops, blood donor facilities, free standing package liquor stores, establishment selling or providing liquor and not having gross sales of at least 50% from food items at that location, exterior telephones, check cashing centers, any use (except for financial institutions) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customers either on or off the premises, automobile service facilities, (currently established automobile service facilities located on Gravois Avenue may continue to be used as such by subsequent owners and may continue to operate as such under the Plan) motor fuel pumping stations, detailing or car washes, dyeing and cleaning works, rooming and boarding houses, utility stations, utility towers, open storage, barber, beauty and nail shops, shops selling drug paraphernalia, vehicle-title loan centers or agencies and beeper and pager shops.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

### 3. PROPOSED ZONING

The zoning for the Area may remain "B" Two-Family Dwelling, "C" Multiple Family Dwelling, "H" Area Commercial and "J" Industrial Districts. Zoning for certain parcels in the Area may be changed to "F" Neighborhood Commercial or "G" Local Commercial & Office Districts to better reflect actual and proposed uses. 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 "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

#### 5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 200 to 300 new permanent jobs may be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature and extent of the proposed development.

#### 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.

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.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper 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 by the LCRA.

## 8. URBAN DESIGN

### **a. Urban Design Objectives**

The intent is to, over time, utilize, upgrade and attractively landscape a large number of commercial and split-use properties in a manner compatible with the residential character of the neighborhood.

### **b. Urban Design Regulations**

More attractive and viable buildings shall be achieved by:

1. Requiring retained, rehabilitated structures to closely adhere to their original exteriors in terms of design and, where suitable, materials, and with compatible window and door shapes and detailing. Requiring new structures to be compatible with well designed surrounding

structures in terms of exterior finish materials and colors, massing, setbacks, etc.

2. Requiring deteriorating or poorly maintained building facades, porches and garages to be repaired and repainted, along with removal of weeds, litter and debris.

3. Upgrading/replacing damaged or inappropriate fencing.

4. Reopening or more suitably sealing boarded openings.

5. Repairing/replacing damaged sidewalks and walkways.

6. Attractively landscaping front and rear yard and tree lawns. Requiring existing, sparsely or poorly landscaped commercial properties to be upgraded.

7. Upgrading street "furniture," including street benches.

### **c. Landscaping**

The properties 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. Existing, healthy trees and shrubs shall be retained, if feasible.

## **9. PARKING REGULATIONS**

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

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

#### 10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan shall be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, shall be placed only on those sides of buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area shall not exceed the lesser of either fifty (50) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted. In addition, one identification sign up to ten (10) sq. ft. in size may be placed on a wall facing a parking area or open space, provided the LCRA confirms that such a sign is required.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed. Signage on awnings is limited to awning valance. In no case shall signage be allowed on both an awning valance and a building for the same business.

One ground or monument sign per use may be permitted provided it does not exceed eight (8) feet in height nor exceed fifty (50) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure. If uses are in a shopping center, a single sign representing several uses may be proportionally larger.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

## **11. BUILDING, CONDITIONAL USE AND SIGN PERMITS**

No building, conditional use, occupancy, sign or demolition permits shall be issued by the City without the prior written approval of the LCRA and of the Alderman in whose ward the building, conditional use, occupancy, sign, or demolition permit will be used. Neither LCRA nor the Alderman may withhold or deny written approval of the building, conditional use, occupancy, or sign permit for the properties located in the Area on which a lawfully operated use was conducted on November 3, 1999, just because that

use would not be permitted as a new use in the Area pursuant to Section B.2 of the Plan.

## 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.

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, the general welfare, efficiency and economy of the City.

## **C. PROPOSED SCHEDULE OF DEVELOPMENT**

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately five (5) years of approval of this Plan by ordinance.

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

## **D. EXECUTION OF PROJECT**

### 1. ADMINISTRATION AND FINANCING

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

All costs associated with the development of the Area will be borne by the Redeveloper.

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.

## 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 except those properties which are owner-occupied.

## 3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper 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. (1986) as amended, for uses in accordance with this Plan.

## 4. RELOCATION ASSISTANCE

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

## **E. COOPERATION OF THE CITY**

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

## **F. TAX ABATEMENT**

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 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 ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

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

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

## **G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS**

### **1. LAND USE**

The Redeveloper 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 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 shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

#### **4. ENFORCEMENT**

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

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

#### **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 Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

#### **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 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"**

### **TOWER GROVE EAST SCATTERED SITES II REDEVELOPMENT AREA LEGAL DESCRIPTIONS**

1. 2901 Gravois Avenue: CB 2062 Gravois Ave., 148 ft. 5 in. by 69 ft. 10-1/8 in., by 84 ft. 10-1/2 in., by 103 ft. 7-3/4 in. Feiners Add'n., bd. N Crittenden St. (2062-00-00080)
2. 2911 Gravois Avenue: CB 2062 Gravois, 25 ft. by 101 ft. 2-1/2 in., by 114 ft. 10-1/2 in. Feiners Add'n., lot 5. (2062-00-00090)
3. 2913 Gravois Avenue: CB 2062 Gravois Ave., 100 ft. by 113 ft. 8-1/2 in., by 46 ft. 6-5/8 in. by 101 ft. 2-1/2 in. Feiners Add'n., lot 6 to 9. (2062-00-00100)
4. 2929 Gravois Avenue: CB 2062 Gravois, 91 ft. 2-3/4 in. by 103 ft. 7-1/2 in. by 16 ft. 6-1/2 in./irreg. Nelson and Homes Add'n. lots 3, 4, 5 and 10, bd. W Pennsylvania. (2062-00-00110)
5. 3001 Gravois Avenue: CB 1429 Arsenal St., 90 ft. by 65 ft. 4 in. by 75 ft. 1 in. by 81 ft. 8 in. Vogelsang Subd. Add'n., lot 4 w 5. (1429-00-00060)
6. 3115 Gravois Avenue: CB 1469 Gravois, 124 ft. 3 in. by 90 ft. 6 in. by 83 ft. St. Louis Commons Add'n., bounded N. Schwenni, S Gravois Ave., w alley. (1469-00-00200)
7. 3149 Gravois Avenue: CB 1480, Gravois Michigan, 68 ft. 5-1/2 in. by 54.75 ft. by 85 ft. 10 in. by 125 ft. St. Louis Commons Add'n., block 45 lot 16 17. (1480-00-00150)

8. 3181 Gravois Avenue: CB 1480 Gravois, 181 ft. 1 in. by 147 ft. 4-1/2 in. by 125 ft. by 11 ft. 11-3/4 in., St. Louis Commons Add'n., block 45 bd. W. Compton. (1480-00-00010)
9. 3209 Gravois Avenue: CB 1500, Gravois Ave., improvements only billboard. (1500-00-00110)
10. 3315 Gravois Avenue: CB 1491 Gravois, 167 ft. 5 in. by 127 ft. 6 in. by 156 ft. 3-1/3 in. by 47 ft. 8-1/4 in. Tower Grove Heights Add'n', lot 65-66. (1491-00-00200)
11. 3351 Gravois Avenue: CB 1492 Gravois, 78 ft. 11-1/4 in. by 60 ft. by 133 ft. 1 in. by 84 ft. 5 in. Tower Gr. Heights Add'n., block 16 lot pt. 9-10 bounded s. 89 ft. 4-3/4 in. n nl of Cherokee. (1492-00-00120)
12. 3357 Gravois Avenue: CB 1492 Cherokee, 186 ft., 1 in./ irreg. By 128 ft. 1-3/4 in./irreg., Tower Grove Hts. Amd. Add'n., lot 31-32 & 8 also pt. of lots 9 and 10. (1492-00-00125)
13. 3405 Gravois Avenue: CB 1591 Gravois, 282 ft. 2 in. by 221 ft. by 173 ft. 6 in./0 ft. Private survey. Bounded n – Cherokee. (1591-00-00020)
14. 3012 Arsenal Street: CB 1429 Arsenal, 101 ft. 8-1/2 in. by 60 ft. by 59 ft., Vogelsang's Add'n., lots n- 12, n – 2 n – 3 w- 4 nw 5. (1429-00-00050)
15. 3001 Arsenal Street: CB 2063 Arsenal St., 39 ft. 3 in. by 46 ft. 5 in. by 99 ft. 7 in., Albit pr.tr. Add'n., bd. E Pennsylvania Av. (2063-00-00130)
16. 3005 Arsenal Street: CB 2063 Arsenal St., 30 ft. by 99 ft. 7-7/8 in., Nelson-Holmes & McMartin Add'n., bd w. 34 ft. 8 in. e. of alley. (2063-00-00140)
17. 3009 Arsenal Street: CB 2063 Arsenal St., 34 ft. 8 in. by 54 ft. 9 in. by 101 ft. 4 in., Petit Private Tract Add'n., bd. N. Zuckerman e – Siebert s – Arsenal St. w – alley. (2063-00-00150)
18. 3019 Arsenal Street: CB 2063 Arsenal St., 75 ft. 2 in. by 101 ft. 8 in., Petit private Tract Add'n., bnd. W – 55 ft. e of Minnesota, e – alley. (2063-00-00160)
19. 3029 Arsenal Street: CB 2063 Arsenal, 55 ft. by 73 ft. 6-1/2 in. by 99 ft. 7-3/4 in. by 101 ft. 8-3/8 in. Nathaniel Homes Add'n., bd. W. Minnesota. (2063-00-00170)
20. 3101 Arsenal Street: CB 1454 Arsenal, 44 ft. 7-3/4 in. by 101 ft. 8 in., St. Louis Commons Add'n., bounded e- Minnesota. (1454-00-00410)

21. 3125 Arsenal Street: CB 1454 Arsenal, 30 ft. by 48 ft. 6 in. by 102 ft. Petit Tr. Add'n., bounded N – Sartle, E – Budrovich S – Arsenal W – Michigan. (1454-00-00480)
22. 3131 Arsenal Street: CB 1455 Arsenal, 60 ft. 3-3/4 in. by 102 ft. 3 in., Petit Private Tract Add'n., bd. N – Herold, e – Michigan. s – Arsenal, w – Harles. (1455-00-00330)
23. 3151 Arsenal Street: CB 1455 Arsenal, 40 ft. 1-1/2 in. by 40 ft. 8-3/4 in. by 125 ft.  in. by 117 ft. 1-3/4 in. Arsenal Hts. Add'n., boundaries w – Compton. (1455-00-00390)
24. 3201 Arsenal Street: CB 1456 Arsenal, 105 ft. by 125 ft., Charles Garden Add'n., lot 1, 2, 3 & e – 4. (1456-00-00360)
25. 3301 Arsenal Street: CB 1457 Arsenal, 60 ft. by 125 ft., w. Hohe Add'n., lot 1 – 2. (1457-00-00330)
26. 3325 Arsenal Street: CB 1457 Arsenal, 60 ft. by 125 ft., Wilhelm Hoehe Addn., lots 9 & 10. (1457-00-00400)00
27. 3458 Arsenal Street: CB 1465 Arsenal Street, 40 ft. by 125 ft., Tower Grove Hts. Add'n., lot 51. (1465-00-00010)
28. 3536 Arsenal Street: CB 1462 Arsenal, 28 ft. by 122 ft. 8-1/2 in., Piednoir's re subdn., lot G. (1462-00-00050)
29. 2727 S. Compton Avenue: CB 1434 Compton Ave., 35 ft. by 85 ft., Gummersell's Add'n., lots s – 9, 10 & 11. (1434-00-00370)
30. 3000 Magnolia Avenue: CB 1428 Magnolia, 20 ft. by 38.24 ft. by 98.71 ft. by 98.28 ft., Labadies & Lynch Add'n., blk. 16 lots n 52 & 53. (1428-00-00170)
31. 3126 Magnolia Avenue: CB 1453 Magnolia, 45 ft. 8-1/2 in. by 21 ft. 2 in. by 128 ft. 1 in. Labadie and Lynch Add.n., block 16 lots w 75 76. (1453-00-00160)
32. 3301 Magnolia Avenue: CB 1437 Magnolia, 35 ft. by 125 ft., Mechin Add'n., lot 1. (1437-00-00280)
33. 3325 Magnolia Avenue: CB 1437 Magnolia, 35 ft. by 125 ft., Macklin Add'n., lot 10. (1437-00-00010)

34. 3457 Magnolia Avenue: CB 1441 Magnolia, 45 ft. by 125 ft., Magnolia Hts. Add'n., lot 8. (1441-00-00010)
35. 3500 Magnolia Avenue: CB 1447 Magnolia, 35 ft. by 125 ft., Switzer Add'n., lot e – 1. (1447-00-00150)
36. 3504 Magnolia Avenue: CB 1447 Magnolia, 40 ft. by 125 ft., Switzer Pl. Add'n., lot w 1 e 4 bnd. E 35 ft. w of Arkansas. (1447-00-00140)
37. 2900 Shenandoah Avenue: CB 2081 Shenandoah 45 ft. by 127 ft. 6 in., Nicholson's Compton Hill Add'n., lots 26 e – 25. (2081-00-00160)
38. 2901 Shenandoah Avenue: CB 1376 Shenandoah Avenue, 70 ft. by 120 ft., St. Louis Commons Add'n., blk. 25, lots 27-28, e – 26. (1376-00-00060)
39. 3200 Shenandoah Avenue: CB 1435 Shenandoah, 60 ft. 9 in. by 67.50 ft., Shenandoah Pl. Add'n., lot B. (1435-00-00240)
40. 3206 Shenandoah Avenue: CB 1435 Shenandoah, 50 ft. by 125 ft., Shenandoah Add'n., lot 3, 4. (1435-00-00230)
41. 3324 Shenandoah Avenue: CB 1436 Shenandoah, 35 ft. by 125 ft., St. Louis Coms. Add'n., bd. W – Louisiana. (1436-00-00170)
42. 3149 Shenandoah Avenue: CB 1373 Shenandoah Av., 26 ft. by 125 ft., St. Louis Commons Add'n., lot w – 8 & e – 9 . (1373-00-00340)
43. 3151 Shenandoah Avenue: CB 1373 Shenandoah Av., 40 ft. by 125 ft., St. Louis Commons Add'n., blk. Lot 10 w – 9. (1373-00-00350)
44. 3525 Shenandoah Avenue: CB 1368 Shenandoah, 62.5 ft. by 125 ft., Reilly Summit Add'n., lot A & B. (1368-00-00110)
45. 2901 Sidney Street: CB 2080 Sidney Street, 40 ft. 5 in. by 40 ft. 7 in. by 127 ft. 10-1/4 in. Nicholsons to Compton Hill Add'n., lot e – 24. (2080-00-00190)
46. 2315 Tennessee Avenue: CB 1440 Tennessee, 52 ft. 6 in. by 125 ft., St. Louis Commons Add'n., lot 45 & 46. (1440-00-00210)
47. 2900 Victor Street: CB 2080 Victor St., 30 ft. by 127 ft. 6 in, Nicholsons to Compton Hill Add'n., lot 23. (2080-00-00180)

48. 2601 Virginia Avenue: CB 1437 Virginia, 25 ft. by 125 ft., St. Louis Commons Add'n., lots N- 1 2 3 4 5. (1437-00-00140)
49. 2600 Virginia Avenue: CB Virginia, 35 ft. by 127 ft. 6 in., St. Louis Commons, bnd. N – Sidney St., E – Allen, S – Bozydolf, W – Virginia. (1434-00-00160)
50. 2900 Virginia Avenue: CB 1456 Virginia, 26 ft. 3 in. by 125 ft., Wilhelm Hohe Add'n., lot 28. (1456-00-00170)
51. 2901 Virginia Avenue: CB 1457 Virginia Av., 51.87 ft. by 52.24 ft by 69.50 ft. Wilhelms Hohe Add'n., east pt. of lots 29-30. (1457-00-00160)
52. 3301 Humphrey Street: CB 1500 Humphrey, 25 ft. 4 in. by 120 ft. 1 in., Irma Pl. 2<sup>nd</sup> Add'n., lot 9. (1500-00-00180)
53. 3441 Juniata Street: CB 1464 Juniata, 120 ft. by 125 ft., Tower Grove Hgts. Am'd. Add'n., lot 58 thru 61. (1464-00-00310)
54. 2642 Michigan Avenue: CB 1430 Michigan Ave., 99 ft./irreg./127.50 ft./89.68 ft., Stevens Add'n., blk. 5, lots n – 4 all 5 thru 7 triangle parcel east. (1430-00-00025)
55. 2646 Michigan Avenue: CB 1430 Michigan, 145 ft. by 155 ft. 3-7/8 in., by 90 ft. 2-1/2 in. by 34 ft. 8-1/2 in., Stevens Add'n., lots 1-3 s – 4. (1430-00-00010)
56. 2900 Michigan Avenue: CB 1454 Michigan, 25 ft. by 125 ft., City Commons Add'n., block 1 lot 1. (1454-00-00200)
57. 2901 Michigan Avenue: CB 1455 Michigan, 50 ft. by 125 ft., St. Louis Commons Add'n., block 2 lot 1 – 2 . (1455-00-00150)
58. 2525 Minnesota Avenue: CB 1431 Minnesota, 27 ft. 6 in by 125 ft. 6 in., St. Louis Coms. Add'n., block 29 lot 29. (1431-00-00410)
59. 2601 Minnesota Avenue: CB 1430 Minnesota Av., 125 ft. by 122 ft. 9 in., St. Louis Coms Add'n., bnd. N – Sidney, e – Minnesota – s – Aufderheide, w – alley. (1430-00-00150)
60. 2649 Minnesota Avenue: CB 1430 Minnesota, 71 ft. 5-5/8 in. by 55 ft. 4 in. by 75 ft. 11-7/8 in. by 64 ft. 2 in. Labadie & Lynch's Add'n., block 17 lot n – 75 – 76 – 77 – 78. (1430-00-00230)
61. 2855 Minnesota Avenue: CB 1453 Minnesota, 28 ft. 7 in. by 52 ft. 5 in. by 125 ft. St. Louis Commons Add'n., block 1 lot 1. (1453-00-00380)

62. 3127 Minnesota Avenue: CB 1469 Minnesota, 160 ft. by 125 ft., St. Louis Commons Add'n., lot 23 – 28 & n – 22. (1469-00-00145)

63. 2317 Nebraska Avenue: CB 2081 Nebraska Avenue, 19 ft. by 32 ft. 6 in., Nicholsons Compton Hill Add'n., lot n – 27 & NE 28. (2081-00-00170)

64. 2601 Nebraska Avenue: CB 2078 Nebraska Avenue, 28 ft. by 125 ft., sub 3125 Add'n., lot 5 – 6 . (2078-00-00200)

65. 2849 Pennsylvania Avenue: CB 1428 Pennsylvania, 40 ft. 5 in. by 28 ft. 3 in. by 129 ft. 9 in. Durand Tract Add'n., lot s – 1. (1428-00-00280)

66. 3009 Pennsylvania Avenue: CB 2063 Pennsylvania, 1.748 acs. Arsenal Hts. Add'n., lots 1 thru 22 incl. (2063-00-00010)

67. 3171 Arkansas Avenue: CB 1484 Connecticut, 38 ft. by 127 ft. 6 in., Tower Grove Hts. Grand lot 58 – e 57. (1484-00-00140)

68. 3458 Utah Street: CB 1491 UTAH, 30 ft. by 127 ft. 6 in., Tower Grove Hgts. Amd. Add'n., lot 50. (1491-00-00010)

69. 3459 Utah Street: CB 1490 Utah Street, 40 ft. by 127 ft. 11 in. Tower Grove Hgts. Amd. Add'n. Lot 55. (1490-00-00390)

70. 3305 Utah Street: CB 1496 N. Utah, 88 ft. 8 in. by 0 by 118 ft. 5-1/2 in. by 30 ft., Irma Pl. 2<sup>nd</sup> Add'n., lot 11 – 12. (1496-00-05005)

## **EXHIBIT E**

FORM: 05/26/99

### **EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

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

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

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

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

Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St., Louis.

<b>Legislative History</b>				
<b>1ST READING</b>	<b>REF TO COMM</b>	<b>COMMITTEE</b>	<b>COMM SUB</b>	<b>COMM AMEND</b>
11/09/00	11/09/11	HUDZ		
<b>2ND READING</b>	<b>FLOOR AMEND</b>	<b>FLOOR SUB</b>	<b>PERFECTN</b>	<b>PASSAGE</b>
12/08/00			12/15/00	12/15/00
<b>ORDINANCE</b>	<b>VETOED</b>	<b>VETO OVR</b>	<b>SIGNED BY MAYOR</b>	
65120			12/28/00	