

1           **AN ORDINANCE RECOMMENDED BY THE BOARD OF**  
2           **ESTIMATE AND APPORTIONMENT AUTHORIZING AND**  
3           **DIRECTING THE ISSUANCE AND DELIVERY OF NOT**  
4           **TO EXCEED \$11,500,000 PLUS ISSUANCE COSTS**  
5           **PRINCIPAL AMOUNT OF TAX INCREMENT REVENUE**  
6           **NOTES (1400 WASHINGTON REDEVELOPMENT**  
7           **PROJECT), OF THE CITY OF ST. LOUIS, MISSOURI;**  
8           **PRESCRIBING THE FORM AND DETAILS OF SUCH**  
9           **NOTES AND THE COVENANTS AND AGREEMENTS**  
10          **MADE BY THE CITY TO FACILITATE AND PROTECT**  
11          **THE PAYMENT THEREOF; AND PRESCRIBING OTHER**  
12          **MATTERS RELATING THERETO.**

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

16           **WHEREAS**, the Real Property Tax Increment Allocation Redevelopment Act, Sections  
17 99.800 through 99.865, Revised Statutes of Missouri, (the “TIF Act” or “Act”), authorizes the  
18 City to undertake redevelopment projects within designated areas of the City; and

19           **WHEREAS**, staff and consultants of the City and WTD Venture, LLC, a Missouri limited  
20 liability company (the “Developer”), prepared a plan for redevelopment titled “1400 Washington  
21 TIF Redevelopment Plan” dated February 23, 2007, with amendments, if any, (the  
22 “Redevelopment Plan”), for an area commonly known as 1400 Washington Avenue in  
23 downtown St. Louis (the “Redevelopment Area” or “Area”), which Redevelopment Area is more  
24 fully described in the Redevelopment Plan, such legal description being attached hereto and  
25 incorporated herein as Exhibit A; and

1           **WHEREAS**, on April 11, 2007, the TIF Commission found that completion of the  
2 Redevelopment Project (as hereinafter defined) would provide a substantial and significant  
3 public benefit through the elimination of blight, strengthening of the employment and economic  
4 base of the City, increased property values and tax revenues, stabilization of the Redevelopment  
5 Area, and facilitation of economic stability for the City as a whole, and further found that  
6 without the assistance of tax increment financing in accordance with the TIF Act, the  
7 Redevelopment Project is not financially feasible and would not otherwise be completed; and

8           **WHEREAS**, on \_\_\_\_\_, 2007, after due consideration of the TIF  
9 Commission’s recommendations, the City adopted: (1) Ordinance No. \_\_\_\_\_ [Board Bill  
10 No. \_\_\_\_] designating the Redevelopment Area as a “redevelopment area” as provided in the TIF  
11 Act, approving the Redevelopment Plan, and approving the redevelopment project described in  
12 the Redevelopment Plan, adopting tax increment allocation financing within the Redevelopment  
13 Area, and establishing the Special Allocation Fund; and (2) Ordinance No. \_\_\_\_\_ [Board  
14 Bill No. \_\_\_\_] authorizing the City to enter into a redevelopment agreement with Developer; 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 (1400 Washington Redevelopment Project), (the “TIF Notes” or “Notes”), to provide  
20 funds for the aforesaid purpose, said Notes being payable solely from certain proceeds deposited  
21 into the Special Allocation Fund; and

22           **WHEREAS**, the City has determined that it is in the best interest of the City to sell the  
23 Notes from time to time at a private sale, without advertisement, to the Original Purchaser at a  
24 price equal to 100% of their face value; and

25           **WHEREAS**, it is hereby found and determined that it is necessary and advisable and in  
26 the best interest of the City and of its inhabitants that the Notes be issued and secured in the form  
27 and manner as hereinafter provided to carry out the Redevelopment Project.

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

2 **SECTION ONE.** Any TIF Notes issued pursuant to this Ordinance shall conform to the  
3 following terms and conditions.

4 **ARTICLE I**

5 **DEFINITIONS**

6  
7 **Section 1.1 Definitions of Words and Terms.** In addition to the words and terms  
8 defined elsewhere in this ordinance (the “Ordinance”), the following capitalized words and  
9 terms, as used in this Ordinance, shall have the following meanings:

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

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

16 “Approving Ordinance” means Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_] adopted  
17 on \_\_\_\_\_, designating the Redevelopment Area, approving the Redevelopment Plan,  
18 approving the Redevelopment Project, making certain findings with respect thereto, adopting tax  
19 increment financing within the Redevelopment Area, establishing the Special Allocation Fund,  
20 and authorizing certain related actions by City officials.

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

1 “Authorizing Ordinance” means Ordinance No. \_\_\_\_\_ [ Board Bill No. \_\_\_\_], adopted  
2 on \_\_\_\_\_, 2007, affirming adoption of the Redevelopment Plan, Redevelopment Area,  
3 and Redevelopment Project, authorizing execution of a Redevelopment Agreement for the  
4 construction of the Redevelopment Project and making certain findings related thereto.

5 “Available Revenues” means all monies on deposit from time to time (including  
6 investment earnings thereon) in (a) the PILOTS Account; and (b) subject to annual  
7 appropriation, the EATS Account that have been appropriated to the repayment of TIF Notes,  
8 excluding (i) any amount paid under protest until the protest is withdrawn or resolved against the  
9 taxpayer or (ii) any sum received by the City which is the subject of a suit or other claim  
10 communicated to the City which suit or claim challenges the collection of such sum. Available  
11 Revenues shall also include any revenues on deposit in the CID Revenues Account (as such term  
12 is defined in the Redevelopment Agreement).

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

18 “Certificate of Commencement of Construction” means a document substantially in the  
19 form of Exhibit C to the Redevelopment Agreement, delivered by the Developer to the City in  
20 accordance with the Redevelopment Agreement and evidencing commencement of construction  
21 of the Redevelopment Project.

22 “Certificate of Reimbursable Redevelopment Project Costs” means a document  
23 substantially in the form of Exhibit D to the Redevelopment Agreement provided by the  
24 Developer to the City in accordance with Redevelopment Agreement evidencing Reimbursable  
25 Redevelopment Project Costs incurred by the Developer.

26 “Certificate of Substantial Completion” means a document substantially in the form of  
27 Exhibit E, to the Redevelopment Agreement, issued by the Developer to the City in accordance

1 with the Redevelopment Agreement and evidencing the Developer’s satisfaction of all  
2 obligations and covenants to construct the Redevelopment Project in accordance with the  
3 Redevelopment Plan and the Redevelopment Agreement.

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

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

9 “Developer” means WTD Venture, LLC, a limited liability company duly organized and  
10 existing under the laws of the State of Missouri, or its permitted successors or assigns in interest.

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

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

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

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

24 “Maturity Date” means the date that is twenty-three (23) years after the effective date of  
25 the Approving Ordinance.

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

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

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

9           “Payment Date” means, with respect to any TIF Note, each March 1 and September 1,  
10 commencing on the first March 1 or September 1 that immediately succeeds the City’s  
11 acceptance of a Certificate of Substantial Completion for the Redevelopment Project.

12           “Payments in Lieu of Taxes” or “PILOTs” shall have the meaning ascribed to such term  
13 in Section 99.805(10) of the TIF Act.

14           “PILOTs Account” means the Payments in Lieu of Taxes Account of the Special  
15 Allocation Fund.

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

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

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

23           “Redevelopment Agreement” or “Agreement” means that certain Redevelopment  
24 Agreement dated as of \_\_\_\_\_, between the City and the Developer, as may be amended  
25 from time to time.

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

3           “Redevelopment Plan” means the plan titled “1400 Washington TIF Redevelopment  
4 Plan” dated February 23, 2007, with amendments, if any, and as approved by the City pursuant  
5 to the Approving Ordinance, as such plan may from time to time be amended in accordance with  
6 the TIF Act.

7           “Redevelopment Project” or “1400 Washington Redevelopment Project” means the  
8 redevelopment project as identified by the Redevelopment Plan and Redevelopment Agreement.

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

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

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

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

18           “Special Allocation Fund” means the City of St. Louis, Missouri, 1400 Washington  
19 Special Allocation Fund created by Ordinance No. \_\_\_\_\_ [Board Bill No. \_\_\_\_] effective on  
20 \_\_\_\_\_, 2007 and including the accounts and sub-accounts for the 1400 Washington  
21 Redevelopment Project into which TIF Revenues are from time to time deposited in accordance  
22 with the TIF Act and this Agreement, including a PILOTS Account and an EATS Account. The  
23 Special Allocation Fund shall also include the CID Revenues Account (as such term is defined in  
24 the Redevelopment Agreement).

25           “Taxable TIF Notes” means the City’s Taxable Tax Increment Revenue Notes (1400  
26 Washington Redevelopment Project), Series 200\_, as further described in Article II hereof.

1           “Tax-Exempt TIF Notes” means the City’s Tax-Exempt Tax Increment Revenue Notes  
2 (1400 Washington Redevelopment Project), Series 200\_, as further described in Article II hereof.

3           “TIF Notes” means one or more series of not to exceed \$11,500,000 plus Issuance Costs  
4 Tax Increment Revenue Notes (1400 Washington Redevelopment Project), Series 200\_ issued by  
5 the City pursuant to and subject to the Redevelopment Agreement and this Ordinance in  
6 substantially the form set forth in **Exhibit B**, attached hereto and incorporated herein by  
7 reference.

8           “TIF Revenues” means: (1) payments in lieu of taxes (as that term is defined in  
9 Section 99.805(10) of the TIF Act) attributable to the increase in the current equalized assessed  
10 valuation of each taxable lot, block, tract, or parcel of real property located within the  
11 Redevelopment Area over and above the initial equalized assessed value (as that term is used and  
12 described in Sections 99.845.1 and 99.855.1 of the TIF Act) of each such unit of property, as  
13 paid to the City Treasurer by the City Collector of Revenue during the term of the  
14 Redevelopment Plan and the Redevelopment Project, and (2) subject to annual appropriation by  
15 the Board of Aldermen, fifty percent (50%) of the total additional revenues from taxes which are  
16 imposed by the City or other taxing districts (as that term is defined in Section 99.805(16) of the  
17 TIF Act) and which are generated by economic activities within the Redevelopment Area over  
18 the amount of such taxes generated by economic activities within the Redevelopment Area in the  
19 calendar year ending December 31, 2006 (subject to annual appropriation by the City as  
20 provided in the TIF Act), as defined and described in Sections 99.805(4) and 99.845 of the TIF  
21 Act, but excluding therefrom personal property taxes, taxes imposed on sales or charges for  
22 sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to  
23 Section 70.500 of the Revised Statutes of Missouri, as amended, taxes levied for the purpose of  
24 public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as  
25 amended, and licenses, fees or special assessments other than payments in lieu of taxes and  
26 penalties and interest thereon, all as provided in Section 99.845 of the TIF Act. Notwithstanding  
27 the foregoing, TIF Revenues shall not include the operating levy for school purposes imposed by  
28 or any sales tax imposed by the Transitional School District of the City of St. Louis.



1 appropriate particular designation added to or incorporated in such title for the TIF Notes of any  
2 particular series as the City may determine.

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

9 (c) Terms of TIF Notes. The TIF Notes shall mature (subject to redemption  
10 and payment prior to maturity as provided in Article III hereof), on the date that is twenty-three  
11 (23) years after the effective date of the Approving Ordinance. Each TIF Note shall bear interest  
12 at a fixed rate per annum determined on the date that is not less than ten (10) and not more than  
13 sixty (60) business days prior to the scheduled closing date for issuance of the TIF Notes (the  
14 “Pricing Date”) based on the municipal yield curve for general obligation bonds (the “MMD”)  
15 compiled by Municipal Market Data Line ® (or its successors) and published by Thompson  
16 Financial, an operating unit of The Thomson Corporation (or its successors) using the MMD  
17 yield published as of the Issuance Date for general obligation bonds rated “AAA” that mature in  
18 the same year as the TIF Notes, (i) plus four percent (4%) if the interest on such TIF Note, in the  
19 opinion of Bond Counsel, is not exempt from Federal income taxation (the “Taxable Rate”), or  
20 (ii) plus two percent (2%) if the interest on such TIF Note, in the opinion of Bond Counsel, is  
21 exempt from Federal income taxation (the “Tax Exempt Rate”); provided, in no event shall the  
22 interest rate on the TIF Notes exceed ten percent (10%) per annum. All TIF Notes shall have a  
23 stated maturity of the Maturity Date. Interest shall be computed on the basis of a 360-day year  
24 of twelve 30-day months. The TIF Notes shall bear interest from their registration date or from  
25 the most recent Payment Date to which interest has been paid or duly provided for.

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

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

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

5 (g) Evidence of Principal Payments. The payment of principal of the TIF  
6 Notes on each Payment Date shall be noted on the TIF Notes on **Schedule A** thereto. The  
7 original **Schedule A** to the TIF Note shall be held by the Finance Officer in trust, unless  
8 otherwise directed in writing by the Owners thereof. If such **Schedule A** is held by the Finance  
9 Officer, the Finance Officer shall, on each Payment Date, send a revised copy of Schedule A via  
10 facsimile to the Owner. Absent manifest error, the amounts shown on Schedule A held by the  
11 Finance Officer shall be conclusive evidence of the principal amount paid on the TIF Notes.

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

19 **Section 2.3 Finance Officer to Serve as Paying Agent and Registrar.** The Finance  
20 Officer or the authorized representative thereof is hereby designated as the paying agent for the  
21 payment of principal of and interest on the TIF Notes and the bond registrar with respect to the  
22 registration, transfer and exchange of the TIF Notes and for allocating and holding funds as  
23 provided herein.

24 **Section 2.4 Security for TIF Notes.** All TIF Notes shall be equally and ratably  
25 secured by Available Revenues. The TIF Notes shall be special, limited obligations of the City  
26 payable solely from and secured as to the payment of principal and interest by a pledge of the  
27 Available Revenues. The taxing power of the City is not pledged to the payment of the TIF

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

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

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

19 The TIF Notes and beneficial interest therein may only be purchased by an Original  
20 Purchaser and transferred or assigned to the Developer, a Related Entity, a Qualified Institutional  
21 Buyer or Project Lender upon the execution by each proposed purchaser, transferee or assignee  
22 of a letter in substantially the form of **Exhibit C**, attached hereto and incorporated herein by  
23 reference, stating that such Original Purchaser, transferee or assignee (i) is an Approved Investor  
24 and (ii) has sufficient knowledge and experience in business and financial matters in general, and  
25 investments such as the TIF Notes in particular, to enable the purchaser, transferee or assignee to  
26 evaluate the risks involved in an investment in the TIF Notes. The TIF Notes may be transferred  
27 and exchanged only upon the records of the City. Upon surrender of a TIF Note to the Finance  
28 Officer, the Finance Officer shall transfer or exchange the TIF Notes for a new TIF Note or TIF

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

13 **Section 2.7 Execution, Authentication and Delivery of the TIF Notes.** Each of the  
14 TIF Notes, including any TIF Notes issued in exchange or as substitution for the TIF Notes  
15 initially delivered, shall be signed by the manual or facsimile signature of the Mayor and the  
16 Finance Officer of the City, attested by the manual or facsimile signature of the City Register,  
17 and shall have the official seal of the City affixed thereto or imprinted thereon. If any officer  
18 whose signature appears on any TIF Note ceases to be such officer before the delivery of such  
19 TIF Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if  
20 such person had remained in office until delivery. Any TIF Note may be signed by such persons  
21 who at the actual time of the execution of such TIF Note are the proper officers to sign such TIF  
22 Note although at the date of such TIF Note such persons may not have been such officers.

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

26 The TIF Notes shall have endorsed thereon a certificate of authentication substantially in  
27 the form set forth in **Schedule A** of **Exhibit B** hereto, which shall be manually executed by an  
28 authorized signatory of the Finance Officer, but it shall not be necessary that the same signatory

1 sign the certificate of authentication on all of the TIF Notes that may be issued hereunder at any  
2 one time. No TIF Note shall be entitled to any security or benefit under this Ordinance or be  
3 valid or obligatory for any purpose until the certificate of authentication has been duly executed  
4 by the Finance Officer. Such executed certificate of authentication upon any TIF Note shall be  
5 conclusive evidence that such TIF Note has been duly authenticated and delivered under this  
6 Ordinance.

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

15 Upon the Developer's satisfaction of the foregoing conditions and upon approval of each  
16 Certificate of Reimbursable Redevelopment Project Costs, the Finance Officer shall either: (i) at  
17 the request of the City upon instructions of the Developer, endorse an outstanding TIF Note on  
18 Schedule A thereto to evidence an increase in the aggregate principal amount equal to such  
19 Reimbursable Redevelopment Project Costs, or (ii) at the request of the City upon instructions of  
20 the Developer issue a new TIF Note in a principal amount equal to such Reimbursable  
21 Redevelopment Project Costs, or any combination thereof. Each date of endorsement of each  
22 such TIF Note shall be the date of acceptance by the City of each Certificate of Reimbursable  
23 Redevelopment Project Costs except that the initial endorsement of each TIF Note shall be dated  
24 the date of issuance of such TIF Note. Thereupon, pursuant to Section 202(h), the TIF Notes  
25 shall either be held or delivered to or upon the order of the party submitting the Certificate of  
26 Reimbursable Redevelopment Project Costs relating to such Notes. Upon acceptance by the City  
27 of such a Certificate of Reimbursable Redevelopment Project Costs in accordance with the  
28 Redevelopment Agreement and upon execution and authentication of the TIF Notes as required  
29 by this Ordinance, the Developer shall be deemed to have advanced funds to the City in an

May 4, 2007

Page 14 of 39

Board Bill # 90 Sponsor: Alderwoman Triplett

1 amount equal to the purchase price of the TIF Notes, which shall be one hundred percent (100%)  
2 of the face amount of the TIF Notes, and, upon the issuance of an endorsement of the TIF Notes  
3 as provided in the preceding paragraph, the City shall be deemed to have reimbursed the  
4 Developer in full for such Reimbursable Redevelopment Project Costs.

5 **Section 2.8 Mutilated, Lost and Stolen TIF Notes.** If any mutilated TIF Note is  
6 surrendered to the Finance Officer or the Finance Officer receives evidence to his/her  
7 satisfaction of the destruction, loss or theft of any TIF Note and there is delivered to the Finance  
8 Officer such security or indemnity as may be required by it to save the City and the Finance  
9 Officer harmless, then, in the absence of notice to the Finance Officer that such TIF Note has  
10 been acquired by a bona fide purchaser, the City shall execute and the Finance Officer shall  
11 register and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen TIF  
12 Note, a new TIF Note with the same Maturity Date and of like tenor and principal amount. Upon  
13 the issuance of any new TIF Note under this Section, the City and the Finance Officer may  
14 require the payment by the Owner of a sum sufficient to cover any tax or other governmental  
15 charge that may be imposed in relation thereto and any other expenses connected therewith. If  
16 any such mutilated, destroyed, lost or stolen TIF Note has become or is about to become due and  
17 payable, the Finance Officer may, in its discretion, pay such TIF Note instead of issuing a new  
18 TIF Note.

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

26 **NOTWITHSTANDING ANY PROVISION HEREIN TO THE CONTRARY, THE**  
27 **TIF NOTES ARE SUBJECT TO CANCELLATION AND DISCHARGE BY THE CITY**

1 **IN WHOLE OR IN PART WITHOUT PENALTY UNDER THE CONDITIONS SET**  
2 **FORTH IN THE REDEVELOPMENT AGREEMENT.**

3 **ARTICLE III**

4  
5 **REDEMPTION AND PAYMENT OF PRINCIPAL AND INTEREST**

6 **Section 3.1 Optional Redemption.** The TIF Notes are subject to optional redemption  
7 by the City in whole at any time or in part on any Payment Date at a redemption price of 100%  
8 of the principal amount of the TIF Note to be redeemed, plus accrued interest thereon to the date  
9 fixed for redemption. The TIF Notes shall be called by the City for optional redemption  
10 pursuant to this Section without the necessity of any action by the City other than as provided in  
11 **Section 4.3** of this Ordinance. If only a partial redemption is to occur, then each TIF Note shall  
12 be redeemed in the order of maturity designated by the City, and within any maturity the TIF  
13 Notes shall be redeemed in Authorized Denominations by the City in such manner as it may  
14 determine. In the event of an optional redemption of the Notes, unless waived by any Registered  
15 Owner of Notes to be redeemed, official notice of any redemption shall be given by the Finance  
16 Officer on behalf of the City by mailing a copy of an official redemption notice by first class  
17 mail, postage prepaid, at least thirty (30) days (five days if all of the Notes are owned by the  
18 Developer) and not more than sixty (60) days prior to the date fixed for redemption, to each  
19 Registered Owner of the 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  
22 Notes are to be redeemed, the identification number and maturity date(s) (and, in the case of  
23 partial redemption of any Notes, the respective principal amounts) of the Notes to be redeemed;  
24 (d) a statement that on the redemption date the redemption price will become due and payable  
25 upon each Note or portion thereof called for redemption and that interest thereon shall cease to  
26 accrue from and after the redemption date; and (e) the place where such Notes are to be  
27 surrendered for payment of the redemption price, which shall be the office of the Finance  
28 Officer. The failure of any Registered Owner to receive notice given as heretofore provided or  
29 an immaterial defect therein shall not invalidate any redemption.

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

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

14           **Section 3.3 Selection of Notes to be Redeemed.** TIF Notes shall be redeemed only in  
15 Authorized Denominations. When less than all of the outstanding TIF Notes are to be redeemed  
16 and paid prior to maturity, such TIF Notes or portions of TIF Notes to be redeemed shall be  
17 selected in Authorized Denominations by the Fiscal Agent in such equitable manner as it may  
18 determine. In the case of a partial redemption of TIF Notes when TIF Notes of denominations  
19 greater than the minimum Authorized Denomination are then outstanding, then for all purposes  
20 in connection with such redemption each Authorized Denomination unit of face value shall be  
21 treated as though it was a separate TIF Note of the denomination of the minimum Authorized  
22 Denomination.

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

1 All official notices of redemption shall be dated and shall contain the following  
2 information:

3 (a) the redemption date;

4 (b) the redemption price;

5 (c) if less than all Outstanding Notes are to be redeemed, the identification  
6 (and, in the case of partial redemption of any Notes, the respective principal amounts) of the  
7 Notes to be redeemed;

8 (d) a statement that on the redemption date the redemption price will become  
9 due and payable upon each Note or portion thereof called for redemption and that interest  
10 thereon shall cease to accrue from and after the redemption date; and

11 (e) the place where such Notes are to be surrendered for payment of the  
12 redemption price, which shall be the office of the Finance Officer.

13 The failure of any Registered Owner to receive notice given as heretofore provided or an  
14 immaterial defect therein shall not invalidate any redemption. All Notes that have been  
15 redeemed shall be cancelled and destroyed by the Finance Officer as provided herein and shall  
16 not be reissued.

17 **ARTICLE IV**

18 **FUNDS AND REVENUES**

19  
20 **Section 4.1 Creation of Funds and Accounts.** There are hereby created or ratified  
21 and ordered to be established in the treasury of the City the Special Allocation Fund into which  
22 all TIF Revenues shall be deposited, and within it the following separate funds and accounts:

23 (a) PILOTS Account

24 (b) an EATS Account

1 (c) a Revenue Fund and, within it, (A) (i) a PILOTs Account; and (ii) an  
2 EATS Account, into which all Available Revenues shall be deposited; and (B) a sub-account of  
3 the EATs Account to be named the CID Revenues Account, into which all CID Revenues shall  
4 be deposited by the CID (as such term is defined in the Redevelopment Agreement) and pledged  
5 to redeem TIF Obligations;

6 (d) a Debt Service Fund; and

7 (e) a Project Fund.

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

13 **Section 4.3 Revenue Fund.**

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

16 (i) Those Available Revenues attributable to PILOTs into the PILOTs  
17 Account of the Revenue Fund; and

18 (ii) Those Available Revenues attributable to EATs into the EATs  
19 Account of the Revenue Fund.

20 (b) Available Revenues in the Revenue Fund shall be disbursed by the  
21 Finance Officer on each Payment Date, first from the EATs Account and second from the  
22 PILOTs Account for the purposes and in the amounts as follows:

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

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

7           *Third*, to the Debt Service Fund, an amount sufficient to pay all or any portion of the past  
8 due interest owing as a result of prior deficiencies of moneys to pay interest due on any TIF  
9 Notes on each Payment Date;

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

12           *Fifth*, to the Debt Service Fund, an amount sufficient to pay the principal of any TIF  
13 Notes that are subject to redemption pursuant to the Note Ordinance on each Payment Date;

14           *Sixth*, all other remaining money in the PILOTs Account and the EATs Account of the  
15 Special Allocation Fund shall annually be declared as surplus and distributed in the manner  
16 provided in the TIF Act and/or the CID Act (as such term is defined in the Redevelopment  
17 Agreement), as applicable.

18           If monies available in the Special Allocation Fund are insufficient to reimburse the City  
19 as provided above on any Payment Date, then the unpaid portion shall be carried forward to the  
20 next Payment Date, with interest thereon at the same rate as the tax-exempt TIF Obligations.

21           (c)     Upon the payment in full of the principal of and interest on all TIF Notes  
22 (or provision has been made for the payment thereof as specified in the Note Ordinance),  
23 payment in full of the fees and expenses of the Comptroller and the St. Louis Development  
24 Corporation, and payment in full of any other amounts required to be paid under this Ordinance,  
25 all amounts remaining on deposit in the Revenue Fund shall be declared as surplus and  
26 distributed in the manner provided in the Act.

1           **Section 4.4   Debt Service Fund.**

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

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

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

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

21          **Section 4.6   Nonpresentment of Notes.**   If any TIF Note is not presented for payment  
22 when the principal thereof becomes due at stated maturity or prior redemption date, if funds  
23 sufficient to pay such TIF Note have been made available to the Finance Officer, all liability of  
24 the City to the Registered Owner thereof for the payment of such TIF Note shall forthwith cease,  
25 determine and be completely discharged, and thereupon it shall be the duty of the Finance  
26 Officer to hold such funds, without liability for interest thereon, for the benefit of the Registered  
27 Owner of such TIF Note, who shall thereafter be restricted exclusively to such funds for any

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

9 **ARTICLE V**

10 **REMEDIES**

11  
12 **Section 5.1 Remedies.** The provisions of this Ordinance, including the covenants and  
13 agreements herein contained, shall constitute a contract between the City and the Owner. The  
14 Owner shall have the right:

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

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

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

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



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

6           **Section 7.2 Tax Matters.** Neither the City nor the Developer shall use or permit the  
7 use of any proceeds of the Tax Exempt TIF Note to acquire any securities or obligations, and  
8 shall not take or permit to be taken any other action or actions, which would cause the Tax  
9 Exempt TIF Note to be an “arbitrage bond” within the meaning of Section 148(a) of the Code, or  
10 “federally guaranteed” within the meaning of Section 149(b) of the Code. The City (to the  
11 extent within its power or discretion) and the Developer shall not use or permit the use of any  
12 proceeds of the Tax Exempt TIF Note, and shall not take or permit to be taken any other action  
13 or actions, which would result in the Tax Exempt TIF Note being treated as other than an  
14 obligation described in Section 103(a) of the Code. The City (to the extent within its power or  
15 discretion) and the Developer shall not use any portion of the proceeds of the Tax Exempt TIF  
16 Note, including any investment income earned on such proceeds, in any manner that would cause  
17 the Tax Exempt TIF Note to be a “private activity bond” within the meaning of Section 141(a) of  
18 the Code. The officers of the City, including the Mayor, the Finance Officer and the City  
19 Register, shall be, and they hereby are, authorized and directed to execute all documents and take  
20 such actions as they may deem necessary or advisable in order to carry out and perform the  
21 purposes of this Section.

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

27           **Section 7.4 Notices, Consents and Other Instruments.** Any notice, consent, request,  
28 direction, approval, objection or other instrument required by this Ordinance to be signed and

1 executed by the Owner of the TIF Notes may be in any number of concurrent writings of similar  
2 tenor and may be signed or executed by such Owner in person or by agent appointed in writing.  
3 Proof of the execution of any such instrument or of the writing appointing any such agent and of  
4 the ownership of the TIF Note, if made in the following manner, shall be sufficient for any of the  
5 purposes of the Ordinance, and shall be conclusive in favor of the City with regard to any action  
6 taken, suffered or omitted under any such instrument, namely:

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

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

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

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

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

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

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

**EXHIBIT A**  
**Legal Description of 1400 Washington Redevelopment Area**

**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 \$11,500,000**  
plus Issuance Costs  
(See **Schedule A** attached)

**CITY OF ST. LOUIS, MISSOURI**

**[TAXABLE][TAX-EXEMPT] TAX INCREMENT REVENUE NOTE**  
**(1400 WASHINGTON REDEVELOPMENT PROJECT)**  
**SERIES 200\_\_**

Rate of Interest:	Maturity Date:	Dated Due:	CUSIP Number:
[__%]	_____, 2030	_____,	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 in accordance with the Redevelopment Agreement between the City and

WTD Venture, LLC (the “Developer”), dated as of \_\_\_\_\_, 2007(the “Redevelopment Agreement”), until all principal and interest accruing pursuant to this TIF Note the TIF Notes are 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. \_\_\_\_\_ adopted by the Board of Aldermen on \_\_\_\_\_, 2007 (the “Note Ordinance”) or the Redevelopment Agreement.

**THE OBLIGATIONS OF THE CITY WITH RESPECT TO THIS TIF NOTE TERMINATE 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 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 at the office of the Finance Officer to the Registered Owner on the Register on each Payment Date. Except as otherwise provided in Section 208 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 (1400 Washington Redevelopment Project), Series 200\_\_,” issued in an aggregate principal amount of not to exceed \$11,500,000 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; Available Revenues shall also include any revenues on deposit in the CID Revenues Account of the EATS Account of the Revenue Fund of the Special Allocation Fund.

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(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 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, 2006 (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 monies on deposit in the CID Revenues Account are all “CID Revenues.” CID Revenues means all revenues actually collected, pursuant to the Redevelopment Agreement and the CID Act, from the imposition of a sales and use tax levied by the 1400 Washington Community Improvement District on the receipts from the sale at retail of all eligible tangible personal property or taxable services at retail within its boundaries pursuant to Sections 67.1401 to 67.1571 RSMo. (2006) (the “CID Act”), in the amount not to exceed one percent (1%), as further set forth in the Redevelopment Agreement (the “CID Sales Tax”). CID Revenues shall not include (a) 1% of the gross revenues generated by the CID Sales Tax, which the State of Missouri Department of Revenue (or other collection agency) may retain for the cost of collecting the CID Sales Tax, (b) any amount paid under protest until the protest is withdrawn or resolved against the tax payers, (c) any sum received by the CID which is the subject of a suit or other claim communicated to the CID which suit or claim challenges the collection of such sum, and (d) that certain fifty percent of incremental revenues generated by the CID Sales Tax within the Redevelopment Area which is captured through the adoption of tax increment financing

within the Redevelopment Area and which are deemed to be statutory economic activity taxes as contemplated by the TIF Act.

All TIF Notes shall be equally and ratably secured by Available Revenues. 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 CID Revenues Account, then from the EATS Account and then 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 Comptroller of the City and the St. Louis Development Corporation (which monies shall be paid one half to the Comptroller and one half to the St. Louis Development Corporation), an amount equal to 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 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 TIF Notes on each Payment Date;

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

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

*Sixth*, all other remaining money in the Special Allocation Fund shall annually be declared as surplus and distributed in the manner provided in the TIF Act.

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.

**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 200\_ 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 \$11,500,000 (plus Issuance Costs) City of St. Louis, Missouri, Tax Increment Revenue Notes, (1400 Washington Redevelopment Project), Series 200\_

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 \$11,500,000 (plus Issuance Costs) aggregate principal amount of Tax Increment Revenue Notes, (1400 Washington Redevelopment Project), Series 2007 (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 \_\_\_\_\_, 200\_\_ (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: \_\_\_\_\_

