

1 employment and economic base of the City, increased property values and tax revenues,
2 stabilization of the Redevelopment Area, facilitation of the economic stability of the City as a
3 whole, and further found that without the assistance of tax increment financing in accordance
4 with the TIF Act, the Redevelopment Project is not financially feasible and would not otherwise
5 be completed; and

6 **WHEREAS**, on _____, 201__, after due consideration of the TIF
7 Commission’s recommendations and approval by the Board of Aldermen, the Mayor signed: (1)
8 Ordinance No. _____ Board Bill No. ____ designating the Redevelopment Area as a
9 “redevelopment area” as provided in the TIF Act, approving the Redevelopment Plan, and
10 approving the redevelopment project described in the Redevelopment Plan (the “Redevelopment
11 Project”), adopting tax increment allocation financing within the Redevelopment Area, and
12 establishing the 32 North Euclid Special Allocation Fund; and (2) Ordinance No. _____
13 Board Bill No. ____ authorizing the City to enter into a redevelopment agreement with
14 Developer (as hereinafter defined); and

15 **WHEREAS**, pursuant to the Redevelopment Plan and Redevelopment Agreement, the
16 City proposes to finance a portion of the costs of the Redevelopment Project by utilizing tax
17 increment allocation financing in accordance with the TIF Act; and

18 **WHEREAS**, the City desires to issue, from time to time, its Tax Increment Revenue
19 Notes (32 North Euclid Redevelopment Project), Series 20__-A/B, (the “TIF Notes” or “Notes”),
20 to provide funds for the aforesaid purpose, said Notes being payable solely from certain proceeds
21 deposited into the Special Allocation Fund; and

1 respect thereto, adopting tax increment financing within the Redevelopment Area, establishing
2 the Special Allocation Fund, and authorizing certain related actions by City officials.

3 “Authorized Denominations” means an initial amount of \$100,000 or any integral
4 multiple of \$1,000 in excess thereof, except with respect to the TIF Note issued upon acceptance
5 by the City of the final Certificate of Reimbursable Redevelopment Project Costs, which TIF
6 Note may be issued in any denomination, subject to the limitation on the aggregate Principal
7 Amount, subject to the limitation provided in **Section 2.1** of this Ordinance.

8 “Authorizing Ordinance” means Ordinance No. _____ Board Bill No. _____, signed by
9 the Mayor on _____, 2015, affirming adoption of the Redevelopment Plan,
10 Redevelopment Area, and Redevelopment Project, authorizing execution of a Redevelopment
11 Agreement for the construction of the Redevelopment Project and making certain findings
12 related thereto.

13 “Available Revenues” means all monies on deposit from time to time (including
14 investment earnings thereon) in (a) the PILOTS Account, and (b) subject to annual
15 appropriation, the EATS Account that have been appropriated to the repayment of TIF Notes,
16 excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the
17 taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim
18 communicated to the City which suit or claim challenges the collection of such sum.

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

1 “Certificate of Commencement of Construction” means a document substantially in the
2 form of Exhibit C to the Redevelopment Agreement, delivered by the Developer to the City in
3 accordance with the Redevelopment Agreement and evidencing commencement of construction
4 of the Redevelopment Project.

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

9 “Certificate of Substantial Completion” means a document substantially in the form of
10 Exhibit E to the Redevelopment Agreement, issued by the Developer to the City in accordance
11 with the Redevelopment Agreement and evidencing the Developer’s satisfaction of all
12 obligations and covenants to construct the Redevelopment Project in accordance with the
13 Redevelopment Plan and the Redevelopment Agreement.

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

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

19 “Debt Service Reserve Fund” means the fund by the name created in **Section 4.1** of this
20 Ordinance.

21 “Debt Service Reserve Fund Requirement” means that amount as reasonably determined
22 by the underwriter or placement agent for the TIF Notes with the concurrence of the City’s
23 Finance Officer.

1 “Developer” means North Euclid Developer, Inc., a Missouri corporation, duly
2 incorporated and existing under the laws of the State of Missouri, or its permitted successors or
3 assigns in interest.

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

9 “Economic Activity Taxes” or “EATS” shall have the meaning ascribed to such term in
10 Section 99.805(4) of the TIF Act, excluding any taxes that, under Missouri law, are not subject to
11 tax increment financing.

12 “EATS Account” means the EATS Account of the Special Allocation Fund.

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

14 “Issuance Costs” means all costs reasonably incurred by the City or Developer in
15 furtherance of the issuance of TIF Notes, including without limitation, the fees and expenses of
16 financial advisors and consultants, the City’s attorneys (including issuer’s counsel, Disclosure
17 Counsel, Bond Counsel and, at the City’s discretion, Developer’s counsel), the City’s
18 administrative fees and expenses (including fees and costs of its planning consultants and the St.
19 Louis Development Corporation), underwriters’ discounts and fees, if any, the costs of printing
20 any TIF Notes and any official statements relating thereto, the costs of credit enhancement, if
21 any, capitalized interest, debt service reserves and the fees of any rating agency rating any TIF
22 Notes.

23 “Issuance Date” means the dated date of the TIF Notes.

1 “Maturity Date” means _____, which is the date that is twenty-three (23) years
2 after the effective date of the Approving Ordinance.

3 “Ordinance” or “Note Ordinance” means this Ordinance as from time to time amended in
4 accordance with the terms hereof.

5 “Original Purchaser” means the Developer, a Related Entity, a Qualified Institutional
6 Buyer or a Project Lender; provided, however, that any such Related Entity or Project Lender
7 shall also qualify as an Approved Investor and shall be designated in writing by the Developer as
8 the Original Purchaser.

9 “Owner” or “Registered Owner” means, when used with respect to any TIF Note, the
10 person in whose name such TIF Note is registered.

11 “Payment Date” means, with respect to any TIF Note, each May 1 and November 1,
12 commencing on the first May 1 or November 1 that immediately succeeds the City’s issuance of
13 any TIF Obligations.

14 “Payments in Lieu of Taxes” or “PILOTS” shall have the meaning ascribed to such term
15 in Section 99.805(11) of the TIF Act.

16 “PILOTS Account” means the PILOTS Account of the Special Allocation Fund.

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

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

22 “Qualified Institutional Buyer” means a “qualified institutional buyer” under Rule 144A
23 promulgated under the Securities Act of 1933.

1 “Redevelopment Agreement” or “Agreement” means that certain Redevelopment
2 Agreement dated as of _____, between the City and the Developer, as may be amended
3 from time to time.

4 “Redevelopment Area” means the real property legally described and set forth on **Exhibit**
5 **A**, attached hereto and incorporated herein by reference.

6 “Redevelopment Plan” means the plan titled “32 North Euclid TIF Redevelopment Plan”
7 dated September 27, 2015, as revised October 5, 2015, and as approved by the City pursuant to
8 the Approving Ordinance, as such plan may from time to time be amended in accordance with
9 the TIF Act.

10 “Redevelopment Project” or “32 North Euclid Redevelopment Project” means the
11 redevelopment project as identified by the Redevelopment Plan and Redevelopment Agreement.

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

14 “Reimbursable Redevelopment Project Costs” means those Redevelopment Project Costs
15 for which the Developer is eligible for reimbursement in accordance with the TIF Act and in
16 accordance with the Redevelopment Agreement.

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

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

21 “Series A Account” means the account by that name created in **Section 4.1** of this
22 Ordinance.

1 “Series A Note(s)” means the [Taxable][Tax-Exempt] Tax Increment Revenue Note (32
2 North Euclid Redevelopment Project), Series 20___-A, issued pursuant to this Ordinance in an
3 aggregate amount not to exceed \$4,500,000 plus Issuance Costs, in substantially the form set
4 forth in **Exhibit B**, attached hereto and incorporated herein by reference.

5 “Series B Account” means the account by that name created in **Section 4.1** of this
6 Ordinance.

7 “Series B Note” means the [Taxable][Tax-Exempt] Tax Increment Revenue Note (32
8 North Euclid Redevelopment Project), Series 20___-B, issued pursuant to the Note Ordinance in
9 an aggregate amount not to exceed \$4,500,000 plus Issuance Costs, less the aggregate
10 outstanding principal amount of the Series A Notes, in substantially the form set forth in **Exhibit**
11 **B**, attached hereto and incorporated herein by reference.

12 “Special Allocation Fund” means the City of St. Louis, Missouri, 32 North Euclid Special
13 Allocation Fund created by Ordinance No. _____ Board Bill No. ____ effective on
14 _____, 2015 and including the accounts for the 32 North Euclid Redevelopment
15 Project into which TIF Revenues are from time to time deposited in accordance with the TIF Act
16 and this Ordinance, including a PILOTS Account and an EATS Account.

17 “Taxable TIF Notes” means any TIF Note, the interest on which (in the opinion of Bond
18 Counsel), is not exempt from federal income taxation.

19 “Tax-Exempt TIF Notes” means any TIF Note, the interest on which (in the opinion of
20 Bond Counsel), is exempt from federal income taxation.

21 “TIF Notes” means one or more series of not to exceed \$4,500,000 plus Issuance Costs
22 Tax Increment Revenue Notes (32 North Euclid Redevelopment Project), Series 20___-A/B
23 issued by the City pursuant to and subject to the Redevelopment Agreement and this Ordinance

1 in substantially the form set forth in **Exhibit B**, attached hereto and incorporated herein by
2 reference.

3 “TIF Revenues” means: (1) PILOTs and (2) subject to annual appropriation by the City,
4 fifty percent (50%) if EATs.

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

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

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

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

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

16 **ARTICLE II**

17 **AUTHORIZATION OF TIF NOTES**

18 **Section 2.1** **Authorization of TIF Notes.** There are hereby authorized and directed to
19 be issued by the City to the Original Purchaser one or more series of the TIF Notes in an
20 aggregate principal amount not to exceed \$4,500,000 plus Issuance Costs. The TIF Notes shall
21 be in substantially the form of **Exhibit B**, attached hereto and incorporated herein by reference.

22 **Section 2.2** **Description of TIF Notes.**

1 (a) Title of TIF Notes. There may be issued one series of one or more Series
2 A Notes in an aggregate principal amount not to exceed \$4,500,000 plus Issuance Costs
3 authorized hereunder and one series of one or more Series B Notes in an aggregate principal
4 amount not to exceed \$4,500,000 plus Issuance Costs less the aggregate principal amount of
5 Series A Notes. The Series A Notes shall be designated “[Taxable]/[Tax-Exempt] Tax
6 Increment Revenue Notes (32 North Euclid Redevelopment Project), Series 20__-A”. The
7 Series B Notes shall be designated “[Taxable]/[Tax-Exempt] Tax Increment Revenue Notes (32
8 North Euclid Redevelopment Project), Series 20__-B”. The TIF Notes may have such further
9 appropriate particular designation added to or incorporated in such title for the TIF Notes of any
10 particular series as the City may determine.

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

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

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

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

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

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

18 (g) Evidence of Principal Payments. The payment of principal of the TIF
19 Notes on each Payment Date shall be noted on the TIF Notes on Schedule A thereto. The
20 original Schedule A to the TIF Note shall be held by the Finance Officer in trust, unless
21 otherwise directed in writing by the Owners thereof. If such Schedule A is held by the Finance
22 Officer, the Finance Officer shall, on each Payment Date, send a revised copy of Schedule A via

1 facsimile to the Owner. Absent manifest error, the amounts shown on Schedule A held by the
2 Finance Officer shall be conclusive evidence of the principal amount paid on the TIF Notes.

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

10 **Section 2.3 Finance Officer to Serve as Paying Agent and Registrar.** The Finance
11 Officer or the authorized representative thereof is hereby designated as the paying agent
12 (“Paying Agent”) for the payment of principal of and interest on the TIF Notes and the bond
13 registrar with respect to the registration, transfer and exchange of the TIF Notes and for
14 allocating and holding funds as provided herein.

15 **Section 2.4 Security for TIF Notes.** The Series A Notes shall be equally and ratably
16 secured by Available Revenues. The Series B Notes shall be equally and ratably secured by the
17 Available Revenues on a subordinate basis to the Series A Notes. The TIF Notes shall be
18 special, limited obligations of the City payable solely from and secured as to the payment of
19 principal and interest by a pledge of the Available Revenues. The taxing power of the City is not
20 pledged to the payment of the TIF Notes either as to principal or interest. The TIF Notes shall
21 not be or constitute a general obligation of the City, nor shall they constitute an indebtedness of
22 the City within the meaning of any constitutional, statutory or charter provision, limitation or
23 restriction. TIF Notes may be issued in two series, with one series subordinate to TIF Notes of

1 the other series issued hereunder (the “Subordinate Notes”), such that no payment of principal or
2 interest on any such Subordinate Notes may be made while any TIF Notes are outstanding. THE
3 OBLIGATIONS OF THE CITY WITH RESPECT TO THE TIF NOTES SHALL TERMINATE
4 ON THE FIRST TO OCCUR OF THE FULL PAYMENT AND DISCHARGE OF THE TIF
5 NOTES OR THE MATURITY DATE (WHETHER OR NOT THE PRINCIPAL AMOUNT OR
6 INTEREST HAS BEEN PAID IN FULL).

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

14 **Section 2.6 Registration, Transfer and Assignment.** So long as the TIF Notes
15 remain outstanding, the City shall cause to be kept at the office of the Finance Officer books for
16 the registration, transfer and exchange of the TIF Notes as herein provided. The TIF Notes when
17 issued shall be registered in the name of the Original Purchaser thereof on the Register.

18 The TIF Notes and beneficial interest therein may only be purchased by an Original
19 Purchaser and transferred or assigned to the Developer, a Related Entity, a Qualified Institutional
20 Buyer or Project Lender upon the execution by each proposed purchaser, transferee or assignee
21 of a letter in substantially the form of **Exhibit C**, attached hereto and incorporated herein by
22 reference, stating that such Original Purchaser, transferee or assignee (i) is an Approved Investor
23 and (ii) has sufficient knowledge and experience in business and financial matters in general, and

1 investments such as the TIF Notes in particular, to enable the Original Purchaser, transferee or
2 assignee to evaluate the risks involved in an investment in the TIF Notes. The TIF Notes may be
3 transferred and exchanged only upon the records of the City. Upon surrender of a TIF Note to the
4 Finance Officer, the Finance Officer shall transfer or exchange the TIF Notes for a new TIF Note
5 or TIF Notes, which shall be (i) in the form of fully registered Notes without coupons in
6 minimum denominations of One Thousand Dollars (\$1,000), except with respect to the TIF
7 Notes issued upon acceptance by the City of the final Certificate of Reimbursable
8 Redevelopment Project Costs, which TIF Notes may be issued in any denomination, subject to
9 the limitation on the aggregate principal amount, and (ii) of the same Maturity Date and in the
10 same aggregate principal amount outstanding as the TIF Note which was presented for transfer
11 or exchange. The TIF Notes presented for transfer or exchange shall be accompanied by a
12 written instrument or instruments of transfer or authorization for exchange, in a form and with
13 guarantee of signature satisfactory to the Finance Officer, duly executed by the Owner thereof or
14 by the Owner's duly authorized agent. Upon any transfer, exchange or assignment as provided
15 in this Section, the transferor shall reimburse the City for all of the reasonable out-of-pocket
16 costs incurred by the City in connection with the administration of such transfer, exchange or
17 assignment.

18 **Section 2.7 Execution, Authentication and Delivery of the TIF Notes.** Each of the
19 TIF Notes, including any TIF Notes issued in exchange or as substitution for the TIF Notes
20 initially delivered, shall be signed by the manual or facsimile signature of the Mayor and the
21 Finance Officer of the City, attested by the manual or facsimile signature of the City Register,
22 and shall have the official seal of the City affixed thereto or imprinted thereon. If any officer
23 whose signature appears on any TIF Note ceases to be such officer before the delivery of such

1 TIF Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if
2 such person had remained in office until delivery. Any TIF Note may be signed by such persons
3 who at the actual time of the execution of such TIF Note are the proper officers to sign such TIF
4 Note although at the date of such TIF Note such persons may not have been such officers.

5 The Mayor, Finance Officer and City Register are hereby authorized and directed to
6 prepare and execute the TIF Notes as hereinbefore specified, and when duly executed, to deliver
7 the TIF Notes to the Finance Officer for authentication.

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

17 The TIF Notes shall be initially executed and authenticated by the City upon the last to
18 occur of the following: (i) acceptance or deemed acceptance of the Certificate of Substantial
19 Completion; (ii) approval of a Certificate of Reimbursable Redevelopment Project Costs; (iii)
20 receipt of an opinion of Bond Counsel regarding the taxable nature of the TIF Notes; (iv) the full
21 payment of all advances required to be paid under Section 2.2 of the Redevelopment Agreement;
22 (v) receipt of such other documentation as the City shall reasonably require of Developer and
23 any Original Purchaser, in order for the City to obtain an opinion of Bond Counsel as required by

1 this Section 5.1 of the Redevelopment Agreement; (vi) the completion of Section 4.3 of the
2 Redevelopment Agreement; and (vii) the determination of the size of the TIF Notes.

3 Upon the Developer’s satisfaction of the foregoing conditions and upon approval of each
4 Certificate of Reimbursable Redevelopment Project Costs, the Finance Officer shall either: (i) at
5 the request of the City upon instructions of the Developer, endorse an outstanding TIF Note on
6 Schedule A thereto to evidence an increase in the aggregate principal amount equal to such
7 Reimbursable Redevelopment Project Costs, or (ii) at the request of the City upon instructions of
8 the Developer issue a new TIF Note in a principal amount equal to such Reimbursable
9 Redevelopment Project Costs, or any combination thereof. Each date of endorsement of each
10 such TIF Note shall be the date of acceptance by the City of each Certificate of Reimbursable
11 Redevelopment Project Costs except that the initial endorsement of each TIF Note shall be dated
12 the Issuance Date of such TIF Note. Thereupon, pursuant to Section 2.2(h), the TIF Notes shall
13 either be held or delivered to or upon the order of the party submitting the Certificate of
14 Reimbursable Redevelopment Project Costs relating to such Notes. Upon acceptance by the City
15 of such a Certificate of Reimbursable Redevelopment Project Costs in accordance with the
16 Redevelopment Agreement and upon execution and authentication of the TIF Notes as required
17 by this Ordinance, the Developer shall be deemed to have advanced funds to the City in an
18 amount equal to the purchase price of the TIF Notes, which shall be one hundred percent (100%)
19 of the face amount of the TIF Notes, and, upon the issuance of an endorsement of the TIF Notes
20 as provided in the preceding paragraph, the City shall be deemed to have reimbursed the
21 Developer in full for such Reimbursable Redevelopment Project Costs.

22 **Section 2.8 Mutilated, Lost and Stolen TIF Notes.** If any mutilated TIF Note is
23 surrendered to the Finance Officer or the Finance Officer receives evidence to his/her

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

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

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

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ARTICLE III

REDEMPTION AND PAYMENT OF PRINCIPAL AND INTEREST

Section 3.1 Optional Redemption. 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 shall be called by the City for optional redemption pursuant to this Section without the necessity of any action by the City other than as provided in **Section 4.3** of this Ordinance. If only a partial redemption is to occur, then each TIF Note from within a Series shall be redeemed in the order of maturity designated by the City, and within any maturity the TIF Notes shall be redeemed in Authorized Denominations by the City in such manner as it may determine. In the event of an optional redemption of the Notes, unless waived by any Registered Owner of Notes to be redeemed, official notice of any redemption shall be given by the Finance Officer on behalf of the City by mailing a copy of an official redemption notice by first class mail, postage prepaid, at least thirty (30) days (five days if all of the Notes are owned by the Developer) and not more than sixty (60) days prior to the date fixed for redemption, to each Registered Owner of the Notes to be redeemed at the address shown on the Note Register.

All official notices of optional redemption shall be dated and shall contain the following information: (a) the redemption date; (b) the redemption price; (c) if less than all outstanding Notes are to be redeemed, the identification number and maturity date(s) (and, in the case of partial redemption of any Notes, the respective principal amounts) of the Notes to be redeemed; (d) a statement that on the redemption date the redemption price will become due and payable

1 upon each Note or portion thereof called for redemption and that interest thereon shall cease to
2 accrue from and after the redemption date; and (e) the place where such Notes are to be
3 surrendered for payment of the redemption price, which shall be the office of the Finance
4 Officer. The failure of any Registered Owner to receive notice given as heretofore provided or
5 an immaterial defect therein shall not invalidate any redemption.

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

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

19 **Section 3.3 Selection of Notes to be Redeemed.** TIF Notes shall be redeemed only in
20 Authorized Denominations. When less than all of the outstanding TIF Notes are to be redeemed
21 and paid prior to maturity, such TIF Notes or portions of TIF Notes from within the same Series
22 to be redeemed shall be selected in Authorized Denominations by the Finance Officer in such
23 equitable manner as it may determine. In the case of a partial redemption of TIF Notes from

1 within the same Series when TIF Notes of denominations greater than the minimum Authorized
2 Denomination are then outstanding, then for all purposes in connection with such redemption
3 each Authorized Denomination unit of face value shall be treated as though it was a separate TIF
4 Note of the denomination of the minimum Authorized Denomination.

5 **Section 3.4 Notice and Effect of Call for Redemption.** In the event of any optional
6 or special mandatory redemption of the Notes, unless waived by any Registered Owner of Notes
7 to be redeemed, official notice of any redemption shall be given by the Finance Officer on behalf
8 of the City by mailing a copy of an official redemption notice by first class mail to each
9 Registered Owner of the Notes to be redeemed at the address shown on the Note Register.

10 All official notices of redemption shall be dated and shall contain the following
11 information:

- 12 (a) the redemption date;
- 13 (b) the redemption price;
- 14 (c) if less than all outstanding Notes are to be redeemed, the identification
15 (and, in the case of partial redemption of any Notes, the respective principal amounts) of the
16 Notes to be redeemed;
- 17 (d) a statement that on the redemption date the redemption price will become
18 due and payable upon each Note or portion thereof called for redemption and that interest
19 thereon shall cease to accrue from and after the redemption date; and
- 20 (e) the place where such Notes are to be surrendered for payment of the
21 redemption price, which shall be the office of the Finance Officer.

22 The failure of any Registered Owner to receive notice given as heretofore provided or an
23 immaterial defect therein shall not invalidate any redemption. All Notes that have been

1 redeemed shall be cancelled and destroyed by the Finance Officer as provided herein and shall
2 not be reissued.

3 **ARTICLE IV**

4 **FUNDS AND REVENUES**

5 **Section 4.1 Creation of Funds and Accounts.** There are hereby created or ratified
6 and ordered to be established in the treasury of the City the Special Allocation Fund into which
7 all TIF Revenues shall be deposited, and within it the following separate funds and accounts:

8 (a) PILOTS Account;

9 (b) an EATS Account;

10 (c) a Revenue Fund and, within it, (i) a PILOTS Account; and (ii) an EATS
11 Account, into which all Available Revenues shall be deposited;

12 (d) a Debt Service Fund, and, within it, (i) a Series A Account; and (ii) a
13 Series B Account; and

14 (e) a Debt Service Reserve Fund, if established on the Issuance Date; and

15 (f) a Project Fund.

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

21 **Section 4.3 Revenue Fund.**

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

1 (i) Those Available Revenues attributable to PILOTS into the
2 PILOTS Account of the Revenue Fund; and

3 (ii) Those Available Revenues attributable to EATS into the EATS
4 Account of the Revenue Fund.

5 (b) Available Revenues in the Revenue Fund shall be applied, first from the
6 EATS Account, and second from the PILOTS Account for the purposes and in the amounts as
7 follows:

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

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

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

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

1 *Fifth*, to the Series A Account of the Debt Service Fund, an amount sufficient to pay the
2 interest on the Series A Notes on the next succeeding Payment Date;

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

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

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

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

15 *Tenth*, if no Series A Notes are outstanding, to the Series B Account of the Debt Service
16 Fund, an amount sufficient to pay the interest on the Series B Notes on the next succeeding
17 Payment Date;

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

21 *Twelfth*, all other remaining money in the PILOTS Account and the EATS Account of the
22 Special Allocation Fund shall annually be declared as surplus and distributed in the manner
23 provided in the TIF Act, as applicable.

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

4 (c) Upon the payment in full of the principal of and interest on all TIF Notes
5 (or provision has been made for the payment thereof as specified in the Note Ordinance),
6 payment in full of the fees and expenses of the Finance Officer and the St. Louis Development
7 Corporation, and payment in full of any other amounts required to be paid under this Ordinance,
8 all amounts remaining on deposit in the Revenue Fund shall be declared as surplus and
9 distributed in the manner provided in the Act.

10 **Section 4.4 Debt Service Fund.**

11 (a) All amounts paid and credited to the Debt Service Fund shall be expended
12 solely for (i) the payment of the principal of and interest on the TIF Notes as the same mature
13 and become due or upon the redemption thereof, said TIF Notes all being subject to special
14 mandatory redemption thereof, or (ii) to purchase Notes for cancellation prior to maturity.

15 (b) The City hereby authorizes and directs the Finance Officer to withdraw
16 sufficient moneys from the Debt Service Fund to pay the principal of and interest on the TIF
17 Notes as the same become due and payable, and to make said moneys so withdrawn available for
18 the purpose of paying said principal of and interest on the TIF Notes.

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

1 **Section 4.5 Project Fund.** Upon acceptance by the City of a Certificate of
2 Reimbursable Redevelopment Project Costs and the issuance or endorsement of a TIF Note
3 pursuant to **Section 2.7** of this Ordinance, the Developer shall be deemed to have advanced
4 funds necessary to purchase such TIF Note and the City shall be deemed to have deposited such
5 funds in the Project Fund and shall be deemed to have reimbursed the Developer or paid for in
6 full for such costs from the amounts deemed to be on deposit in the Project Fund.

7 **Section 4.6 Debt Service Reserve Fund.** Except as herein otherwise provided, funds
8 on deposit in the Debt Service Reserve Fund shall be used and applied by the Finance Officer
9 solely to prevent a default in the event moneys on deposit in the Debt Service Fund shall be
10 insufficient to pay the principal of and interest on the Series A Notes as the same become due.
11 The Finance Officer may disburse and expend moneys from the Debt Service Reserve Fund
12 whether or not the amount therein equals the Debt Service Reserve Fund Requirement. Moneys
13 on deposit in the Debt Service Reserve Fund may be used to pay Series A Notes called for
14 redemption or to purchase Series A Notes in the open market, prior to the Maturity Date,
15 provided all Notes at the time outstanding are called for redemption or purchased and sufficient
16 funds are available therefore. Moneys on deposit in the Debt Service Reserve Fund shall be used
17 to pay and retire the Series A Notes last becoming due, unless such Notes and all interest thereon
18 are otherwise paid.

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, investment earnings on funds on
21 deposit in the Debt Service Reserve Fund shall be deposited into the Series A Account of the
22 Debt Service Fund; provided, however, that if no Series A Notes are then outstanding, such
23 investment earnings shall be deposited into the Series B Account of the Debt Service Fund. If

1 the sum on deposit in the Debt Service Reserve Fund shall be less than the Debt Service Reserve
2 Fund Requirement, investment earnings on funds in the Debt Service Reserve Fund shall remain
3 therein and be applied to reducing such deficiency.

4 So long as the sum on deposit in the Debt Service Reserve Fund shall aggregate an
5 amount equal to the Debt Service Reserve Fund Requirement on each Payment Date, no further
6 deposits to said Debt Service Reserve Fund shall be required. Investments and moneys in the
7 Debt Service Reserve Fund shall be valued at the market value thereof, exclusive of accrued
8 interest, by the Finance Officer on and the amount on deposit therein determined accordingly.

9 Notwithstanding any other provision of this Ordinance to the contrary, to the extent that
10 any principal or interest on the TIF Obligations remain unpaid on the Maturity Date, any
11 amounts remaining on deposit in the Debt Service Reserve Fund shall be used to retire pay and
12 retire any such unpaid TIF Obligations.

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

18 **Section 4.7 Nonpresentment of Notes.** If any TIF Note is not presented for payment
19 when the principal thereof becomes due at stated maturity or prior redemption date, if funds
20 sufficient to pay such TIF Note have been made available to the Finance Officer, all liability of
21 the City to the Registered Owner thereof for the payment of such TIF Note shall forthwith cease,
22 determine and be completely discharged, and thereupon it shall be the duty of the Finance
23 Officer to hold such funds, without liability for interest thereon, for the benefit of the Registered

1 Owner of such TIF Note, who shall thereafter be restricted exclusively to such funds for any
2 claim of whatever nature on his part under this Ordinance or on, or with respect to, said TIF
3 Note. If any TIF Note is not presented for payment within five (5) years following the date when
4 such TIF Note becomes due at maturity, the Finance Officer shall repay to the City the funds
5 theretofore held by it for payment of such TIF Note, and such TIF Note shall, subject to the
6 defense of any applicable statute of limitation, thereafter be an unsecured, special limited
7 obligation of the City, and the Registered Owner thereof shall be entitled to look only to the City
8 for payment, and then only to the extent of the amount so repaid to it by the Finance Officer, and
9 the City shall not be liable for any interest thereon and shall not be regarded as a Finance Officer
10 of such money.

11 **ARTICLE V**

12 **REMEDIES**

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

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

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

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

1 Finance Officer in trust and shall be applied only in accordance with this Ordinance. The
2 Finance Officer shall not be under any liability for interest on any moneys received hereunder
3 except as otherwise provided herein.

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

9 **ARTICLE VII**

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 of the City that the TIF Notes
13 are outstanding and the City official(s) shall request an appropriation of all moneys on deposit in
14 the Special Allocation Fund for transfer to the Finance Officer for deposit at the times and in the
15 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
22 proceeds of the Tax Exempt TIF Note, and shall not take or permit to be taken any other action
23 or actions, which would result in the Tax Exempt TIF Note being treated as other than an

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

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

14 **Section 7.4 Notices, Consents and Other Instruments.** Any notice, consent, request,
15 direction, approval, objection or other instrument required by this Ordinance to be signed and
16 executed by the Owner of the TIF Notes may be in any number of concurrent writings of similar
17 tenor and may be signed or executed by such Owner in person or by agent appointed in writing.
18 Proof of the execution of any such instrument or of the writing appointing any such agent and of
19 the ownership of the TIF Note, if made in the following manner, shall be sufficient for any of the
20 purposes of the Ordinance, and shall be conclusive in favor of the City with regard to any action
21 taken, suffered or omitted under any such instrument, namely:

22 (a) The fact and date of the execution by any person of any such instrument
23 may be proved by a certificate of any officer in any jurisdiction who by law has power to take

1 acknowledgments within such jurisdiction that the person signing such instrument acknowledged
2 before such officer the execution thereof, or by affidavit of any witness to such execution.

3 (b) The fact of ownership of the TIF Note, the amount or amounts and other
4 identification of the TIF Note, and the date of holding the same shall be proved by the
5 registration books of the City.

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

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

1 **Section 7.7 Governing Law.** This Ordinance shall be governed exclusively by and
2 constructed in accordance with the applicable internal laws of the State of Missouri without
3 reference to its conflict of law principles.

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

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

EXHIBIT A
Legal Description of 32 North Euclid Redevelopment Area

Lot "M" of Rex Subdivision, and in Block No. 3892 of the City of St. Louis, Missouri Records, fronting 100 feet 3 inches on the South line of West Pine Boulevard, by a depth Southwardly of 213 feet 2¼ inches on its East line and 213 feet 4¼ inches on its West line to an alley, having a width thereon of 69 feet 6 inches; bounded West by Euclid Avenue.

**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 \$4,500,000
plus Issuance Costs
(See **Schedule A** attached)**

THE CITY OF ST. LOUIS, MISSOURI

**[TAXABLE][TAX-EXEMPT] TAX INCREMENT REVENUE NOTE
(32 NORTH EUCLID REDEVELOPMENT PROJECT)
SERIES 20__-A/B**

Rate of Interest: [__%]	Maturity Date: _____	Dated Date: _____	CUSIP Number: None
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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 May 1 and November 1 (each, a “Payment Date”), commencing on the first May 1 or November 1 following the City’s acceptance or deemed acceptance of the Certificate of Substantial Completion in accordance with the Redevelopment Agreement between the City and North Euclid Developer, Inc. (the “Developer”), dated as of _____, 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 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 _____, 2015 (the “Note Ordinance”) or the Redevelopment Agreement.

THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS TIF NOTE TERMINATE _____, WHICH IS TWENTY-THREE YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THE REDEVELOPMENT PROJECT, 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 Notes of the City designated “City of St. Louis, Missouri, [Taxable][Tax-Exempt] Tax Increment Revenue Notes (32 North Euclid Redevelopment Project), Series 20___-A/B,” issued in an aggregate principal amount of not to exceed \$4,500,000 plus Issuance Costs (the “TIF Notes” or “Notes”). The TIF Notes are being issued for the purpose of paying a portion of the Redevelopment Project Costs in connection with 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 PILOTS Account; and (b) subject to annual appropriation, the EATS Account that have been appropriated to the repayment of 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 PILOTS Account of the Special Allocation Fund are those payments in lieu of taxes (“PILOTS”), as defined in Sections 99.805(11) 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 Redevelopment Area (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 Redevelopment Area, 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 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 Redevelopment Area over the amount of such taxes generated by economic activities within the Redevelopment Area in the calendar year ending December 31, 2014 (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, taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, and taxes imposed on sales pursuant to subsection 2 of section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, all in accordance with Section 99.845.3 of the Act, as may be amended from time to time, and any other tax, license or fee that may be excluded from tax increment financing by Missouri law. 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 Available Revenues. The Series B TIF Notes shall be equally and ratably secured by the Available Revenues on a subordinate basis to the Series A 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).**

Available Revenues shall be applied, first from the EATS Account, and second from the PILOTS Account, to payments on this TIF Note as follows:

First, to payment of arbitrage rebate, if any, owed with respect to the 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 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 Agreement that have not otherwise been reimbursed to the City through the issuance of TIF Notes;

Third, to the Series A Account of the Debt Service Fund, 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 Notes on each Payment Date;

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

Fifth, to the Series A Account of the Debt Service Fund, an amount sufficient to pay the interest on the Series A 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 of the Debt Service Fund, an amount sufficient to pay the principal of any Series A Notes that are subject to redemption pursuant to the Note Ordinance on each Payment Date;

Eighth, if no Series A Notes are outstanding, to the Series B Account of the Debt Service Fund, 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 Note on each Payment Date;

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

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

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

Twelfth, all other remaining money in the PILOTS Account and the EATS Account of the Special Allocation Fund shall annually be declared as surplus and distributed in the manner provided in the TIF Act, as applicable.

Notwithstanding any other provision hereof to the contrary, to the extent that any principal or interest on the TIF Notes remains unpaid on the Maturity Date, any amounts remaining on deposit in the Debt Service Reserve Fund established pursuant to the Note Ordinance shall be used to retire pay and retire any such unpaid TIF Notes.

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 amounts remaining on deposit in the Revenue Fund and the Debt Service 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 Available 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 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 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 Notes issued upon acceptance by the City of the final Certificate of Reimbursable Redevelopment Project Costs, which 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 Indenture 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.

THE CITY OF ST. LOUIS, MISSOURI

By: _____
Mayor

By: _____
Finance Officer

Attest:
(Seal)

City Register

Approved as to Form:

City Counselor

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 20__-A/B TIF Notes described in the within-mentioned Note Ordinance.

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

(1) Date as provided in Section 2.7 of the Note Ordinance.

(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 \$4,500,000 (plus Issuance Costs) City of St. Louis, Missouri, Tax Increment Revenue Notes, (32 North Euclid Redevelopment Project), Series 20__-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 \$4,500,000 (plus Issuance Costs) aggregate principal amount of Tax Increment Revenue Notes, (32 North Euclid Redevelopment Project), Series 20__-A/B (the "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 _____, 20__ (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) and has reviewed the Note Ordinance.

2. The undersigned acknowledges that neither the City nor its financial advisor 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 or its financial advisor as to the accuracy or completeness of such information. As a sophisticated and/or 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 (i) 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, (ii) the TIF Notes are payable solely from and secured by a pledge of Available Revenues (as defined in the Note Ordinance) and (iii) the City's special, limited obligation with respect to the TIF Notes terminates on the first to occur of the full payment and discharge of the TIF Notes or the Maturity Date, whether or not the principal or interest has been paid in full.

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: _____