

**BOARD BILL #203**

**INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG**

1 An Ordinance Recommended By The Board Of Estimate And Apportionment  
2 Authorizing And Directing the Issuance And Delivery Of Not To Exceed \$8,050,000 Plus  
3 Issuance Costs Maximum Principal Amount Of Tax Increment Revenue Notes (600 Washington  
4 RPA 1 Redevelopment Project – St. Louis Centre Component) Of The City Of St. Louis,  
5 Missouri; Prescribing The Form And Details Of Such Notes And The Covenants And  
6 Agreements Made By The City To Facilitate And Protect The Payment Thereof; And Prescribing  
7 Other Matters Relating Thereto.

8 **WHEREAS**, the City of St. Louis, Missouri (the “City”), is a body corporate and  
9 political subdivision of the State of Missouri, duly created, organized and existing under and by  
10 virtue of its charter, the Constitution and laws of the State of Missouri; and

11 **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections  
12 99.800 through 99.865, Revised Statutes of Missouri, (the “TIF Act” or “Act”), authorizes the  
13 City to undertake redevelopment projects within designated areas of the City; and

14 **WHEREAS**, by Ordinance No. 67237, the City, upon the recommendation of the TIF  
15 Commission, approved that certain 600 Washington TIF Redevelopment Plan dated March 17,  
16 2006 (the “Original Plan”), which Original Plan was subsequently amended by that certain  
17 Amendment to the City of St. Louis, Missouri, Tax Increment Financing Blighting Analysis and  
18 Redevelopment Plan and Project, dated March 28, 2008, as may be amended from time (the  
19 Original Plan as so amended thereby being the “Redevelopment Plan or the “Plan”); and

1           **WHEREAS**, the Plan pertains to an area of the City designated as a “Redevelopment  
2 Area” under the TIF Act; and

3           **WHEREAS**, the Redevelopment Plan designates and the Redevelopment Area consists  
4 of that certain “Redevelopment Project Area 1” (“Redevelopment Project Area 1” or “RPA 1”),  
5 as legally described in the Plan, such legal description being attached hereto as Exhibit A; and

6           **WHEREAS**, on May 10, 2006, the TIF Commission found that completion of the  
7 Redevelopment Project (as hereinafter defined) would provide a substantial and significant  
8 public benefit through the elimination of blight, strengthening of the employment and economic  
9 base of the City, increased property values and tax revenues, stabilization of the Redevelopment  
10 Area, and facilitation of economic stability for the City as a whole, and further found that  
11 without the assistance of tax increment financing in accordance with the TIF Act, the  
12 Redevelopment Project is not financially feasible and would not otherwise be completed; and

13           **WHEREAS**, the City subsequently adopted Ordinance No \_\_\_\_\_ [Board Bill #\_\_\_\_]  
14 authorizing the City to enter into a Redevelopment Agreement with MX TIF, Inc. (the  
15 “Redevelopment Agreement”) with respect to a portion the Redevelopment Project (as described in  
16 the Redevelopment Agreement) pertaining to that portion of RPA 1 described in the Redevelopment  
17 Agreement as the “St. Louis Centre Component” and pertaining to the property described in the  
18 Redevelopment Agreement as the “St. Louis Centre Property”; and

19           **WHEREAS**, pursuant to the Redevelopment Plan and Redevelopment Agreement, the  
20 City proposes to finance a portion of the costs of the St. Louis Centre Component of the

1 Redevelopment Project by utilizing tax increment allocation financing in accordance with the  
2 TIF Act; and

3 **WHEREAS**, the City desires to issue, from time to time, its Tax Increment Revenue  
4 Notes (600 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series  
5 201\_-[A/B] (the “St. Louis Centre TIF Notes” or “St. Louis Centre Notes”), to provide funds for  
6 the aforesaid purpose, said St. Louis Centre TIF Notes being payable solely from certain  
7 proceeds deposited into the Special Allocation Fund; and

8 **WHEREAS**, the City has determined that it is in the best interest of the City to sell the  
9 St. Louis Centre TIF Notes from time to time at a private sale, without advertisement, to the  
10 Original Purchaser at a price equal to 100% of their face value; and

11 **WHEREAS**, it is hereby found and determined that it is necessary and advisable and in  
12 the best interest of the City and of its inhabitants that the St. Louis Centre TIF Notes be issued  
13 and secured in the form and manner as hereinafter provided to carry out the St. Louis Centre  
14 Component of the Redevelopment Project.

15 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

16 **SECTION ONE.** Any St. Louis Centre TIF Notes issued pursuant to this Ordinance  
17 shall conform to the following terms and conditions.

18 **ARTICLE I**

19 **DEFINITIONS**

1           **Section 1.1 Definitions of Words and Terms.** In addition to the words and terms  
2 defined elsewhere in this ordinance (the “Ordinance”), the following capitalized words and  
3 terms, as used in this Ordinance, shall have the following meanings (to the extent of any conflict  
4 between the meanings below and those contained elsewhere in this document, the definition in  
5 this **Section 1.1** shall control):

6           “Act” or “TIF Act” means the Real Property Tax Increment Allocation Redevelopment  
7 Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri.

8           “Approved Investors” means (a) the Developer or a Related Entity, (b) an “accredited  
9 investor” under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, (c) a  
10 “qualified institutional buyer” under Rule 144A promulgated under the Securities Act of 1933,  
11 (d) any general business company or enterprise with total assets in excess of \$50,000,000, or (e)  
12 the IDA.

13           “Approving Ordinance” means Ordinance No. 67237, as amended by Ordinance No.  
14 68095 designating the Redevelopment Area, approving the Redevelopment Plan, approving the  
15 Redevelopment Project, making certain findings with respect thereto, adopting tax increment  
16 financing within Redevelopment Project Area 1, and authorizing certain related actions by City  
17 officials.

18           “Authorized Denominations” means an initial amount of \$100,000 or any integral  
19 multiple of \$1,000 in excess thereof, except with respect to the TIF Note issued upon acceptance  
20 by the City of the final Certificate of Reimbursable Redevelopment Project Costs, which TIF

1 Note may be issued in any denomination, subject to the limitation on the aggregate Principal  
2 Amount, subject to the limitation provided in **Section 2.1** of this Ordinance.

3 “Authorizing Ordinance” means Ordinance No. \_\_\_\_\_ [ Board Bill No. \_\_\_\_], adopted  
4 on \_\_\_\_\_, affirming adoption of the Redevelopment Plan, Redevelopment Area, and  
5 Redevelopment Project, authorizing execution of a Redevelopment Agreement for the  
6 construction of the Redevelopment Project and making certain findings related thereto.

7 “Available Revenues” means all monies on deposit from time to time (including  
8 investment earnings thereon) in (a) the St. Louis Centre Sub-PILOTs Account of the PILOTS  
9 Account and (b) subject to annual appropriation, the St. Louis Centre Sub-EATs Account of the  
10 EATS Account that have been appropriated to the repayment of the TIF Notes, excluding (i) any  
11 amount paid under protest until the protest is withdrawn or resolved against the taxpayer or  
12 (ii) any sum received by the City which is the subject of a suit or other claim communicated to  
13 the City which suit or claim challenges the collection of such sum.

14 “Bond Counsel” means Armstrong Teasdale LLP, St. Louis, Missouri, or an attorney at  
15 law or a firm of attorneys acceptable to the City of nationally recognized standing in matters  
16 pertaining to the tax-exempt nature of interest on obligations issued by states and their political  
17 subdivisions duly admitted to the practice of law before the highest court of any state of the  
18 United States of America or the District of Columbia.

19 “Certificate of Commencement of Construction” means a document substantially in the  
20 form of Exhibit C to the Redevelopment Agreement, delivered by the Developer to the City in

1 accordance with the Redevelopment Agreement and evidencing commencement of construction  
2 of the St. Louis Centre Component.

3 “Certificate of Reimbursable Redevelopment Project Costs” means a document  
4 substantially in the form of Exhibit D to the Redevelopment Agreement provided by the  
5 Developer to the City in accordance with Redevelopment Agreement evidencing Reimbursable  
6 Redevelopment Project Costs incurred by the Developer.

7 “Certificate of Substantial Completion” means a document substantially in the form of  
8 Exhibit E, to the Redevelopment Agreement, issued by the Developer to the City in accordance  
9 with the Redevelopment Agreement and evidencing the Developer’s satisfaction of all  
10 obligations and covenants to construct the St. Louis Centre Component in accordance with the  
11 Redevelopment Agreement.

12 “City” means the City of St. Louis, Missouri, a body corporate and political subdivision  
13 duly authorized and existing under its charter and the Constitution and laws of the State of  
14 Missouri.

15 “Debt Service Fund” means the fund by that name created in **Section 4.1** of this  
16 Ordinance.

17 “Debt Service Reserve Fund” means the fund by that name described in **Section 4.1** of  
18 this Ordinance.

1           “Debt Service Reserve Fund Requirement” means that amount, if any, as reasonably  
2 determined by the underwriter or placement agent for the St. Louis Centre TIF Notes with the  
3 reasonable concurrence of the City’s Financial Advisor.

4           “Developer” means MX TIF, Inc., a corporation duly organized and existing under the  
5 laws of the State of Missouri, or its permitted successors or assigns in interest.

6           “Disclosure Counsel” means Armstrong Teasdale LLP, St. Louis, Missouri, or an  
7 attorney at law or a firm of attorneys acceptable to the City of nationally recognized standing in  
8 matters pertaining to offerings of municipal securities duly admitted to the practice of law before  
9 the highest court of any state of the United States of America or the District of Columbia.

10           “Economic Activity Taxes” or “EATs” shall have the meaning ascribed to such term in  
11 Section 99.805(4) of the TIF Act.

12           “EATs Account” means the Economic Activity Tax Account of the Revenue Fund of the  
13 Special Allocation Fund.

14           “Finance Officer” means the Comptroller of the City or her authorized agent.

15           “IDA” the Industrial Development Authority of the City of St. Louis.

16           “Issuance Costs” means all costs reasonably incurred by the City in furtherance of the  
17 issuance of St. Louis Centre TIF Notes, including without limitation, the fees and expenses of  
18 financial advisors and consultants, the City’s attorneys (including issuer’s Counsel, Disclosure  
19 Counsel and Bond Counsel), the Developer’s attorneys (at the discretion of the Comptroller), the  
20 City’s administrative fees and expenses (including fees and costs of its planning consultants and

1 the St. Louis Development Corporation), underwriters' discounts and fees, if any, the costs of  
2 printing any St. Louis Centre TIF Notes and any official statements relating thereto, the costs of  
3 credit enhancement, if any, capitalized interest, debt service reserves and the fees of any rating  
4 agency rating any St. Louis Centre TIF Notes.

5 "Maturity Date" means the date that is twenty-three (23) years after the effective date of  
6 the Approving Ordinance.

7 "Ordinance" or "Note Ordinance" means this Ordinance as from time to time amended in  
8 accordance with the terms hereof.

9 "Original Purchaser" means the Developer, a Related Entity, a Qualified Institutional  
10 Buyer or a Project Lender; provided, however, that any such Related Entity or Project Lender  
11 shall also qualify as an Approved Investor and shall be designated in writing by the Developer as  
12 the Original Purchaser.

13 "Owner" or "Registered Owner" means, when used with respect to any TIF Note, the  
14 person in whose name such TIF Note is registered.

15 "Payment Date" means, with respect to any St. Louis Centre TIF Note, each March 1 and  
16 September 1, commencing on the first March 1 or September 1 that immediately succeeds the  
17 City's acceptance of a Certificate of Substantial Completion for the St. Louis Centre Component.

18 "Payments in Lieu of Taxes" or "PILOTS" shall have the meaning ascribed to such term  
19 in Section 99.805(10) of the TIF Act.

1           “PILOTs Account” means the Payments in Lieu of Taxes Account of the Special  
2 Allocation Fund.

3           “Project Fund” means the fund by that name created in **Section 4.1** of this Ordinance.

4           “Project Lender” means a commercial bank, savings bank, savings and loan association,  
5 credit union or other financial institution that has loaned funds to the Developer to be used for  
6 construction of the Redevelopment Project and has secured such loan with a mortgage or security  
7 interest in the Redevelopment Project.

8           “Qualified Institutional Buyer” means a “qualified institutional buyer” under Rule 144A  
9 promulgated Securities Act of 1933 or the IDA.

10           “Redevelopment Agreement” or “Agreement” means that certain Redevelopment  
11 Agreement dated as of \_\_\_\_\_, 201\_ between the City and the Developer with respect to  
12 the St. Louis Centre Component, as may be amended from time to time.

13           “Redevelopment Area” shall have the meaning set forth in the Redevelopment Plan.

14           “Redevelopment Plan” means the plan titled “600 Washington TIF Redevelopment Plan”  
15 dated March 17, 2006, approved by the City pursuant to Ordinance No. 67237, as amended by  
16 that certain Amendment to the City of St. Louis, Missouri, Tax Increment Financing Blighting  
17 Analysis and Redevelopment Plan and Project, dated March 28, 2008; as such plan may from  
18 time to time be amended in accordance with the TIF Act.

1           “Redevelopment Project” means the Redevelopment Project with respect to  
2 Redevelopment Project Area 1 or RPA 1 identified by the Redevelopment Plan, which  
3 Redevelopment Project consists of two separate components, the St. Louis Centre Component  
4 and One City Centre Component.

5           “Redevelopment Project Area 1” or “RPA 1” shall mean that certain RPA 1 as described  
6 in the Redevelopment Plan, as described on **Exhibit A** attached hereto and incorporated herein  
7 by reference.

8           “Register” or “Note Register” means the books for registration, transfer and exchange of  
9 the TIF Notes kept at the office of the Finance Officer.

10          “Reimbursable Redevelopment Project Costs” means those Redevelopment Project Costs  
11 for which the Developer is eligible for reimbursement in accordance with the TIF Act and in  
12 accordance with the Redevelopment Agreement.

13          “Related Entity” means any party or entity related to the Developer by one of the  
14 relationships described in Section 267(b), Section 707(b)(1)(A) or Section 707(b)(1)(B) of the  
15 Internal Revenue Code of 1986, as amended.

16          “Revenue Fund” means the fund by that name created in **Section 4.1** of this Ordinance.

17          “Series A Account” means the account by that name within the St. Louis Centre Debt  
18 Service Fund of the Debt Service Fund, created in **Section 4.1** of this Ordinance.

19          “Series A Note(s)” or “Series A TIF Note(s)” means the [Taxable][Tax-Exempt] Tax  
20 Increment Revenue Note (600 Washington RPA 1 Redevelopment Project – St. Louis Centre

1 Component), Series 201\_-A, issued pursuant to this Ordinance in an aggregate amount not to  
2 exceed \$8,050,000 plus Issuance Costs, in substantially the form set forth in **Exhibit B**, attached  
3 hereto and incorporated herein by reference.

4 “Series B Account” means the account by that name within the St. Louis Centre Debt  
5 Service Fund of the Debt Service Fund, created in **Section 4.1** of this Ordinance.

6 “Series B Note” or “Series B TIF Note(s)” means the [Taxable][Tax-Exempt] Tax  
7 Increment Revenue Note (600 Washington RPA 1 Redevelopment Project – St. Louis Centre  
8 Component), Series 201\_-B, issued pursuant to the Note Ordinance in an aggregate amount not  
9 to exceed \$8,050,000 plus Issuance Costs, less the aggregate outstanding principal amount of the  
10 Series A Notes, in substantially the form set forth in **Exhibit B**, attached hereto and incorporated  
11 herein by reference.

12 “Special Allocation Fund” means the 600 Washington Special Allocation Fund, created  
13 by the Ordinance No. 67237 in accordance with the TIF Act and including the accounts and sub-  
14 accounts for the St. Louis Centre Component into which TIF Revenues are from time to time  
15 deposited in accordance with the TIF Act and this Agreement, including a PILOTS Account and  
16 an EATS Account, and the other accounts described herein.

17 “St. Louis Centre Component” means that portion of the Redevelopment Project  
18 consisting of the rehabilitation of the existing building located within the St. Louis Centre  
19 Property and formerly known as the St. Louis Centre.

20 “St. Louis Centre Property” means a portion of the real property (including without  
21 limitation all options held by third parties, fee interests, leasehold interests, tenant-in-common

1 interests and such other like or similar interests) within RPA 1, as identified as the “St. Louis  
2 Centre Property” and described in **Exhibit A**, attached hereto and incorporated herein by  
3 reference.

4 “St. Louis Centre TIF Notes” or “St. Louis Centre Notes” or “TIF Notes” means any tax  
5 increment revenue notes issued by the City subject to the Redevelopment Agreement and this  
6 Ordinance, to evidence the City’s limited obligation to reimburse the Developer for certain costs  
7 incurred by the Developer on behalf of the City in accordance with the TIF Act, in substantially  
8 the form attached hereto as **Exhibit B**, and which shall include any Taxable TIF Notes, any Tax-  
9 Exempt TIF Notes, any Series A Notes and any Series B Notes.

10 “St. Louis Centre TIF Revenues” or “St. Louis Centre Revenues” or “TIF Revenues”  
11 means: (1) payments in lieu of taxes (as that term is defined in Section 99.805(10) of the TIF  
12 Act) attributable to the increase in the current equalized assessed valuation of each taxable lot,  
13 block, tract, or parcel of real property located within the St. Louis Centre Property over and  
14 above the initial equalized assessed value (as that term is used and described in  
15 Sections 99.845.1 and 99.855.1 of the TIF Act) of each such unit of property, as paid to the City  
16 Treasurer by the City Collector of Revenue during the term of the Redevelopment Plan and the  
17 Redevelopment Project and (2) subject to annual appropriation by the Board of Aldermen, fifty  
18 percent (50%) of the total additional revenues from taxes which are imposed by the City or other  
19 taxing districts (as that term is defined in Section 99.805(16) of the TIF Act) and which are  
20 generated by economic activities within the St. Louis Centre Property over the amount of such  
21 taxes generated by economic activities within the St. Louis Centre Property in the calendar year  
22 ending December 31, 2005 (subject to annual appropriation by the City as provided in the TIF

1 Act), as defined and described in Sections 99.805(4) and 99.845 of the TIF Act, but excluding  
2 therefrom personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by  
3 transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised  
4 Statutes of Missouri, as amended, taxes levied for the purpose of public transportation pursuant  
5 to Section 94.660 of the Revised Statutes of Missouri, as amended, and licenses, fees or special  
6 assessments other than payments in lieu of taxes and penalties and interest thereon, all as  
7 provided in Section 99.845 of the TIF Act. Notwithstanding the foregoing, St. Louis Centre  
8 Revenues shall not include the operating levy for school purposes imposed by or any sales tax  
9 imposed by the Transitional School District of the City of St. Louis.

10 “Taxable TIF Notes” means the City’s Taxable Tax Increment Revenue Notes (600  
11 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series 201\_-A/B, as  
12 further described in Article II hereof.

13 “Tax-Exempt TIF Notes” means the City’s Tax-Exempt Tax Increment Revenue Notes  
14 (600 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series 201\_-  
15 A/B, as further described in Article II hereof.

16 **Section 1.2** Rules of Construction. For all purposes of this Ordinance, except as  
17 otherwise expressly provided or unless the context otherwise requires:

18 Words of masculine gender shall be deemed and construed to include correlative words  
19 of the feminine and neuter genders.

1 Words importing the singular number shall include the plural and vice versa and words  
2 importing person shall include firms, associations and limited liability companies, including  
3 public bodies. The headings and captions herein are not a part of this document.

4 Terms used in an accounting context and not otherwise defined shall have the meaning  
5 ascribed to them by generally accepted principles of accounting.

6 Whenever an item or items are listed after the word “including,” such listing is not  
7 intended to be an exhaustive listing that excludes items not listed.

## 8 ARTICLE II

### 10 AUTHORIZATION OF ST. LOUIS CENTRE TIF NOTES

11 **Section 2.1 Authorization of St. Louis Centre TIF Notes.** There are hereby  
12 authorized and directed to be issued by the City to the Original Purchaser one or more series of  
13 the St. Louis Centre TIF Notes in an aggregate principal amount not to exceed \$8,050,000 plus  
14 Issuance Costs. The St. Louis Centre TIF Notes shall be in substantially the form of Exhibit B,  
15 attached hereto and incorporated herein by reference.

#### 16 **Section 2.2 Description of St. Louis Centre TIF Notes.**

17 (a) Title of St. Louis Centre TIF Notes. There shall be issued one series of  
18 one or more Series A TIF Notes in an aggregate principal amount not to exceed \$8,050,000 plus  
19 Issuance Costs authorized hereunder and one series of one or more Series B TIF Notes in an  
20 aggregate principal amount not to exceed \$8,050,000 plus Issuance Costs less the aggregate

1 principal amount of Series A TIF Notes. The Series A TIF Notes shall be designated  
2 “[Taxable]/[Tax-Exempt] Tax Increment Revenue Notes (600 Washington RPA 1  
3 Redevelopment Project – St. Louis Centre Component), Series 201\_-A”. The Series B TIF  
4 Notes shall be designated “[Taxable]/[Tax-Exempt] Tax Increment Revenue Notes (600  
5 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series 201\_-B”.  
6 The St. Louis Centre TIF Notes may have such further appropriate particular designation added  
7 to or incorporated in such title for the St. Louis Centre TIF Notes of any particular series as the  
8 City may determine.

9 (b) Form of St. Louis Centre TIF Notes. The St. Louis Centre TIF Notes shall  
10 be substantially in the form set forth in **Exhibit B**, attached hereto and incorporated herein by  
11 reference, with such appropriate variations, omissions and insertions as are permitted or required  
12 by this Ordinance, and may have endorsed thereon such legends or text as may be necessary or  
13 appropriate to conform to any applicable rules and regulations of any governmental authority or  
14 any usage or requirement of law with respect thereto.

15 (c) Terms of St. Louis Centre TIF Notes. The St. Louis Centre TIF Notes  
16 shall mature (subject to redemption and payment prior to maturity as provided in Article III  
17 hereof), on the date that is twenty-three (23) years after the effective date of the Approving  
18 Ordinance. Each St. Louis Centre TIF Note shall bear interest at a fixed rate per annum  
19 determined on the date that is not less than ten (10) and not more than sixty (60) business days  
20 prior to the scheduled closing date for issuance of the St. Louis Centre TIF Notes (the “Pricing  
21 Date”) based on the municipal yield curve for general obligation bonds (the “MMD”) compiled  
22 by Municipal Market Data Line ® (or its successors) and published by Thomson Financial, an

1 operating unit of The Thomson Corporation (or its successors) using the MMD yield published  
2 as of the Issuance Date for general obligation bonds rated “AAA” that mature in the same year as  
3 the St. Louis Centre TIF Notes, (i) plus four percent (4%) if the interest on such St. Louis Centre  
4 TIF Note, in the opinion of Bond Counsel, is not exempt from Federal income taxation (the  
5 “Taxable Rate”), or (ii) plus two percent (2%) if the interest on such St. Louis Centre TIF Note,  
6 in the opinion of Bond Counsel, is exempt from Federal income taxation (the “Tax Exempt  
7 Rate”); provided, in no event shall the interest rate on the St. Louis Centre TIF Notes exceed ten  
8 percent (10%) per annum. All St. Louis Centre TIF Notes shall have a stated maturity of the  
9 Maturity Date. Interest shall be computed on the basis of a 360-day year of twelve 30-day  
10 months. The St. Louis Centre TIF Notes shall bear interest from their registration date or from  
11 the most recent Payment Date to which interest has been paid or duly provided for.

12 (d) Denominations. The St. Louis Centre TIF Notes shall be issuable as fully  
13 registered St. Louis Centre TIF Notes in Authorized Denominations.

14 (e) Numbering. Unless the City directs otherwise, each series of St. Louis  
15 Centre TIF Notes shall be numbered from R-1 upward.

16 (f) Dating. The St. Louis Centre TIF Notes shall be dated as provided in  
17 **Section 2.7**, as evidenced by the Finance Officer’s signature on Schedule A to each St. Louis  
18 Centre TIF Note.

19 (g) Evidence of Principal Payments. The payment of principal of the St.  
20 Louis Centre TIF Notes on each Payment Date shall be noted on the St. Louis Centre TIF Notes  
21 on **Schedule A** thereto. The original **Schedule A** to the St. Louis Centre TIF Note shall be held

1 by the Finance Officer in trust, unless otherwise directed in writing by the Owners thereof. If  
2 such **Schedule A** is held by the Finance Officer, the Finance Officer shall, on each Payment  
3 Date, send a revised copy of Schedule A via facsimile to the Owner. Absent manifest error, the  
4 amounts shown on Schedule A held by the Finance Officer shall be conclusive evidence of the  
5 principal amount paid on the St. Louis Centre TIF Notes.

6 (h) Sale of St. Louis Centre TIF Notes. When St. Louis Centre TIF Notes  
7 have been executed and authenticated as required by this Ordinance, the Finance Officer shall  
8 hold the St. Louis Centre TIF Notes in trust or, if directed in writing by the Owners thereof,  
9 deliver the St. Louis Centre TIF Notes to or upon the order of the Owners thereof, as provided in  
10 paragraph (g) above, but only upon payment to the City of a purchase price equal to one hundred  
11 percent (100%) of the face amount of the St. Louis Centre TIF Notes, which payment shall be  
12 deemed to have occurred under the circumstances described in **Section 4.5** of this Ordinance.

13 **Section 2.3 Finance Officer to Serve as Paying Agent and Registrar.** The Finance  
14 Officer or the authorized representative thereof is hereby designated as the paying agent for the  
15 payment of principal of and interest on the St. Louis Centre TIF Notes and the bond registrar  
16 with respect to the registration, transfer and exchange of the St. Louis Centre TIF Notes and for  
17 allocating and holding funds as provided herein.

18 **Section 2.4 Security for St. Louis Centre TIF Notes.** All Series A TIF Notes shall  
19 be equally and ratably secured by St. Louis Centre Revenues. All Series B TIF Notes shall be  
20 equally and ratably secured by St. Louis Centre Revenues, but on a subordinate basis to any  
21 Series A TIF Notes. The St. Louis Centre TIF Notes shall be special, limited obligations of the

1 City payable solely from and secured as to the payment of principal and interest by a pledge of  
2 Available Revenues. The taxing power of the City is not pledged to the payment of the St. Louis  
3 Centre TIF Notes either as to principal or interest. The St. Louis Centre TIF Notes shall not be  
4 or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City  
5 within the meaning of any constitutional, statutory or charter provision, limitation or restriction.  
6 St. Louis Centre TIF Notes may be issued in two series, with one series (the “Subordinate  
7 Notes”) subordinate to St. Louis Centre TIF Notes of the other series issued hereunder, such that  
8 no payment of principal or interest on any such Subordinate Notes may be made while any Series  
9 A TIF Notes are outstanding. THE OBLIGATIONS OF THE CITY WITH RESPECT TO THE  
10 ST. LOUIS CENTRE TIF NOTES SHALL TERMINATE ON THE FIRST TO OCCUR OF  
11 THE FULL PAYMENT AND DISCHARGE OF THE ST. LOUIS CENTRE TIF NOTES OR  
12 THE MATURITY DATE (WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST  
13 HAS BEEN PAID IN FULL).

14 **Section 2.5 Method and Place of Payment of St. Louis Centre TIF Notes.** The  
15 principal of and interest on the St. Louis Centre TIF Notes shall be payable in any coin or  
16 currency which, on the respective dates of payment thereof, is legal tender for the payment of  
17 debts due the United States of America. Payment shall be made by the Finance Officer as  
18 provided in this Note Ordinance and as set forth in **Exhibit B**. Principal and interest shall be  
19 payable by check or draft at the office of the Finance Officer or by wire transfer to the person in  
20 whose name such St. Louis Centre TIF Note is registered on the Register on each Payment Date.

21 **Section 2.6 Registration, Transfer and Assignment.** So long as the St. Louis Centre  
22 TIF Notes remain outstanding, the City shall cause to be kept at the office of the Finance Officer

1 books for the registration, transfer and exchange of the St. Louis Centre TIF Notes as herein  
2 provided. The St. Louis Centre TIF Notes when issued shall be registered in the name of the  
3 Original Purchaser thereof on the Register.

4 The St. Louis Centre TIF Notes and beneficial interest therein may only be purchased by  
5 an Original Purchaser and transferred or assigned to the Developer, a Related Entity, a Qualified  
6 Institutional Buyer or Project Lender upon the execution by each proposed purchaser, transferee  
7 or assignee of a letter in substantially the form of **Exhibit C**, attached hereto and incorporated  
8 herein by reference, stating that such Original Purchaser, transferee or assignee (i) is an  
9 Approved Investor and (ii) has sufficient knowledge and experience in business and financial  
10 matters in general, and investments such as the St. Louis Centre TIF Notes in particular, to  
11 enable the purchaser, transferee or assignee to evaluate the risks involved in an investment in the  
12 St. Louis Centre TIF Notes. The St. Louis Centre TIF Notes may be transferred and exchanged  
13 only upon the records of the City. Upon surrender of a St. Louis Centre TIF Note to the Finance  
14 Officer, the Finance Officer shall transfer or exchange the St. Louis Centre TIF Notes for a new  
15 St. Louis Centre TIF Note or St. Louis Centre TIF Notes, which shall be (i) in the form of fully  
16 registered St. Louis Centre TIF Notes without coupons in minimum denominations of One  
17 Thousand Dollars (\$1,000), except with respect to the St. Louis Centre TIF Notes issued upon  
18 acceptance by the City of the final Certificate of Reimbursable Redevelopment Project Costs,  
19 which St. Louis Centre TIF Notes may be issued in any denomination, subject to the limitation  
20 on the aggregate principal amount, and (ii) of the same Maturity Date and in the same aggregate  
21 principal amount outstanding as the St. Louis Centre TIF Note which was presented for transfer  
22 or exchange. The St. Louis Centre TIF Notes presented for transfer or exchange shall be

October 28, 2011

Page 19 of 40

Board Bill #203 Sponsor: Alderwoman Young

1 accompanied by a written instrument or instruments of transfer or authorization for exchange, in  
2 a form and with guarantee of signature satisfactory to the Finance Officer, duly executed by the  
3 Owner thereof or by the Owner's duly authorized agent. Upon any transfer, exchange or  
4 assignment as provided in this Section, the transferor shall reimburse the City for all of the  
5 reasonable out-of-pocket costs incurred by the City in connection with the administration of such  
6 transfer, exchange or assignment.

7 **Section 2.7 Execution, Authentication and Delivery of the St. Louis Centre TIF**

8 **Notes.** Each of the St. Louis Centre TIF Notes, including any St. Louis Centre TIF Notes issued  
9 in exchange or as substitution for the St. Louis Centre TIF Notes initially delivered, shall be  
10 signed by the manual or facsimile signature of the Mayor and the Finance Officer of the City,  
11 attested by the manual or facsimile signature of the City Register, and shall have the official seal  
12 of the City affixed thereto or imprinted thereon. If any officer whose signature appears on any  
13 St. Louis Centre TIF Note ceases to be such officer before the delivery of such St. Louis Centre  
14 TIF Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if  
15 such person had remained in office until delivery. Any St. Louis Centre TIF Note may be signed  
16 by such persons who at the actual time of the execution of such St. Louis Centre TIF Note are the  
17 proper officers to sign such St. Louis Centre TIF Note although at the date of such St. Louis  
18 Centre TIF Note such persons may not have been such officers.

19 The Mayor, Finance Officer and City Register are hereby authorized and directed to  
20 prepare and execute the St. Louis Centre TIF Notes as hereinbefore specified, and when duly  
21 executed, to deliver the St. Louis Centre TIF Notes to the Finance Officer for authentication.

1           The St. Louis Centre TIF Notes shall have endorsed thereon a certificate of authentication  
2 substantially in the form set forth in **Schedule A** of **Exhibit B** hereto, which shall be manually  
3 executed by an authorized signatory of the Finance Officer, but it shall not be necessary that the  
4 same signatory sign the certificate of authentication on all of the St. Louis Centre TIF Notes that  
5 may be issued hereunder at any one time. No St. Louis Centre TIF Note shall be entitled to any  
6 security or benefit under this Ordinance or be valid or obligatory for any purpose until the  
7 certificate of authentication has been duly executed by the Finance Officer. Such executed  
8 certificate of authentication upon any St. Louis Centre TIF Note shall be conclusive evidence  
9 that such St. Louis Centre TIF Note has been duly authenticated and delivered under this  
10 Ordinance.

11           The St. Louis Centre TIF Notes shall be initially executed and authenticated by the City  
12 upon the last to occur of the following: (i) acceptance or deemed acceptance of the Certificate of  
13 Substantial Completion; (ii) approval of a Certificate of Reimbursable Redevelopment Project  
14 Costs; (iii) receipt of an opinion of Bond Counsel regarding the taxable nature of the St. Louis  
15 Centre TIF Notes; (iv) the full payment of all advances required to be paid under Section 2.2 of  
16 the Redevelopment Agreement; and (v) receipt of such other documentation as the City shall  
17 reasonably require of Developer in order for the City to obtain an opinion of Bond Counsel as  
18 required by this Section 5.1 of the Redevelopment Agreement.

19           Upon the Developer's satisfaction of the foregoing conditions and upon approval of each  
20 Certificate of Reimbursable Redevelopment Project Costs, the Finance Officer shall either: (i) at  
21 the request of the City upon instructions of the Developer, endorse an outstanding St. Louis  
22 Centre TIF Note on Schedule A thereto to evidence an increase in the aggregate principal

1 amount equal to such Reimbursable Redevelopment Project Costs, or (ii) at the request of the  
2 City upon instructions of the Developer issue a new St. Louis Centre TIF Note in a principal  
3 amount equal to such Reimbursable Redevelopment Project Costs, or any combination thereof.  
4 Each date of endorsement of each such St. Louis Centre TIF Note shall be the date of acceptance  
5 by the City of each Certificate of Reimbursable Redevelopment Project Costs except that the  
6 initial endorsement of each St. Louis Centre TIF Note shall be dated the date of issuance of such  
7 St. Louis Centre TIF Note. Thereupon, pursuant to Section 202(h), the St. Louis Centre TIF  
8 Notes shall either be held or delivered to or upon the order of the party submitting the Certificate  
9 of Reimbursable Redevelopment Project Costs relating to such St. Louis Centre TIF Notes.  
10 Upon acceptance by the City of such a Certificate of Reimbursable Redevelopment Project Costs  
11 in accordance with the Redevelopment Agreement and upon execution and authentication of the  
12 St. Louis Centre TIF Notes as required by this Ordinance, the Developer shall be deemed to have  
13 advanced funds to the City in an amount equal to the purchase price of the St. Louis Centre TIF  
14 Notes, which shall be one hundred percent (100%) of the face amount of the St. Louis Centre  
15 TIF Notes, and, upon the issuance of an endorsement of the St. Louis Centre TIF Notes as  
16 provided in the preceding paragraph, the City shall be deemed to have reimbursed the Developer  
17 in full for such Reimbursable Redevelopment Project Costs.

18 **Section 2.8 Mutilated, Lost and Stolen St. Louis Centre TIF Notes.** If any  
19 mutilated St. Louis Centre TIF Note is surrendered to the Finance Officer or the Finance Officer  
20 receives evidence to his/her satisfaction of the destruction, loss or theft of any St. Louis Centre  
21 TIF Note and there is delivered to the Finance Officer such security or indemnity as may be  
22 required by it to save the City and the Finance Officer harmless, then, in the absence of notice to

1 the Finance Officer that such St. Louis Centre TIF Note has been acquired by a bona fide  
2 purchaser, the City shall execute and the Finance Officer shall register and deliver, in exchange  
3 for or in lieu of any such mutilated, destroyed, lost or stolen St. Louis Centre TIF Note, a new St.  
4 Louis Centre TIF Note with the same Maturity Date and of like tenor and principal amount.  
5 Upon the issuance of any new St. Louis Centre TIF Note under this Section, the City and the  
6 Finance Officer may require the payment by the Owner of a sum sufficient to cover any tax or  
7 other governmental charge that may be imposed in relation thereto and any other expenses  
8 connected therewith. If any such mutilated, destroyed, lost or stolen St. Louis Centre TIF Note  
9 has become or is about to become due and payable, the Finance Officer may, in its discretion,  
10 pay such St. Louis Centre TIF Note instead of issuing a new St. Louis Centre TIF Note.

11 **Section 2.9 Cancellation, Discharge and Abatement of St. Louis Centre TIF**  
12 **Notes.** All St. Louis Centre TIF Notes that have been paid or redeemed or that otherwise have  
13 been surrendered to the Finance Officer, either at or before the Maturity Date, shall be canceled  
14 and destroyed by the Finance Officer in accordance with existing security regulations upon the  
15 payment or redemption of such St. Louis Centre TIF Note and the surrender thereof to the  
16 Finance Officer. The Finance Officer shall execute a certificate in duplicate describing the St.  
17 Louis Centre TIF Notes so cancelled and destroyed, and shall file an executed counterpart of  
18 such certificate with the City.

19 **NOTWITHSTANDING ANY PROVISION HEREIN TO THE CONTRARY, THE**  
20 **ST. LOUIS CENTRE TIF NOTES ARE SUBJECT TO CANCELLATION AND**  
21 **DISCHARGE BY THE CITY IN WHOLE OR IN PART WITHOUT PENALTY UNDER**  
22 **THE CONDITIONS SET FORTH IN THE REDEVELOPMENT AGREEMENT.**

1 **ARTICLE III**

2  
3 **REDEMPTION AND PAYMENT OF PRINCIPAL AND INTEREST**

4 **Section 3.1 Optional Redemption.** The St. Louis Centre TIF Notes are subject to  
5 optional redemption by the City in whole at any time or in part on any Payment Date at a  
6 redemption price of 100% of the principal amount of the St. Louis Centre TIF Note to be  
7 redeemed, plus accrued interest thereon to the date fixed for redemption. The St. Louis Centre  
8 TIF Notes shall be called by the City for optional redemption pursuant to this Section without the  
9 necessity of any action by the City other than as provided in **Section 4.3** of this Ordinance. If  
10 only a partial redemption is to occur, then each St. Louis Centre TIF Note within a Series shall  
11 be redeemed in the order of maturity designated by the City, and within any maturity the St.  
12 Louis Centre TIF Notes shall be redeemed in Authorized Denominations by the City in such  
13 manner as it may determine. In the event of an optional redemption of the St. Louis Centre TIF  
14 Notes, unless waived by any Registered Owner of St. Louis Centre TIF Notes to be redeemed,  
15 official notice of any redemption shall be given by the Finance Officer on behalf of the City by  
16 mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty  
17 (30) days (five days if all of the St. Louis Centre TIF Notes are owned by the Developer) and not  
18 more than sixty (60) days prior to the date fixed for redemption, to each Registered Owner of the  
19 St. Louis Centre TIF Notes to be redeemed at the address shown on the Note Register.

20 All official notices of optional redemption shall be dated and shall contain the following  
21 information: (a) the redemption date; (b) the redemption price; (c) if less than all outstanding St.  
22 Louis Centre TIF Notes are to be redeemed, the identification number and maturity date(s) (and,

1 in the case of partial redemption of any St. Louis Centre TIF Notes, the respective principal  
2 amounts) of the St. Louis Centre TIF Notes to be redeemed; (d) a statement that on the  
3 redemption date the redemption price will become due and payable upon each St. Louis Centre  
4 TIF Note or portion thereof called for redemption and that interest thereon shall cease to accrue  
5 from and after the redemption date; and (e) the place where such St. Louis Centre TIF Notes are  
6 to be surrendered for payment of the redemption price, which shall be the office of the Finance  
7 Officer. The failure of any Registered Owner to receive notice given as heretofore provided or  
8 an immaterial defect therein shall not invalidate any redemption.

9           **Section 3.2 Special Mandatory Redemption.** All St. Louis Centre TIF Notes are  
10 subject to special mandatory redemption by the City on each Payment Date, at a redemption  
11 price equal to 100% of the principal amount being redeemed, together with accrued interest  
12 thereon to the date fixed for redemption, which amount of principal being redeemed shall be an  
13 amount equal to St. Louis Centre TIF Revenues then on deposit in the applicable account of the  
14 Special Allocation Fund and which will not be required for the payment of interest on such  
15 Payment Date.

16           In the event of a special mandatory redemption of any St. Louis Centre TIF Notes with a  
17 Registered Owner other than Developer or a Related Entity, unless waived by such Registered  
18 Owner of St. Louis Centre TIF Notes to be redeemed, official notice of any redemption shall be  
19 given by the Finance Officer on behalf of the City by mailing a copy of an official redemption  
20 notice by first class mail, postage prepaid, at least thirty (30) days and not more than sixty (60)  
21 days prior to the date fixed for redemption, to each Registered Owner other than Developer or a

1 Related Entity of the St. Louis Centre TIF Notes to be redeemed at the address shown on the  
2 Note Register.

3           **Section 3.3 Selection of Notes to be Redeemed.** St. Louis Centre TIF Notes shall be  
4 redeemed only in Authorized Denominations. When less than all of the outstanding St. Louis  
5 Centre TIF Notes are to be redeemed and paid prior to maturity, such St. Louis Centre TIF Notes  
6 or portions of St. Louis Centre TIF Notes from within the same Series to be redeemed shall be  
7 selected in Authorized Denominations by the Finance Officer in such equitable manner as it may  
8 determine. In the case of a partial redemption of St. Louis Centre TIF Notes from within the  
9 same Series when St. Louis Centre TIF Notes of denominations greater than the minimum  
10 Authorized Denomination are then outstanding, then for all purposes in connection with such  
11 redemption each Authorized Denomination unit of face value shall be treated as though it was a  
12 separate St. Louis Centre TIF Note of the denomination of the minimum Authorized  
13 Denomination.

14           **Section 3.4 Notice and Effect of Call for Redemption.** In the event of any optional  
15 or special mandatory redemption of the St. Louis Centre TIF Notes, unless waived by any  
16 Registered Owner of St. Louis Centre TIF Notes to be redeemed, official notice of any  
17 redemption shall be given by the Finance Officer on behalf of the City by mailing a copy of an  
18 official redemption notice by first class mail to each Registered Owner of the St. Louis Centre  
19 TIF Notes to be redeemed at the address shown on the Note Register.

20           All official notices of redemption shall be dated and shall contain the following  
21 information:



1 all TIF Revenues shall be deposited, and within it the following separate funds and accounts (in  
2 addition to such other accounts and funds within the Special Allocation Fund as previously  
3 established by ordinance), as well as such other sub-accounts or funds as necessary or  
4 appropriate by the Finance Officer:

5 (a) PILOTS Account, and within it, the St. Louis Centre Sub-PILOTS  
6 Account;

7 (b) EATS Account, and within it, the St. Louis Centre Sub-EATs Account;

8 (c) a Revenue Fund and, within it, (i) a St. Louis Centre Sub-Revenue  
9 PILOTS Fund and (ii) a St. Louis Centre Sub-Revenue EATs Fund;

10 (d) a Debt Service Fund, and within it, a St. Louis Centre Debt Service Fund,  
11 and within it (i) the Series A Account, and (ii) the Series B Account;

12 (e) a Debt Service Reserve Fund; and

13 (f) a Project Fund.

14 **Section 4.2 Administration of Funds and Accounts.** The Special Allocation Fund  
15 and the funds and accounts established therein shall be maintained in the treasury of the City and  
16 administered by the City solely for the purposes and in the manner as provided in the Act, this  
17 Ordinance, the Approving Ordinance, and the Authorizing Ordinance so long as any St. Louis  
18 Centre TIF Notes remain outstanding hereunder.

19 **Section 4.3 Revenue Fund.**

1           (a)     On or before the date that is five (5) days prior to each Payment Date  
2 while the TIF Notes remain outstanding, the City shall transfer and deposit:

3                   (i)     Those St. Louis Centre TIF Revenues attributable to PILOTs into  
4                   the St. Louis Centre Sub-Revenue PILOTs Fund of the Revenue Fund; and

5                   (ii)    Those St. Louis Centre TIF Revenues attributable to EATs into the  
6                   St. Louis Centre Sub-Revenue EATs Fund of the Revenue Fund.

7           St. Louis Centre Revenues in the Revenue Fund shall be applied, first from the St. Louis  
8 Centre Sub-Revenue EATs Fund and second from the St. Louis Centre Sub-Revenue PILOTs  
9 Fund, for the purposes and in the amounts as follows:

10           *First*, to payment of arbitrage rebate, if any, owed with respect to the St. Louis Centre  
11 TIF Notes under Section 148 of the Internal Revenue Code of 1986, as amended, including any  
12 costs of calculating arbitrage rebate;

13           *Second*, to the Finance Officer of the City and the St. Louis Development Corporation  
14 (which monies shall be paid one half to the Finance Officer and one half to the St. Louis  
15 Development Corporation), 0.2% of the St. Louis Centre TIF Notes outstanding on each  
16 Payment Date, plus any accumulated deficiency from previous years, plus an amount sufficient  
17 to pay all or any portion of the fees and expenses incurred by the City pursuant to Section 7.15 of  
18 the Redevelopment Agreement that have not otherwise been reimbursed to the City through the  
19 issuance of St. Louis Centre TIF Notes;

1           *Third*, to Series A Account, an amount sufficient to pay all or any portion of the past due  
2 interest owing as a result of prior deficiencies of moneys to pay interest due on any Series A TIF  
3 Notes on each Payment Date;

4           *Fourth*, to the Series A Account, an amount sufficient to pay all or any portion of the  
5 accrued interest becoming due and payable on any Series A TIF Notes on each Payment Date;

6           *Fifth*, to the Series A Account, an amount sufficient to pay the interest on the Series A  
7 TIF Notes on the next succeeding Payment Date;

8           *Sixth*, for transfer to the Debt Service Reserve Fund, if established, such amount as may  
9 be required to restore any deficiency in the Debt Service Reserve Fund if the amount on deposit  
10 in the Debt Service Reserve Fund is less than the Debt Service Reserve Requirement;

11           *Seventh*, to the Series A Account, an amount sufficient to pay the principal of any Series  
12 A TIF Notes that are subject to redemption pursuant to the Note Ordinance on each Payment  
13 Date;

14           *Eighth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount  
15 sufficient to pay all or any portion of the past due interest owing as a result of prior deficiencies  
16 of moneys to pay interest due on the Series B TIF Notes on each Payment Date;

17           *Ninth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount  
18 sufficient to pay all or any portion of the accrued interest becoming due and payable on any  
19 Series B TIF Note on each Payment Date;

20           *Tenth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount  
21 sufficient to pay the interest on the Series B TIF Notes on the next succeeding Payment Date;

1           *Eleventh*, if no Series A TIF Notes are outstanding, to the Series B Account of the Debt  
2 Service Fund, an amount sufficient to pay the principal of any Series B TIF Note that is subject  
3 to redemption pursuant to this Note Ordinance on each Payment Date; and

4           *Twelfth*, all other Available Revenues with respect to the St. Louis Centre Component on  
5 deposit in the Special Allocation Fund shall annually be declared as surplus and distributed in the  
6 manner provided in the TIF Act, as applicable.

7           If monies available in the Special Allocation Fund are insufficient to reimburse the City  
8 as provided above on any Payment Date, then the unpaid portion shall be carried forward to the  
9 next Payment Date, with interest thereon at the same rate as the Series A TIF Notes.

10           (b)     Upon the payment in full of the principal of and interest on all St. Louis  
11 Centre TIF Notes (or provision has been made for the payment thereof as specified in the Note  
12 Ordinance), payment in full of the fees and expenses of the Comptroller and the St. Louis  
13 Development Corporation, and payment in full of any other amounts required to be paid under  
14 this Ordinance, all amounts remaining on deposit in the St. Louis Centre Sub-Revenue PILOTs  
15 Fund and St. Louis Centre Sub-Revenue EATs Fund of the Revenue Fund shall be declared as  
16 surplus and distributed in the manner provided in the Act.

17           **Section 4.4   Debt Service Fund.**

18           (a)     All amounts paid and credited to the St. Louis Centre Debt Service Fund  
19 shall be expended solely for (i) the payment of the principal of and interest on the St. Louis  
20 Centre TIF Notes as the same mature and become due or upon the redemption thereof, said St.

1 Louis Centre TIF Notes all being subject to special mandatory redemption thereof, or (ii) to  
2 purchase St. Louis Centre TIF Notes for cancellation prior to maturity.

3 (b) The City hereby authorizes and directs the Finance Officer to withdraw  
4 sufficient moneys from the St. Louis Centre Debt Service Fund to pay the principal of and  
5 interest on the St. Louis Centre TIF Notes as the same become due and payable, and to make said  
6 moneys so withdrawn available for the purpose of paying said principal of and interest on the St.  
7 Louis Centre TIF Notes.

8 (c) After payment in full of the principal of and interest on the St. Louis  
9 Centre TIF Notes (or provision has been made for the payment thereof as specified in this  
10 Ordinance), payment of the fees and expenses of the Finance Officer, and payment of any other  
11 amounts required to be paid under this Ordinance, all amounts remaining in the St. Louis Centre  
12 Debt Service Fund shall be declared as surplus and distributed in the manner provided in the Act.

13 **Section 4.5 Project Fund.** Upon acceptance by the City of a Certificate of  
14 Reimbursable Redevelopment Project Costs and the issuance or endorsement of a St. Louis  
15 Centre TIF Note pursuant to **Section 2.7** of this Ordinance, the Developer shall be deemed to  
16 have advanced funds necessary to purchase such St. Louis Centre TIF Note and the City shall be  
17 deemed to have deposited such funds in the Project Fund and shall be deemed to have  
18 reimbursed the Developer or paid for in full for such costs from the amounts deemed to be on  
19 deposit in the Project Fund.

20 **Section 4.6 Debt Service Reserve Fund.** Except as herein otherwise provided, funds  
21 on deposit in the Debt Service Reserve Fund shall be used and applied by the Finance Officer

1 solely to prevent a default in the event moneys on deposit in the Debt Service Fund shall be  
2 insufficient to pay the principal of and interest on the Series A Notes as the same become due.  
3 The Finance Officer may disburse and expend moneys from the Debt Service Reserve Fund  
4 whether or not the amount therein equals the Debt Service Reserve Fund Requirement. Moneys  
5 on deposit in the Debt Service Reserve Fund may be used to pay Series A Notes called for  
6 redemption or to purchase Series A Notes in the open market, prior to the Maturity Date,  
7 provided all St. Louis Centre TIF Notes at the time outstanding are called for redemption or  
8 purchased and sufficient funds are available therefore. Moneys on deposit in the Debt Service  
9 Reserve Fund shall be used to pay and retire the Series A Notes last becoming due, unless such  
10 Series A Notes and all interest thereon are otherwise paid.

11         So long as the sum on deposit in the Debt Service Reserve Fund shall aggregate an  
12 amount equal to the Debt Service Reserve Fund Requirement, investment earnings on funds on  
13 deposit in the Debt Service Reserve Fund shall be deposited into the Series A Account of the  
14 Debt Service Fund; provided, however, that if no Series A Notes are then outstanding, such  
15 investment earnings shall be deposited into the Series B Account of the Debt Service Fund. If  
16 the sum on deposit in the Debt Service Reserve Fund shall be less than the Debt Service Reserve  
17 Fund Requirement, investment earnings on funds in the Debt Service Reserve Fund shall remain  
18 therein and be applied to reducing such deficiency.

19         So long as the sum on deposit in the Debt Service Reserve Fund shall aggregate an  
20 amount equal to the Debt Service Reserve Fund Requirement on each Payment Date, no further  
21 deposits to said Debt Service Reserve Fund shall be required. Investments and moneys in the

1 Debt Service Reserve Fund shall be valued at the market value thereof, exclusive of accrued  
2 interest, by the Finance Officer on and the amount on deposit therein determined accordingly.

3 After payment in full of the principal of, premium, if any, and interest on the Notes (or  
4 provision has been made for the payment thereof as specified in the Ordinance), the fees, charges  
5 and expenses of the Finance Officer and any Paying Agent and any other amounts required to be  
6 paid under the Ordinance or any other instrument entered into with respect to the Notes, all  
7 amounts remaining in the Debt Service Reserve Fund shall be paid to the City.

8 **Section 4.7 Nonpresentment of Notes.** If any St. Louis Centre TIF Note is not  
9 presented for payment when the principal thereof becomes due at stated maturity or prior  
10 redemption date, if funds sufficient to pay such St. Louis Centre TIF Note have been made  
11 available to the Finance Officer, all liability of the City to the Registered Owner thereof for the  
12 payment of such St. Louis Centre TIF Note shall forthwith cease, determine and be completely  
13 discharged, and thereupon it shall be the duty of the Finance Officer to hold such funds, without  
14 liability for interest thereon, for the benefit of the Registered Owner of such St. Louis Centre TIF  
15 Note, who shall thereafter be restricted exclusively to such funds for any claim of whatever  
16 nature on his part under this Ordinance or on, or with respect to, said St. Louis Centre TIF Note.  
17 If any St. Louis Centre TIF Note is not presented for payment within five (5) years following the  
18 date when such St. Louis Centre TIF Note becomes due at maturity, the Finance Officer shall  
19 repay to the City the funds theretofore held by it for payment of such St. Louis Centre TIF Note,  
20 and such St. Louis Centre TIF Note shall, subject to the defense of any applicable statute of  
21 limitation, thereafter be an unsecured obligation of the City, and the Registered Owner thereof  
22 shall be entitled to look only to the City for payment, and then only to the extent of the amount

1 so repaid to it by the Finance Officer, and the City shall not be liable for any interest thereon and  
2 shall not be regarded as a Finance Officer of such money.

3 **ARTICLE V**

4  
5 **REMEDIES**

6 **Section 5.1 Remedies.** The provisions of this Ordinance, including the covenants and  
7 agreements herein contained, shall constitute a contract between the City and the Owner. The  
8 Owner shall have the right:

9 (a) by mandamus or other suit, action or proceedings at law or in equity to  
10 enforce the rights of the Owner against the City and its officers, agents and employees, and to  
11 require and compel duties and obligations required by the provisions of this Ordinance or by the  
12 constitution and laws of the State of Missouri;

13 (b) by suit, action or other proceedings in equity or at law to require the City,  
14 its officers, agents and employees to account as if they were the trustees of an express trust; and

15 (c) by suit, action or other proceedings in equity or at law to enjoin any acts or  
16 things which may be unlawful or in violation of the rights of the Owner.

17 **Section 5.2 Limitation on Rights of Owner.** The Owner secured hereby shall not  
18 have any right in any manner whatever by its action to affect, disturb or prejudice the security  
19 granted and provided for herein, or to enforce any right hereunder, except in the manner herein  
20 provided.



1 Finance Officer shall not be under any liability for interest on any moneys received hereunder  
2 except as otherwise provided herein.

3 **Section 6.2 Investment of Moneys.** Moneys held in any fund or account referred to  
4 in this Ordinance shall be invested by the City as set forth in Section 95.530 Revised Statutes of  
5 Missouri of Missouri, as amended. All earnings on any investments held in any fund shall  
6 accrue to and become a part of such fund or account, except the Debt Service Reserve Fund, as  
7 provided in Section 4.6 herein.

## 8 **ARTICLE VII**

### 9 10 **MISCELLANEOUS PROVISIONS**

11 **Section 7.1 Covenant to Request Appropriations.** The City agrees that it shall  
12 comply with its Charter, Article XVI, Section 3 for each fiscal year that the St. Louis Centre TIF  
13 Notes are outstanding and the City official(s) shall request an appropriation of all monies on  
14 deposit in the Special Allocation Fund for transfer to the Finance Officer for deposit at the times  
15 and in the manner provided in **Section 4.3** of this Ordinance.

16 **Section 7.2 Tax Matters.** Neither the City nor the Developer shall use or permit the  
17 use of any proceeds of the Tax Exempt TIF Note to acquire any securities or obligations, and  
18 shall not take or permit to be taken any other action or actions, which would cause the Tax  
19 Exempt TIF Note to be an “arbitrage bond” within the meaning of Section 148(a) of the Code, or  
20 “federally guaranteed” within the meaning of Section 149(b) of the Code. The City (to the  
21 extent within its power or discretion) and the Developer shall not use or permit the use of any

1 proceeds of the Tax Exempt TIF Note, and shall not take or permit to be taken any other action  
2 or actions, which would result in the Tax Exempt TIF Note being treated as other than an  
3 obligation described in Section 103(a) of the Code. The City (to the extent within its power or  
4 discretion) and the Developer shall not use any portion of the proceeds of the Tax Exempt TIF  
5 Note, including any investment income earned on such proceeds, in any manner that would cause  
6 the Tax Exempt TIF Note to be a “private activity bond” within the meaning of Section 141(a) of  
7 the Code. The officers of the City, including the Mayor, the Finance Officer and the City  
8 Register, shall be, and they hereby are, authorized and directed to execute all documents and take  
9 such actions as they may deem necessary or advisable in order to carry out and perform the  
10 purposes of this Section.

11 **Section 7.3 Payments Due on Saturdays, Sundays and Holidays.** In any case where  
12 the Payment Date is a Saturday, a Sunday or a legal holiday or other day that is not a business  
13 day, then payment of principal or interest need not be made on such date but may be made on the  
14 next succeeding business day with the same force and effect as if made on the Payment Date, and  
15 no interest shall accrue for the period after such date.

16 **Section 7.4 Notices, Consents and Other Instruments.** Any notice, consent, request,  
17 direction, approval, objection or other instrument required by this Ordinance to be signed and  
18 executed by the Owner of the St. Louis Centre TIF Notes may be in any number of concurrent  
19 writings of similar tenor and may be signed or executed by such Owner in person or by agent  
20 appointed in writing. Proof of the execution of any such instrument or of the writing appointing  
21 any such agent and of the ownership of the St. Louis Centre TIF Note, if made in the following  
22 manner, shall be sufficient for any of the purposes of the Ordinance, and shall be conclusive in

1 favor of the City with regard to any action taken, suffered or omitted under any such instrument,  
2 namely:

3 (a) The fact and date of the execution by any person of any such instrument  
4 may be proved by a certificate of any officer in any jurisdiction who by law has power to take  
5 acknowledgments within such jurisdiction that the person signing such instrument acknowledged  
6 before such officer the execution thereof, or by affidavit of any witness to such execution.

7 (b) The fact of ownership of the St. Louis Centre TIF Note, the amount or  
8 amounts and other identification of the St. Louis Centre TIF Note, and the date of holding the  
9 same shall be proved by the registration books of the City.

10 **Section 7.5** The City is hereby authorized to enter into and the Mayor and the Finance  
11 Officer of the City are hereby authorized and directed to execute and deliver, for and on behalf of  
12 and as the act and deed of the City, the St. Louis Centre TIF Notes and such other documents,  
13 certificates and instruments as may be necessary or desirable to carry out and comply with the  
14 intent of this Ordinance. The officers of the City, including without limitation the Mayor, the  
15 Finance Officer and the Register, are hereby authorized and directed to execute, and the City  
16 Register is hereby authorized and directed where appropriate to attest, all certificates, documents  
17 or other instruments, and take such actions as they may deem necessary or advisable in order to  
18 carry out and perform the purposes of this Ordinance and to make ministerial alterations,  
19 changes or additions in the foregoing agreements, statements, instruments and other documents  
20 herein approved, authorized and confirmed which they determine to be in the City's best interest,  
21 and the execution or taking of such action shall be conclusive evidence of such determination.

1           **Section 7.6**    If any section or other part of this Ordinance, whether large or small, is for  
2 any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions  
3 of this Ordinance.

4           **Section 7.7**    This Ordinance shall be governed exclusively by and constructed in  
5 accordance with the applicable internal laws of the State of Missouri.

6           **Section 7.8**    The Board of Aldermen of the City hereby declares that it is in the City's  
7 best interest to sell the St. Louis Centre TIF Notes at private sale because a public sale of the St.  
8 Louis Centre TIF Notes would cause additional expense to the City and because the condition of  
9 the current financial markets makes such a public sale not feasible or the best course of action for  
10 the City.

11           **Section 7.9**    After adoption of this Ordinance by the Board of Aldermen, this  
12 Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption  
13 over his veto; provided that if, within ninety (90) days after the effective date of this Ordinance,  
14 the Developer has not (i) executed the Redevelopment Agreement pertaining to the St. Louis  
15 Centre Component and (ii) paid all fees due to the City in accordance with the terms of the  
16 Redevelopment Agreement, the provisions of this Ordinance shall be deemed null and void and  
17 of no effect and all rights conferred by this Ordinance on Developer, shall terminate, provided  
18 further, however, that prior to any such termination the Developer may seek an extension of time  
19 in which to execute the Redevelopment Agreement, which extension may be granted in the sole  
20 discretion of the Board of Estimate and Apportionment of the City of St. Louis.

## **EXHIBIT A**

### **Legal Description of RPA 1 and St. Louis Centre Property**

#### RPA 1

All of blocks 126 and 127 in the City of St. Louis, more specifically described as follows: Beginning at the point of intersection of the west line of N. 6<sup>th</sup> Street (45' wide) and the south line of Washington Avenue (62' wide); thence southwardly along said west line of N. 6<sup>th</sup> St. to its point of intersection with the north line of Locust St. (45' wide); thence westwardly along said north line of Locust St. to its point of intersection with the east line of N. 7<sup>th</sup> St. (50' wide); thence northwardly along said east line of N. 7<sup>th</sup> St. to its point of intersection with the south line of Washington Ave.; thence eastwardly along said south line of Washington Ave. to its point of intersection with the west line of 6<sup>th</sup> St., the point of beginning.

#### St. Louis Centre Property

That certain parcel by Washington Avenue on the north, N. 6<sup>th</sup> Street on the east, Locust Street on the south, and N. 7<sup>th</sup> Street on the west.



**EXHIBIT B  
Form of Note**

**THIS TIF NOTE OR ANY PORTION HEREOF MAY BE TRANSFERRED, ASSIGNED OR NEGOTIATED ONLY TO THE “DEVELOPER,” A “RELATED ENTITY” A “QUALIFIED INSTITUTIONAL BUYER” OR “PROJECT LENDER,” AS DEFINED IN THE NOTE ORDINANCE, AND IN ACCORDANCE WITH THE PROVISIONS HEREOF.**

**UNITED STATES OF AMERICA  
STATE OF MISSOURI**

**REGISTERED**

**Registered**

**No. R-\_\_**

**Not to Exceed \$8,050,000  
plus Issuance Costs  
(See **Schedule A** attached)**

**CITY OF ST. LOUIS, MISSOURI**

**[TAXABLE][TAX-EXEMPT] TAX INCREMENT REVENUE NOTE  
(600 WASHINGTON RPA 1 REDEVELOPMENT PROJECT – ST. LOUIS CENTRE  
COMPONENT)  
SERIES 201\_\_-[A/B]**

Rate of Interest:                      Maturity Date:                      Dated Date:                      CUSIP Number:  
[\_\_%]    \_\_\_\_\_    \_\_\_\_\_,    None

**REGISTERED OWNER:**

**PRINCIPAL AMOUNT:      See SCHEDULE A attached hereto.**

The CITY OF ST. LOUIS, MISSOURI, a body corporate and a political subdivision duly organized and validly existing under its charter and the Constitution and laws of the State of Missouri (the “City”), for value received, hereby promises to pay to the Registered Owner shown above, or registered assigns, the Principal Amount shown from time to time on Schedule A attached hereto on the Maturity Date shown above unless called for redemption prior to the Maturity Date, and to pay interest thereon from the effective date of registration shown from time to time on Schedule A attached hereto or from the most recent Payment Date to which interest has been paid or duly provided for, at the Rate of Interest shown above computed on the basis of a 360-day year of twelve 30-day months. Interest and principal shall be payable each

March 1 and September 1 (each, a “Payment Date”), commencing on the first March 1 or September 1 following the City’s acceptance or deemed acceptance of the Certificate of Substantial Completion for the St. Louis Centre Component in accordance with the Redevelopment Agreement between the City and MX TIF, Inc. (the “Developer”), dated as of \_\_\_\_\_, 2011, as amended (the “Redevelopment Agreement”), until all principal and interest accruing pursuant to this TIF Note is paid in full except as otherwise provided herein. The St. Louis Centre TIF Notes shall bear interest from their registration date or from the most recent Payment Date to which interest has been paid or duly provided for.

Except as otherwise provided herein, the capitalized terms herein shall have the meanings as provided in Ordinance No. \_\_\_\_\_ signed by the Mayor on \_\_\_\_\_, 2011 (the “Note Ordinance”) or the Redevelopment Agreement.

**THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS ST. LOUIS CENTRE TIF NOTE TERMINATE \_\_\_\_\_, WHICH IS TWENTY-THREE YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THE REDEVELOPMENT PROJECT (AS DEFINED IN THE NOTE ORDINANCE), WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HEREON HAS BEEN PAID IN FULL. REFERENCE IS MADE TO THE NOTE ORDINANCE FOR A COMPLETE DESCRIPTION OF THE CITY’S OBLIGATIONS HEREUNDER.**

Subject to the preceding paragraph, the principal of and interest on this TIF Note shall be paid at maturity or upon earlier redemption as provided in Article III of the Note Ordinance to the person in whose name this TIF Note is registered at the maturity or redemption date hereof, upon presentation and surrender of this TIF Note at the payment office of the Finance Officer of the City or her authorized agent (the “Finance Officer”). The principal of and interest on the TIF Notes shall be payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of debts due the United States of America. The principal of or interest on this TIF Note shall be payable by check or draft or by wire transfer to the person in whose name this TIF Note is registered at the office of the Finance Officer to the Registered Owner on the Register on each Payment Date. Except as otherwise provided in Section 2.8 of the Note Ordinance with respect to mutilated, destroyed, lost or stolen TIF Notes, no principal on the TIF Notes is payable unless the Registered Owner thereof has surrendered such TIF Notes at the office of the Finance Officer.

This TIF Note is one of an authorized series of fully registered TIF Notes of the City designated “City of St. Louis, Missouri, [Taxable][Tax-Exempt] Tax Increment Revenue Notes (600 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series 201\_\_-A/B,” issued in an aggregate principal amount of not to exceed \$8,050,000 plus Issuance Costs (the “St. Louis Centre TIF Notes” or “TIF Notes”, and specifically, the “Series A TIF Notes” and the “Series B TIF Notes”). The TIF Notes are being issued for the purpose of paying a portion of the Redevelopment Project Costs in connection with that certain St. Louis Centre Component of the Redevelopment Project under the Redevelopment Plan, under the authority of and in full compliance with the Constitution and laws of the State of Missouri, including particularly the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, of the Revised Statutes of Missouri, as amended (the “Act”), and pursuant to the Note Ordinance.

The TIF Notes and the interest thereon are and shall be special, limited obligations of the City payable solely from and secured as to the payment of principal and interest, by the Available Revenues and other moneys pledged thereto and held by the Finance Officer as provided herein. "Available Revenues" means all monies on deposit from time to time (including investment earnings thereon) in (a) the St. Louis Centre Sub-PILOTs Account of the PILOTs Account and (b) subject to annual appropriation, the St. Louis Centre Sub-EATs Account of the EATS Account that have been appropriated to the repayment of the TIF Notes, excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim communicated to the City which suit or claim challenges the collection of such sum..

The monies on deposit in the St. Louis Centre Sub-PILOTs Account of the PILOTs Account of the Special Allocation Fund are those payments in lieu of taxes ("PILOTs"), as defined in Sections 99.805(10) and 99.845 of the Act) attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the St. Louis Centre Property (as described in Exhibit A to the Note Ordinance) and any applicable penalty and interest over and above the initial equalized assessed value (as provided for by Section 99.855 of the Act) of such unit of property in the St. Louis Centre Property, as allocated and paid to the City's Treasurer by the City's Collector of Revenue who shall deposit such PILOTs into the Special Allocation Fund while tax increment financing remains in effect.

The monies on deposit in the St. Louis Centre Sub-EATs Account of the EATS Account of the Special Allocation Fund are those amounts, subject to annual appropriation by the Board of Aldermen, equal to fifty percent (50%) of the total additional revenues from taxes, penalties and interest which are imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the Act) and which are generated by economic activities within the St. Louis Centre Property over the amount of such taxes generated by economic activities within St. Louis Centre Property in the calendar year ending December 31, 2005 (subject to annual appropriation by the City as provided in the Act), while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, and taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, all in accordance with Section 99.845.3 of the Act, as may be amended from time to time. Notwithstanding the foregoing, EATs shall not include the operating levy for school purposes imposed by or any sales tax imposed by the Transitional School District of the City of St. Louis.

The Series A TIF Notes shall be equally and ratably secured by St. Louis Centre Revenues. The Series B TIF Notes shall be equally and ratably secured by St. Louis Centre Revenues on a subordinate basis to the Series A TIF Notes.

The TIF Notes shall be special, limited obligations of the City payable solely from and secured as to the payment of principal and interest by a pledge of the Available Revenues. The taxing power of the City is not pledged to the payment of the TIF Notes either as to principal or

interest. The TIF Notes shall not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provision, limitation or restriction. THE OBLIGATIONS OF THE CITY WITH RESPECT TO THE TIF NOTES SHALL TERMINATE ON THE FIRST TO OCCUR OF THE FULL PAYMENT AND DISCHARGE OF THE TIF NOTES OR THE MATURITY DATE (WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST HAS BEEN PAID IN FULL).

St. Louis Centre Revenues in the Revenue Fund shall be applied, first from the St. Louis Centre Sub-Revenue EATs Fund and second from the St. Louis Centre Sub-Revenue PILOTs Fund, for the purposes and in the amounts as follows:

*First*, to payment of arbitrage rebate, if any, owed with respect to the St. Louis Centre TIF Notes under Section 148 of the Internal Revenue Code of 1986, as amended, including any costs of calculating arbitrage rebate;

*Second*, to the Finance Officer of the City and the St. Louis Development Corporation (which monies shall be paid one half to the Finance Officer and one half to the St. Louis Development Corporation), 0.2% of the St. Louis Centre TIF Notes outstanding on each Payment Date, plus any accumulated deficiency from previous years, plus an amount sufficient to pay all or any portion of the fees and expenses incurred by the City pursuant to Section 7.15 of the Redevelopment Agreement that have not otherwise been reimbursed to the City through the issuance of St. Louis Centre TIF Notes;

*Third*, to Series A Account, an amount sufficient to pay all or any portion of the past due interest owing as a result of prior deficiencies of moneys to pay interest due on any Series A TIF Notes on each Payment Date;

*Fourth*, to the Series A Account, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series A TIF Notes on each Payment Date;

*Fifth*, to the Series A Account, an amount sufficient to pay the interest on the Series A TIF Notes on the next succeeding Payment Date;

*Sixth*, for transfer to the Debt Service Reserve Fund, if established, such amount as may be required to restore any deficiency in the Debt Service Reserve Fund if the amount on deposit in the Debt Service Reserve Fund is less than the Debt Service Reserve Requirement;

*Seventh*, to the Series A Account, an amount sufficient to pay the principal of any Series A TIF Notes that are subject to redemption pursuant to the Note Ordinance on each Payment Date;

*Eighth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount sufficient to pay all or any portion of the past due interest owing as a result of prior deficiencies of moneys to pay interest due on the Series B TIF Notes on each Payment Date;

*Ninth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount sufficient to pay all or any portion of the accrued interest becoming due and payable on any Series B TIF Note on each Payment Date;

*Tenth*, if no Series A TIF Notes are outstanding, to the Series B Account, an amount sufficient to pay the interest on the Series B TIF Notes on the next succeeding Payment Date;

*Eleventh*, if no Series A TIF Notes are outstanding, to the Series B Account of the Debt Service Fund, an amount sufficient to pay the principal of any Series B TIF Note that is subject to redemption pursuant to this Note Ordinance on each Payment Date; and

*Twelfth*, all other Available Revenues with respect to the St. Louis Centre Component on deposit in the Special Allocation Fund shall annually be declared as surplus and distributed in the manner provided in the TIF Act, as applicable.

Upon the payment in full of the principal of and interest on the TIF Notes (or provision has been made for the payment thereof as specified in the Note Ordinance), payment in full of the fees and expenses of the Finance Officer and the St. Louis Development Corporation, and payment in full of any other amounts required to be paid under the Note Ordinance, all Available Revenues with respect to the St. Louis Centre Component remaining on deposit in the Special Allocation Fund shall be declared as surplus and distributed in the manner provided in the Act.

The City covenants that it shall comply with the Charter of the City of St. Louis, Article XVI, Section 3 for each fiscal year that TIF Notes are outstanding and the City official(s) shall request an appropriation of all Available Revenues on deposit in the Special Allocation Fund for application to the payment of the principal of (including, but not limited to, payment of a premium, if any) and interest on the TIF Notes.

**NOTWITHSTANDING ANY PROVISION HEREIN OR IN THE NOTE ORDINANCE TO THE CONTRARY, THE TIF NOTES ARE SUBJECT TO CANCELLATION AND DISCHARGE BY THE CITY IN WHOLE OR IN PART WITHOUT PENALTY UNDER THE CONDITIONS SET FORTH IN SECTION 7.8 OF THE REDEVELOPMENT AGREEMENT.**

The TIF Notes are subject to optional redemption by the City in whole at any time or in part on any Payment Date at a redemption price of 100% of the principal amount of the TIF Note to be redeemed, plus accrued interest thereon to the date fixed for redemption.

The TIF Notes are subject to special mandatory redemption by the City on each Payment Date, at a redemption price equal to 100% of the principal amount being redeemed, together with accrued interest thereon to the date fixed for redemption, in an amount equal to St. Louis Centre Revenues on deposit in the applicable accounts of the Special Allocation Fund and which are not required for the payment of accrued interest on such Payment Date.

The TIF Notes or portions of TIF Notes to be redeemed shall become due and payable on the redemption date, at the redemption price therein specified, and from and after the redemption date (unless the City defaults in the payment of the redemption price) such TIF Notes or portion of TIF Notes shall cease to bear interest. Upon surrender of such TIF Notes for redemption in accordance with such notice, the redemption price of such TIF Notes shall be paid by the Finance Officer. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any TIF Note, there shall be prepared for the Registered Owner a new TIF Note or TIF Notes of the same maturity in the amount of the unpaid principal as provided herein. All TIF Notes that have been redeemed shall be cancelled and destroyed by the Finance Officer as provided herein and shall not be reissued.

TIF Notes shall be redeemed only in the principal amount of One Thousand Dollars (\$1,000) or any integral multiple thereof. When less than all of the outstanding TIF Notes are to

be redeemed and paid prior to maturity, such TIF Notes shall be selected by the Finance Officer in One Thousand Dollar (\$1,000) units of face value in such equitable manner as the Finance Officer may determine.

The TIF Notes are issuable in the form of fully registered Notes without coupons in minimum denominations of One Hundred Thousand Dollars (\$100,000) or any integral multiple \$1,000 in excess thereof, except with respect to the TIF Notes issued upon acceptance by the City of the final Certificate of Reimbursable Redevelopment Project Costs, which TIF Notes may be issued in any denomination, subject to the limitation on the aggregate Principal Amount.

This TIF Note may be transferred or exchanged as provided in the Note Ordinance only upon the Register, upon surrender of this TIF Note together with a written instrument of transfer satisfactory to the Finance Officer duly executed by the Registered Owner or the Registered Owner's duly authorized agent.

**THE OWNER HEREOF EXPRESSLY AGREES, BY SUCH OWNER'S ACCEPTANCE HEREOF, THAT THE RIGHT TO PURCHASE, TRANSFER, ASSIGN OR NEGOTIATE THIS TIF NOTE SHALL BE LIMITED TO PURCHASE, TRANSFER, ASSIGNMENT OR NEGOTIATION TO THE DEVELOPER, A RELATED ENTITY,**

**A QUALIFIED INSTITUTIONAL BUYER OR PROJECT LENDER, AS SUCH TERMS ARE DEFINED IN THE NOTE ORDINANCE, AND UPON THE EXECUTION BY THE PROPOSED PURCHASER OR TRANSFEREE OF AN INVESTMENT LETTER IN SUBSTANTIALLY THE FORM OF EXHIBIT C TO THE NOTE ORDINANCE, SIGNED BY THE PROPOSED PURCHASER OR TRANSFEREE, SHOWING THAT THE PROPOSED PURCHASER OR TRANSFEREE IS AN APPROVED INVESTOR. "Approved Investor" is defined in the Note Ordinance, and includes, among others, (a) the Developer or a Related Entity, (b) an "accredited investor" under Rule 501(a) of Regulation D promulgated under the Securities Act of 1933, (c) a "qualified institutional buyer" under Rule 144A promulgated under the Securities Act of 1933 or (d) any general business company or enterprise with total assets in excess of \$50,000,000.**

Subject to the limitations of the preceding paragraph, upon surrender thereof at the office of the Finance Officer, the Finance Officer shall transfer or exchange any TIF Note for a new TIF Note of the same maturity and in the same principal amount as the outstanding principal amount of the TIF Note that was presented for transfer or exchange. Any TIF Note presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Finance Officer, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent.

This TIF Note shall not be valid or binding on the City or be entitled to any security or benefit under the Note Ordinance until the Certificate of Authentication hereon has been executed by the Finance Officer.

**IT IS HEREBY CERTIFIED AND DECLARED** that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the TIF Notes have existed, happened and been performed in due time, form and manner as required by law.

(The remainder of this page is intentionally left blank.)

**IN WITNESS WHEREOF, THE CITY OF ST. LOUIS, MISSOURI** has executed this TIF Note by causing it to be signed by the manual or facsimile signature of its Mayor and Finance Officer and attested by the manual or facsimile signature of its City Register, and its official seal to be affixed or imprinted hereon, and this TIF Note to be dated as of the effective date of registration as shown on Schedule A attached hereto.

**CITY OF ST. LOUIS, MISSOURI**

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Finance Officer

Attest:  
(Seal)

\_\_\_\_\_  
City Register

Approved as to Form:  
\_\_\_\_\_

## ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

---

(Print or Type Name, Address and Social Security Number  
or other Taxpayer Identification Number of Transferee)

the within TIF Note and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ agent to transfer the within Note on the books kept by the Finance Officer for the registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_.

---

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears on the face of the within Note in every particular.

Signature Guaranteed By:

---

(Name of Eligible Guarantor Institution)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 17Ad-15 (17 CFR 240.17Ad-15).

**SCHEDULE A**

**CERTIFICATE OF AUTHENTICATION**

This TIF Note is one of the Series 201\_-A/B TIF Notes described in the within-mentioned Note Ordinance.

<u>Date</u> <sup>(1)</sup>	<u>Additions to Principal Amount</u> <sup>(2)</sup>	<u>Principal Amount Paid</u>	<u>Outstanding Principal Amount</u>	<u>Authorized Signatory of Finance Officer</u>
_____ , _____	\$	\$	\$	
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				
_____ , _____				

(1) Date of approval of each Certificate of Reimbursable Redevelopment Project Costs, as provided in Section 5.2 of the Redevelopment Agreement (which constitutes Date of Authentication with respect to such portion of the Note) or Payment Date.

(2) Limited to denominations of \$100,000 or any \$1,000 increment in excess thereof, except with respect to an advance pursuant to the final Certificate of Reimbursable Redevelopment Project Costs, which may be in any denomination, subject to the limitation on the aggregate principal amount provided for in the Note Ordinance.

## EXHIBIT C

### Form of Letter of Representations

\_\_\_\_\_, 20\_\_

City of St. Louis  
City Hall  
Tucker and Market Streets  
St. Louis, Missouri 63103  
Attention: Mayor, Room 200  
Attention: Comptroller, Room 311

Re: Not to Exceed \$8,050,000 (plus Issuance Costs) City of St. Louis, Missouri, Tax Increment Revenue Notes, (600 Washington RPA 1 Redevelopment Project – St. Louis Centre Component), Series 201\_-A/B

Ladies and Gentlemen:

This letter is to provide you with certain representations and agreements with respect to the purchase by the undersigned of not to exceed \$8,050,000 (plus Issuance Costs) aggregate principal amount of Tax Increment Revenue Notes, (600 Washington RPA 1 Redevelopment Project – St. Louis Centre), Series 201\_-A/B (the “TIF Notes” or “St. Louis Centre TIF Notes”), issued by the City of St. Louis, Missouri (the “City”). The TIF Notes are secured in the manner set forth in Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_] of the City adopted on \_\_\_\_\_, 201\_\_ (the “Note Ordinance”). The undersigned hereby represents to each of you and agrees with each of you, as follows:

1. The undersigned is an Approved Investor (as defined in the Note Ordinance).
2. The undersigned acknowledges that the City has not made any representation or warranty concerning the accuracy or completeness of any information furnished in connection with the purchase by the undersigned of the TIF Notes. Accordingly, the undersigned has not relied upon the City as to the accuracy or completeness of such information. As a sophisticated investor, the undersigned has made its own decision to purchase the TIF Notes based solely upon its own inquiry and analysis.
3. The undersigned understands that the TIF Notes do not constitute an indebtedness of the City or a loan or credit thereof within the meaning of any constitutional or statutory debt limitation or restriction.
4. The undersigned is familiar with and has counsel who are familiar with the federal and state legislation, rules, regulations and case law pertaining to the transfer and distribution of securities, including, but not limited to, disclosure obligations of the seller incident to any such transfer or distribution. The undersigned hereby covenants and agrees that

the undersigned will not sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the TIF Notes or any interest therein in violation of applicable federal or state law or in violation of restrictions on sale, assignment, negotiation or transfer of the TIF Notes as set forth in paragraph 6 below.

5. The undersigned is purchasing the TIF Notes for its own account for investment (and not on behalf of another) and, other than a contemplated pledge of the TIF Notes, has no present intention of reselling the TIF Notes or dividing its interest therein. Notwithstanding the foregoing, the undersigned has the right to sell, offer for sale, pledge, transfer, convey, hypothecate, mortgage or dispose of the TIF Notes at some future date determined by it, provided that such disposition is not in violation of restrictions on sale, assignment, negotiation or transfer of the TIF Notes as set forth in paragraph 6 below.

6. The undersigned acknowledges that the right to sell, assign, negotiate or otherwise transfer the TIF Notes shall be limited to Approved Investors (as defined in the Note Ordinance).

7. The undersigned agrees to indemnify and hold you harmless from any and all claims, judgments, attorneys' fees and expenses of whatsoever nature, whether relating to litigation or otherwise, resulting from any attempted or affected sale, offer for sale, pledge, transfer, conveyance, hypothecation, mortgage or disposition of the TIF Notes in violation of this letter.

8. The undersigned has satisfied itself that the TIF Notes may be legally purchased by the undersigned.

Sincerely,

\_\_\_\_\_  
as Purchaser

By: \_\_\_\_\_  
Title: \_\_\_\_\_